



the certification group
enhancing building performance

2 June 2010

Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/Madam,

**Re: Development Application No. N0269/09/S96/2
Our Construction Certificate No. 125/2010
Premises: 129 Riverview Road, Avalon**

Please find attached a copy of the following:-

- Construction Certificate, stamped approved plans and relevant documentation.
- Notice to Commence Building Work.
- Appointment of a Principal Certifying Authority.

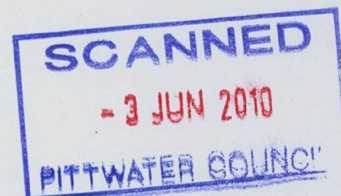
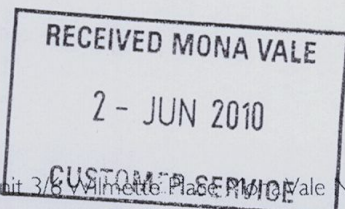
In accordance with the regulations we have enclosed a cheque for the sum of \$30.00 for the submission of the Part 4A certificate.

Should you have any further enquiries please do not hesitate to contact us and we will be pleased to assist you.

**NB: Please forward receipt for the above \$30.00 fee to The Certification Group,
PO Box 870 Narrabeen NSW 2101**

Yours faithfully,

Mark Wysman
The Certification Group



\$30PRVC. R. 281199

Unit 3/6 Wilmette Place, Pittwater NSW 2103, PO Box 870 Narrabeen NSW 2101

tel 9944 8222 . fax 9944 6330 . email: info@certgroup.com.au . www.certgroup.com.au . abn 47 121 229 166 - trading as The Certification Group

Accredited Certifiers · Principal Certifying Authority (PCA) · Critical Stage Inspections · Local Council Consultant Services · Building Code & Planning Consultants



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CONSTRUCTION CERTIFICATE DETERMINATION

Issued under the Environmental Planning and Assessment Act 1979
Section 109C (1) (b), 81A (2) and 81A (4)

CONSTRUCTION CERTIFICATE NO: 125/2010

DETERMINATION

Decision: Approved

Date of Decision: 2 June 2010

SUBJECT LAND

Address: 129 Riverview Road, Avalon

Lot No, DP: Lot 1 DP 18269

DESCRIPTION OF DEVELOPMENT

Alterations & additions to the existing dwelling including swimming pool & spa, inclinor and secondary dwelling

APPLICANT

Name: Art of Building P/L

Address: 10 Heather Street, Caringbah

Contact Number: (tel) tel 0411 449 896

OWNER

Name: Riverview Property Trust

Address: 129 Riverview Road, Avalon

BUILDER

Contractor License No: Peter Scarfone Lic No 39228

Unit 3/6 Wilmette Place Mona Vale NSW 2103 . PO Box 870 Narrabeen NSW 2101
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PLANS AND SPECIFICATIONS

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with "The Certification Group" stamp.

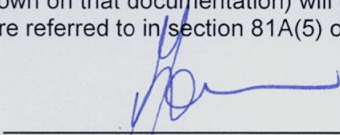
DRAWING NUMBER	DATE
Architectural Plan No's: A2 0908-01/B (21.12.09), A2 0908-02/B (5.1.10), A2 0908-03/B (21.12.09), A2 0908-04/B (22.12.09), A2 0908-05/B (05.01.10), A2 0908-06/B (22.12.09), A2 0908-07/B (22.12.09), A2 0908-08/B (22.12.09), 0908-09 (19.5.10) prepared by: Peter Downes Designs	See adjoining dates

ATTACHMENTS

Specification – 129 Riverview Road, Avalon	May 2010
Structural Plan No's: 1 / 2 (dated 11.1.10), 2 / 2 (dated 25.1.10), 1 (dated 8.4.10) 1 / 2D (dated 28.4.10), 2 / 2D (dated 28.4.10) prepared by: Neilly Davies Civil & Structural Engineers	See adjoining dates
Form 2 Part A & B prepared by Neilly Davies & partners & Jack Hodgson Consultants	14 & 19 May 2010
Stormwater design certificate prepared by T J Taylor Consultants Pty Ltd	2 July 2009
Stormwater Plan No's 26707-1/B & 26707-2/A	July 2009
Erosion & Sedimentation control plan prepared by Peter Downes designs	May 2010
Landscape Plan No 114.09/177, prepared by Iscape Landscape Architecture	June 2009
Reflectivity letter prepared by Peter Downes designs	24 May 2010
Survey Plan, prepared by Richards & Loftus Surveying Services	May 2007
Schedule of External Finishes	Undated
BASIX Certificate	12/01/10
Sydney Water building plan approval	25 May 2010
Long service levy receipts	17 May & 2 June 2010
Construction Certificate Application Form	1 June 2010

CERTIFICATE

I certify that work completed in accordance with documentation accompanying the application for this certificate (with such modifications as verified by the undersigned as may be shown on that documentation) will comply with the requirements of the Environmental Planning and Assessment Regulation, as are referred to in section 81A(5) of the Environmental Planning and Assessment Act, 1979"

SIGNATURE	
DATE OF ENDORSEMENT	2 June 2010
CERTIFICATE NO	125/2010
CERTIFYING AUTHORITY	

Name of Certifying Authority	THE CERTIFICATION GROUP
Name of Accredited Certifier	Mark Wysman
Registration No	BPB 0449 – NSW Building Professionals Board
Contact No	PH (02) 9944 8222, FAX (02) 9944 6330
Address	PO BOX 870 NARRABEEN NSW 2101

DEVELOPMENT CONSENT

Council	Pittwater
Development Consent No	N0269/09 & N0269/09/S96/2
Date of Determination	28/08/09 & 14/12/09

BUILDING CODE OF AUSTRALIA CLASSIFICATION	1a, 10a & 10b
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RECORD OF SITE INSPECTION

Issued under clauses 143B & 143C EPAR 2000

☒ SITE INSPECTION

Project: Alterations & additions to the existing dwelling, swimming pool & spa, inclinor and secondary dwelling

Address: 129 Riverview Road, Avalon

Type of Inspection: Prior to issue of Construction Certificate

☒ MEMORANDUM

DA No: N0269/09/S96/2

Date: 1 June 2010

Result of Inspection

* The current fire safety measures in the existing building the subject of the inspection are satisfactory.

☐ Yes ☐ No ☒ N/a

Details: _____

* Whether or not the plans and specifications accompanying the application for the construction certificate adequately and accurately depict the condition of the existing building the subject of the inspection are satisfactory.

☒ Yes ☐ No ☐ N/a

Details: _____

* Whether or not any building work authorised by the relevant development consent has commenced on the site.

☐ Yes ☒ No ☐ N/a

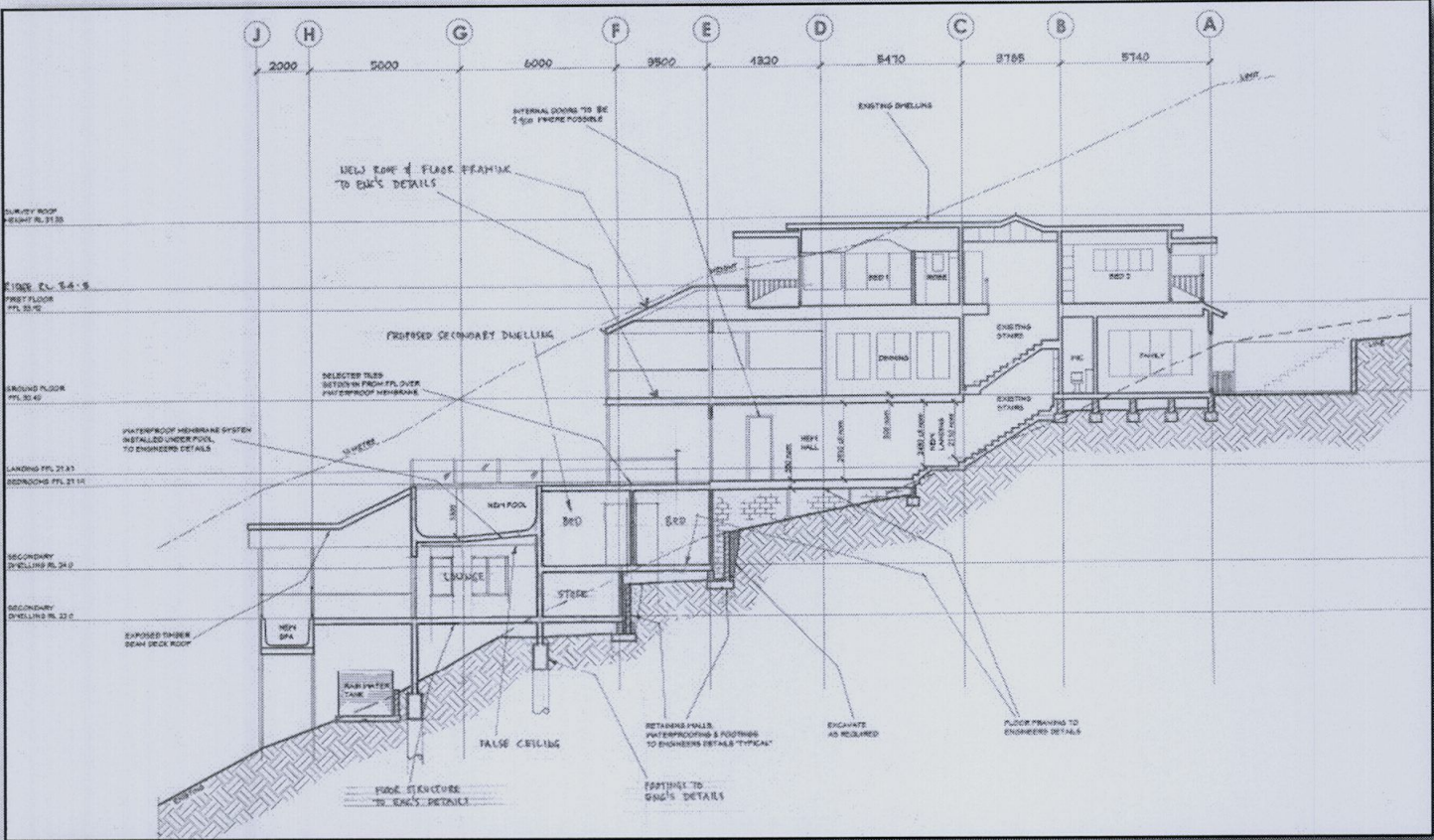
Mark Wysman
Accredited Certifier:

NSW BPB 0449

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CONSTRUCTION SPECIFICATIONS

129 RIVERVIEW RD, AVALON

COUNCIL COPY

THE CERTIFICATION GROUP
APPROVED CONSTRUCTION CERTIFICATE
DOCUMENTATION.

Note

All work to be carried out by suitably qualified tradesmen and to comply with the relevant building standards and codes as well as meeting Council requirements

Details shown on Architectural & Engineering drawings shall take precedence over details herein.

Any unresolved discrepancies should be referred to the Architect or Engineer

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1.0 GENERAL

1.1 STANDARDS: All work shall be carried out and completed to comply with the relevant Australian Standard, the Building Code of Australia, and where applicable, to the satisfaction of the lending body.

1.12 REGULATIONS AND NOTICES: The Builder is to give all notices, obtain all permits and pay all fees required by such authorities unless noted otherwise.

1.3 INSURANCE: Insurance of the works against fire and theft will be obtained by the Builder. The Builder shall at his own expense adequately insure against Public Liability and arrange indemnification in respect of his liability under the Workers' Compensation Act of New South Wales.

1.4 LABOUR & MATERIALS: The Builder is to provide all labour, material, fittings and plant to construct and complete the building. Materials to be standards specified. Work in each trade to be performed by tradesmen of that particular trade and in conformity with current good building practice.

2.0 EXCAVATOR, (Refer to: BCA≈3.1, AS 3798, AS/NZS 3500)

2.1 SITE: Refer AS 3798. Clear the building site and grub all stumps, roots etc., to a minimum distance of 1000mm outside the building or to the boundaries of the allotment, whichever is the less. Fill any depressions within the area covered by the building.

2.2 TRENCHES: Excavate for all footings for all walls, piers, etc., to a depth necessary to secure solid bottoms and even bearing throughout, and so as to provide for the tops of footings to be not less than 100mm below natural ground level. Bottoms of excavations are to be level and stepped as necessary. At completion of foundation walls and piers etc., all excavations are to be filled, well rammed to ground level and surplus soil spread as directed.

2.3 EXCAVATIONS FOR FOOTINGS: Shall follow Engineers recommendations and/or Part 3.2.2 BCA Housing Provisions.

3.0 CONCRETOR, (Refer: BCA≈3.2.3-4-5 & AS 3600)

3.1 GENERALLY: All slabs shall be cured in accordance with AS3600.

All concrete is to be mixed from an approved supplier and when tested at 28 days is to have the following minimum strengths: 15Mpa for concrete in piers and 20Mpa for concrete Construction Specifications

used in strip footings and slabs, or to Engineer's detail. Delivery dockets are to be kept on the job for inspection. After placing, concrete is to be covered and left undisturbed for at least 2 days for footings fully set in ground and for 7 days for exposed footings, beams and slabs before being built on.

3.2 FOOTINGS: Refer to Engineering Drawings and BCA 3.2.2/3/4/5 & AS 2870/1

3.3 CONCRETE SLAB ONGROUND FLOORS: Construct a concrete slab on ground in accordance with Engineer's detailed drawings.

3.4 CONCRETE FLOORS: (Refer: BCA≈3.2.3) Provide concrete floors of approved materials, to Bathroom, Laundry, external patios and terraces and Garage and Carport as applicable. All concrete floors within or adjoining the building are to be reinforced and suspended with a minimum bearing of 100mm on at least two opposite sides to Engineer's details.

3.5 CONCRETE SLABS: (Refer: BCA≈3.2.5 & 3.1.2.3 & AS 2870) All concrete slabs to be constructed in strict accordance with the Engineer's details and specifications. Concrete to floors of Bathroom, W.C. & Laundry are to be left ready for fixing tiles as specified under "TILE LAYER". Screed the concrete with a fall to outlets. For Prestressed beams refer to AS 3600.

3.6 PATHS: (Refer: AS 3727) Provide paths as indicated on the Landscaping plan. Concrete is to be as previously specified and surfaced with a wooden float. The finished level of paths adjacent to the building shall not finish higher than the under floor ground level. Excavate for and lay paths to even grades, true lines and curves.

4.0 BRICKLAYER, (Refer: AS 3700, BCA ≈ 3.3, AS 1346)

4.1 GENERALLY: All brickwork is to be accurately bonded, carried up true and plumb in level courses to various heights and thickness as shown on plans. All brickwork to be laid with full bed and perpend plumb.

(a) Bricks of clay and/or shale origin complying with AS1640 are to be sound, hard and well burnt.

(b) Concrete bricks are to be manufactured in accordance with AS1346 or AS 2733 and shall not be wetted in any manner prior to laying, and at cessation of each laying period the top course shall be covered to prevent moisture entering brick. They shall be protected from weather, until built into position, by stacking free from contact with the ground

and covered with some suitable material arranged to permit air circulation through the stack.

(c) Sand-lime (calcium silicate) bricks are to be manufactured in accordance with AS1654. Below damp course level only calcium silicate bricks to with minimum strength of 25MPa shall be used.

4.2 FACE BRICKS: As selected for colour and fair arris are to be used on all external walls and exposed faces. Common bricks may be used for all other work. All face brickwork is to be finished with neatly ironed, flush or raked joints as selected.

4.3 MORTARS: (Refer: BCA3.3.1.6/7) Requirements of AS 3700 and Part 3.3.1 of BCA Housing Provisions shall apply. Namely that mortars to consist of fresh Portland cement, hydrated lime or lime putty, clean sharp sand, nominally proportioned by volume and mixed with clean fresh water at time of use: Compo-mortar No.1-2 cement, 1 lime and 9 sand; Compo-mortar No.2-1 cement, 1 lime and 6 sand; Compo-mortar No.3-1 cement, 2 lime and 6 cement; Lime mortar-1 lime and 3 sand. Mortar to be coloured as selected to give a uniform shade throughout the face brickwork

4.4 BRICKWORK OF CLAY AND/OR SHALE ORIGIN: Build all brickwork to damp course level, all fender and dwarf walls, all coping, sills, piers and steps in No.1 Compomortar. All general-purpose work above damp course is to be built in No.3 Compo-mortar.

4.5 BRICKWORK OF SANDLIME (CALCIUM SILICATE) AND CONCRETE MASONRY UNITS: All to be laid in No.2 Compomortar or in other mortars in accordance with the provision of AS1225.

4.6 FLOOR LEVEL: To comply with drawings and so as to provide not less than 200mm from ground surface at any part to underside of ground floor bearers and 300mm under joists.

4.7 ACCESS: Provide a foundation door to give access under floors in position where directed.

4.8 FOUNDATION WALLS: On footings, as previously specified, build brick walls to the thickness shown on plan up to level of underside of floor bearers and/or plates.

4.9 ENGAGED PIERS: (Refer: BCA 3.2.5.2) To be a minimum of 230x110mm spaced at not more than 1500mm centres to stiffen walls.

4.10 FOUNDATION PIERS: Piers of bricks are to be built to a minimum of 230x230mm up to 1500mm high. For any piers exceeding this height the additional lower portion is to be increased by a minimum of 55mm all round. Piers are to be positioned so as to be directly

Construction Specifications

below all load bearing timber framed walls. Tops of piers are to finish accurately at exact levels to give full bearing to bearers.

4.11 VENTILATION: (Refer: BCA 3.4.1) Provide ventilation under bearers, to BCA requirements. Similarly, ventilation is to be provided under veranda floors and suspended concrete floor slabs. No section of the under floor area shall be constructed in such a manner that it will hold pockets of still air.

4.12 DAMPCOURSE: (Refer: BCA 3.3.4) On all brickwork, at level not higher than bottom of floor bearers, provide a continuous run of Viscourse or similar damp course material. To the brickwork of Bathroom, W.C. and Laundry, provide an additional run of dampcourse at a level not higher than one full course above the top of concrete floor. Dampcourse material is to be in long lengths, lapped at 150mm at joints and full width at all intersections.

4.13 ANT CAPPING: (Refer: AS 3660.1) To all brickwork and piers, at the level of underside of floor bearers, ant capping of 0.45mm galvanised steel or other approved metal is to be set, projecting 40mm beyond the internal faces of all brickwork and turned down at 1:1 slope, lapped 12mm and soldered at all joints and corners so as to provide a continuous and effective barrier against termites throughout the entire length of the material.

4.14 TERMITE TREATMENT: shall be in accordance with Part 3.1.3 BCA Housing Provisions and AS 3600, 3660.1, 3610.

4.15 VERMIN PROOFING: 12mm mesh galvanised bird wire, to be built into brickwork and taken across cavity and secured to bottom plate.

4.16 VENEER WALL:(Refer:BCA3.3.1.2) To be 110mm brickwork providing a clear cavity of 40mm from timber frame. Build in 3mm galvanised veneer ties placed no further apart than 460mm horizontally and 610 vertically. In single story construction, the brick veneer is to be kept 10mm clear below roof framing and/or eaves linings and 10mm clear of windowsills. All load bearing framed walls and jamb studs to openings over 1800mm wide and posts carrying point loads are to be adequately supported on piers. All mortar joints on inside faces of walls are to be flush with brickwork. All mortar droppings are to be removed from wall ties and vermin proofing before internal linings are fixed.

4.17 ARCH BARS AND ANGLE IRONS: (Refer: BCA≈3.3.3.4-5) Brickwork over openings is to be supported on mild steel bars of angles of sizes shown below. All angles and bars are to be galvanised. For spans up to 1200mm pro-

vide one 76mm x 10mm bar. For spans 1201mm to 1500mm provide one 76mm x 76mm x 10mm angle. For spans 1501 mm to 2400mm provide one 127mm x 76mm x 10mm angle. For spans 2401 mm to 3000mm provide one 152mm x 89mm x 10mm angle.

4.18 FLASHING: Build in all flashings under window frames and above openings as described under "JOINER" Provide all necessary weep holes. Flashings shall comply with AS2904, 1804, 3700 and Part 3.3.4 BCA of the Housing Provisions

4.19 SILLS: Provide face bricks on edge to sills of all window openings.

4.20 STEPS: Provide as shown on plan, and/or as required by the slope of the land, in bricks to match other exposed brickwork. Treads are to be 75mm precast concrete units a minimum of 250mm deep and bonded into brickwork. Build side walls shown in 110mm brickwork on concrete footings.

4.21 CLEANING DOWN: Point up faulty joints. Clean all exposed brickwork with diluted spirits of salt or specified approved cleaner, wash down with clean water and leave free from cement and mortar stains.

5.0 CARPENTER, (Refer: AS 1684, 1170.22082, AS/NZS 1748)

5.1 TIMBER CODE: If not specified, all frames and roof trusses as per Australian Standard Framing Code AS 1684, 1992.

5.2 FLOORING: The thickness of flooring to be appropriate for the floor joist spacing.

5.3 FLOORING FOR WET AREAS: With particular regard to ground clearance in wet areas where structural sheet flooring shall be used strictly in accordance with the manufacturer's recommendations or Part 3.4.3 BCA Housing Provisions.

5.4 STRIP FLOORING: shall be in accordance with AS1684

5.5 FLOOR FRAMING: (Refer: BCA3.4.1) The requirements of AS1684 shall apply. All floors not specified to be concrete are to be framed at level shown with hardwood. Plates and bearers are to be laid true and level. Provide 100mm x 75mm plates and/or bearers set on edge on walls and piers as already specified. Provide 100mm x 50mm timber joists (with double joists under walls) set on edge at a maximum of 450mm centres and fix to plates and/or bearers by double nailing at each crossing.

5.6 WALL FRAMING: (Refer: AS1684.2, BCA3.4.3) The requirements of AS1684 shall apply. Plates are to be trenched to a depth of approximately 10mm to provide a uniform thickness where studs are to be fixed. Where plates are machine gauged to a uniform thickness trenching may be omitted. Each wall section is to be diagonally braced and studs are to be trenched accurately to receive braces, which are to finish flush with the faces of studs. Wall framing is to be seated on top of floor joists erected plumb and straight, and securely fastened at all parts. Provide a clear space of 40mm between the outer wall frames and internal face of brick veneer walls. Secure frames to the veneer walls by stapling the galvanised veneer ties (as specified under "BRICKLAYER") to the studs. Ties are to slope downwards toward the veneer wall.

5.7 STUDS. The requirements of AS1684 shall apply. Well block and securely fasten at all angles and intersections. Studs are to be checked to receive heads over openings and trimmers under windows.

5.8 HEADS: The requirements of AS1684 shall apply. To be timber or steel. Heads are to be placed on edge and be checked or housed into studs.

5.9 BRACING: The requirements of AS1684 shall apply. Diagonal braces to be 50mm x 15mm or 25mm x 25mm steel bracing, or panel bracing as required to each wall section.

5.10 NOGGING: (Bridging) to be fixed between studs at not more than 1200mm centres. Where wall cladding is to be jointed thereon, noggings are to be 38mm thick and finished flush with the face of the studs.

5.11 ROOF FRAMING: Clause 3.4.6 BCA Housing Provisions or AS1684 shall apply. Slope is to be shown on the plan and length of rafters to longest ridge is to be gauged to suit full tile courses. Roof timbers, are to be seated on timber wall framing. Rafters to be birds-mouthed over plates, accurately cut and fitted, positioned beside ceiling joists, and, together with all other timbers used in roof construction, are to be secured by double nailing at all parts where practicable.

