

FITZGERALD BUILDING CERTIFIERS PTY. LTD.

ABN 63 119 997 590
199 Pennant Hills Road Thornleigh NSW 2120
ph 9980 2155 fax 9980 2166 E mail admin@fitzgerald.com.au

CONSTRUCTION CERTIFICATE
PCA ENGAGEMENT - page 2
NOTICE OF COMMENCEMENT- page 2

Construction Certificate Number CC 2007/857 Approval Date 30 10 07

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

Date Application Received 15 10 2007

Council PITTWATER COUNCIL

DEVELOPMENT CONSENT NO 522/04 APPROVAL DATE 30 11 04
Modified 4/1/06
Name of Certifying Authority Fitzgerald Building Certifiers Pty Ltd
Name of Accredited Certifier Paul Fitzgerald - No BPB0119
Accreditation Body DIPNR, 20 Lee Street, Sydney 2000

Applicant Kenneth F McCourt
Address 42 Cabarita Rd, Avalon
Contact Number

Owner Kenneth F McCourt
Address 42 Cabarita Rd, Avalon

Subject Land Lot 1 & 2 DP 1009786 No 42 Cabarita Rd, Avalon

Description of Development – Demolition of a studio and erection of a dwelling

Building Code of Australia Classification 1a Value of Work \$ 465,000 00

Builder Details

Name Owner Builder
Licence Number 325887P

Approved Plans

Architectural Plans prepared by	Drawing Nos	Dated
Jackson Architects	DA01-DA07 Revision B	30 09 2007
Hydraulic Details prepared by	Drawing Nos	Dated
ITM Design	00 01 02 03 & 04	24 09 07
Stuctural Engineer Details by	Drawing Nos	Dated
Northern Beaches Consulting Engineers P/L	SO1-S17 Job No 070809	Sep 07
Landscape Plan prepared by	Drawing Nos	Dated
Peter Glass & Associates	7051-01	17 09 07

Rec 227732
\$30 8/11/07

CERTIFICATION

I Paul Fitzgerald, as the certifying authority am satisfied that,

- (a) The requirements of the regulations referred to in s81A (5) have been complied with That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as referred to in section 81A (5) of the Act, and
- (b) Long Service Levy has been paid where required under s34 of the Building and Construction Industry Long Service Payments Act 1986

Signed



DATED

30 10 2007

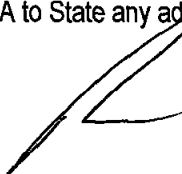
PRINCIPLE CERTIFYING AUTHORITY

Name of Certifying Authority	Fitzgerald Building Certifiers Pty Limited
Name of Accredited Certifier	Paul Fitzgerald
Accreditation Number	BPB0119
Contact Number	9980 2155
Address	199 Pennant Hills Rd, Thornleigh NSW 2120

MANDATORY CRITICAL STAGE INSPECTIONS Class 1 & 10 Buildings

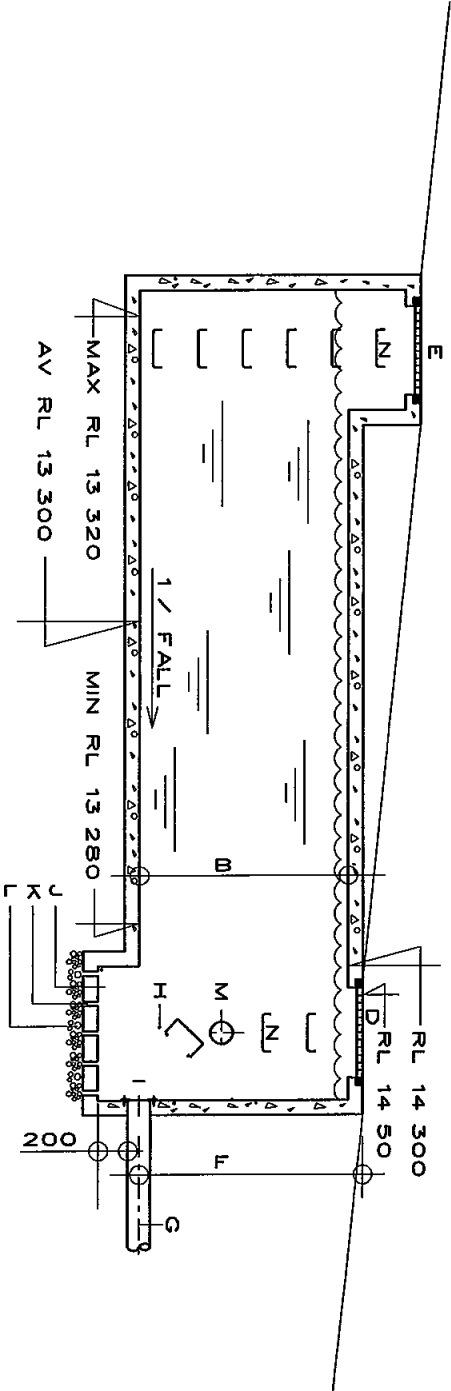
- | | |
|--|-----|
| 1 Commencement of Building Work | YES |
| 2 Piers prior to pour | YES |
| 3 Footings prior to pouring of reinforced concrete | YES |
| 4 Timber frame prior to lining | YES |
| 5 Waterproofing of wet areas | YES |
| 6 Stormwater pipes prior to backfilling | YES |
| 7 Pool Steel prior to pouring of reinforced concrete | No |
| 8 Pool Fence prior to water in the pool | No |
| 9 Final Inspection - issue of Occupation Certificate | YES |
| PCA to State any additional inspections | |

SIGNED



Dated

30 10 2007

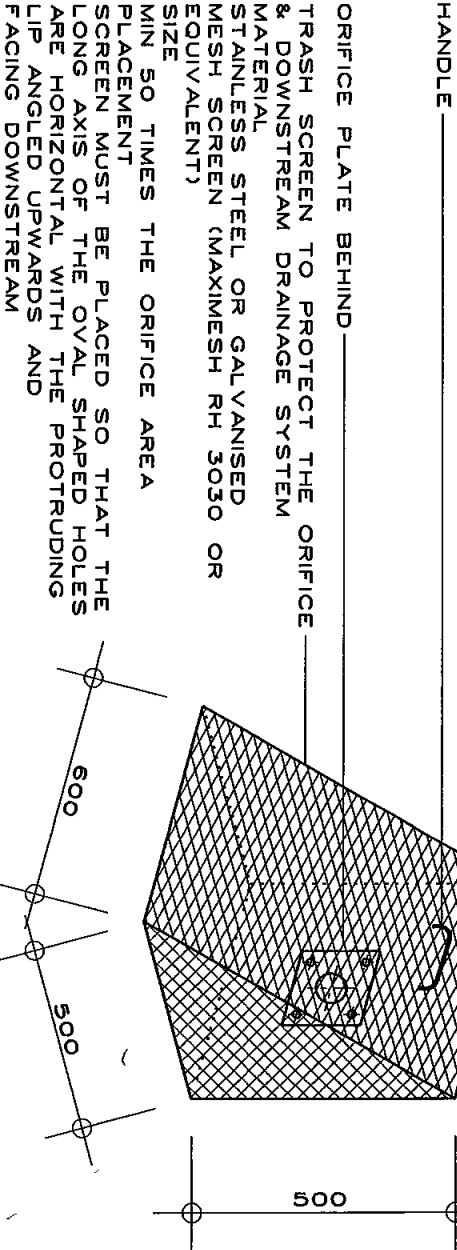


- ALL TANK DIMENSIONS SHOWN ARE INTERNAL MEASUREMENTS
- REFER TO STRUCTURAL ENGINEERS DOCUMENTS FOR WALL / SLAB THICKNESS AND CONSTRUCTION DETAILS

ITEM	DESCRIPTION	
A	TANK AREA (2.0m x 6.0m)	12.0m ²
B	AVERAGE TANK DEPTH	1.0m
C	TANK VOLUME 12.0m ² x 1.0m	12.0m ³
D	INLET / ACCESS / SURCHARGE GRATE	600 SQUARE
E	INLET / ACCESS GRATE	600 SQUARE
F	MAX WATER LEVEL ABOVE G _o OF ORIFICE PLATE	1.220m
G	OUTLET PIPE	REFER TO PLAN
H	TRASH SCREEN	REFER TO DETAIL 1
I	ORIFICE PLATE	REFER TO DETAIL 2
J	SILT TRAP	
K	WEEP HOLES 20mm DIA	Ø 200mm CENTRE
L	BLUE METAL BED (WRAPPED IN GEOFABRIC)	150 mm HIGH
M	INLET PIPE	REFER TO PLAN
N	STEP IRONS	

DIAGRAMMATIC SECTION - A THROUGH DETENTION TANK

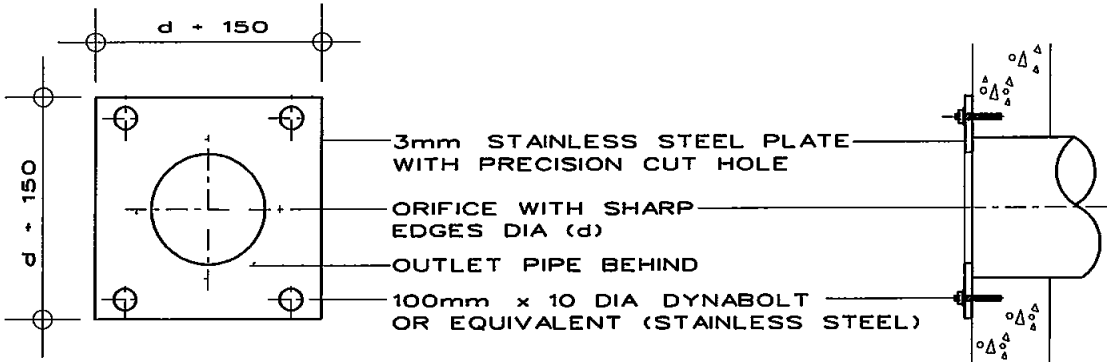
NTS



DETAIL 1: REMOVABLE TRASH SCREEN

NTS

CALCULATION OF DETENTION VOLUME AND
SITE DISCHARGE (IN ACCORDANCE WITH
PITTWATER COUNCIL'S DRAFT POLICY
DATED FEBRUARY 1996)
ACCORDING TO DA CONDITION B19
DETENTION VOLUME REQUIRED 18.0m³
PSD 11.5 ltrs / sec



CALCULATION OF ORIFICE SIZE (IN ACCORDANCE WITH PITTWATER
COUNCIL'S DRAFT POLICY DATED FEBRUARY 1996 TABLE 4.2
(ACCORDING TO DA CONDITION B19)

69mm DIA

DETAIL 2: ORIFICE PLATE

NTS

This is the plan/spec referred to in
Fitzgerald Certificate
Cert No. 2007 / 857
211 97
Paul Fitzgerald Accreditation No BPP 0119

A	ISSUED FOR CC	24 09 07
REV	DESCRIPTION	DATE

CLIENT
KENNETH F
MCCOURT

ARCHITECT
JACKSON
ARCHITECTS

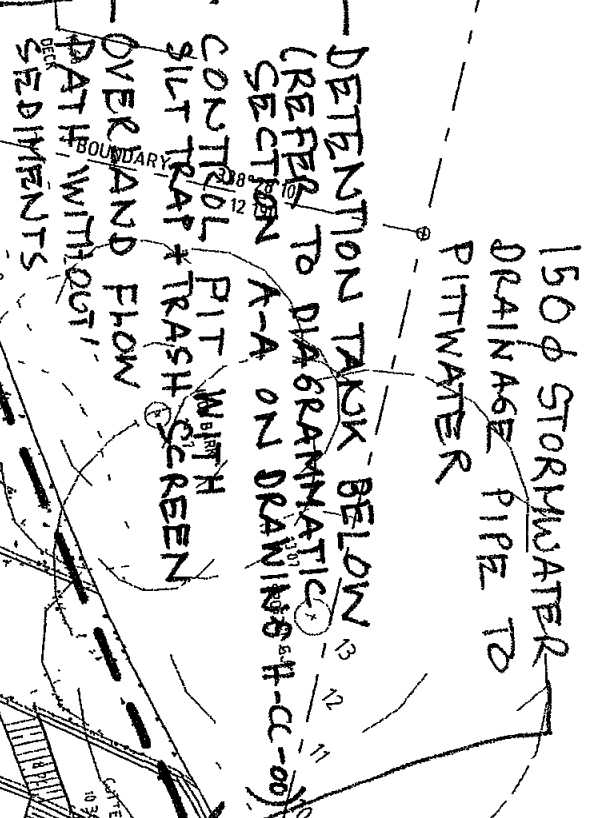
itmdesign
consulting hydraulic engineers
6 / 3 opollo street warriewood nsw 2102
po box 1438 mondai nsw 1660
tel (02) 9997 1566 fax (02) 9997 3266
email itmdesign@net.au