5.12 CEILING JOISTS: 100mm x 50mm timber at maximum 600mm centres. Fix trimmers to ceiling joists where required at maximum 600mm centres. Where two lengths of joists are used they are to be lapped and well spiked together over partition walls. All to be secured to hangers with ceiling dogs. Ceiling joists, where practicable, are to be at right angles to ridge and securely fixed to rafters to form a tie to prevent spreading of the roof.

5.13 HANGERS: To be provided so that the unsupported length of ceiling joists does not exceed 2550mm, nailed and dogged to each ceiling joist and secured to side rafters where practicable. Where the length of hanger exceeds 4800mm the hanger is to be supported by a beam as for 'STRUTTING BEAMS' and the size of hangers is to be governed by new span.

5.14 RAFTERS: Conventional roof construction. Tiled roof: 100mm x 50mm at maximum 600mm centres.

5.15 RIDGES AND HIPPS: 150mm x 25mm.

5.16 VALLEYS: 150mm x 38mm.

5.17 PURLINS: Tiled roof: 100mm x 75mm at maximum spacing of 2100mm.

5.18 COLLAR TIES: (Refer: BCA 3.3.3.1, AS/NZS 2699) To be fixed to alternate pairs of rafters and be of the following sizes: up to 4200mm 75mm x 38mm timber; over 4200 100mm x 38mm.

5.19 STRUTS: To be 75mm x 75mm timber up to a length of 2100mm spaced under purlins at a maximum of 2100mm centres. Struts must be seated on or directly above walls and must be tightly fitted and securely fastened.

5.20 STRUTTING BEAMS: Where required they are to be placed in position and are to be packed up from walls so as to be 12mm above the level of ceiling joists.

5.21 VALLEY GUTTER BOARDS: To be 19mm thick and the full width of valley gutter. Where deep ribbed valley gutter is specified, valley boards may be omitted.

5.22 STEEL FRAMES: (Refer: BCA 3.4.2, AS 3623) To be supplied and fixed in accordance with manufacturer's requirements and approved by the Local Authority as well as meeting AS3663 or Part 3.4.2 BCA Housing Provisions.

5.23 ROOF TRUSSES: To be supplied and fixed as per manufacturer's requirements.

5.24 MANHOLE: Trim where directed between ceiling joists for a manhole 600mm x 600mm. Line the opening and provide a suitable cover.

5.25 VERANDAH POSTS: To be 90mm x 90mm DAR treated pine timber checked at top for plate and secured to floor joists or as otherwise shown on plan. Where fixed to concrete the base of the veranda post is to be supported on a galvanised metal dowel and stirrup with dowel set in the concrete.

5.26 GABLES: Form as shown on drawings. Provide 165mm x 25mm barge boards with fillet at top scribed up to tiling capped with fibre cement to allow for verge ties to be pointed with mortar. Frame gable faces as specified for walls and cover with approved sheeting. Line soffits as for eaves.

5.27 EAVES: Form a level soffit with fibre cement let into 6mm deep grooves at back of fascia, secured to 50mm x 38mm softwood supporting sprockets, fixed at all joints and spaced at a maximum 1200mm centres. Provide all necessary cover and angle mouldings.

5.28 FLOORING: (Refer: BCA 3.4.3.2-4, AS 1860) To be particleboard sheet flooring as per manufacturer's instructions.

6.0 JOINER

6.1 GENERALLY: Joinery is to be of durable species, seasoned and free of those defects that might affect its appearance and durability. All to be DAR, accurately cut and fitted and securely fixed.

6.2 JAMB LININGS AND DOORS: Requirements of AS1909 provides for the installation of Internal and external doors etc. Internal doors to be prehung doors. External doors to be 2040mm x 820mm x 40mm solid core as selected. Furnish with selected lock and furniture. Internal doors to be 2040mm x 35mm flush panel of selected width. Furnish with selected latch and furniture. Provide, where shown on plan, sliding cavity door frames, complete with fittings and 2040mm x 35mm doors of selected width and furnish with selected furniture. Provide aluminium doors and frames, where shown on plan. Provide aluminium framed windows from approved supplier and install these frames strictly in accordance with the manufacturer's recommendations and AS2688 and 2689.

6.3 FLASHING: Provide approved flashing over meter box when required. The flashing is to be bent down across the cavity and turned down over angle weather strip. All flashings are to be properly dressed at each change of direction and must not be cut at those parts.

6.4 ARCHITRAVES: Provide architraves to all doors, windows and other internal openings

6.5 SKIRTINGS: Provide skirtings to all rooms except wet areas.

6.6 KITCHEN CUPBOARDS: Provide properly constructed floor and wall cupboards in positions and to dimensions indicated on plan. Floor cupboards to have raised floors with toe space under front face. Cover top of floor cupboards with laminated plastic as selected.

Doors to be accurately fitted and hung and finished with selected catches and handles. All cupboards are to be securely fixed in position and neatly finished at wall and floor intersections.

6.7 BUILTIN CUPBOARDS: Frame up and fix cupboards in position and to dimensions shown on plan, and provide particleboard shelves. Provide doors to match those specified for "INTERNAL DOORS", furnish with selected catches and handles.

7.0 SMOKE DETECTORS

7.1 Provide and install Smoke alarms in accordance with AS3786 as specified or as indicated on plans in accordance with Part 3.7.2 BCA Housing Provisions. Refer to the Architectural Drawings

8.0 FENCING

Refer to the Landscaping Plan.

9.0 DRAINER

9.1 NOTE: Drainpipes must not be taken through the footings of the building. Trenches for drains, where running parallel to building, must not be within 600mm of the footings of the building.

9.2 SEWERED AREAS: Provide a drainage system from pedestal pan and from wastes of all fittings and connect to the sewer main, all to be in accordance with the rules and requirements of the Authority for Water Supply, and Sewerage. Provide at least one gully outside the building. The Authority's certificates are to be obtained at completion of work.

9.3 SEPTIC SYSTEMS: (Refer: AS 1546.1) Provide and install a septic system where applicable to the requirements of the Local Authority and in accordance with the manufactures instructions.

9.4 ROOF WATER DRAINS: Allow for and lay roof water drains where shown on site plan. Drains to be 90mm P.V.C. pipes laid to an even and regular fall so as to have a minimum cover of 150mm. Drains to discharge into street gutter where possible. Where outlets are shown within the site they are to discharge at least 3000mm clear of the building into rubble packing 900mm diameter and 600mm deep.

9.5 GREYWATER RECYCLING: Installation to comply with AS 1546.2/3

9.6 STORM WATER : Dealing with; Refer AS/NZS 3500-3.2

9.7 RAINWATER TANKS: Installation to comply with AS/NZS 2845.1

10.0 PLUMBER

10.1 EAVES GUTTERS: (Refer: AS/NZS 2179) Provide guttering to all eaves. Set in position with sufficient fall to down pipes and secure with brackets spaced at 1200mm maximum. All joints and angles are to be well lapped and double soldered.

10.2 DOWN PIPES: Provide as required stacks of 90mm x 50mm down pipes. Connect each pipe to gutter and roof water drains and secure to walls with neat astragals at a maximum spacing of 1500mm with a minimum of two to each stack.

10.3 VALLEY GUTTERS: To be 0.6mm galvanised steel 450mm wide fixed to valley boards with edges beaded, well lapped, and soldered at joints. (Approved ribbed valleys may be fixed without valley boards).

10.4 FLASHING: (Refer: BCA 3.8.1, AS 3740) Flash around chimneystacks, exhaust flues and wherever else required with 1.3mm lead dressed well down onto roof slopes and taken up vertical faces at least 75mm. Wedge step flashing into brickwork with lead and point with cement mortar.

10.5 SANITARY PLUMBER: Fit bath, wash basin, kitchen sink, wash tubs, pedestal pan and floor grate to shower recess in positions shown on plan. Provide waste pipes with traps to the above fittings and connect to the drainage system. The whole of the work is to be performed in accordance with the rules and requirements of the Sewerage Authority concerned.

10.6 FLOOR WASTES: Provide overflow outlet in Bathroom, Laundry, and separate W.C. floors. Fit 50mm grating and wastes.

10.7 WATER SERVICE: (Refer: AS3500) Connect from the supply main with 20mm copper tube to the meter and provide stopcock. Extend with 20mm copper tube to front garden stand pipe. Branch off with 12mm copper tube to cistern, bath, breeching piece of shower, bath heater, washbasin, washtub, washing machine, kitchen sink, hot water unit and rear garden tap. Piping concealed behind wall linings must be copper. Properly secure all piping and provide chromeplated flanges at internal wall faces. Terminate over fittings with approved high-pressure taps and with high-pressure brass hose cocks to garden points. Provide for fixing of cistern and hot water unit.

10.8 METER: Procure from the authority concerned and fix a water meter.

10.9 HOT WATER SERVICE: (Refer: AS 3500.4) Hot water unit to be as described in the schedule of fittings. Extend from mains pressure or medium pressure unit with 12mm copper tubing to point over bath, basin, shower, kitchen sink, washtub and washing machine. Terminate at these points with taps or cocks as required. Provide inlet and outlet stopcocks to hot water unit in positions to be indicated.

10.10 GAS SERVICE: The whole of the work is to be in accordance with the rules and requirements of the Supply Authority.

11.0 ROOFER (Refer: BCA $\approx$ 3.5.1 & 3.5.1.2)

11.1 TILES: (Refer: AS2049, 1757, 1758) Concrete and Terracotta tiles shall comply with AS2049 and shall be installed in accordance with AS2050. The tiles that cover the roof of the dwelling with first quality approved roofing tiles as selected. The tiles are to be fixed to approved battens of sizes appropriate to the spacing of rafters/trusses by wiring every alternate tile in each course with nonferrous or galvanised tie wire not thinner than 1.2mm or, where nail holes are provided, by nailing every tile in each third course with galvanised flat head nails of sufficient length to penetrate 19mm into tie battens. Cover hips and ridges with capping and all necessary starters and apex caps. Capping and verge tiles are to be well bedded on lime mortar and neatly pointed with coloured cement mortar.

11.2 SARKING: (Refer also: AS1903-04, AS 1736) The requirements of AS/NZS 4200.1 (Fixing) and AS/4200.1 (Installation) shall apply. The roof shall be sarked with aluminium foil covered reinforced fabric.

11.3 SEALANTS shall be used in accordance with the Manufacturers specifications.

11.4 COLORBOND & PROFILED STEEL ROOFING: (Refer: BCA 3.5.1.3) To be supplied and fixed in accordance with manufacturer's requirements and approved by the Local Authority .

12.0 ELECTRICIAN (refer also : AS/NZS 1680)

12.1 GENERALLY requirements of AS 3000 and AS3006 apply to provide all labour and materials necessary for the proper installation of electricity service in accordance with the appropriate S.A.A. rules and the requirements of the Local Supply Authority. Arrange with the Supply Authority for the connection from supply mains to meter board. Provide for the proper installation, and connect electricity to

cooking stove and hot water unit. Provide light points in positions shown on plan or to be determined. Approved switch for each point is to be mounted in positions to be indicated. Provide power points of flush type with switches in positions shown on plan or to be determined.

12.2 METER BOX: Provide box to enclose meters and safety switches in accordance with the requirements of the Authority concerned.

13.0 TILE LAYER

13.1 TILE FIXING: shall comply with AS3958.1 and tile installation shall comply with AS3958.

13.2 WALLS: Cover the following wall faces with ceramic glazed tiles, neatly grouted and as selected: Bathroom, to height of 150mm; shower recess, to height of 1950mm; to enclosed bath and hobs, 450mm; to W.C., 150mm. Above kitchen cupboards where selected tiles are to be fixed to wall sheeting with approved adhesive. Provide all necessary strips, vent ties and recess fittings.

13.3 FLOORS: Cover the following floor surfaces with ceramic tiles: Bathroom, shower recess, W.C. and Laundry on 20mm thick bed of cement mortar and graded to give an adequate fall to approved floor waste.

14.0 CEILING FIXER (Refer also:AS2589)

14.1 GENERALLY the requirements of AS3740 or Part 3.8.1 of BCA Housing Provisions shall apply to the provision of Plaster Board ceilings to Lounge, Dining, Bedrooms, Halls, Kitchen, Bathroom, and W.C.. Sheets are to have recessed edges and be 13mm thick when fixed to ceiling joists/battens spaced up to 600mm centres. Fixing is to be with galvanised clouts and/or approved adhesive and be strictly in accordance with the manufacturer's recommendations as approved.

14.2 CORNICE: Provide cornices to the ceilings, neatly mitred, properly fixed and set at all angles. Cornices to be in full wall lengths where practicable.

15.0 INTERNAL WALL LININGS & EXTERNAL WALL CLADDING (Refer: BCA $\approx$ 3.5.3)

15.1 GYPSUM PLASTER BOARD: The requirements of BCA 3.5.3.3. Provisions shall apply in the fixing of horizontally with full-length sheets, staggered end joints, to ceiling height. Sheets are to have recessed edges and be minimum 10mm thick when fixed to studs spaced at up to 600mm centres. Fixing is to be with galva-

nised clouts and/or approved adhesive and be strictly in accordance with the manufacturer's recommendations as approved.

15.2 CEILING LININGS : fixing shall comply with AS 2589.

15.3 WET AREA LININGS ; To Laundry, Bathroom and W.C. only approved water repellent sheets may be used.

15.4 EXTERNAL WALL CLADDING: All materials fitted shall meet the local authority's and manufacturers requirements as well as BCA ∞ 3.5.3 .

16.0 PAINTER

16.1 GENERAL: All paints, stains, varnishes, and water colours are to be of approved brands as selected. Materials used for priming and undercoating are to be the same brand as the finishing paints or as recommended by the manufacturers of the finishes used. All finishing colours are to be as selected. Do all necessary stopping after priming has been applied. Rub down all surfaces to a smooth finish prior to the application of each successive coat of paint. External joinery to be painted is to be primed on all faces. Where joinery is to be other than painted, it is to be treated at place of assembly with a primer having a preservative and water repellent properties.

16.2 EXTERNALLY: All exterior woodwork to be given one coat of primer, a coat of oil based undercoat and one coat of gloss oil paint or one coat of primer, one coat of flat clear plastic or two coats of stain.

16.3 IRONWORK: Eavesgutters, down pipes, exposed service pipes and all wrought iron etc., to be cleaned and primed and given two coats of gloss oil paint all round.

16.4 FIBRE CEMENT: (Refer: BCA∞ 3.5.3.3)
Clean and prepare all external fibre cement surfaces and finish with two coats of water-based paint.

16.5 INTERNALLY: All internal woodwork to be stained and finished with two coats of clear liquid plastic as selected, or prepared, primed and finished with two coats of gloss enamel paint.

16.6 CEILINGS AND WALLS: To be sealed and given two coats of acrylic paint.

17.0 GLAZIER (Refer: BCA ∞ 3.6, AS1288, 2047)

17.1 GENERALLY: All window sashes and lights are to be glazed. All glass to be back puttied, well sprigged into primed or oil rebates and weather puttied. Glass is to be free of defects

and the proper thickness, relative to sizes of sheets. Clean glass on completion of work.

18.0 FLOOR SANDER AND POLISHER

18.1 Floor sheeting in all rooms is to be machine sanded to even surface.

19.0 COMPLETION

19.1 Clean out premises, remove all Builder's rubbish, clean all glass, fittings, etc., and leave in clean and habitable condition. Clean up site.

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THE CERTIFICATION GROUP
APPROVED CONSTRUCTION CERTIFICATE
DOCUMENTATION.

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTSWATER
FORM NO. 2 – PART A – To be submitted with detailed design for Construction Certificate

Development Application for Graham Hellier

Address of site 129 Riverview Road, Avalon

PART A: Declaration made by Structural or Civil Engineer in relation to the incorporation of the Geotechnical issues into the project design

I, Bala Muhunthan on behalf of Neilly Davies & Partners Pty. Ltd.
(insert name) (trading or company name)

on this the 14.05.2010
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development and that

Please mark appropriate box

- the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy.

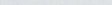
Geotechnical Report Details:

Report Title:
Report Date:
Author: **Jack Hodgson**
Author's Company/Organisation: Jack Hodgson Consultants Pty. Ltd.

Structural Documents list:

S10009 – HELPLAN – Pages 1 & 2
S10009 – HELLIER POOL – Pages 1 & 2
S10009 – Excavation Plan

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

Signature: 
MIE AUGST CPCW NPER 92996

Name: Dr. Bala Muhunthan

Chartered Professional Status: N P E R

Membership No: 92996

Company: Neilly Davies & Partners Pty. Ltd.

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – PART B - To be submitted with detailed design for construction certificate

PART B Declaration made by Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer (where applicable) in relation to the incorporation of the Geotechnical issues into the project design

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

on this the 19TH MAY, 2010
(date)

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater – 2009 and I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least \$2million. I also certify that I have reviewed the design plans and structural design plans in accordance for the Construction Certificate Stage and that I am satisfied that:

Please mark appropriate box

- ☒ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto
☒ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy

Geotechnical Report Details :

Report Title: RISK ANALYSIS AND MANAGEMENT FOR PROPOSED ADDITIONS AND POOL AT 129 RIVERVIEW ROAD, AVALON VU 26330.

Report Date: 8TH JULY, 2009

Author: BEN WHITE

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

NEILLY DAVIS DRAWING NO: 1, 2/2, 1 / 2, 2/2D, AND 1/2D

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

JACK HODGSON

(name)

(signature)

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified in the Report and that reasonable and practical measures have been identified to remove foreseeable risk

Signature

Name Jack Hodgson

Chartered Professional Status M.Eng.Sc. F.I.E. Aust.

Membership No. 149788

Company Jack Hodgson Consultants Pty Ltd



T J TAYLOR CONSULTANTS PTY LIMITED

ABN 98 002 360 054

Consulting Civil and Structural Engineers

'Seascope', Suite 7, 22-26 Fisher Road, Dee Why NSW 2099

Telephone 99827092 Fax: 99825898 Email: taylor_consultants@tpg.com.au



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2 July 2009

Our Ref: DMS:dp 26707

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

THE CERTIFICATION GROUP
APPROVED CONSTRUCTION CERTIFICATE
DOCUMENTATION.

Dear Sir,

Re: Stormwater Drainage Details – 129 Riverview Road, Avalon

With reference to the development application for the above property please find enclosed four copies of the site Stormwater Management Plan No.26707, sheets 1/B & 2/A for your perusal.

The plans shows roof runoff being directed to a rainwater storage tank located beneath the timber deck at the very lowest level of the dwelling. Overflows from the rainwater tank, surface runoff and subsoil seepage flows are then connected to a gross pollution trap for screening before being discharged into the Pittwater harbour.

Should you have any questions or queries please contact the undersigned.

Yours faithfully,
T J TAYLOR CONSULTANTS PTY LTD

D M SCHAEFER
BE (Civil) MIEAust



129 RIVERVIEW RD, AVALON

1. Erosion & Sedimentation CONTROL Plan

N0269/09 Pittwater Council.

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Relevant conditions

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DOCUMENTATION.

GENERAL CONDITIONS

D1 Temporary sedimentation and erosion controls are to be constructed prior to commencement of any work to eliminate the discharge of sediment from the site.

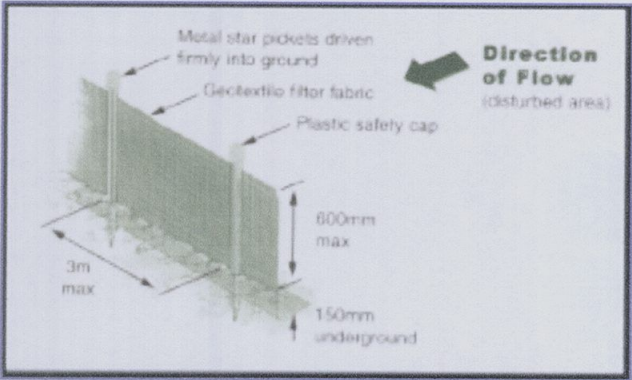
2. Sedimentation and erosion controls are to be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the Principal Certifying Authorities satisfaction.

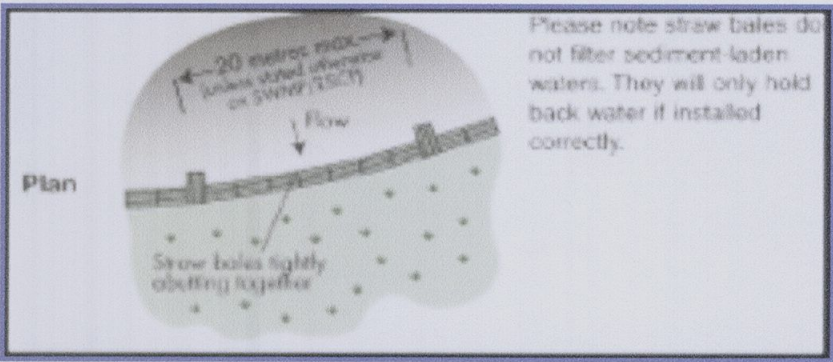
3. Adequate measures shall be undertaken to remove clay from vehicles leaving the site so as to maintain public roads in a clean condition.

1. THE PLAN

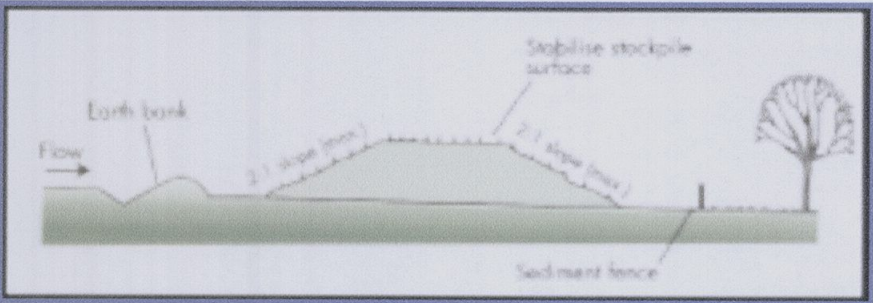
The Builder where practicable will:-

- Instal sediment fences at appropriate location in order to trap erosion which is mobilising off site. (see Site Plan for Sediment Fence locations)
- Install sediment fences below site as shown on below.

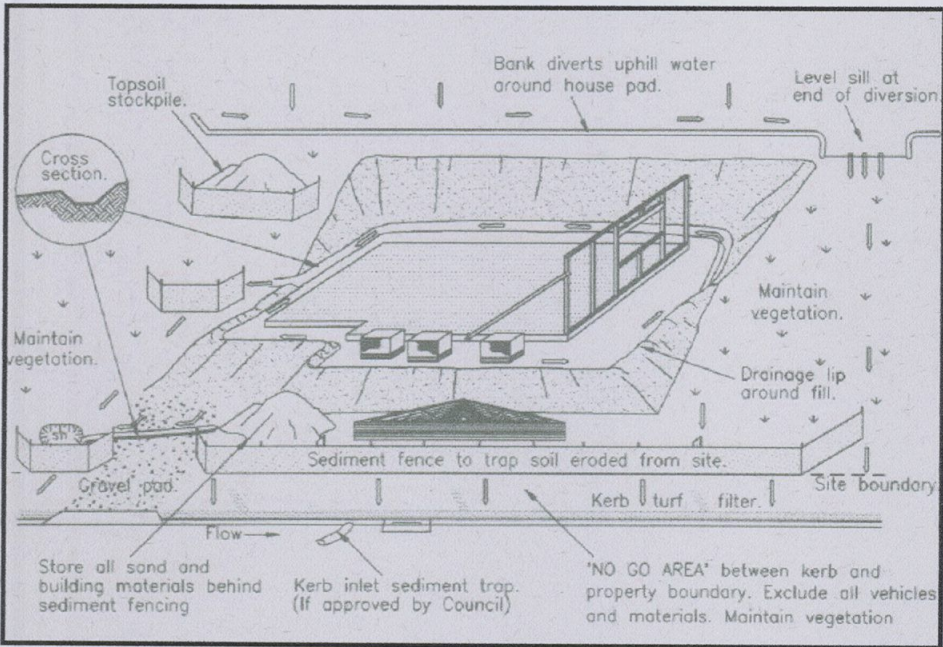




- Stockpile topsoil onsite within the sedimentation barrier.