PROJECT
42 CABARITA
ROAD
CARREEL BAY

DRAWING TITLE
COVER SHEET
AND DETAILS

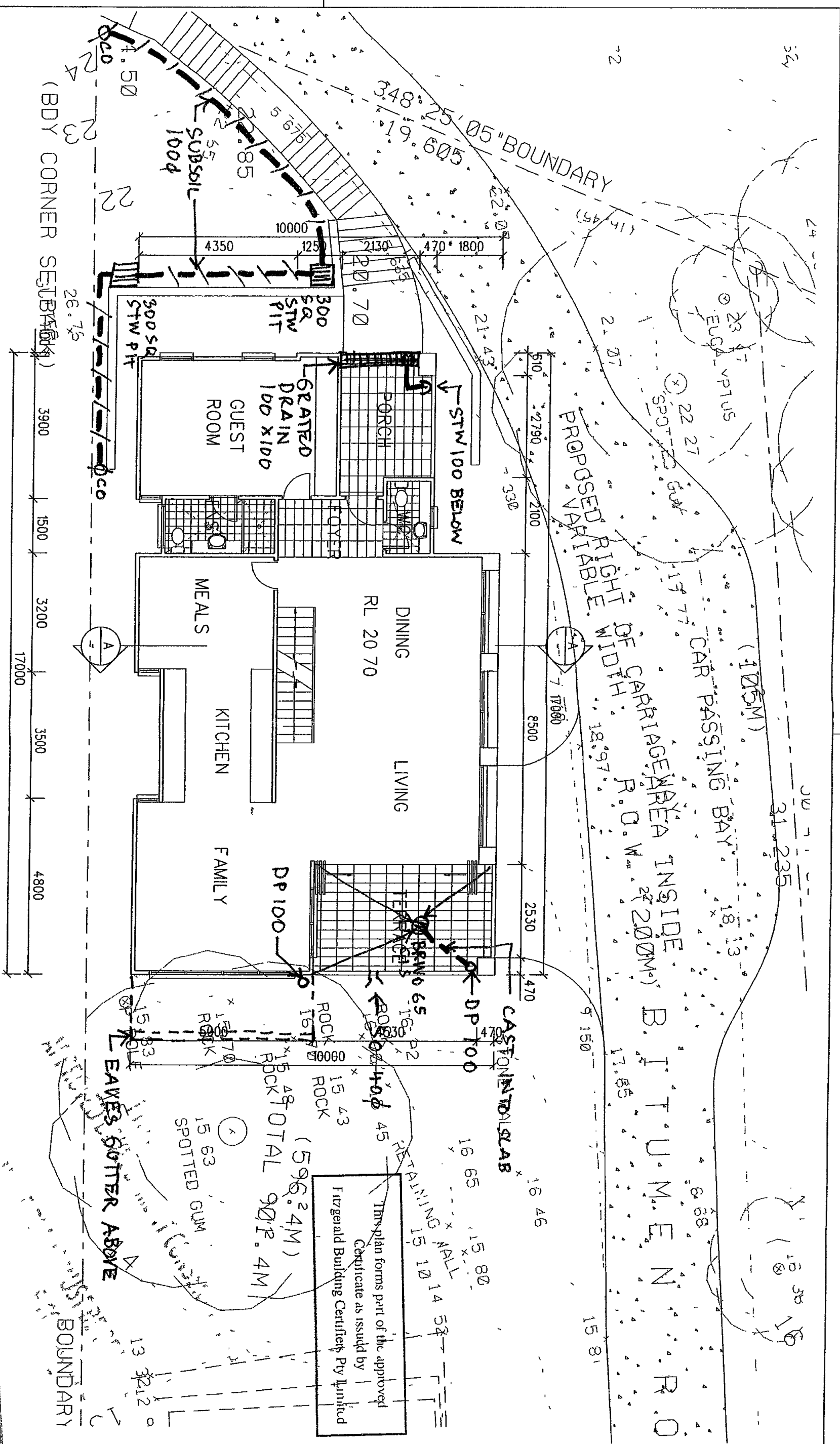
SCALE	JOB No
NTS	00 / 77
DISCIPLINE	DRAWING No
HYD	H-CG-00
	REVISION
	A

① EXISTING FENCE AND/OR CHAINWIRE
MESH FENCE (COVERED IN GEOTEXTILE)



~~15 MAR 2007~~

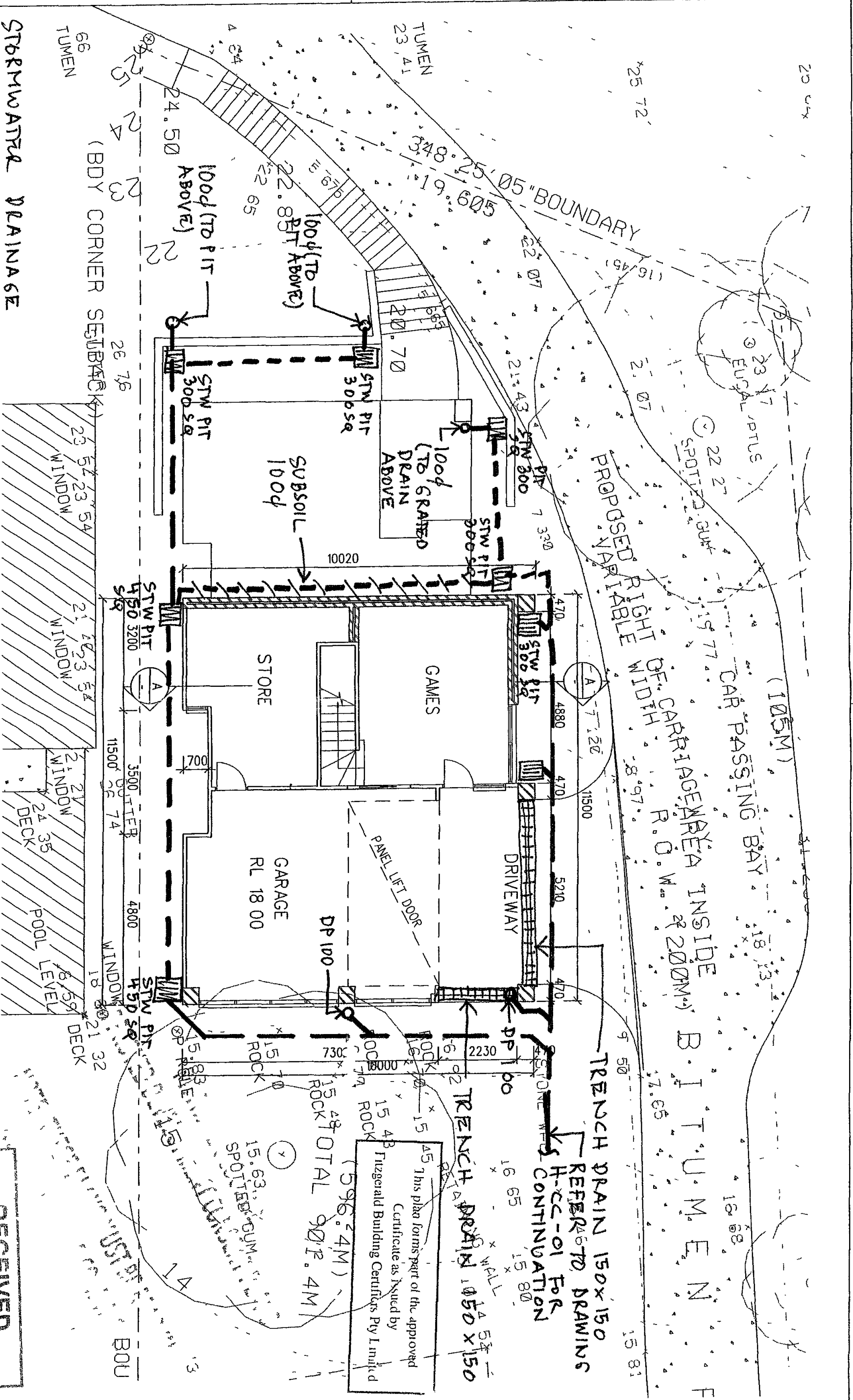
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STORMWATER DRAINAGE
ITEM DESIGN
H-CC-03 24.03.07 REVISION 'A'

PROPOSED NEW RESIDENCE
LOT 11/ 42 CABARITA ROAD, CAREEL BAY

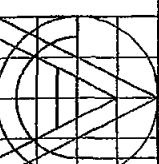
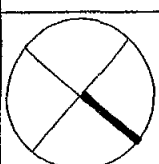
	Rev	D 1	Description	By					
	A	30 JULY 08	DEVELOPMENT APPLICATION	AS					
JACKSON ARCHITECTS					1/281 Pacific Highway North, Suite 7 NSW 2060 Tel: (02) 9396 8877 Fax: (02) 9396 0811				
Drawing Title					GROUND FLOOR PLAN				
5 04		1:100		Date		Proj. Date		Drawn	
P		Ject N		Item No		Drawing No		Theme	
						DA 03		A	



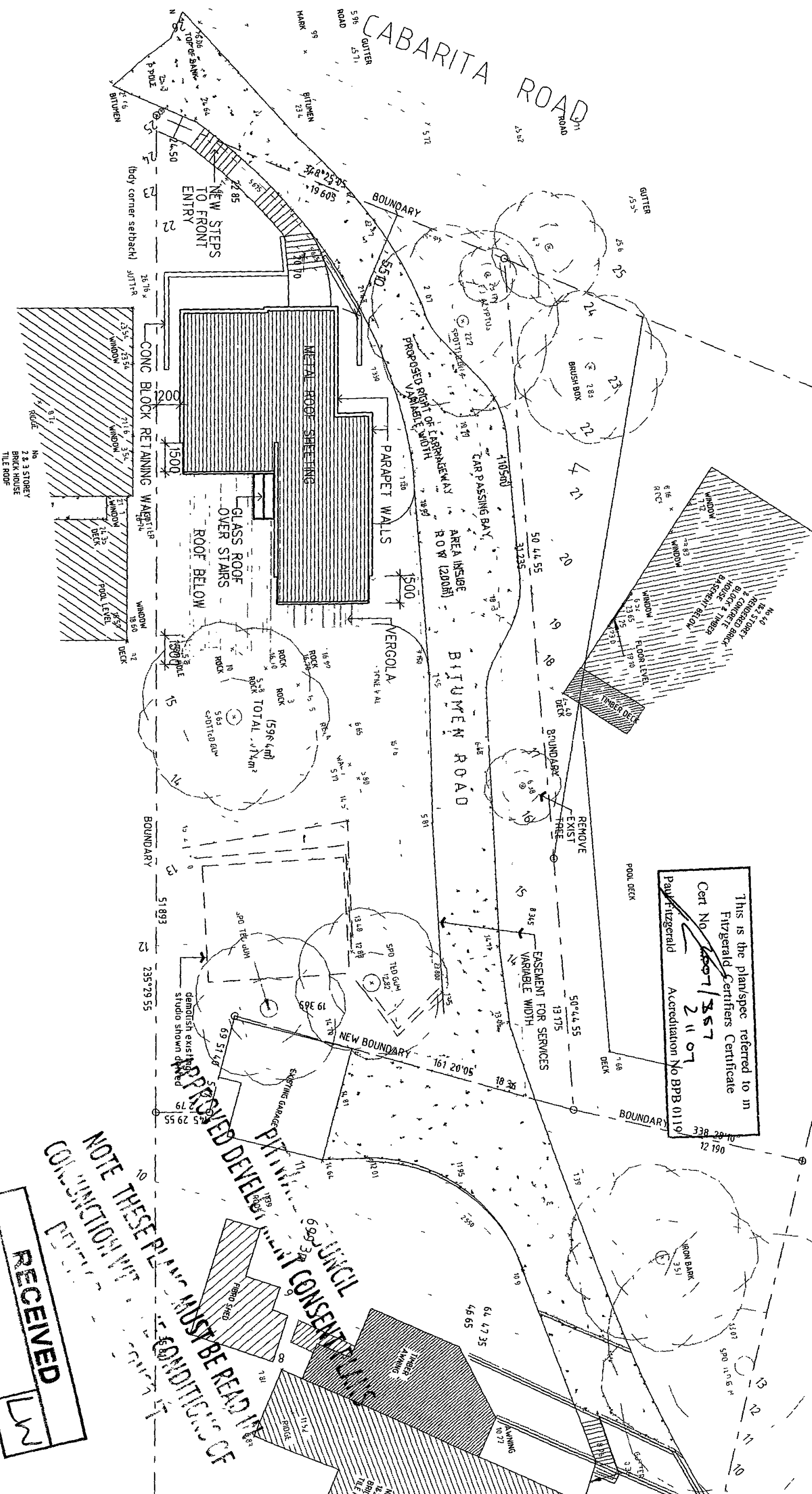
STORMWATER DRAINAGE
ITM DESIGN
H-CC-64 24.09.07 REVISION 1A'

PROPOSED NEW RESIDENCE
LOT 11/ 42 CABARITA ROAD, CARRELL BAY

RECEIVED
15 MAR 2007



JACKSON ARCHITECTS			
1/280 Pacific Highway, No 10 Sydney NSW 2000 Tel: (02) 9554 9977 Fax: (02) 9554 9977			
BASEMENT FLOOR PLAN			
Scale	1:100	Drawn	AS
Project No	Item No	Drawing No	Revision
		DA 02	A