- Limit entry/exit to one point and stabilise.
- Create a vehicle wash down area on the existing driveway, within the sedimentation barrier for the purposes of washing down all vehicles before they leave the site in order to minimise soil being deposited on the road.
- Excavate house site, stockpiling within the sedimentation barrier.



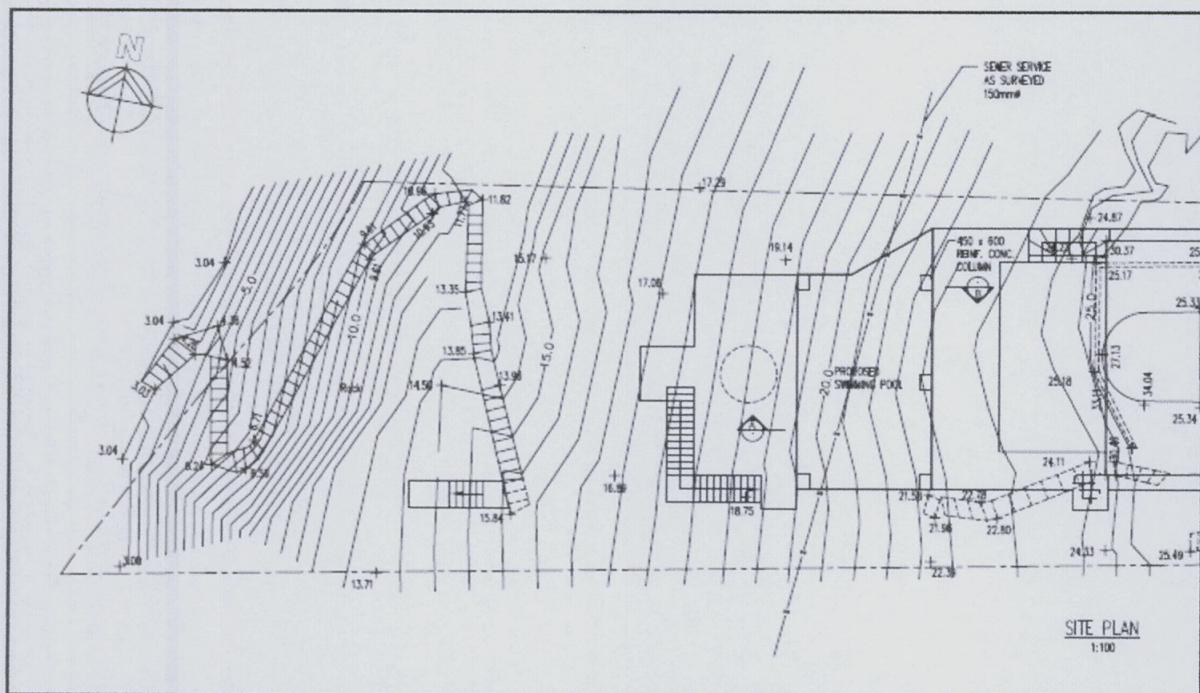
- Store all building materials within the sedimentation barrier envelope.
- Connect guttering to storm water immediately roof is finished.
- Re-spread topsoil and re-vegetate all bare areas.

- Check controls after rain and maintain in working order.
- Immediately contact Council personnel should any problems occur.

2. THE SITE PLAN

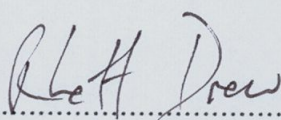
The Site plan attached provides detail & guidance for the builder how to implement this Erosion & Sediment Control Plan, namely:

- The locality, Existing drainage
- The contours (initial and final)
- Existing vegetation, buildings, retaining walls, driveways
- Proposed Erosion & Sediment control , namely an approved sedimentation fence
- Limit of clearing, grading and filling
- Land slope gradients
- Location of topsoil stockpiles to be decided by the Builder on site but to be located within the sedimentation barrier.
- Catchment area boundaries to be decided Builder and to be located with property boundaries and the sedimentation barrier



CERTIFICATION

This Erosion and Sediment Control Plan (ESCP) was prepared for the applicant by Rhett J Drew , BSc (Geology, Honours) QMC, LONDON University.

signed.....

date.....24. 05. 2010

The design of appropriate measures outlined has been done after consulting The Urban Erosion and Sediment Control Handbook, 1992 prepared by Department of Conservation and Land Management now known as DIPNR

REFLECTIVITY INDEX CERTIFICATION

COUNCIL COPY

DATE 24.5.2010

THE CERTIFICATION GROUP
APPROVED CONSTRUCTION CERTIFICATE
DOCUMENTATION.

PROJECT 129 Riverview Rd, Avalon

DA.No S96 No: N0269/09/S96/2

I hereby certify that the reflectivity index (expressed as a percentage of the reflected light falling upon any surface) of all external glazing will not exceed a maximum of 25%.



Peter Downes - Accredited Building Designer

NEVER live in a boring house again!

02 9973 3312

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SCHEDULE OF EXTERNAL FINISHES – 129 RIVERVIEW RD, AVALON

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ROOF

COLORBOND “ WOODLAND GREY ”



WALLS

WATTLE SOLAGARD “ GRAVEL CHIP ”

BASIX Certificate

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

Alterations and Additions

Certificate number: A74796

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

Director-General

Date of issue: Tuesday, 12, January 2010



Planning

Description of project

Project address	
Project name	Riverview/Avalon Rev.08-01-10
Street address	129 Riverview Road Avalon 2107
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 0
Lot number	0
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 includes a pool (and/or spa).

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Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 1350 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 160 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 60.5 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: solar only.		✓	✓

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)		
floor above existing dwelling or building.	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)	

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		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W3	S	3.6	0	0	>=450 mm eave/verandah/ pergola/balcony >=900 mm	5.71, SHGC: 0.66) timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W4	S	3.6	0	0	eave/verandah/ pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W5	S	0.9	0	0	eave/verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W6	S	0.9	0	0	eave/verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W7	N	1.2	0	0	eave/verandah/ pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W8	N	3.6	0	0	eave/verandah/ pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W9	N	4.56	0	0	eave/verandah/ pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W10	W	1.05	0	0	eave/verandah/ pergola/balcony >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W11	S	0.9	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W12	N	4.2	0	0	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W13	N	1.9	0	0	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W14	W	1.62	0	0	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W15	W	1.62	0	0	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

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		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W16	S	1.9	0	0	none	5.71, SHGC: 0.66)			
W17	S	4.2	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W18	W	1.92	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W19	W	1.92	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W20	W	3.84	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
D1	W	3.75	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
D2	W	3.75	0	0	pergola (adjustable shade) >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
D3	W	3.75	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
D4	W	14.4	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
D5	W	15.36	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
D6	N	1.97	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

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

Special Receipt
2010 Receipt No: 281185

THE CERTIFICATION GROUP
APPROVED CONSTRUCTION CERTIFICATE
DOCUMENTATION.

COUNCIL COPY

Peter Scarfone

10 Heather Street
Warragbah NSW 2229

Reference	Amount
QLSL-Builders	\$1,104.00
1 x long service levy for 129 Rivervie	

Total: \$1,104.00

Amounts Tendered	
Cash	\$0.00
Cheque	\$0.00
Db/Cr Card	\$1,104.00
Money Order	\$0.00
Agency Rec	\$0.00
Total	\$1,104.00
Rounding	\$0.00
Change	\$0.00
Nett	\$1,104.00

Printed 2/06/2010 1:31:10 PM
Cashier: RCrawsh

COUNCIL COPY

Levy Online Payment Receipt



Thank you for using our Levy Online payment system. Your payment for this building application has been processed.

Applicant Name:	ART OF BUILDING PTY LTD
Levy Application Reference:	5005544
Application Type:	DA
Application No.:	N0269/09
Local Government Area/Government Authority:	PITTWATER COUNCIL
Site Address:	129 RIVERVIEW ROAD
	AVALON
	NSW
	2107
Value Of Work:	\$403,588
Levy Due:	\$1,412
Levy Payment:	\$1,412
Online Payment Ref.:	590448509
Payment Date:	17/05/2010 2:02:20 PM

THE CERTIFICATION GROUP
APPROVED CONSTRUCTION CERTIFICATE
DOCUMENTATION.

SYDNEY WATER
BUILDING PLAN APPROVED
SUBJECT TO REQUIREMENTS

COUNCIL COPY

Dolfin No: D09/0-16031

Quick Check Ref No: 2854851

e-Developer Case No: -

THE CERTIFICATION GROUP
APPROVED CONSTRUCTION CERTIFICATE
DOCUMENTATION.

Property Location

Street No: 129

Lot No: 1

Street Name: RIVERVIEW

Suburb: AVALON

Building/Structure Description: ALTERATIONS & ADDITIONS, CONC. POOL & SPA

Building Plan No: 0908-01/B

Engineers Plan No: S10009

Proposed building/structure is **APPROVED** to construct ~~OVER/ADJACENT TO~~ a Sydney Water sewer/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, rock 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 sewer.
- ~~3. No part of the swimming pool or its foundations to be less than a minimum metre, horizontal distance from the centreline of the sewer to the outer edge of the pool coping.~~
- ~~4. No part of the building/structure or swimming pool coping to be less than 1-m horizontal distance from outside edge of maintenance hole rim / maintenance shaft rim / lamphole rim / vertical rim / redding point or edge of ventshaft.~~
- ~~5. No piercing of building/structure to be less than 2 m 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 11 metres of sewer*. 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 600 mm past the external walls of the building/structure.
11. Minimum of 150mm vertical clearance between top of concrete encasement to underside of concrete slab.
12. Minimum of 50 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.~~

SPECIAL REQUIREMENTS

- DN150 D.I.C.L. pipes to be polyethylene wrapped prior to concrete encasement.
- Water Servicing Co-ordinator to carry out separate inspections for sewer concrete encasement and piercing prior to concrete pour.

NOTE:

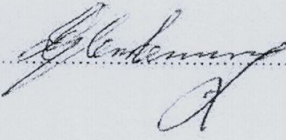
Above requirements must be inspected/supervised by an Accredited Supplier or Sydney Water to enable the issue of a satisfactory compliance letter.

Permits are required to fill all new swimming pools with a capacity greater than 10,000 litres. To arrange for a permit please contact Sydney Water on 13 20 92 during business hours. Fines will apply for filling swimming pools without a permit.

APPROVED BY

WSC Company Name: BYRNE & ASSOCIATES PTY LTD

Name of Key Personnel: D. GLENDENNING

Signature of Key Personnel: 

Date: 25 / 5 / 10



the certification group
enhancing building performance

COUNCIL COPY

THE CERTIFICATION GROUP
APPROVED CONSTRUCTION CERTIFICATE
DOCUMENTATION.

APPLICATION FORM

Made under the Environmental Planning and Assessment Act 1979, Sections 81A(2), 84A, 85A, & 109C,
Environmental Planning and Assessment Regulation 2000, clauses 126, 139.

To complete this form, please place a cross in the boxes and complete sections as appropriate.
No Faxed applications please.

APPLICATION SOUGHT

- ☒ Construction Certificate
☒ Principal Certifying Authority
☐ Complying Development Certificate
- ☐ NSW Housing Code
(SEPP Exempt & Complying
development code)
☐ Council existing Exempt & Complying
Development Policy

Office Use Only
CC: 125/2010
Job: LUHN 138-10

SUBJECT LAND

Address 129 RIVERVIEW ROAD, AVALON

Lot No, DP, SP, vol/fol. Etc LOT 1 DP 18269

DETAILS OF THE APPLICANT

Name /Company ART OF BUILDING P/L Contact Person PETER SCARFONE

Mailing Address 10 HEATHER STREET CARNGBAH Postcode 2229 State NSW

E-mail scarfone@bigpond.com

Daytime telephone _____ Fax _____ Mobile 0411449896

Applicant Signature [Signature] Date 31/5/10

CONSENT OF OWNER(S)

I/ We as the owner/s of the above property authorise for Mark Wysman to provide Construction Certification
and to act as the Principal Certifying Authority for the subject building works, including site inspections and
to lodge the Notice of Commencement/Appointment of the Principal Certifying Authority with the relevant
Council.

Name /Company RIVERVIEW PROPERTY TRUST Contact Person GRAHAM HELLIER

Owner's Address 129 RIVERVIEW ROAD AVALON Postcode 2107 State NSW

Mailing Address 129 RIVERVIEW ROAD AVALON Postcode 2107 State NSW

E-mail graham.hellier@hellicap.com

Daytime telephone _____ Fax _____ Mobile _____

Owner/s Signature/s [Signature] Date 31/5/10

Date 1/6/10

Unit 3/6 Wilmette Place Mona Vale NSW 2103 PO Box 870 Narrabeen NSW 2101
tel 9944 8222 fax 9944 6330 email: info@certgroup.com.au . www.certgroup.com.au . abn 47 121 229 166 - trading as The Certification Group

Accredited Certifiers · Principal Certifying Authority (PCA) · Critical Stage Inspections · Local Council Consultant Services · Building Code & Planning Consultants

DESCRIPTION OF WORK

Type of work proposed:

☐ New Building ☒ Additions / Alterations

Class of Building under Building Code of Australia

la + 10b, 10c

Description of the work

ALTERATIONS AND ADDITIONS including

Construction Cost of Works \$

719,000

swimming pool spa, inclinator
+ secondary dwelling.**DETAILS OF THE RELEVANT CONSENTS**

Consent No.

10269/09 + 10269/09/590/2

Date issued:

28/8/09

+ 19/12/09

Construction Certificate No.

125/2010

Date issued:

2/6/10

Complying Development Certificate No.

N/A

Date issued:

N/A

STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS

What is the site area of land?

In square metres

Gross floor area of existing building? NIL if building does not exist.

In square metres

What is the existing building or site used for at present?

Main Uses

RESIDENTIAL

Other Uses

Does the site contain dual occupancy?

☐ Yes ☒ No

Gross floor area of proposed building?

In square metres

What will the proposed building be used for?

Main Uses

Other Uses

HOW MANY DWELLINGS:-

Are pre-existing at this property?

1

Are proposed to be demolished?

NIL

Are proposed to be constructed?

-

Are attached to an existing building?

-

Are attached to a new building?

-

How many storeys will the building consist of? 3

WHAT ARE THE MAIN BUILDING MATERIALS (PLEASE TICK APPROPRIATE BOXES)**WALLS**

- ☐ Full Brick
☐ Brick Veneer
☐ Concrete or Stone
☐ Steel
☐ Fibrous Cement
☒ Timber/weatherboard
☐ Cladding- aluminium
☐ Other

ROOF

- ☐ Aluminium
☐ Concrete or Slate
☐ Tile
☐ Fibrous Cement
☒ Steel
☐ Other

FLOOR

- ☐ Concrete or slate
☒ Timber
☐ Other
☐ Unknown

FRAME

- ☒ Timber
☐ Steel
☐ Aluminium
☐ Other

PRIVATE POLICY & TERMS

All information provided by the owner / applicant on this form will be taken to be accurate & correct. The Certification Group does not accept any responsibility for any intentional or unintentional error or omission made by the owner / applicant on this form. The information you provide in this notice is required under the Environmental Planning and Assessment Act 1979 if you erect a building. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact The Certification Group if the information you have provided in this notice is incorrect or changes.

DATE OF RECEIPT (TO BE COMPLETED BY CERTIFYING AUTHORITY)

Date

1/6/10

Unit 3/6 Wilmette Place Mona Vale NSW 2103 PO Box 870 Narrabeen NSW 2101

tel 9944 8222 fax 9944 6330 email: info@certgroup.com.au www.certgroup.com.au abn 47 121 229 166 - trading as The Certification Group

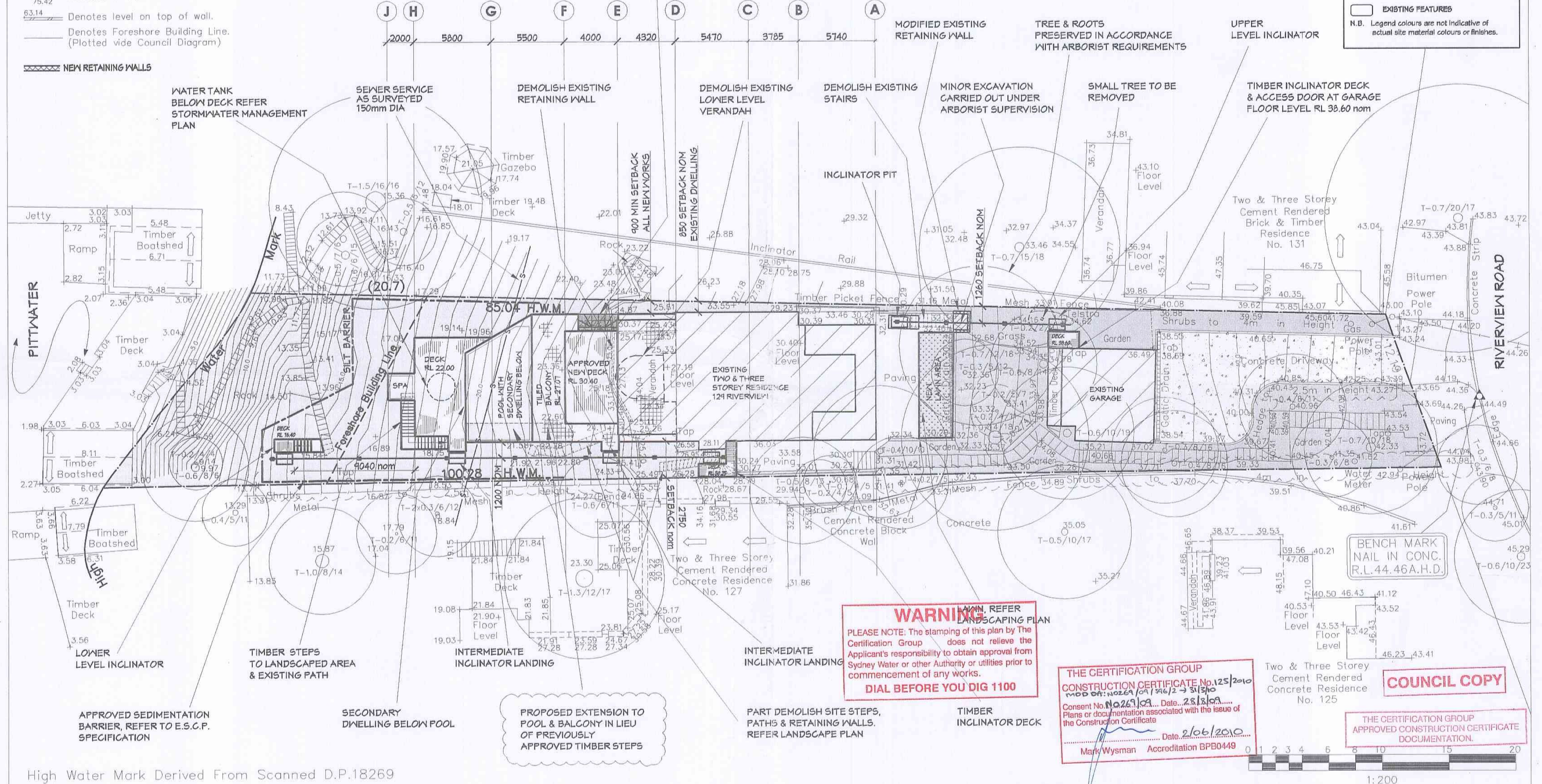
Accredited Certifiers: Principal Certifying Authority (PCA) Critical Stage Inspections Local Council Consultant Services: Building Code & Planning Consultants

- LEGEND**
- +26.23 Denotes spot height.
 - +25.37 TK Denotes height on top of kerb.
 - T-0.2/5/4 Denotes tree-diameter/spread/height.
 - Denotes overhead power wires.
 - Denotes Sydney Water Sewer.
 - (Plotted approx vide Sewerage Service Diagram No.302980)
 - Denotes flow direction of roof waters.
 - 78.37 Denotes ridge and levels.
 - 74.26 Denotes gutter and levels.
 - 76.85 Denotes window and levels.
 - 75.42 Denotes level on top of wall.
 - 53.14 Denotes Foreshore Building Line. (Plotted vide Council Diagram)

NEW RETAINING WALLS

PROPOSED REPOSITIONED STEPS BELOW

- COLOUR LEGEND - SITE PLAN**
- NEW INTERNAL FLOORS
 - NEW EXTERNAL TIMBER DECKS
 - NEW POOLS, WATER & WET AREAS
 - NEW EXTERNAL TILED OR PAVED AREAS
 - NEW CONCRETE
 - LANDSCAPED AREAS
 - EXISTING FEATURES
- N.B. Legend colours are not indicative of actual site material colours or finishes.



High Water Mark Derived From Scanned D.P.18269

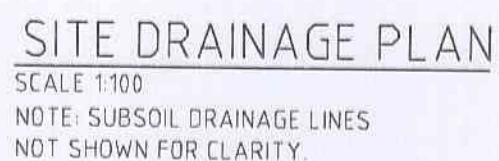
REVISION	
A. 30/04/04	PLAN FOR CONSTRUCTION OF NEW POOL & BALCONY, ALTERED D1, D2, D3 MODIFIED
B. 21/12/04	POOL & BALCONY ALTERED, STEPS REPOSITIONED



peterdownes
multi-award winner designs

address 115 Palmgrove Rd, Avalon 2107
phone 9973 3312 www.peterdownes.com

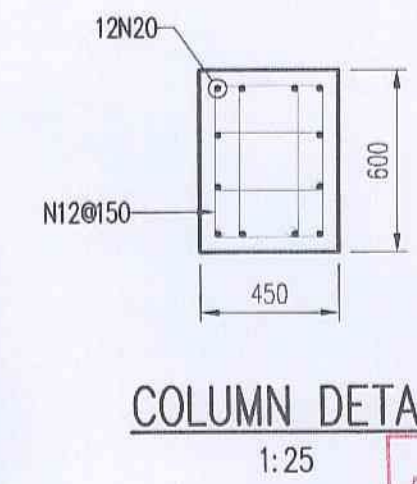
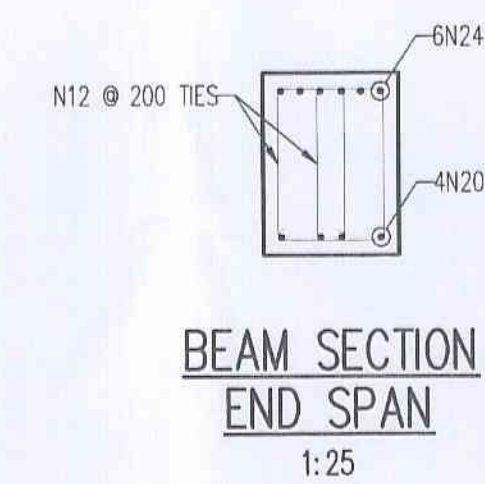
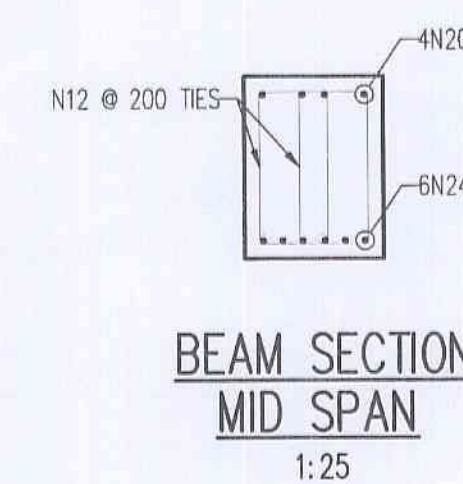
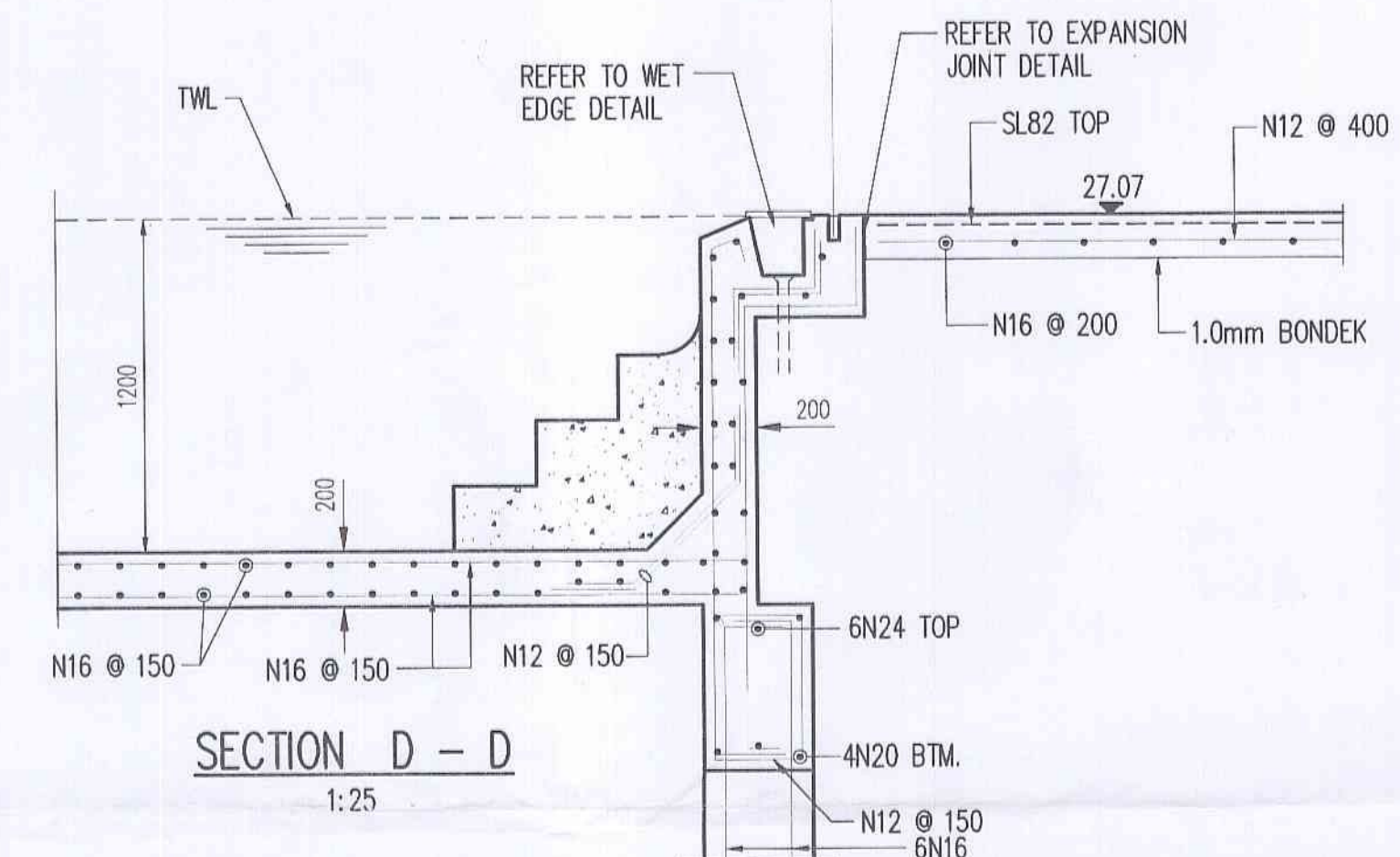
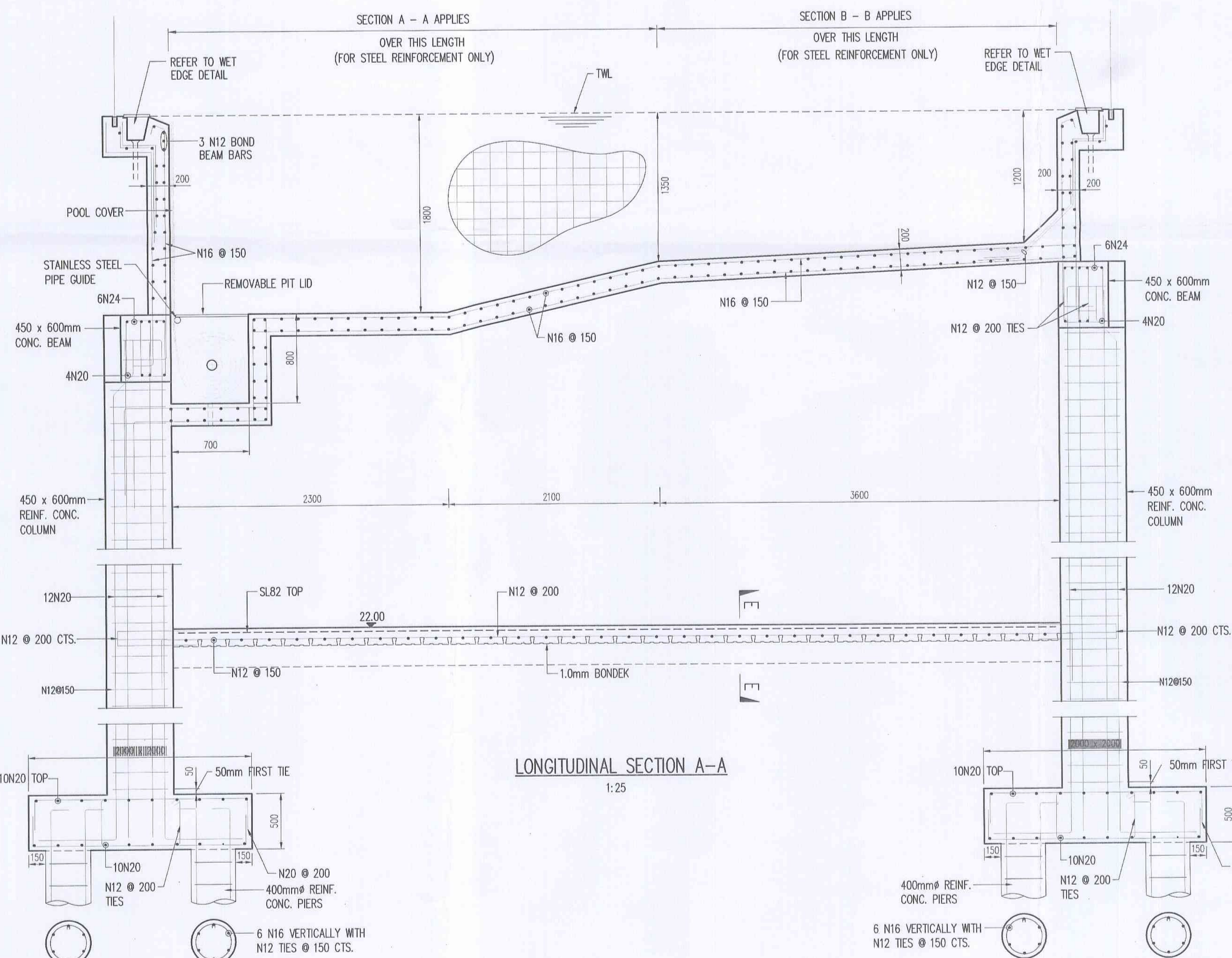
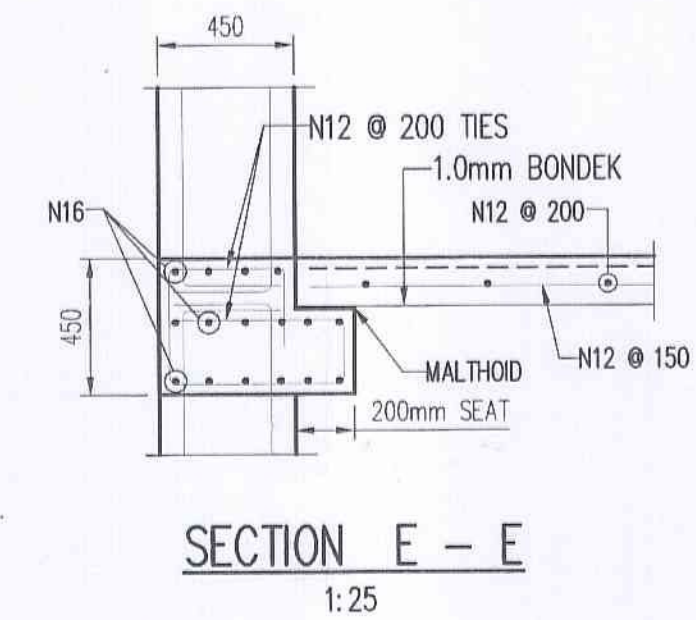
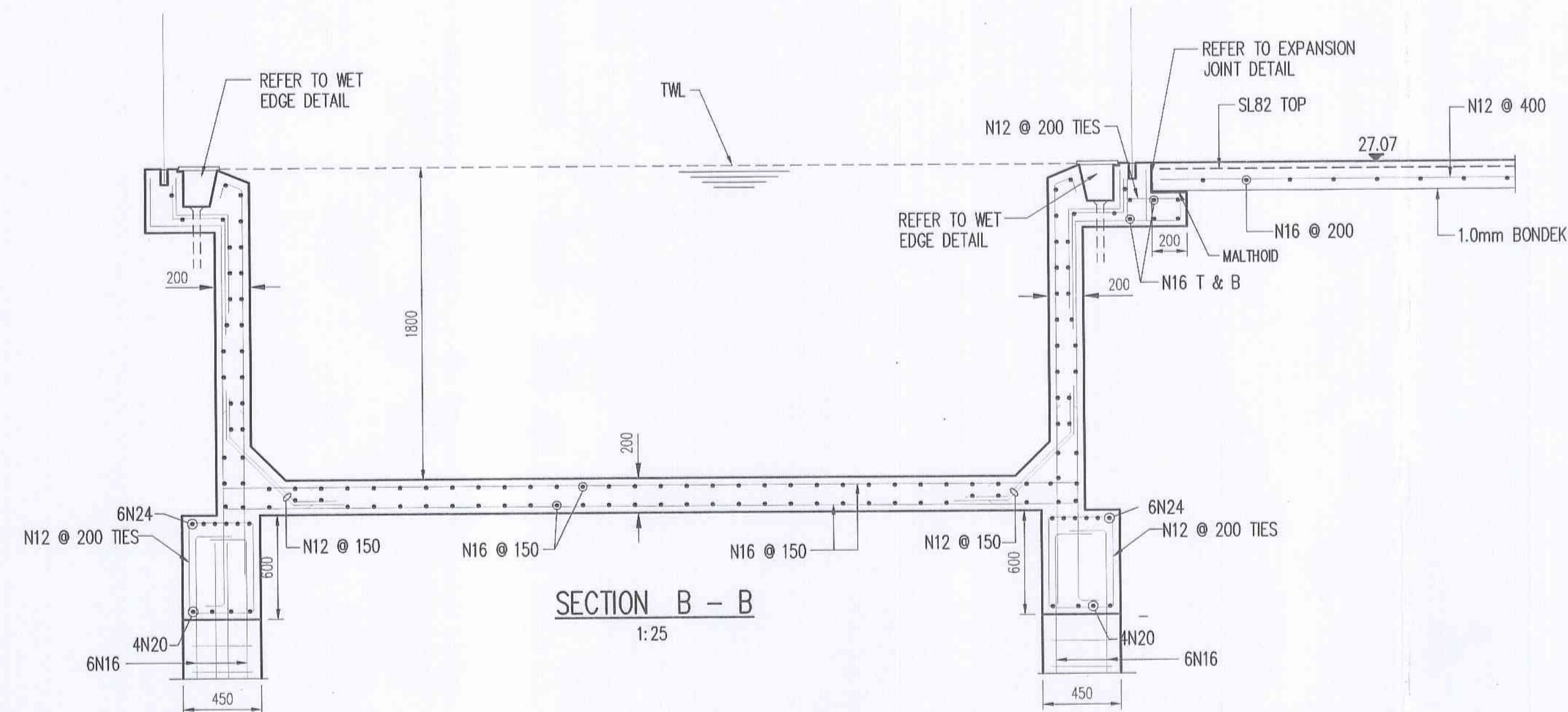
PROJECT	PROPOSED ALTERATIONS & ADDITIONS AT 124 RIVERVIEW ROAD, AVALON FOR THE RIVER PROPERTY TRUST	DRAWN	R.FARR	CHECKED	P.DOWNES
DRAWING	SITE PLAN	SCALE	1:200	DATE	21-12-04
	N.B. THIS SITE PLAN IS BASED ON FORMAL SURVEY DATA PROVIDED BY RICHARDS & LOFTUS SURVEYING SERVICES	DRG. No.	A2		0908-01/B



- ### RAINWATER REUSE NOTES AND SPECIFICATIONS
1. ROOF WATER ONLY TO BE DRAINED TO THE RAINWATER STORAGE TANK.
 2. THE RAINWATER STORAGE TANK NEED TO BE CONNECTED FOR RE-USE AS REQUIRED BY THE OWNER.
 3. RAINWATER STORAGE TANKS TO BE CONFIGURED IN ACCORDANCE WITH SYDNEY WATER SPECIFICATIONS (GUIDELINES FOR RAINWATER TANKS ON RESIDENTIAL PROPERTIES).
 4. PROVIDE HANG "TOP-UP" SUPPLY TO RAINWATER TANKS. HANG "TOP-UP" CIGNE TO BE BASED ON THE DAILY NON-POTABLE USAGE THAT MAY BE EXPECTED FROM THE TANK.
 5. PROVIDE A MECHANICAL PUMPING ARRANGEMENT IN SOUND-PROOF HOUSING TO PUMP WATER FROM THE TANK TO GARDEN OR OTHER NON-POTABLE RAINWATER STORAGE TANK. PUMPING ARRANGEMENTS MUST COMPLY WITH EPA GUIDELINES.
 6. INLETS TO RAINWATER TANKS MUST BE SCREENED TO PREVENT THE ENTRY OF FOREIGN MATTER, ANIMALS OR INSECTS.
 7. A SIGN MUST BE AFFIXED TO THE RAINWATER TANKS CLEARLY STATING THAT THE WATER IN THE TANK IS RAINWATER AND IS NOT TO BE USED OR FOR HUMAN CONSUMPTION.
 8. RAINWATER TANK TO BE PLACED ON A STRUCTURALLY ADEQUATE BASE IN ACCORDANCE WITH THE HANG OVERSHER'S STRUCTURAL SPECIFICATIONS DETAILS.
 9. THE TANK MUST NOT BE INSTALLED OVER ANY MAINTENANCE STRUCTURE OR FITTING USED BY A PUBLIC AUTHORITY.
 10. RAINWATER TANK AND ASSOCIATED PUMPING WORKS TO BE INSTALLED AND CONFIGURED BY A LICENSED PLUMBER. PLUMB TO BE INSTALLED BY A LICENSED ELECTRICIAN.

THE CERTIFICATION GROUP
APPROVED CONSTRUCTION CERTIFICATE
DOCUMENTATION.

△ DATE		REVISION		BY	CHK	T. J. TAYLOR CONSULTANTS PTY LIMITED <i>Consulting Civil and Structural Engineers</i> A.C.T.Y. 1992-1993  The Australian & New Zealand Standards Organisation
A	JAN 08	FOR CC APPLICATION		DMS	DMS	
B	JUL 09	TO SUIT AMENDED		DMS	DMS	
		ARCHITECTURAL DETAIL				
22 Fisher Road, Dee Why, NSW 2099 Telephone: 9982 7092 Fax: 9982 5898						
STORMWATER MANAGEMENT PLAN						
129 RIVERVIEW ROAD, AVALON						
DRAWN		CHECKED		SCALE		DRAWING No.
DK				1:100		26707-1/B

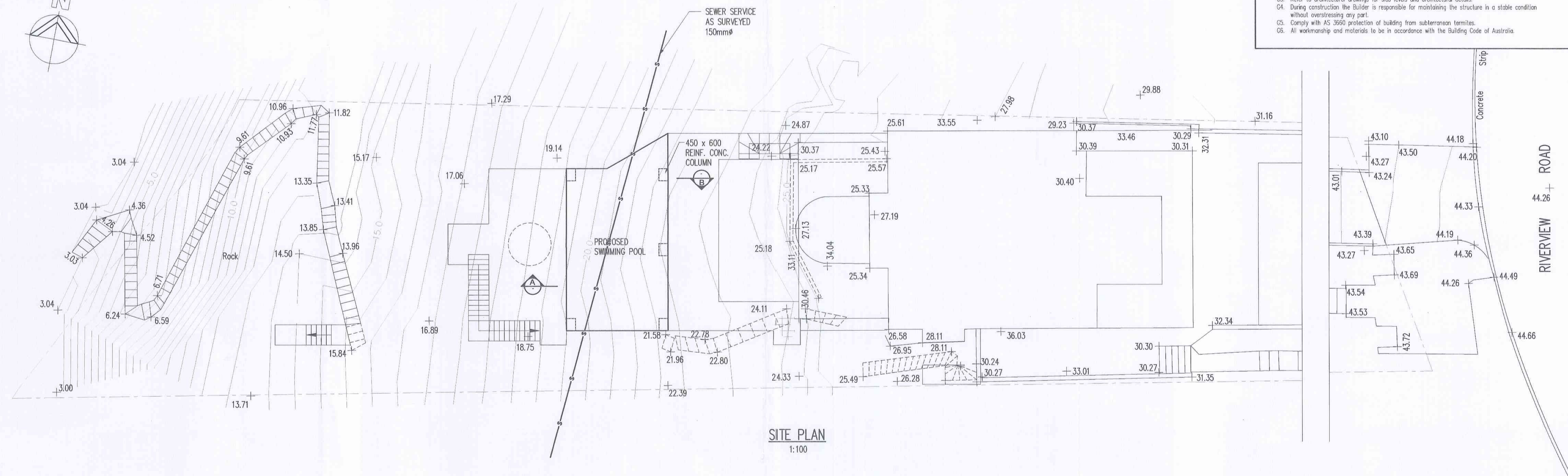
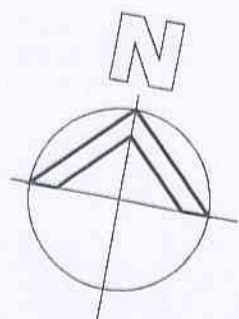


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APPROVED CONSTRUCTION CERTIFICATE
DOCUMENTATION

D	28.04.10	CONC. BEAM, COLUMN DETAILS AMENDED & DRAWING REVISED.	J.M.
C	21.04.10	CONC. BEAM DETAILS AMENDED & DRAWING REVISED.	A.L.
B	12.04.10	EXTEND POOL LENGTH, CHANGED GLASS WALL LOCATIONS & REVISED DRAWINGS	J.M.
A	15.02.10	ADDED POOL COVER DETAILS	J.M.
REVISION	DATE	DESCRIPTION	BY
Suite 405, 44 Hampden Road, Artarmon, NSW 2064 Tel: (02) 98848637 Fax: (02) 94198241 ABN 71121628550 Email: ndp@neillydavies.com.au			
PROPOSED POOL AT 129 RIVERVIEW ROAD, AVALON FOR GRAHAM HELLIER			
SWIMMING POOL DETAILS			
CHECKED 	DATE 08-02-10	SCALES AS SHOWN	DRAWN J.M. DWG No. 2/2D JOB No. S10009

F:\SECTOR\STRUCTURAL\10-STRUCTURAL\S10009\GRAHAM POOL



CONSTRUCTION NOTES

GENERAL

G1. These drawings are to be read in conjunction with Architectural and other consultants drawings and specifications. Any discrepancies are to be referred to the Architect before proceeding with the work.

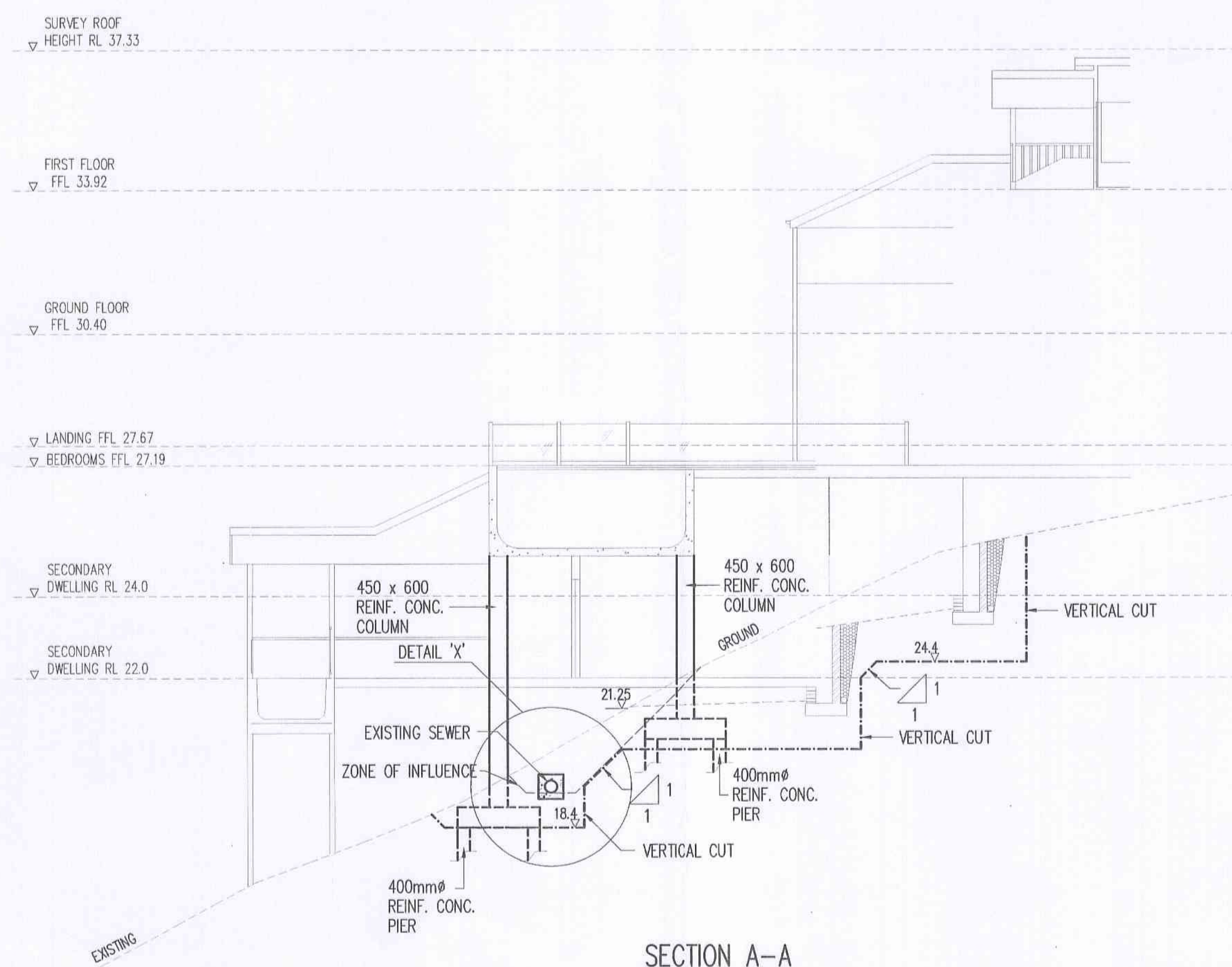
G2. Dimensions shall not be obtained by scaling the structural details and all dimensions to be verified by the Builder prior to commencement of the work.