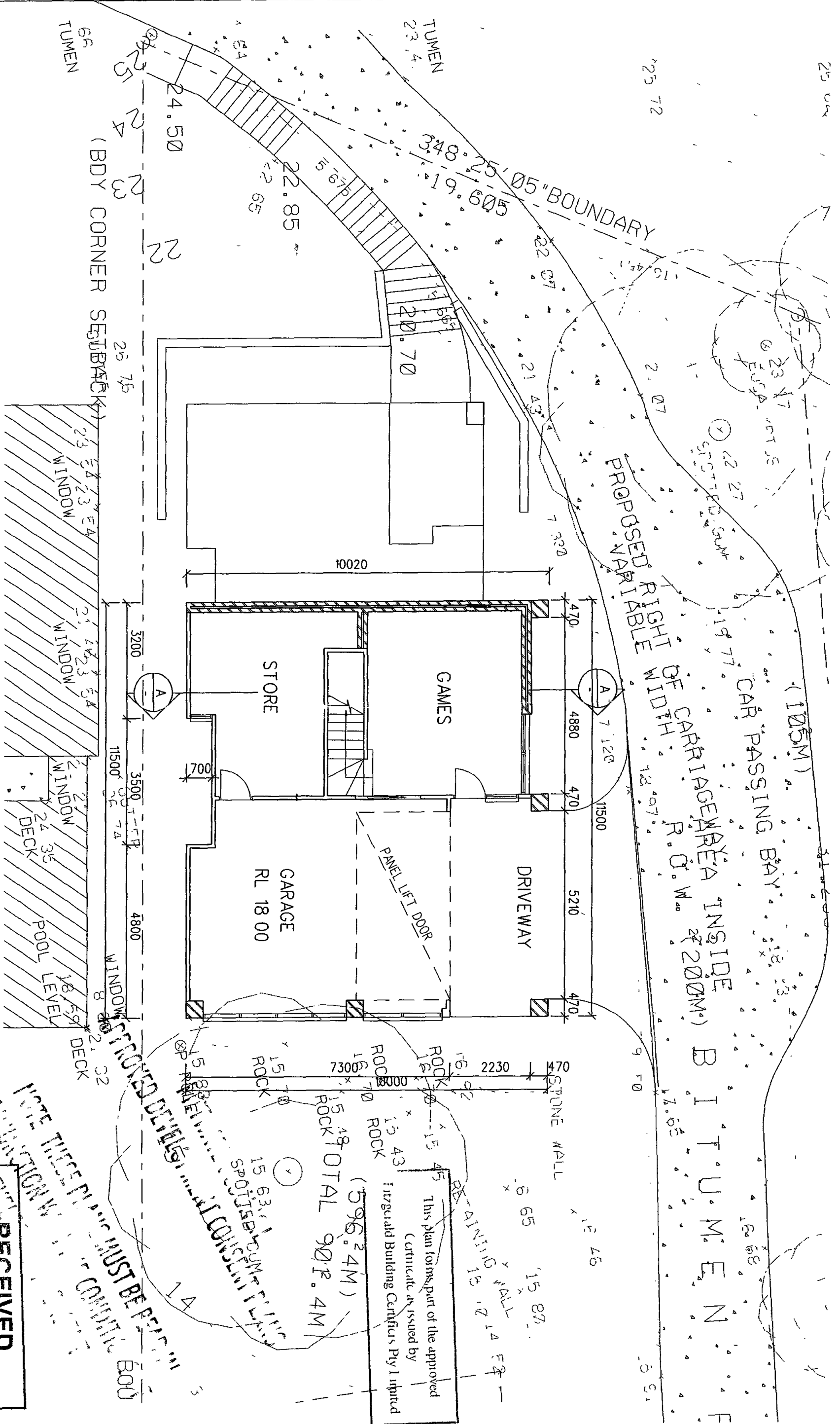
This is the planspec referred to in
Fitzgerald Certifiers Certificate
Cert No 2007/357
21107
Paul Fitzgerald Accreditation No BPB 0119

NOTE THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF THE COUNCIL PLANNET CONSENT PLANS

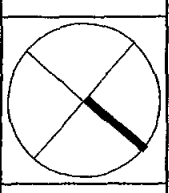
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PROPOSED NEW RESIDENCE
LOT 11/ 42 CABARITA ROAD, CAREEL BAY

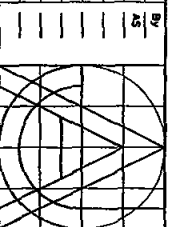
JACKSON ARCHITECTS									
1/280 Pacific Highway North Sydney NSW 2060 Tel: (02) 9926 8877 Fax: (02) 9926 0877									
D wing Title SITE / ROOF PLAN									
Sheet 1 200									
Proj 110 Item No Drawing N DA-01									
Dr an AS									
Revision A									
Rev 1 20 JULY 05									
D description DEVELOPMENT APPLICATION									
By AS									



PROPOSED NEW RESIDENCE
LOT 11/ 42 CABARITA ROAD, CAREEL BAY



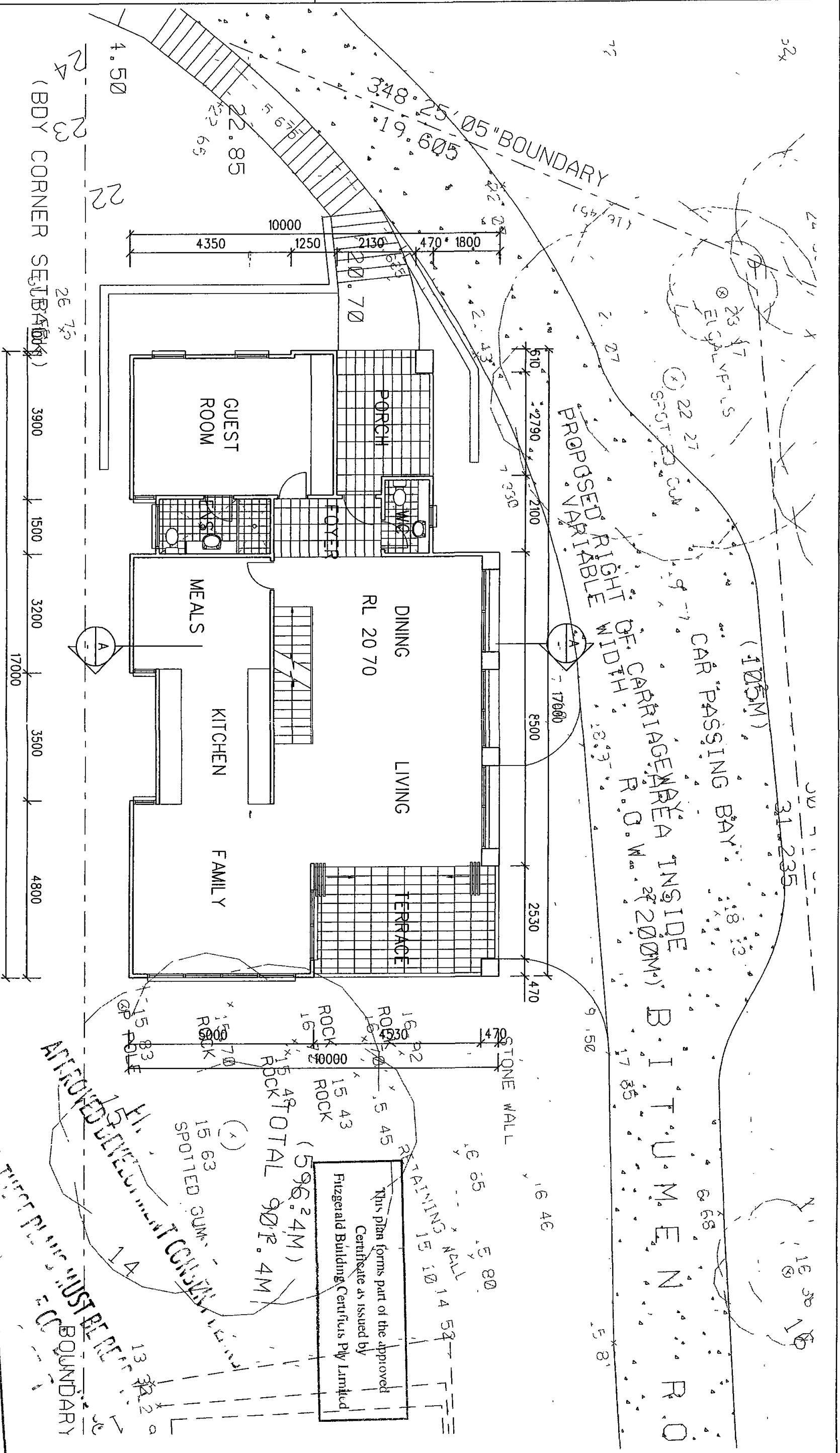
Re	By	Date	On
1	AS	30 JUL 05	DEVELOPMENT APPLICATION