G3. Refer to architectural drawings for slab levels and architectural details.

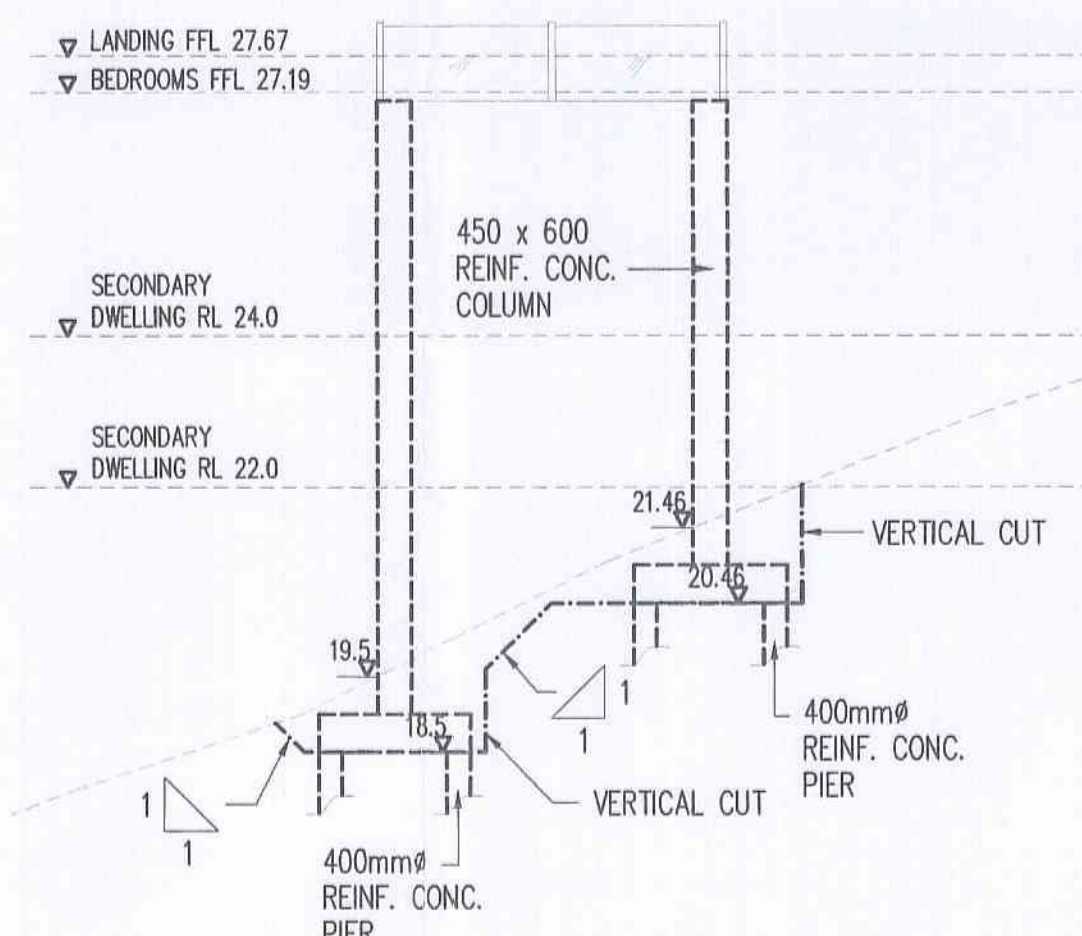
G4. During construction the Builder is responsible for maintaining the structure in a stable condition without overstressing any part.

G5. Comply with AS 3600 protection of building from subterranean termites.

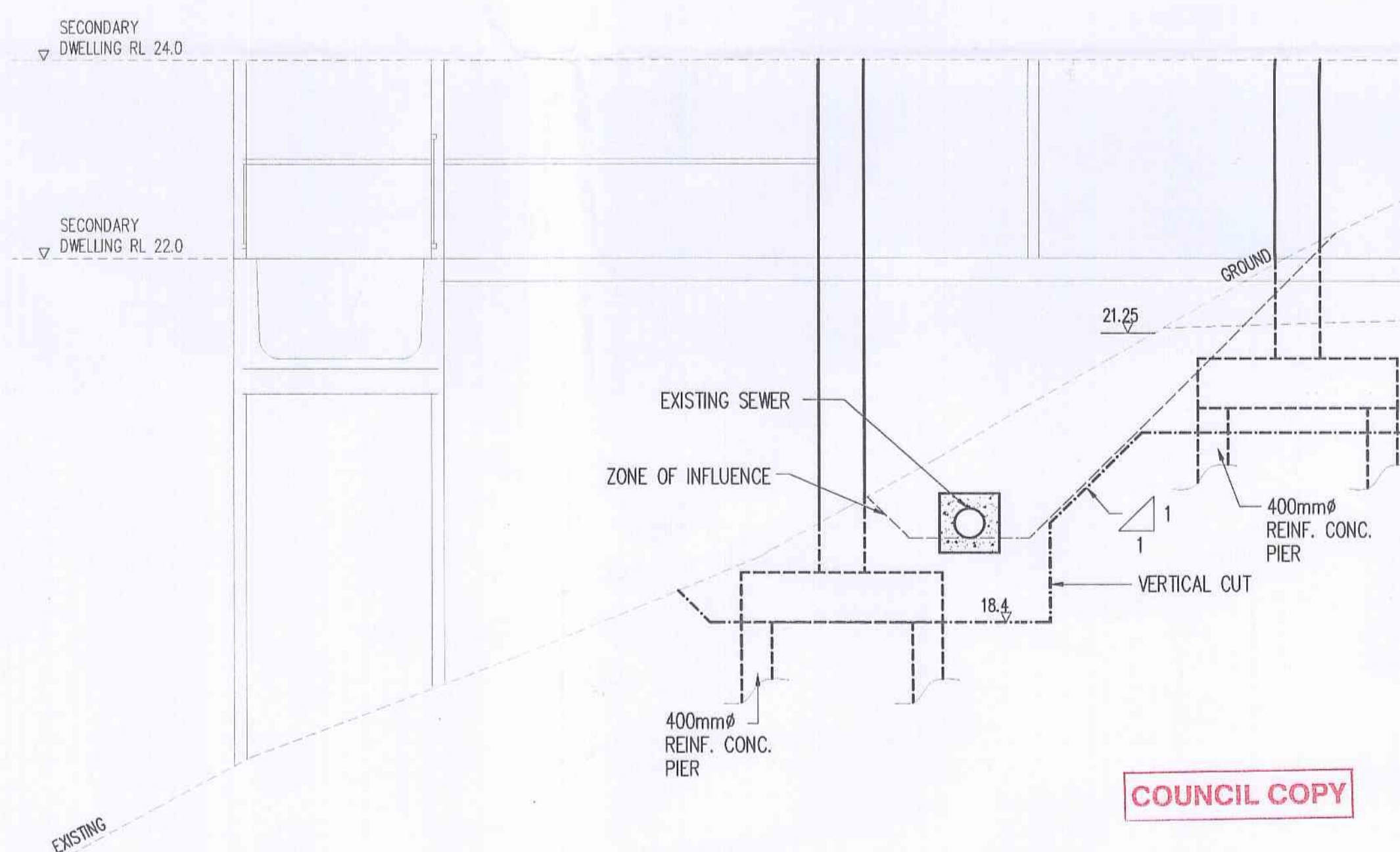
G6. All workmanship and materials to be in accordance with the Building Code of Australia.



SECTION A-A
1:100



SECTION B-B
1:100



DETAIL 'X'
1:50

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APPROVED CONSTRUCTION CERTIFICATE
DOCUMENTATION

- NOTE:**
1. THE EXCAVATION MATERIAL IS ASSUMED TO BE CLAY.
 2. THE AREAS WHERE THERE IS NO CONTIGUOUS PEIRING SPECIFIED A SLOPE OF 1:1 TO BE MAINTAINED FOR CUT.
 3. WHERE ROCK IS ENCOUNTERED, 70° TO VERTICAL CUT CAN BE MAINTAINED.
 4. EXCAVATION STAGES WILL HAVE TO BE INSPECTED AND APPROVED BY STRUCTURAL ENGINEER.

REVISION	DATE	DESCRIPTION	BY

CHECKED MIE MIE RIVER C.P.C. 10/09/09	BY MIE MIE RIVER C.P.C. 10/09/09	DESIGNED B.M.	DRAWN J.M.

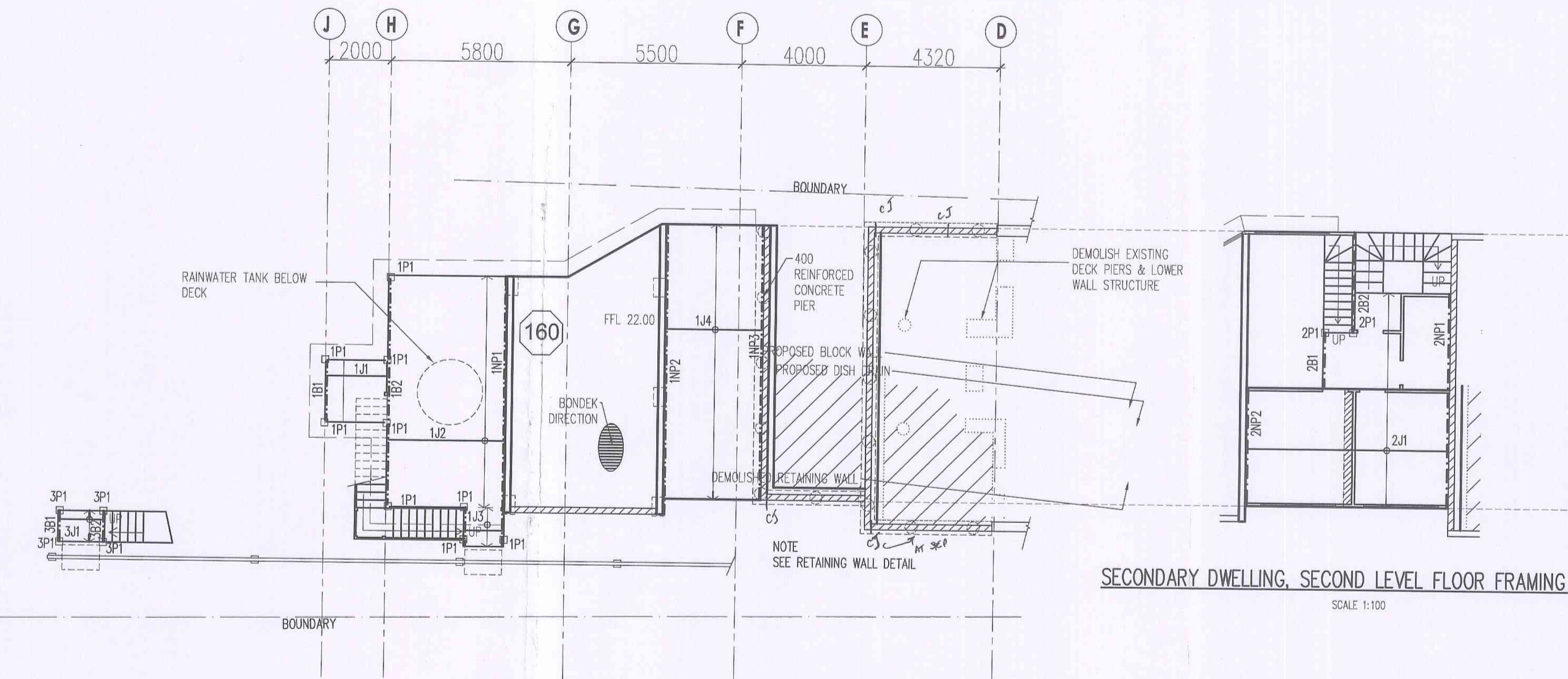
neilly davies
CIVIL & STRUCTURAL ENGINEERS
Suite 405, 44 Hampden Road, Artarmon, NSW 2064
Tel: (02) 98848637 Fax: (02) 94198241
ABN 71121623550
Email: info@neillydavies.com.au

**PROPOSED ALTERATIONS & ADDITIONS AT
129 RIVERVIEW ROAD, AVALON
FOR GRAHAM HELLIER**

EXCAVATION DETAILS

DESIGNED
B.M.
DRAWN
J.M.
DATE
8-Apr-10
JOB No.
S10009

F:/SECTOR/STRUCTURAL/10-STRUCTURAL/S10009/EXCAVATION PLAN



SECONDARY DWELLING LEVEL FIRST FLOOR FRAMING PLAN

SCALE 1:100

SECONDARY DWELLING FLOOR SCHEDULE

BEAMS
1B1 - 2/130 x 45 HYSpan
1B2 - 2/300 x 45 HYSpan
2B1 - 130 x 63 HYSpan
2B2 - 170 x 63 HYSpan
3B1 - 130 x 63 HYSpan
3B2 - 130 x 63 HYSpan

NAIL PLATES
1NP1 - 200 x 45 HYSpan
2NP1 - 200 x 45 HYSpan

JOISTS
1J1 - 130 x 45 HYSpan
1J2 - 200 x 45 HYSpan
1J3 - 95 x 45 HYSpan
2J1 - 240 x 45 HYSpan
3J1 - 95 x 45 HYSpan

POSTS
1P1 - 100 x 100 x 6 SHS
2P1 - 100 x 100 x 6 SHS
3P1 - 100 x 100 F7

SECONDARY DWELLING ROOF SCHEDULE

BEAMS
4RB1 - 200 x 100 x 6 RHS
4B1 - 2/400 x 45 HYSpan
4B2 - 200 PFC
4B3 - 150 x 100 x 6 RHS
4HB3 - 200 x 63 HYSpan or 240 x 45 HYSpan
4HB4 - 200 x 63 HYSpan or 240 x 45 HYSpan
4VB5 - 95 x 45 HYSpan
4VB6 - 95 x 45 HYSpan
4B7 - 130 x 45 HYSpan
4B8 - 130 x 45 HYSpan
4B9 - 200 x 100 x 6 RHS
4B10 - 240 x 45 HYSpan

NAIL PLATES
4NP1 - 95 x 45 HYSpan
4NP2 - 95 x 45 HYSpan

RAFTERS
4R1 - 130 x 45 HYSpan
4R2 - 130 x 45 HYSpan
4R3 - 130 x 45 HYSpan
4R4 - 95 x 45 HYSpan
4R5 - 95 x 45 HYSpan
4R6 - 95 x 45 HYSpan

POSTS
4P1 - 100 x 100 x 6 SHS
4P2 - 100 x 100 F7

SECONDARY DWELLING FLOOR SCHEDULE (ALTERNATIVE)

BEAMS
1B1 - 175 x 75 F7 or F11
1B2 - 270 x 35 MPG 12 or F17

NAIL PLATES
1NP1 - 175 x 50 F11 BOLTED @ 600 CTS
2NP1 - 175 x 50 F11 BOLTED @ 600 CTS

JOISTS
1J1 - 150 x 38 F7 or 125 x 50 F11 @ 600 CTS
1J2 - 300 x 50 F7 or 275 x 50 F11 @ 450 CTS
1J3 - 100 x 38 F7 or 75 x 50 F11 @ 600 CTS

POSTS
1P1 - 100 x 100 x 6 SHS
2P1 - 100 x 100 x 6 SHS
3P1 - 100 x 100 F11

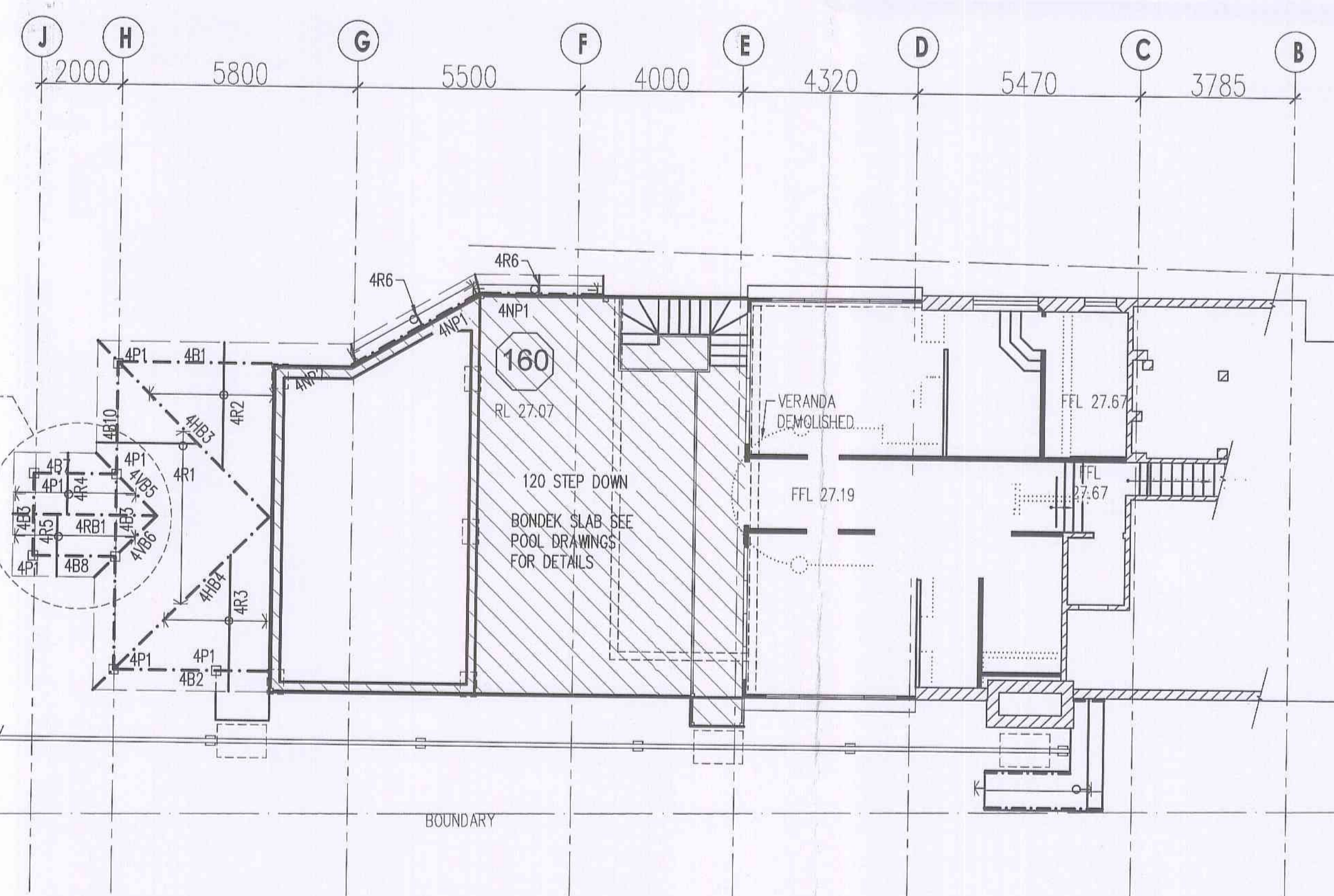
SECONDARY DWELLING ROOF SCHEDULE (ALTERNATIVE)

BEAMS
4RB1 - 200 x 100 x 6 RHS
4B1 - 200 x 100 x 6 RHS
4B2 - 225 x 75 F7 or 250 x 50 F11
4HB3 - 200 x 100 x 6 RHS
4HB4 - 200 x 100 x 6 RHS
4VB5 - 175 x 50 F7 or 150 x 50 F11
4VB6 - 175 x 50 F7 or 150 x 50 F11
4B7 - 175 x 50 F7 or F11
4B8 - 175 x 50 F7 or F11
4B10 - 200 x 100 x 6 RHS

NAIL PLATES
4NP1 - 150 x 50 F7
4NP2 - 150 x 50 F7

RAFTERS
4R1 - 175 x 50 F7 or 150 x 50 F11
4R2 - 250 x 50 F7 or 225 x 50 F11
4R3 - 250 x 50 F7 or 225 x 50 F11
4R4 - 150 x 50 F7
4R5 - 150 x 50 F7
4R6 - 150 x 50 F7

POSTS
4P1 - 100 x 100 x 6 SHS
4P2 - 100 x 100 x 6 SHS



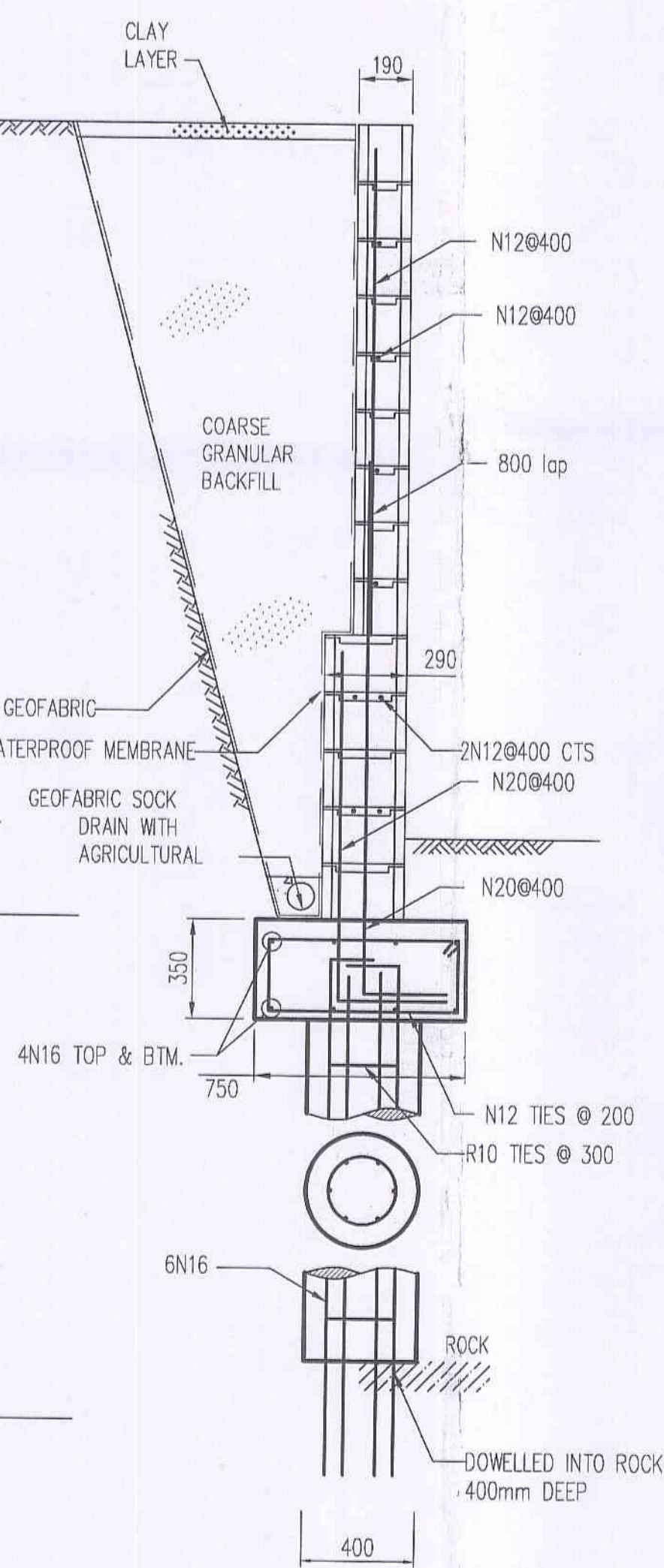
POOL LEVEL PLAN

SCALE 1:100

RETAINING WALL SCHEDULE		
H	X BARS	V BARS
<1000	N12 AT 400	N12 AT 400
1000-1400	N12 AT 400	N16 AT 400
1400-1800	N16 AT 400	N16 AT 200
1800-2000	N16 AT 400	N16 AT 200

SECONDARY DWELLING, SECOND LEVEL FLOOR FRAMING PLAN

SCALE 1:100



RETAINING WALL DETAIL

SCALE 1:20

- CONSTRUCTION NOTES**
- GENERAL
- These drawings are to be read in conjunction with Architectural and other consultants drawings and specifications. Any discrepancies are to be referred to the Architect before proceeding with the work.
 - Dimensions shall not be obtained by scaling the structural details and all dimensions to be verified by the Builder prior to commencement of the work.
 - Refer to architectural drawings for slab levels and architectural details.
 - During construction the Builder is responsible for maintaining the structure in a stable condition without overstraining any part.
 - Comply with AS 3660 protection of building from subterranean termites.
 - All workmanship and materials to be in accordance with the Building Code of Australia.

- BLOCKWORK NOTES**
- All workmanship and materials to be in accordance with AS 3700, AS 1500.
 - All structural blocks for retaining walls to be grade 12 double-U blocks.
 - Blocks to be fully bedded using 1 : 1/4 : 3 (cement:lime:fine aggregate by volume) mortar.
 - Blocks to be provided with openings in base for inspection and clearing.
 - Block cores to be cleaned and filled with grout having a slump of 230 ± 30mm, 10mm aggregate and a Fc of not less than 12 MPa.
 - Block control joints 15mm wide to be provided at 8 metre centres maximum U.N.O. Dowels, R20-400 c/c, 600 long, one end grouted and wrapped to be placed across control joints.

- BRICKWORK NOTES**
- All workmanship and materials to be in accordance with AS 3700, AS 1123, BCA 1990 and AS 1316 as amended, except where varied by contract documents.
 - Bricks to have minimum Compressive Strength of 15 MPa and to be laid in 1 : 4 1/2 mortar unless noted otherwise.

- CONCRETE NOTES**
- All workmanship and materials to be in accordance with AS 3600 as amended, except where varied by contract documents.
 - Concrete quality to be in accordance with the following table UNLESS NOTED OTHERWISE:

ELEMENT	SLUMP	MAX SIZE AGGREGATE	CEMENT TYPE	AS 3600 Fc MPa	ADMIXTURE
PIERS	80	20	A	20	---
FOOTINGS	80	20	A	20	---
SLAB ON GROUND	80	20	A	25	---
COLUMNS	80	20	A	---	---
WALLS	80	20	A	---	---
SUSPENDED SLABS	80	20	A	---	---
STAIRS	80	20	A	---	---
BLOCKWORK CORES	230	10	A	> 12	---

- C3. Clear concrete cover to reinforcement shall be as follows except where increased cover is required to satisfy fire rating or UNLESS NOTED OTHERWISE:

	REQUIRED CLEAR CONCRETE COVER (mm) RATIONALISED IN AS 3600		EXTERNAL		IN CONTACT WITH GROUND	
	Wet areas and Industrial	Other	Coastal < 1km	Inland > 1 < 50km Or Indust.	Damp proof Membrane	No water Table
FOOTINGS	40	40	40	40	40	40
PEDESTALS & COL.	40	40	40	40	40	40
SLABS	40	20	45	40	30	40
BEAMS	40	25	50	40	40	40
WALLS	40	20	50	40	40	40

- C4. Sizes of concrete elements do not include thickness of applied finishes.
- C5. Construction joints where not shown shall be located to the approval of the Engineer.
- C6. Beam depths are written first and include slab thickness (if any).
- C7. No holes or chases other than those shown on the structural drawings shall be made in the concrete members without the prior approval of the Engineer.
- C8. All concrete shall be compacted using high frequency vibrators.
- C9. All concrete surfaces shall be cured by maintaining them constantly damp or wet for a minimum of 7 days. Curing to commence immediately after pouring.
- C10. Reinforcement is represented diagrammatically, it is not necessarily shown in true projection.
- C11. Scales in reinforcement shall be made only in the positions shown. The written approval of the Engineer shall be obtained for any other splices. Reinforcement fabric to have end and side laps of 250 min shall the spacing of chairs exceed 800. Plastic bar chairs only shall be used for exposure classification B1 or worse.
- C12. All reinforcement shall be supported on steel chairs to maintain it at the correct levels, in no case shall the spacing of chairs exceed 800. Plastic bar chairs only shall be used for exposure classification B1 or worse.
- C13. Unless otherwise shown concrete encasing to structural steelwork shall be 50 minimum thickness reinforced with F6W41. Fabric shall have 25 cover and be lapped 250 at all splices.
- C14. Separate all concrete slab and beam surfaces from contact with masonry with two layers of "Malthoid" or equivalent.
- C15. Reinforcement symbols are as follows:
N----- Grade D50N deformed bar in accordance with AS 4671
S----- Grade D25N deformed bar in accordance with AS 4671
R----- Grade D25N plain bar in accordance with AS 4671
SL & RL Grade 400 square & rectangular wire fabric in accordance with AS 4671
L7M----- Grade 500 trench mesh bar in accordance with AS 4671
The number following the reinforcement bar symbol is the number of millimetres in the bar diameter.
- C16. Formwork workmanship and materials shall be in accordance with the S.A.A. Formwork Code AS 1509.
- C17. The Engineer is to be given 48 hours notice of all impending pours.

- STRUCTURAL STEELWORK NOTES**
- All workmanship and materials to be in accordance with AS 4100, AS 1554 and for tubular members AS 1163.
 - Unless otherwise noted all structural steel to be Fy=250MPa in accordance with AS 1204, tubular AS 1163, block bolts AS 111 and high tension bolts AS 1252.
 - All welds to be 6mm continuous fillet unless noted otherwise. Welds in accordance with AS 1554.
 - All structural steelwork bearing on masonry to be bedded on 25mm cement grout pad.
 - Except where concrete encased or where noted otherwise, all structural steelwork to be surface cleaned to remove all loose mill scale, rust, dirt, grease, etc., and given one shop coat of red-oxide zinc-chromate primer.
 - Two copies of checked workshop drawings to be submitted to the Engineer and approval obtained in writing before fabrication is commenced. Approval covers structural sufficiency of joints and members and net dimensioning accuracy.

- TIMBER NOTES**
- All workmanship and materials to be in accordance with AS 1720.2, AS 1684 & AS 1328 (glued laminated).
 - All workmanship and materials with regard to wind bracing to be in accordance with AS 4055.

- FOUNDATIONS**
- Foundation material (.....ROCK.....) to be consistent with uniform moisture content throughout, and have a minimum safe bearing capacity ofkPa.
 - All residential slabs & footings to comply with AS 2870 unless detailed otherwise.

THE CERTIFICATION GROUP APPROVED CONSTRUCTION CERTIFICATE DOCUMENTATION.

COUNCIL COPY

WARNING
PLEASE NOTE: A comprehensive check of the Structural Design has not been carried out. The stamping of this STRUCTURAL PLAN by the Structural Engineers responsibility to certify the construction of the building.

neilly davis
CIVIL & STRUCTURAL ENGINEERS

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PROPOSED ALTERATIONS & ADDITIONS
129 RIVERVIEW ROAD, AVALON
GRAHAM HELLIER

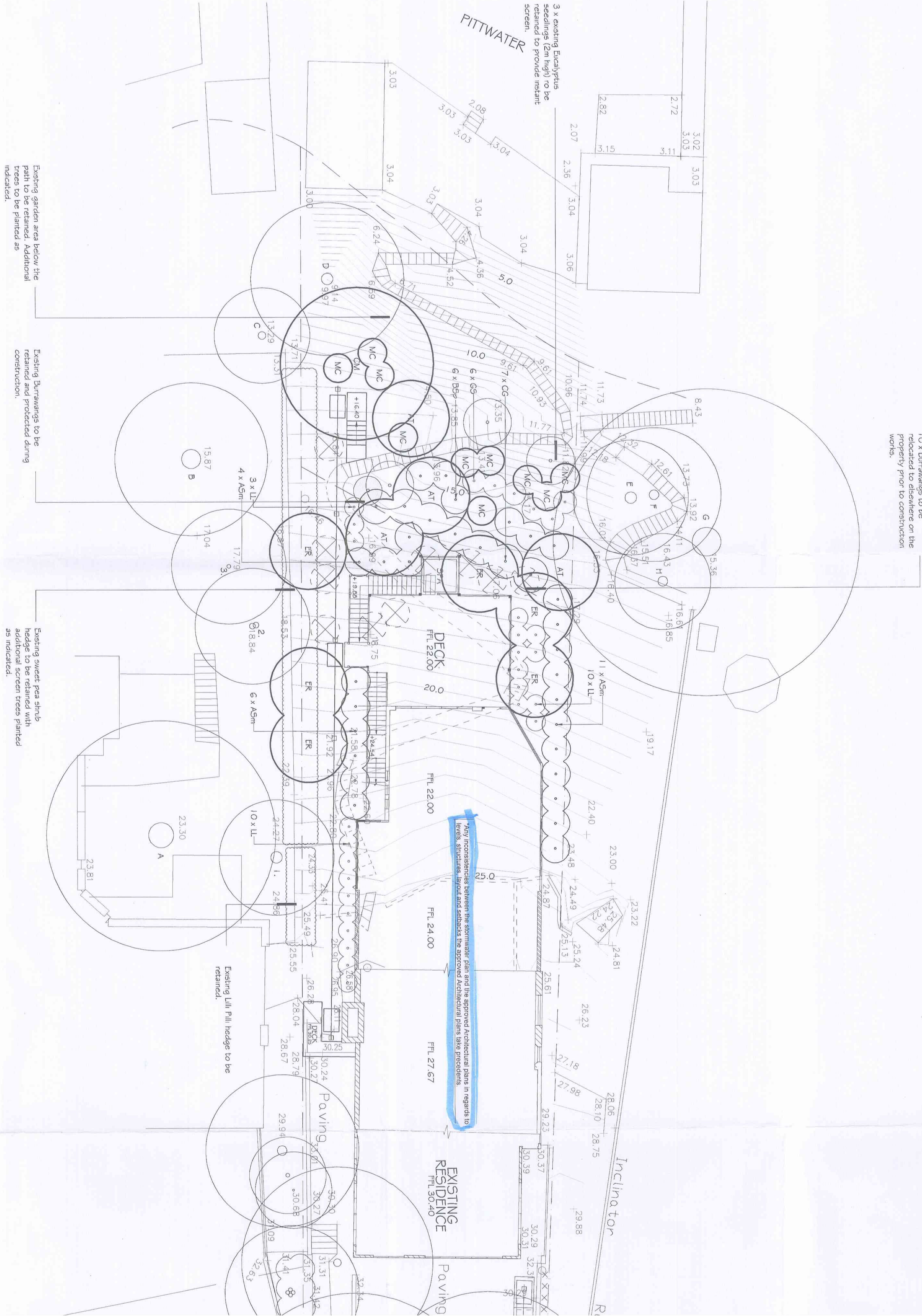
STRUCTURAL DETAILS

CHECKED: [Signature] DATE: 11-Jan-10
SCALE: 1:100 UNO
PLOT DATE: 28-04-10
DWG No: 1/2
JOB No: S10009

SCHEDULE OF PLANT MATERIAL

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	HEIGHT	POT SIZE	STAKES
ASm	<i>Acmena smithii</i> var. <i>minor</i>	Dwarf Lilly Pillie	21	3m	5 litre	-
AT	<i>Allocasuarina torulosa</i>	Forest Oak	4	13m	25 litre	2
BSP	<i>Banksia spinulosa</i>	Hairsty Banksia	6	1.5m	5 litre	-
CG	<i>Ceratopetalum gunniflorum</i>	NSW Christmas Bush	7	3m	5 litre	-
CM	<i>Corymbia maculata</i>	Spotted Gum	1	20m	25 litre	2
DC	<i>Dianella caerulea</i>	Paroo Lily	24	0.4m	140mm pot	-
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	6	5m	100 litre	2
GS	<i>Grevillea sericea</i>	Pink Spider Bush	23	1.5m	5 litre	-
LL	<i>Lomandra longifolia</i>	Mat Rush	6	1m	140mm	-
MC	<i>Macrozamia communis</i>	Burrawang	10	-	Relocated	-

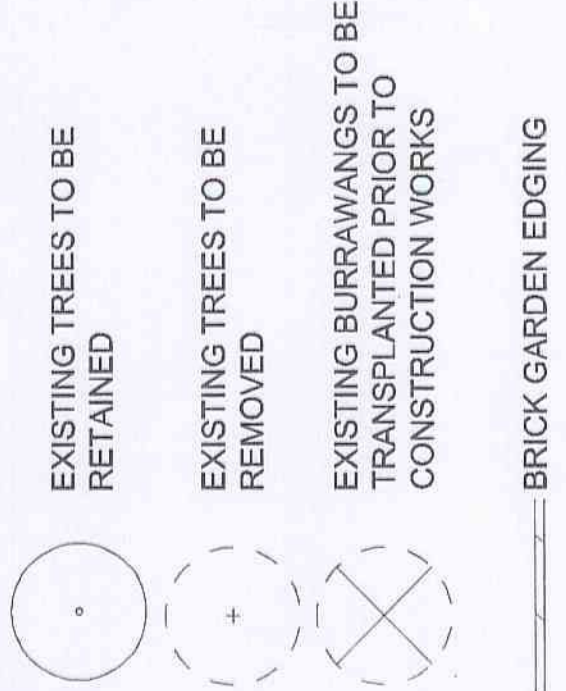
The majority of the plants in this schedule have been selected from a list of indigenous plants for Shale Slopes in Pittwater Council's Native Plants for Your Garden and also in Pittwater Council's Indigenous plant list within the BASIX Specification.



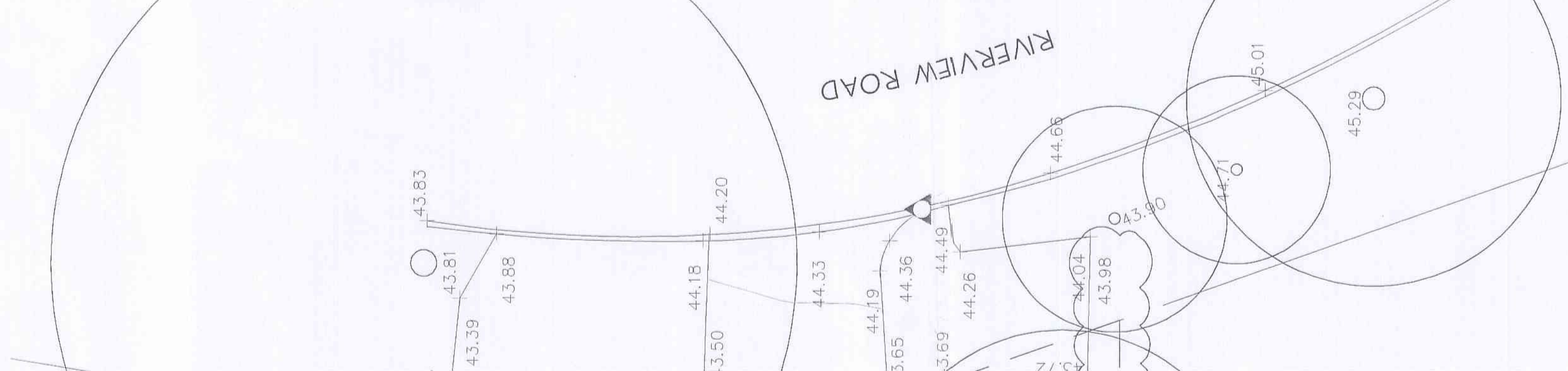
LEGEND

+19.17 EXISTING & ARCHITECTS LEVELS

+11.25 PROPOSED LANDSCAPE LEVELS



BRICK GARDEN EDGING



NOTES

This plan is to be read in conjunction with all documentation prepared by **Peter Downes Designs**.



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email ijla@netspace.net.au

project
Residential Additions
129 Riverview Road, Avalon

drawing
Landscape Plan

client
The River Property Trust

date
June 2009

job.dwg no.
114.09/177

designed by
IJ

scale
1:100 @ A0
1:200 @ A2

no. in set
ONE/ONE

drawn by
GM

LEGEND

- 19.17
+1.25
EXISTING & ARCHITECT'S LEVELS
PROPOSED LANDSCAPE LEVELS
EXISTING TREES TO BE
RETAINED
EXISTING TREES TO BE
REMOVED
EXISTING BURDWINGS TO BE
TRANSPORTED PRIOR TO
CONSTRUCTION WORKS
BRICK GARDEN EDGING

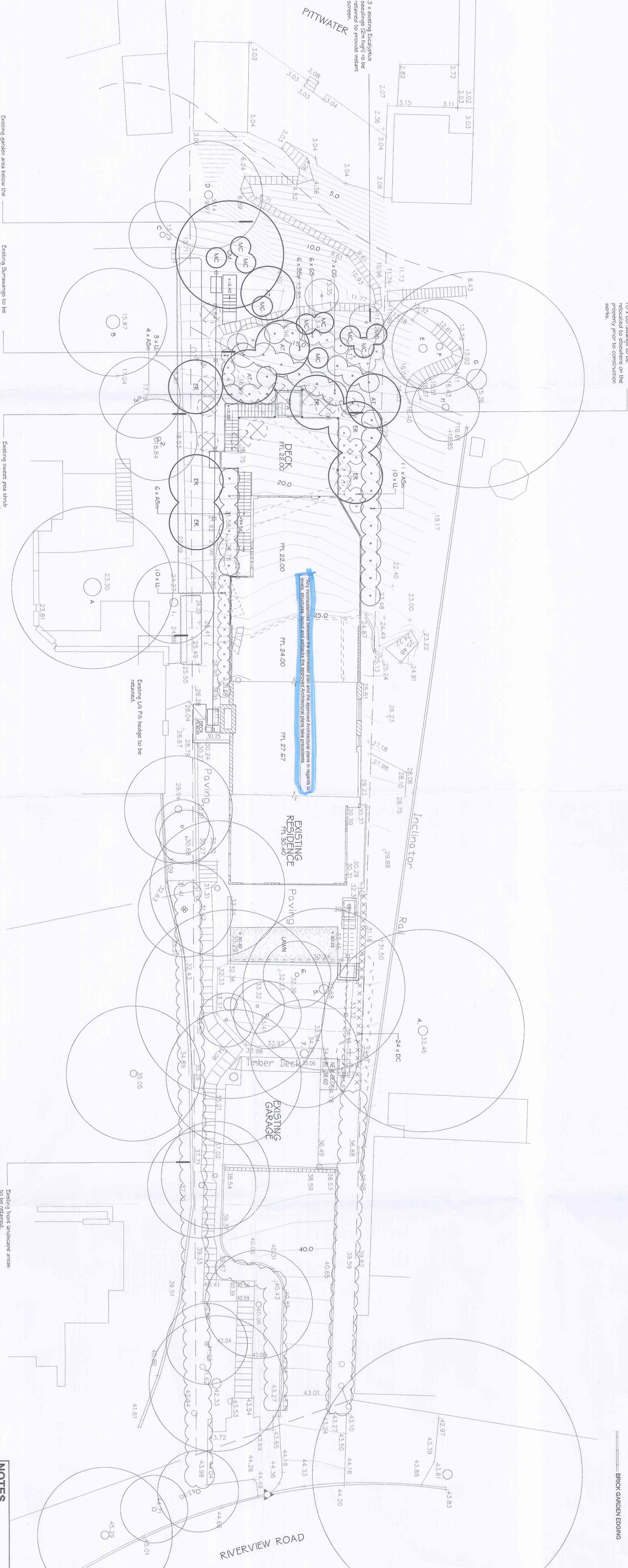
SCHEDULE OF PLANT MATERIAL

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	HEIGHT	POT SIZE	STAKES
ASB	<i>Acacia saligna</i> var. <i>minor</i>	David's Lilac Tree	21	3m	5 litre	-
ABP	<i>Allocasuarina baileyana</i>	Forest Oak	4	1.3m	25 litre	-
BSB	<i>Banksia spinulosa</i>	Heath Banksia	6	1.3m	5 litre	-
CG	<i>Ceratopetalum gummiatum</i>	NSW Christmas Bush	7	3m	20 litre	-
CM	<i>Corymbia maculata</i>	Spotted Gum	1	2m	140 litre	-
ER	<i>Eriacarpus reticulatus</i>	Blueberry Ash	6	5m	100 litre	-
GS	<i>Grevillea sericea</i>	Pink Spider Bush	6	1.5m	5 litre	-
LL	<i>Lomandra longifolia</i>	Mat Rush	10	1m	140mm	-
MC	<i>Macrozamia communis</i>	Burrowing	23	1.40m	Redacted	-

The majority of the plants in this schedule have been selected from a list of indigenous plants for State Slopes In
The Council's Native Plants for Your Garden and also in the Council's Indigenous Plants for the BASIX
Schedule.