JACKSON ARCHITECTS			
1/281 Pacific Highway North Sydney NSW 2060 Tel: (02) 9986 8877 Fax: (02) 9984 0877			
Project Title: BASEMENT FLOOR PLAN			
Scale: 1:100	Drawn: D1	Project Date:	Drawn: AS
Project No:	Item No:	Drawing No: DA 02	Revision: A

RECEIVED
15 MAR 2007
Note: These plans MUST BE RETURNED TO THE CONSULTANT FOR CONSTRUCTION

This plan forms part of the approved Certificate of Occupancy issued by the Integrated Building Certifiers Pty Ltd



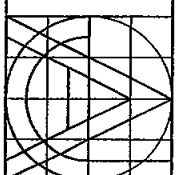
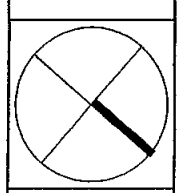
NOTE: THIS PLAN MUST BE RETURNED TO THE ARCHITECTS
15 MAR 2007

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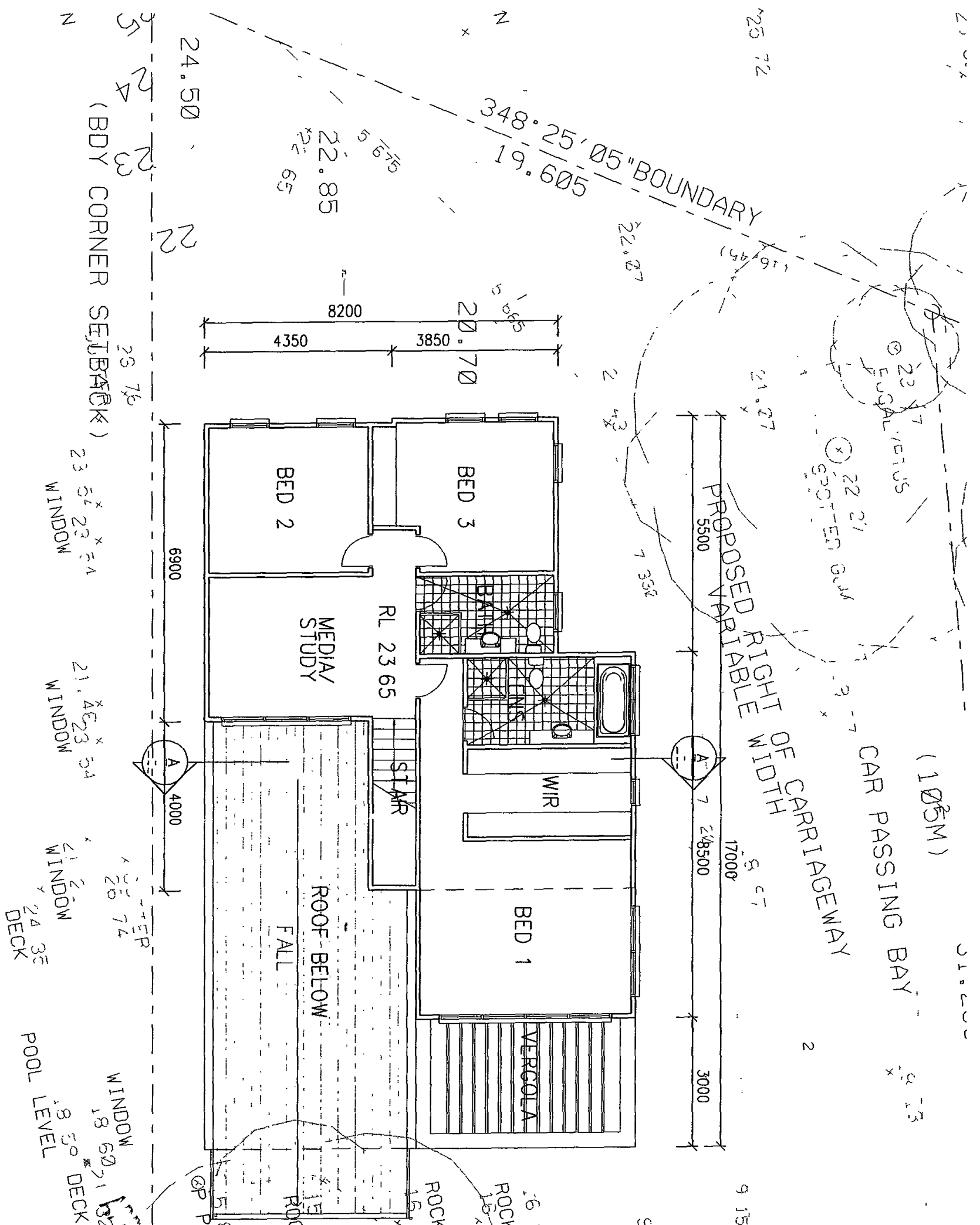
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PROPOSED NEW RESIDENCE
LOT 11/ 42 CABARITA ROAD, CAREEL BAY



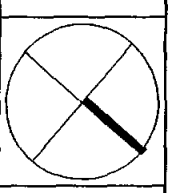
JACKSON ARCHITECTS			
1/231 Pacific Highway North Sydney NSW 2060 Tel (02) 9556 8877 Fax (02) 9556 0872			
Drawing Title: GROUND FLOOR PLAN			
Scale: 1:100	Drawn: A.S.	Date: DA 03	Project No: DA 03