SCHEDULE OF EXISTING TREES

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT X SPREAD
1	<i>Allocasuarina baileyana</i>	Forest Oak	13 x 5m
2	<i>Corymbia gummiata</i>	Red Bloodwood	13 x 5m
3	<i>Corymbia maculata</i>	Spotted Gum	28 x 22m
4	<i>Corymbia maculata</i>	Spotted Gum	28 x 22m
5	<i>Corymbia maculata</i>	Spotted Gum	18 x 9m
6	<i>Eucalyptus globulus</i>	White Stringbark	19 x 12m
7	<i>Eucalyptus globulus</i>	White Stringbark	17 x 12m
A	<i>Agave americana</i>	Silver Red Gum	14 x 6m
B	<i>Corymbia maculata</i>	Spotted Gum	13 x 5m
C	<i>Corymbia maculata</i>	Spotted Gum	15 x 6m
D	<i>Corymbia maculata</i>	Spotted Gum	15 x 6m
E	<i>Corymbia maculata</i>	Spotted Gum	15 x 6m
F	<i>Corymbia maculata</i>	Spotted Gum	15 x 6m
G	<i>Corymbia maculata</i>	Spotted Gum	15 x 6m
H	<i>Corymbia maculata</i>	Spotted Gum	15 x 6m



NOTES
This plan is to be read in conjunction with all documentation prepared by Peter Downes Designs.

iscap
LANDSCAPE ARCHITECTURE

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A.C.N 097 328 580
email jlp@nepspace.nsw.au

Project:
Residential Additions
129 Riverview Road, Avalon

drawing
Landscape Plan

client
The River Property Trust

date
June 2009

scale
1:200 @ A2

job.dwg no.
ONE/ONE

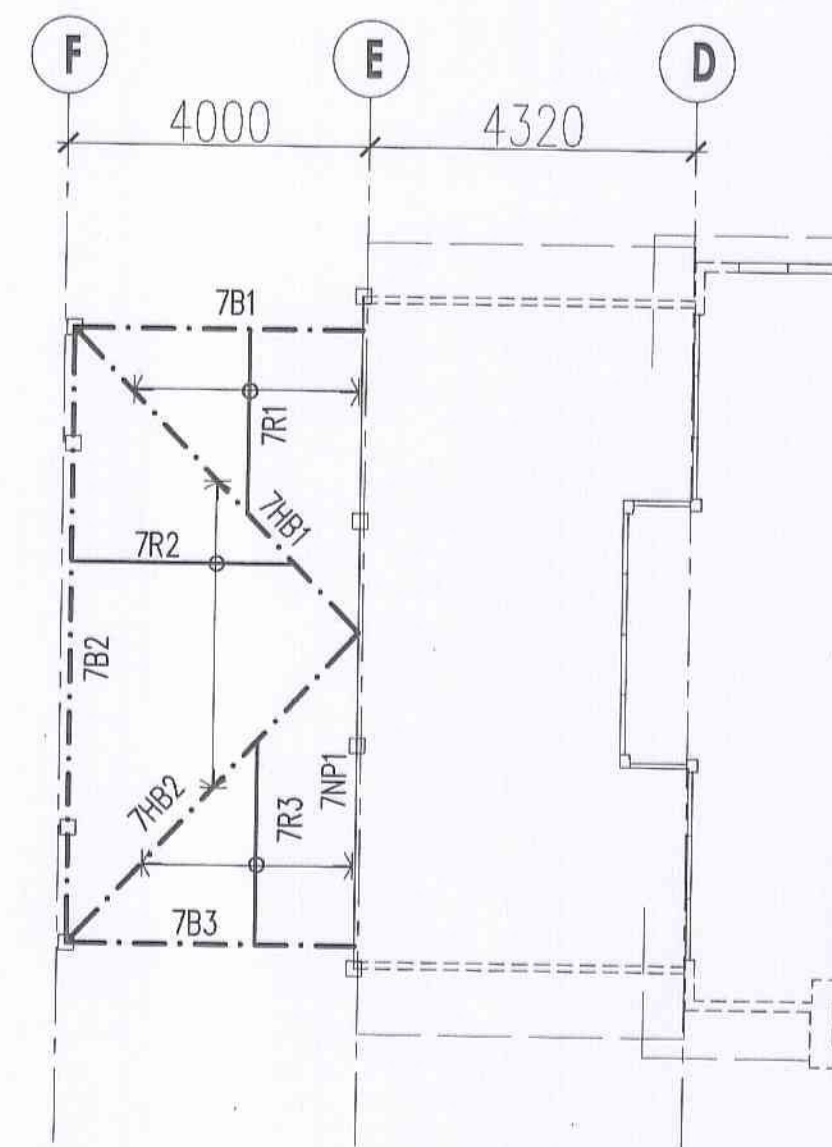
designed by
JL

drawn by
GML

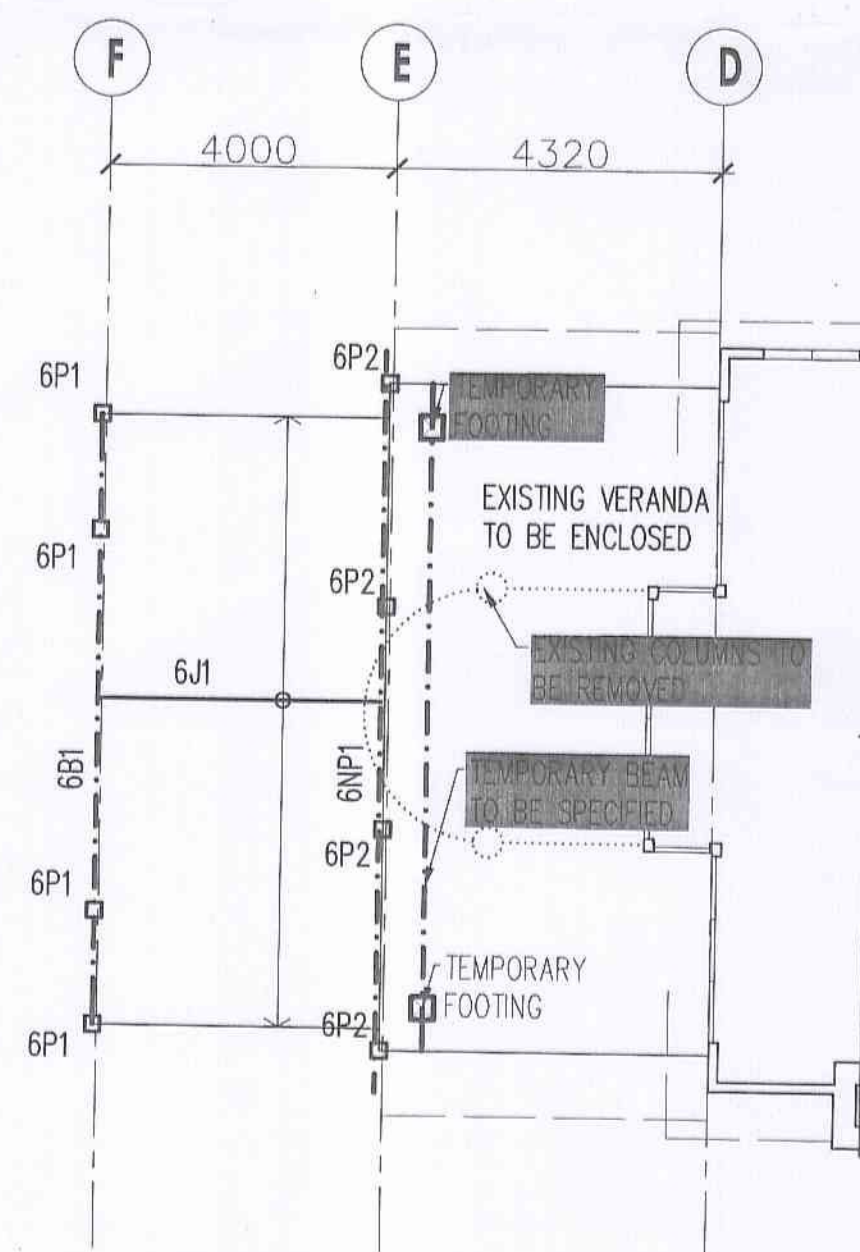
COUNCIL COPY

THE COUNCIL HAS REVIEWED THIS DOCUMENT AND APPROVES IT FOR CONSTRUCTION.

0 1 2 3 4 5 10



VERANDA ROOF FRAMING PLAN
SCALE 1:100

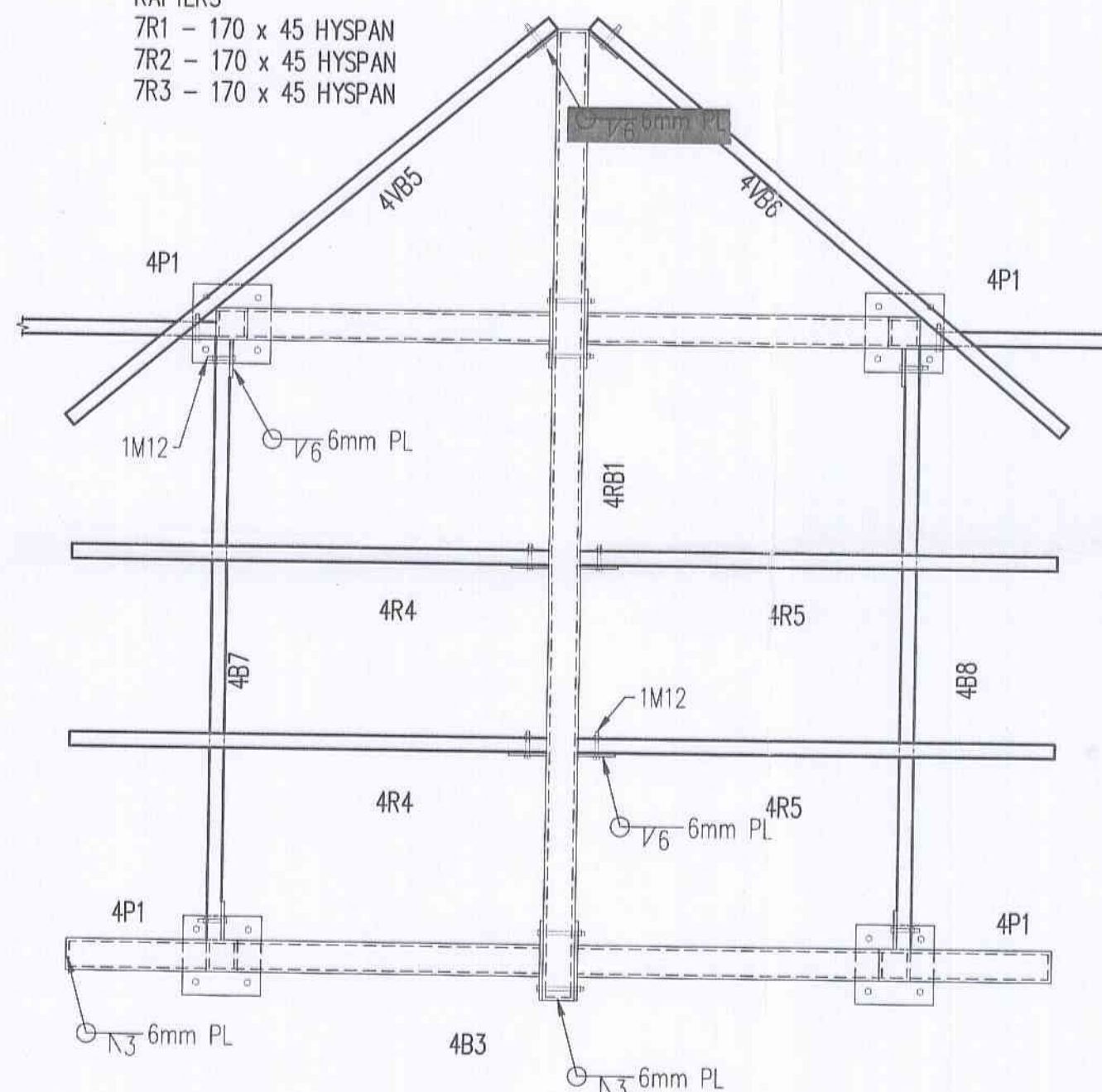


VERANDA FLOOR FRAMING PLAN
SCALE 1:100

VERANDA ROOF SCHEUDLE

BEAMS
7B1 - 200 x 100 RHS
7B2 - 250 UB 37
7B3 - 200 x 100 RHS
7HB1 - 250 x 100 RHS
7HB2 - 250 x 100 RHS

RAFTERS
7R1 - 170 x 45 HYPAN
7R2 - 170 x 45 HYPAN
7R3 - 170 x 45 HYPAN



PORTAL DETAIL TOP VIEW

SCALE 1:20

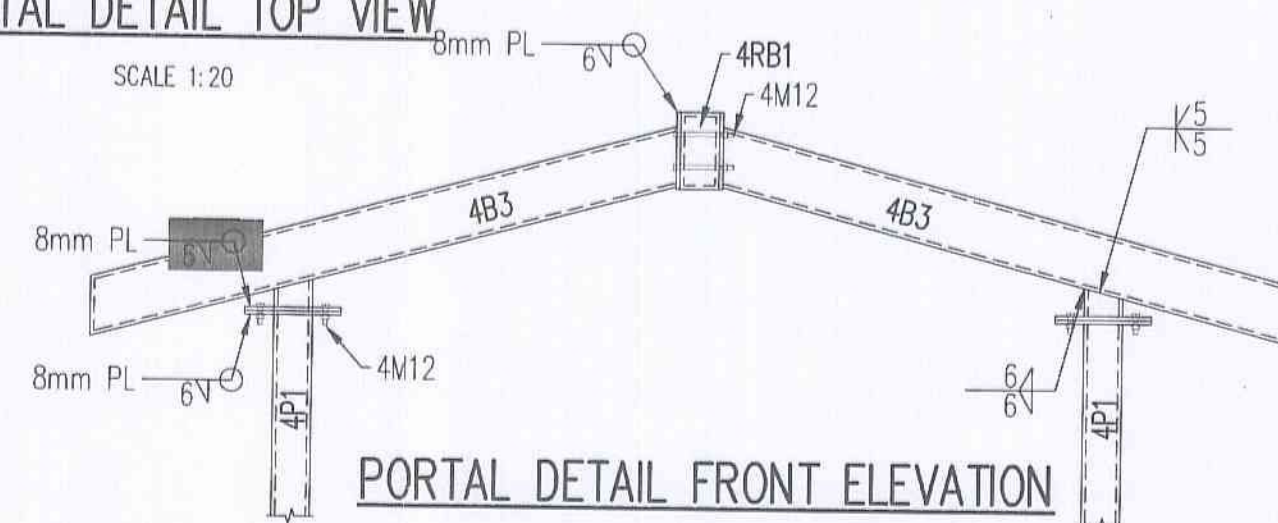
VERANDA FLOOR SCHEUDLE

BEAMS
6B1 - 250 UB 37

JOISTS
6J1 - 300 x 50 F7 or 275 x 50 F11

NAIL PLATES
6NP1 - 175 x 50 F7 or F11

POSTS
6P1 - 100 x 100 x 6 SHS



PORTAL DETAIL FRONT ELEVATION

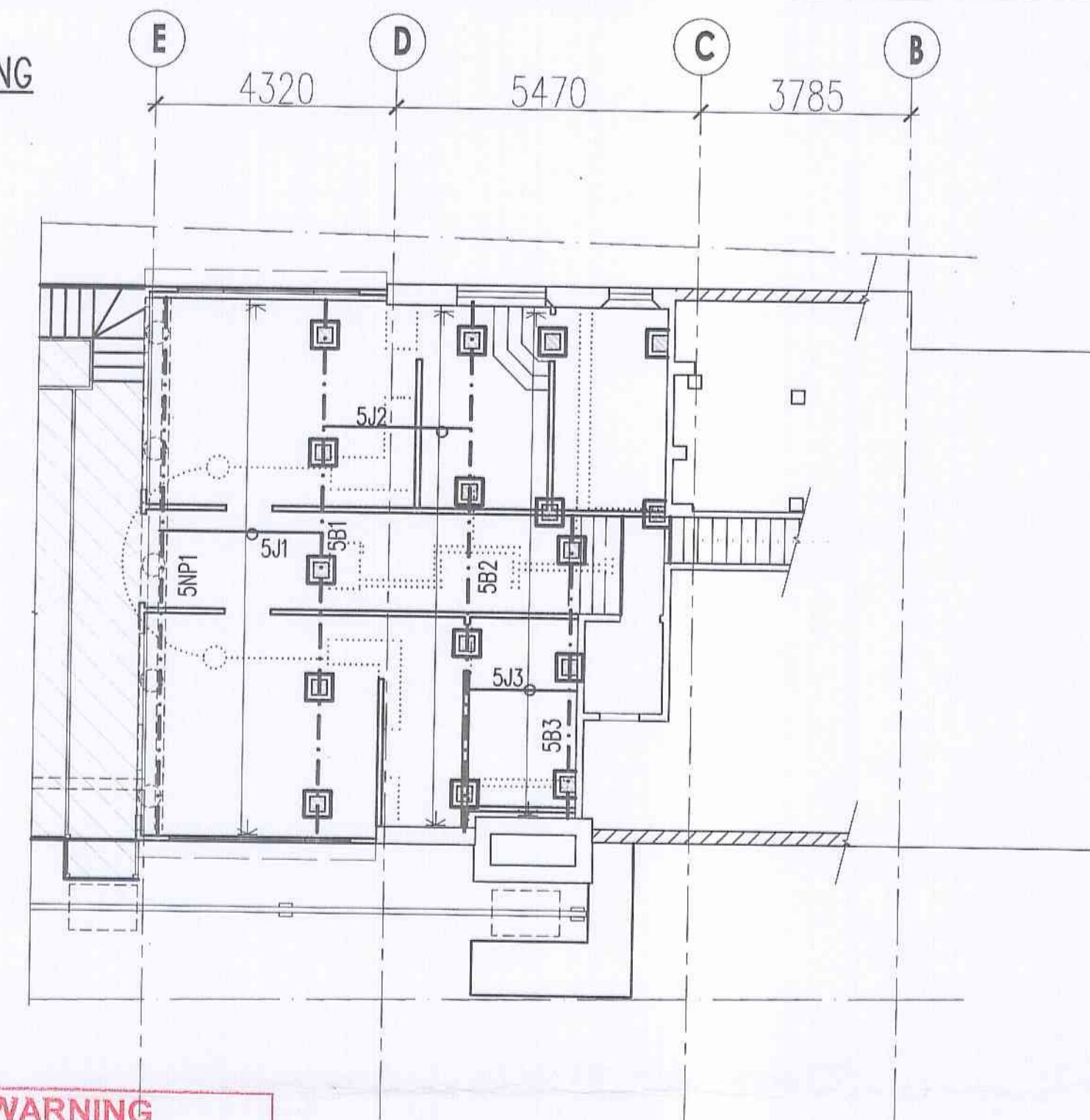
SCALE 1:20

POOL LEVEL FLOOR FRAMING & FOOTING PLAN

BEAMS
5B1 - 170 x 63 HYPAN
5B2 - 200 x 63 HYPAN
5B3 - 150 x 63 HYPAN

NAIL PLATES
5NP1 - 150 x 45 HYPAN

JOISTS
5J1 - 150 x 45 HYPAN
5J2 - 150 x 45 HYPAN
5J3 - 130 x 45 HYPAN



POOL LEVEL ALTERATION AND ADDITION

SCALE 1:100

WARNING

PLEASE NOTE: A comprehensive check of the Structural Design has not been carried out. The stamping of this STRUCTURAL PLAN by The Certification Group does not relieve the Structural Engineers responsibility to certify the structural adequacy of this development including any variations that may occur during construction.

TEMPORARY PROPPING OF EXISTING BALCONY

1. INSTALL TEMPORARY FOOTINGS, (TO BE SPECIFIED), UNDERNEATH EXISTING BALCONY
2. ATTACH TEMPORARY POSTS
3. INSTALL TEMPORARY BEAM SPANNING END TO END OF THE EXISTING BALCONY

COUNCIL COPY



THE CERTIFICATION GROUP
APPROVED CONSTRUCTION CERTIFICATION
DOCUMENTATION

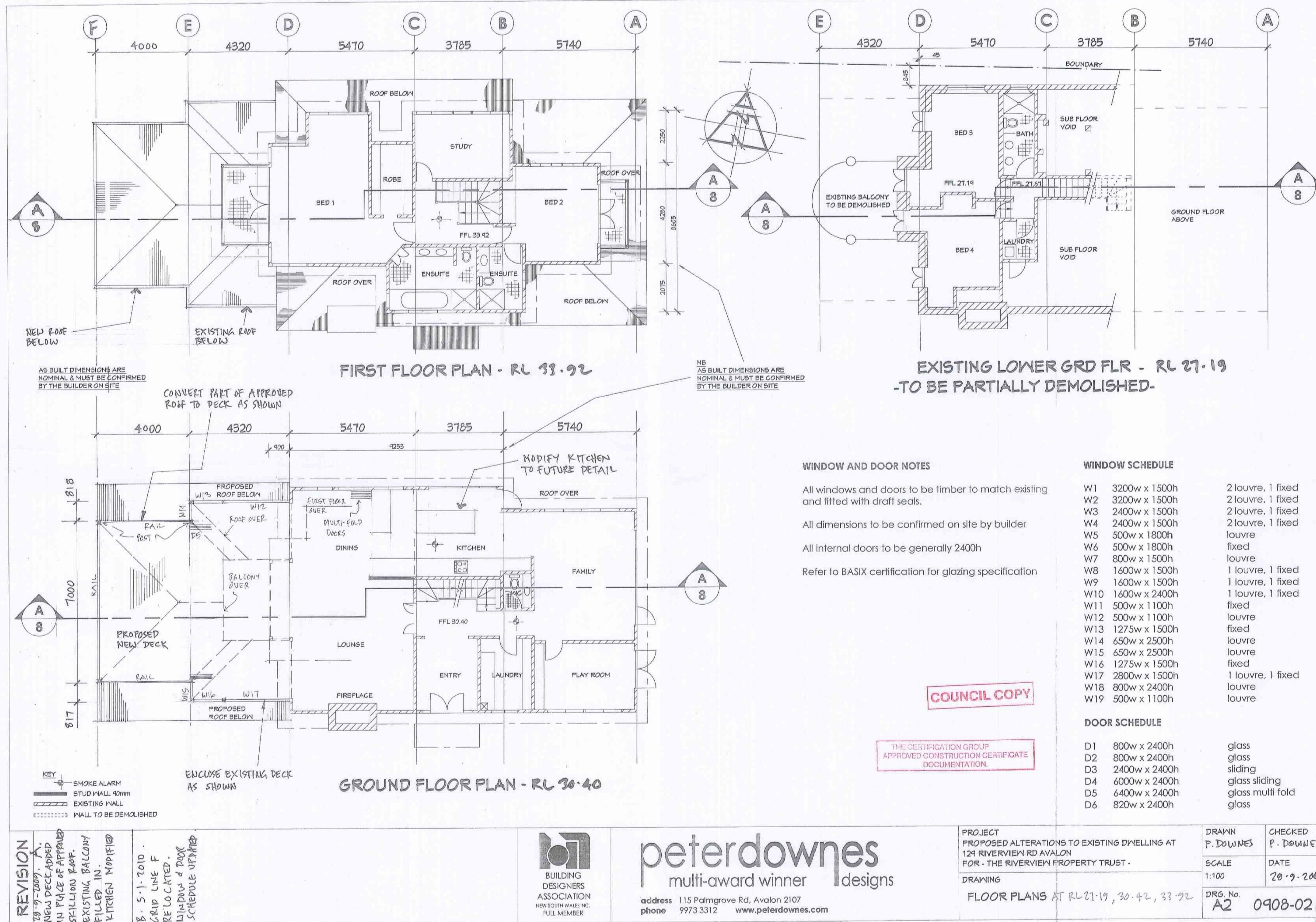
Suite 405, 44 Hampden Road, Artarmon, NSW 2064
Tel: (02) 98848637 Fax: (02) 94198241
ABN 71121623550
Email: info@neillydavies.com.au