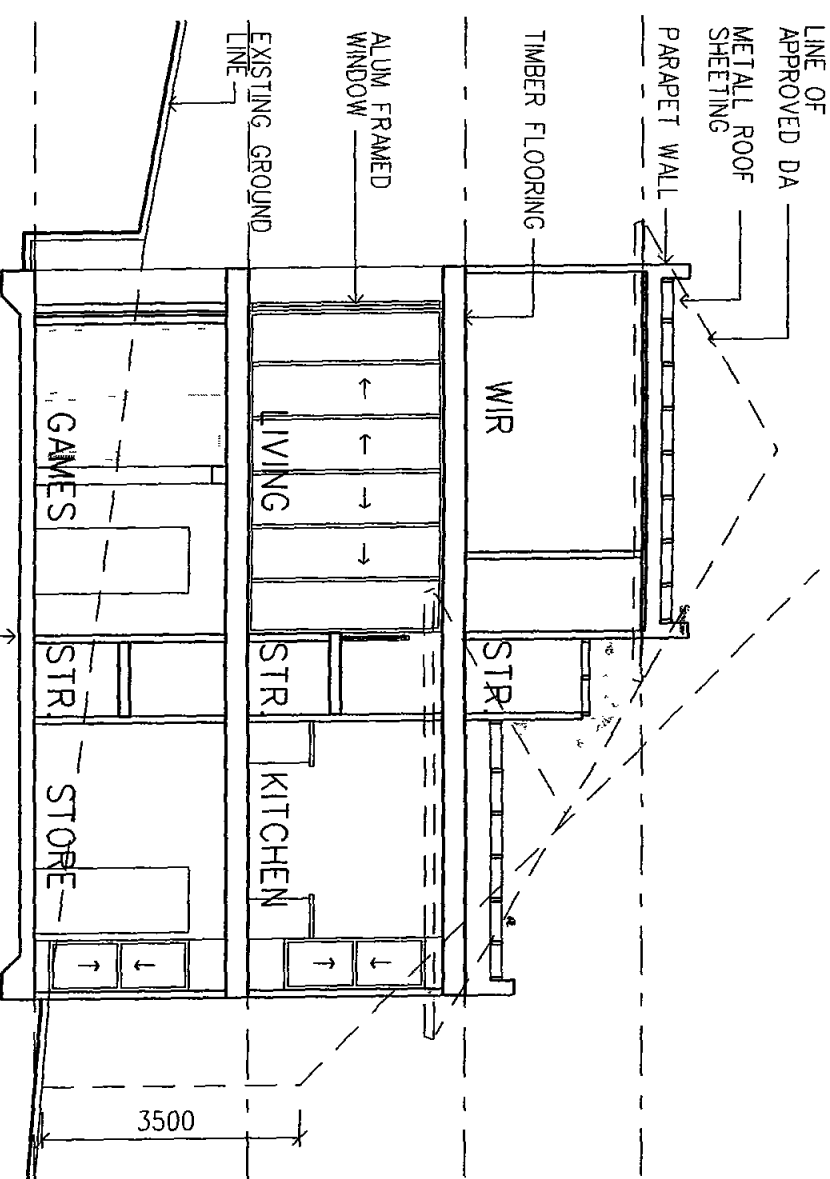
This plan forms part of the approved
Certificate as issued by
Fitzgerald Building Certifiers Pty Limited

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13 MAR 2007

PROPOSED NEW RESIDENCE
LOT 11/ 42 CABARITA ROAD, CAREEL BAY



No		Description	By
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CONC SLAB

85 METERS HEIGHT LINE

VERGOLA

GLASS BALUSTRADE

RL 18 00

METAL GRACE
DOOR

This plan forms part of the approved
Certificate as issued by
Fitzgerald Building Certifiers Pty Ltd