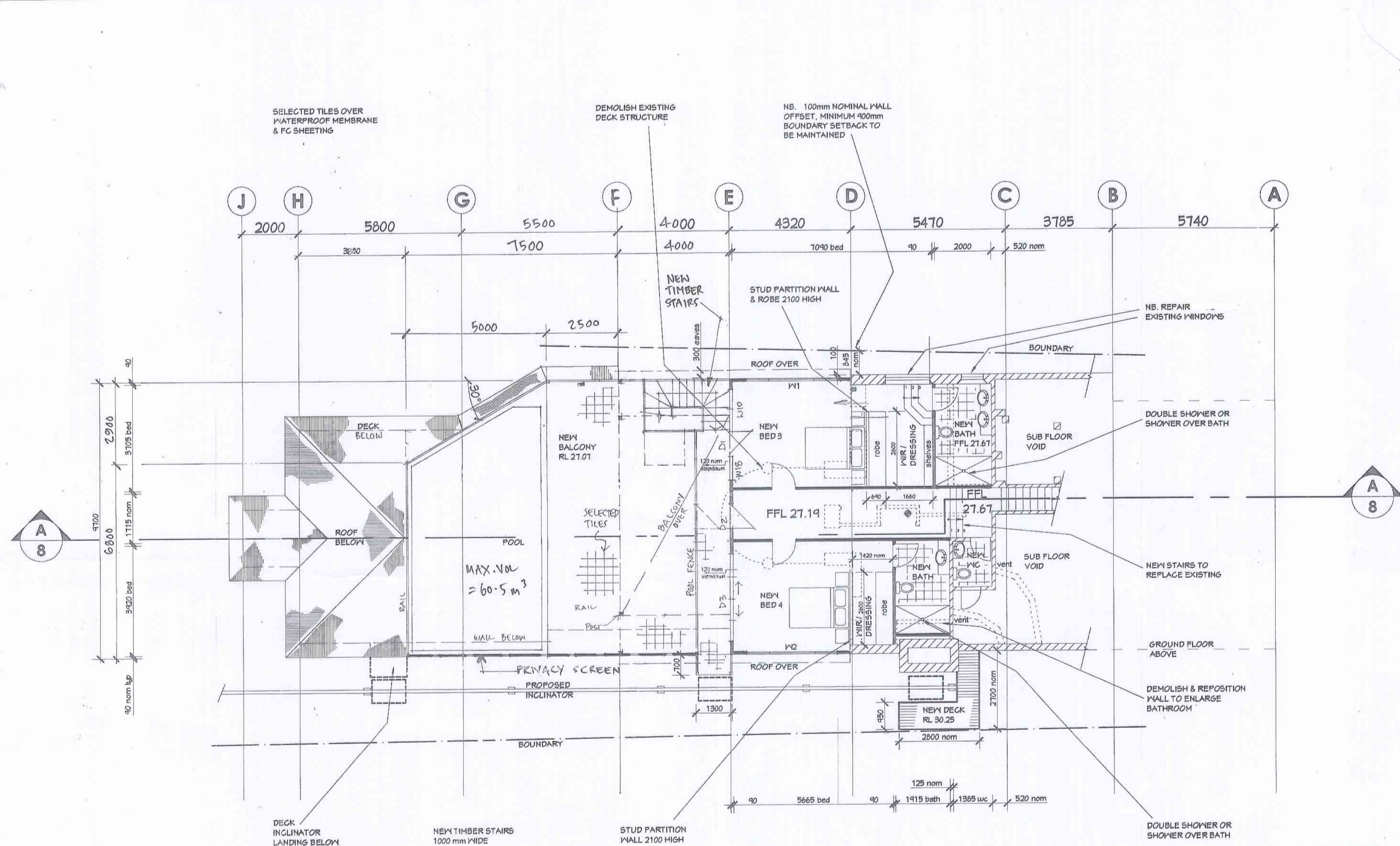
PROPOSED ALTERATIONS & ADDITIONS
129 RIVERVIEW ROAD, AVALON
GRAHAM HELLIER

STRUCTURAL DETAILS

CHECKED MIE RUS 01/02/10 11/02/2010	SCALE 1:100 UNO	PLOT DATE 03/05/10	DWG No. 2/2	JOB No. S10009
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F/SECTOR/STRUCTURAL/10-STRUCTURAL/S10009





KEY
 SMOKE ALARM
 STUD WALL 90mm
 EXISTING WALL
 WALL TO BE DEMOLISHED
 MASONRY WALL

COUNCIL COPY

THE CERTIFICATION GROUP
 APPROVED CONSTRUCTION CERTIFICATE
 DOCUMENTATION

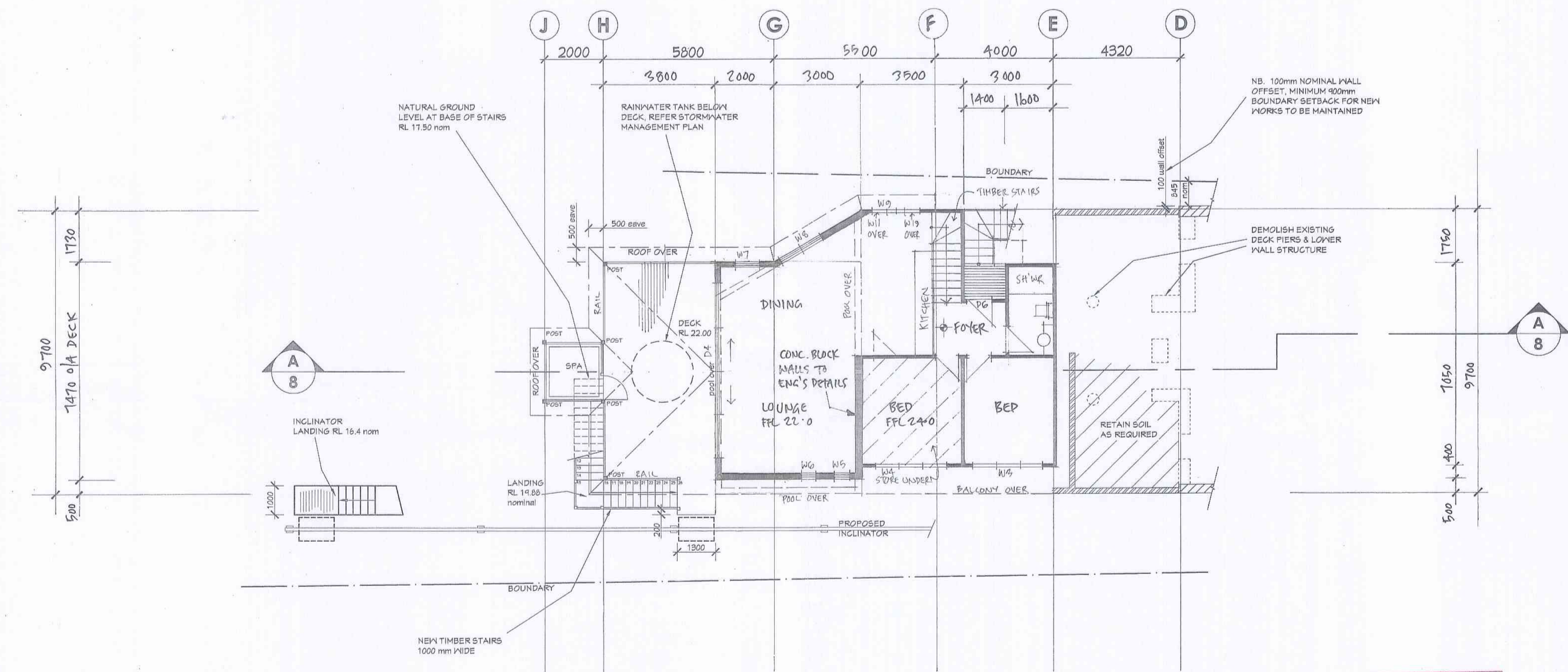
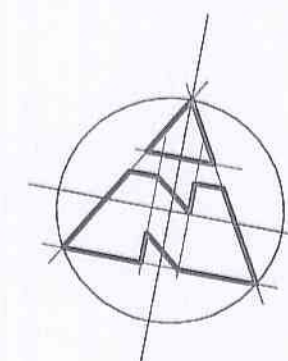
REVISION	
A. 30.01.2009	BALCONY OVER ADDED. D1, 2 ALTERED. D1, 2 & 3 MODIFIED.
B. 21.12.2009	POOL EXTENDED. BALCONY ALTERED. STAIRS RELOCATED. GRID LINE F RELOCATED.

BD
 BUILDING
 DESIGNERS
 ASSOCIATION
 NEW SOUTH WALES INC.
 FULL MEMBER

peterdownes
 multi-award winner designs
 address 115 Palmgrove Rd, Avalon 2107
 phone 9973 3312 www.peterdownes.com

PROJECT
 PROPOSED ALTERATIONS TO EXISTING DWELLING AT
 124 RIVERVIEW RD AVALON
 FOR - THE RIVERVIEW PROPERTY TRUST -
 DRAWING
 FLOOR PLAN
 POOL LEVEL - RL 27.19 & RL 27.67

DRAWN P. DOWNES	CHECKED P. DOWNES
SCALE 1:100	DATE 30.9.2009
DRG. No. A2	0908-03/B



- KEY
- SMOKE ALARM
 - STUD WALL 90mm
 - EXISTING WALL
 - WALL TO BE DEMOLISHED
 - MASONRY WALL

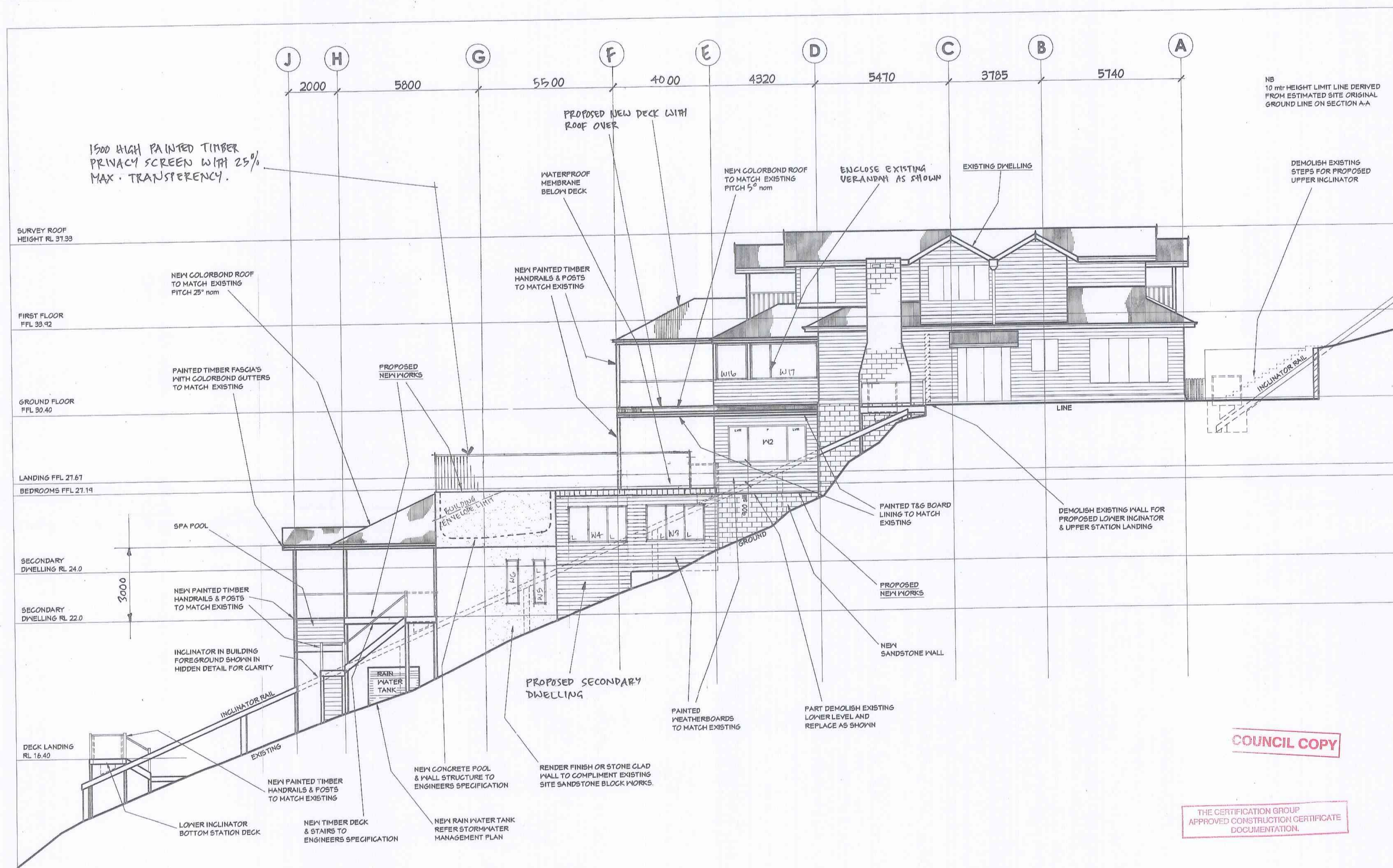
REVISION
B. 22.12.2009
FLOOR PLAN
ALTERED, STAIRS
RELOCATED.
GRIP LINE F
RELOCATED.



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PROJECT
PROPOSED ALTERATIONS TO EXISTING DWELLING AT
124 RIVERVIEW RD AVALON
FOR - THE RIVERVIEW PROPERTY TRUST -
DRAWING
FLOOR PLAN - SECONDARY DWELLING
RL 22.00 & RL 24.00

DRAWN P. DOWNES	CHECKED P. DOWNES
SCALE 1:100	DATE 22.12.2009
DRG. No. A2 0908-04/B	



REVISION	
A.	30.09.2009. EXISTING VERANDAH ENCLOSED. NEW VERANDAH ADDED. P.M. ALTERED.
B.	22.12.2009. SECONDARY DWELLING ALTERED. EXTERIOR STAIRS DELETED.



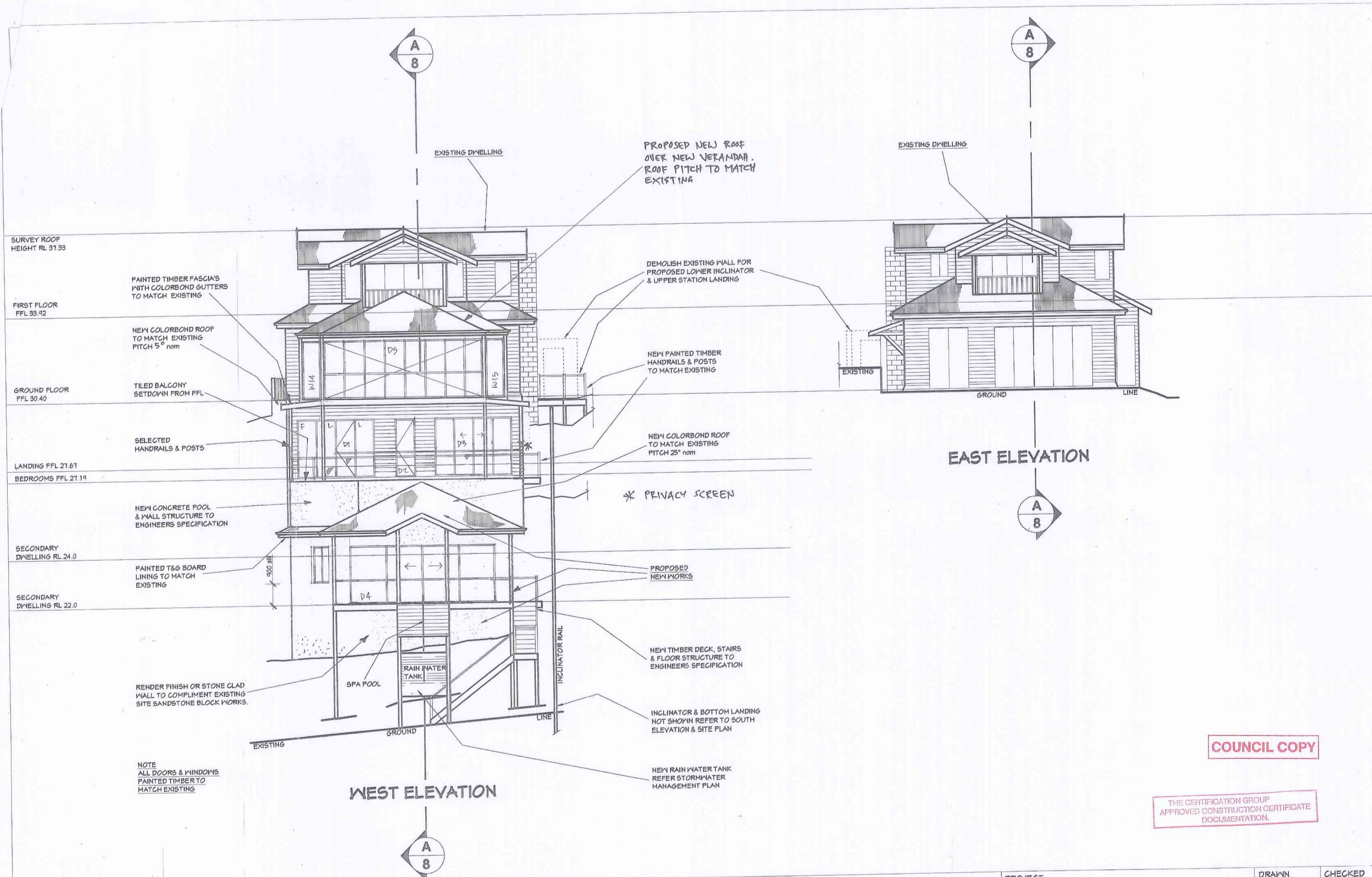
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PROJECT
PROPOSED ALTERATIONS TO EXISTING DWELLING AT
129 RIVERVIEW RD AVALON
FOR - THE RIVERVIEW PROPERTY TRUST -

DRAWING
SOUTH ELEVATION

DRAWN P. DOWNES	CHECKED P. DOWNES
SCALE 1:100	DATE 30.9.2009
DRG. No. A2	0908-06/B



COUNCIL COPY

THE CERTIFICATION GROUP
APPROVED CONSTRUCTION CERTIFICATE
DOCUMENTATION.

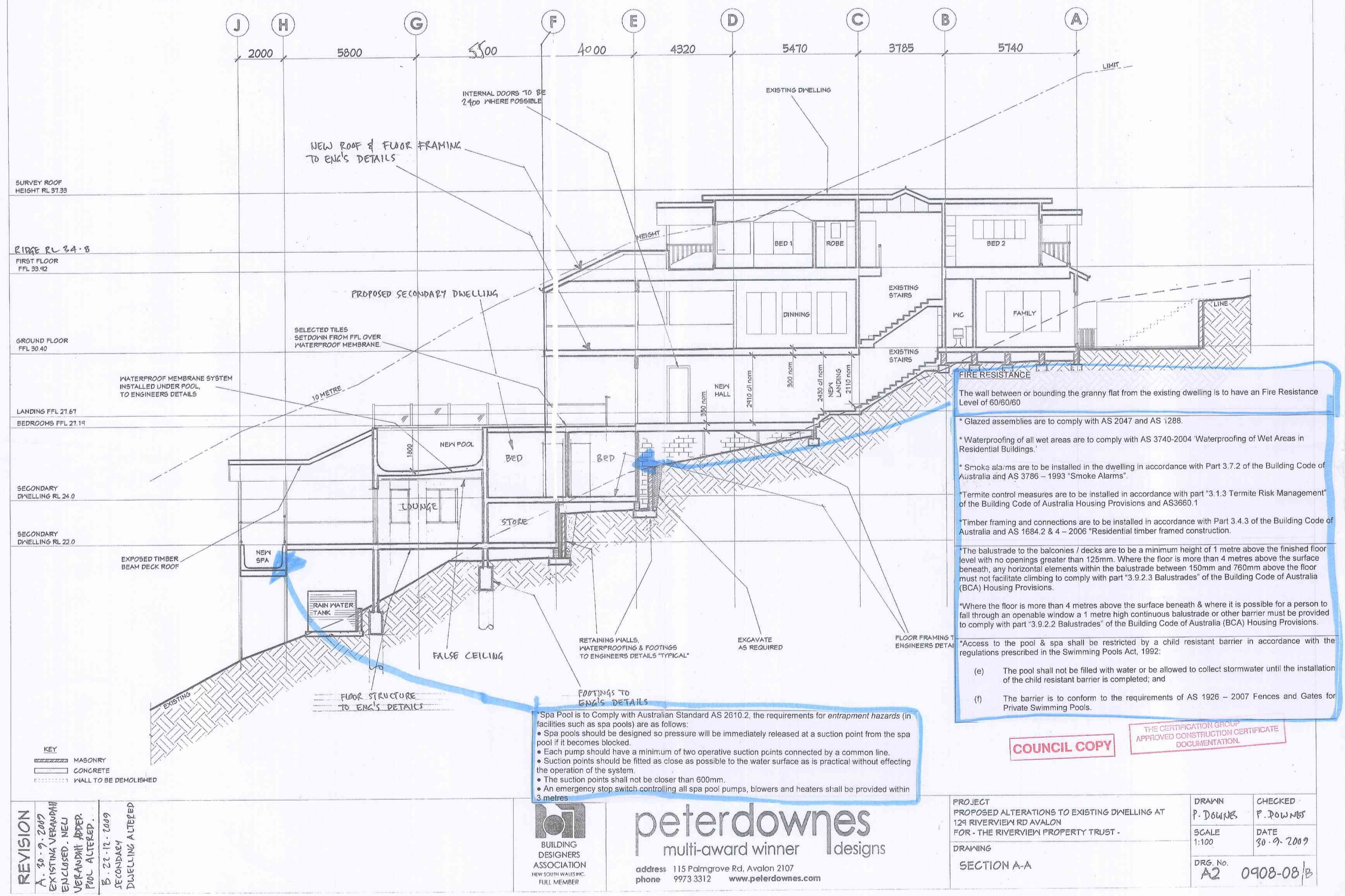
REVISION
A. 30.9.2009 NEW DECK ADDED TO WEST ELEVATION POOL ALTERED. SECTION B-B ADDED.
B. 22.12.2009 POOL ALTERED



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multi-award winner designs
address 115 Palmgrove Rd, Avalon 2107
phone 9973 3312 www.peterdownes.com

PROJECT
PROPOSED ALTERATIONS TO EXISTING DWELLING AT
124 RIVERVIEW RD AVALON
FOR - THE RIVERVIEW PROPERTY TRUST -
DRAWING
EAST & WEST ELEVATIONS

DRAWN P. DOWNES	CHECKED P. DOWNES
SCALE 1:100	DATE 30.9.2009
DRG. No. A2	0908-07/B



FIRE RESISTANCE

The wall between or bounding the granny flat from the existing dwelling is to have a Fire Resistance Level of 60/60/60.

- * Glazed assemblies are to comply with AS 2047 and AS 1288.
- * Waterproofing of all wet areas are to comply with AS 3740-2004 'Waterproofing of Wet Areas in Residential Buildings'.
- * Smoke alarms are to be installed in the dwelling in accordance with Part 3.7.2 of the Building Code of Australia and AS 3786 - 1993 'Smoke Alarms'.
- * Termite control measures are to be installed in accordance with part '3.1.3 Termite Risk Management' of the Building Code of Australia Housing Provisions and AS3660.1.
- * Timber framing and connections are to be installed in accordance with Part 3.4.3 of the Building Code of Australia and AS 1684.2 & 4 - 2006 'Residential timber framed construction'.
- * The balustrade to the balconies / decks are to be a minimum height of 1 metre above the finished floor level with no openings greater than 125mm. Where the floor is more than 4 metres above the surface beneath, any horizontal elements within the balustrade between 150mm and 760mm above the floor must not facilitate climbing to comply with part '3.9.2.3 Balustrades' of the Building Code of Australia (BCA) Housing Provisions.
- * Where the floor is more than 4 metres above the surface beneath & where it is possible for a person to fall through an openable window a 1 metre high continuous balustrade or other barrier must be provided to comply with part '3.9.2.2 Balustrades' of the Building Code of Australia (BCA) Housing Provisions.
- * Access to the pool & spa shall be restricted by a child resistant barrier in accordance with the regulations prescribed in the Swimming Pools Act, 1992:
 - (e) The pool shall not be filled with water or be allowed to collect stormwater until the installation of the child resistant barrier is completed; and
 - (f) The barrier is to conform to the requirements of AS 1926 - 2007 Fences and Gates for Private Swimming Pools.

Spa Pool is to Comply with Australian Standard AS 2610.2, the requirements for *entrapment hazards* (in facilities such as spa pools) are as follows:

- Spa pools should be designed so pressure will be immediately released at a suction point from the spa pool if it becomes blocked.
- Each pump should have a minimum of two operative suction points connected by a common line.
- Suction points should be fitted as close as possible to the water surface as is practical without effecting the operation of the system.
- The suction points shall not be closer than 600mm.
- An emergency stop switch controlling all spa pool pumps, blowers and heaters shall be provided within 3 metres

REVISION
A. 30.9.2009 EXISTING VERANDA ENCLOSED. NEW VERANDA ADD'D. POOL ALTERED.
B. 21.12.2009 SECONDARY DWELLING ALTERED



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PROJECT
PROPOSED ALTERATIONS TO EXISTING DWELLING AT
129 RIVERVIEW RD AVALON
FOR - THE RIVERVIEW PROPERTY TRUST -

DRAWING
SECTION A-A

DRAWN P. DOWNES	CHECKED P. DOWNES
SCALE 1:100	DATE 30.9.2009
DRG. No. A2	0908-08/B