STANDING ADJUSTABLE LOUVRE
SCREEN OVER WINDOW

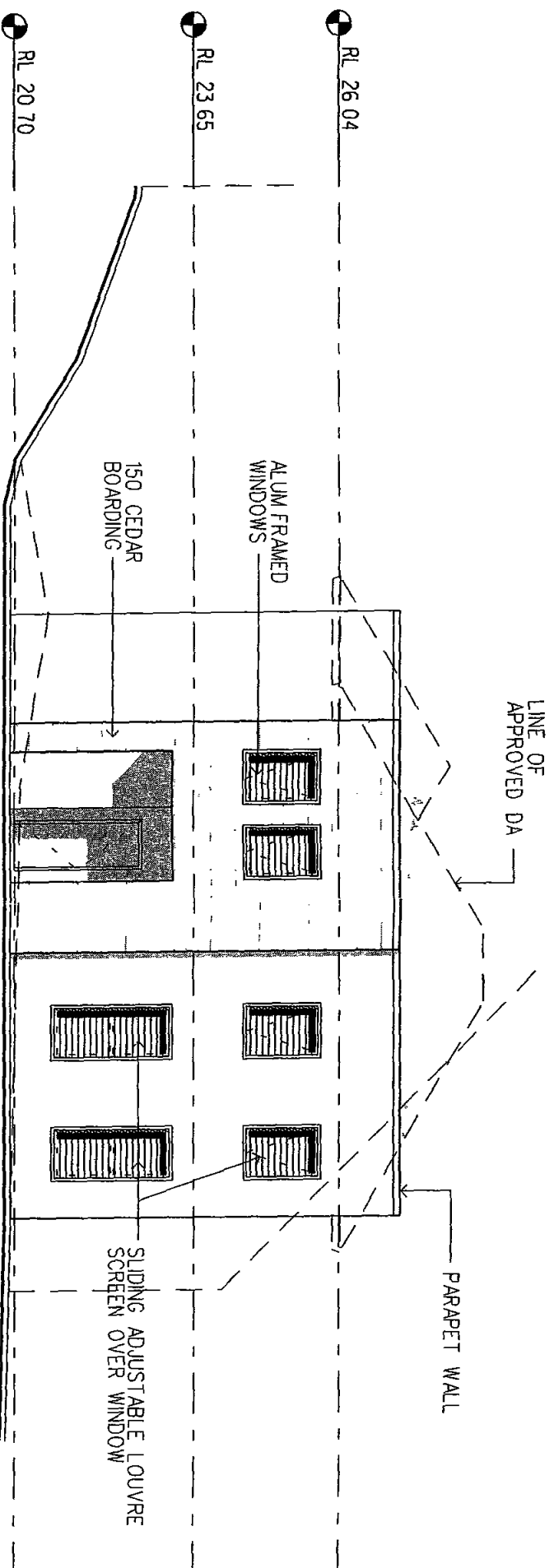
NOTE: THESE PLANS MUST BE
CONSIDERED

REC

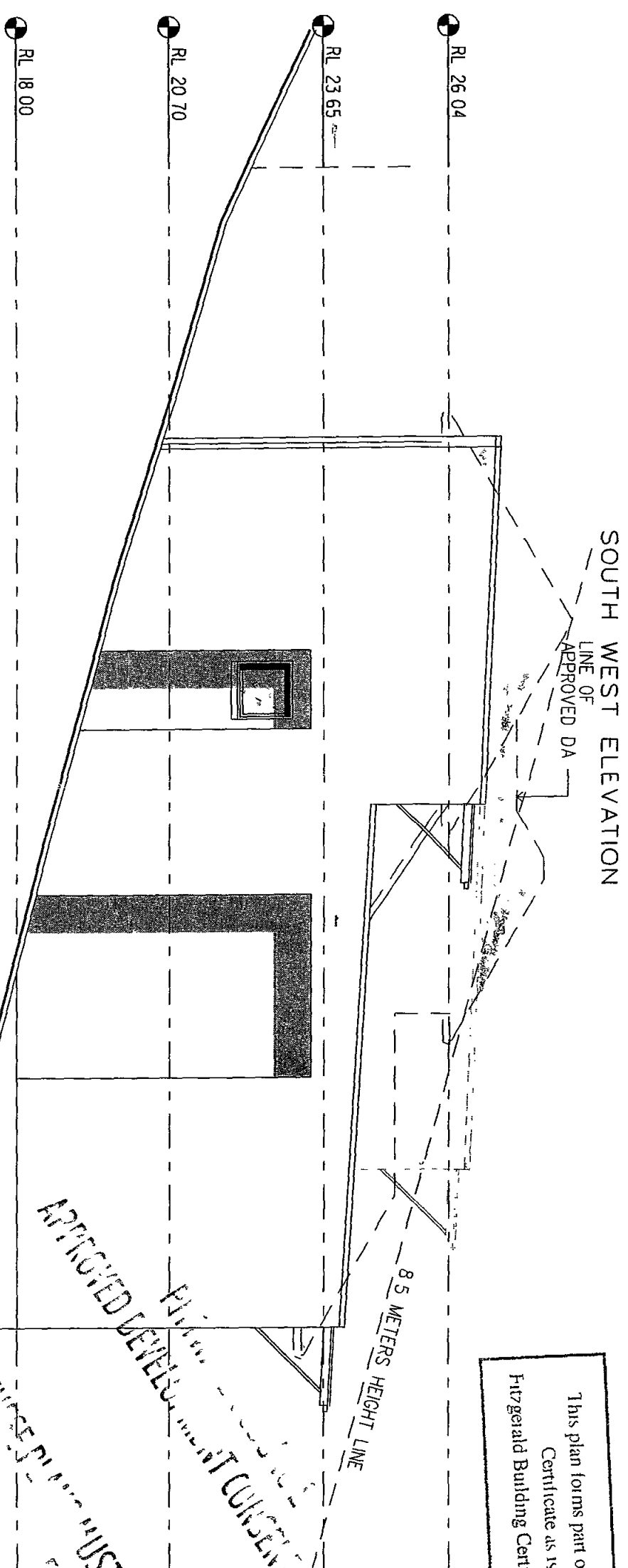
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15 MAR 2007

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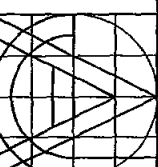
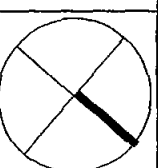
This plan forms part of the approved
Certificate as issued by
Fitzgerald Building Certifiers Pty Limited



SOUTH EAST ELEVATION

15 MAR 2007
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LW

PROPOSED NEW RESIDENCE
LOT 11/ 42 CABARITA ROAD, CAREEL BAY



JACKSON ARCHITECTS		1/230 Pacific Highway North Sydney NSW 2060 Tel (02) 956 8677 Fax (02) 9564 0377	
Drawing Title		ELEVATIONS 2	
Scale	1:100	Drawn	AS
Project No	DA 06	Drawn No	AS
Item No		Revision	A

GENERAL NOTES

- 61 The drawings are to be read together with the specifications and specifications
- 62 Dimensions shall not be obtained by scaling from the drawings. All setting out dimensions shall be verified and discrepancies shall be referred to the Engineer prior to commencement of work
- 63 Care is required during construction so that structural elements are not over stressed and that the works and excavations required therefore are kept stable at all times
- 64 Design, materials and workmanship are to be in accordance with current S A standards and statutory authority regulations except where varied by these documents
- 65 Design live loads are in accordance with AS 1170.1
- 66 Builder to ensure stability of existing structures in the vicinity of excavation works

FOUNDATIONS

- F1 FOUNDATION STRATA IS ASSUMED FOR DESIGN PURPOSES IN ACCORDANCE WITH AS 2870-1996, 'RESIDENTIAL SLAB AND FOOTINGS-CONSTRUCTION'. SEE FOOTNOTE CLASSIFICATION TO BE VERIFIED BY A GEOTECHNICAL ENGINEER COMMISSIONED BY THE CLIENT FOR CERTIFICATION OF FOUNDATIONS
- F2 Footings to be constructed and back filled as soon as possible following excavation to avoid softening by rain or drying out by exposure
- F3 Footings must bear into undisturbed natural ground clear of organic material. Refer to details
- F4 If rock or variable bearing strata is encountered during excavation of the footings all footings/piers are to be excavated to similar material of greater bearing capacity
- The Engineer is to be contacted at that time for approval or review
- F5 Footings to be cast in approved material having an allowable capacity as follows
- Sand Foundations
- S41 Required bearing capacity 100 kPa
- S42 Trenches must be cleared of all debris and hand compacted prior to placement of reinforcement
- Clay Foundations
- CL1 Required bearing capacity 150 kPa
- CL2 Trenches must be cleared of all debris. Soft spots must be cut out and filled as per compacted fill notes prior to placement of reinforcement
- Shale Foundations
- S41 Required bearing capacity 400 kPa
- S42 Excavation for footings into shale must be cast or capped with plain concrete on the same day as excavation
- Sandstone Foundations
- S51 Required bearing capacity 600 kPa
- S52 Scraped weathered surface to remove cleaned sandstone under footings
- Refer adjacent for assumed Design bearing strata
- F6 Future development of neighboring properties may effect ground water conditions on this site. Consequently, reactivity in subgrade beneath footings may be locally altered therefore putting footing at risk of differential settlement. We recommend that, particularly in clay subgrades, agricultural drainage is installed to the upstream perimeter of the building at a distance from the building which is outside the zone of influence of the footings. The agricultural drain must be installed below the fluctuating seasonal zone which should be identified by geotechnical investigation

CONCRETE

- C1 All workmanship and materials shall be in accordance with AS 3600
- C2 Concrete quality shall be as follows and shall be verified by tests
- C3 All concrete unless otherwise noted shall have a slump of 80mm at point of placement, a max aggregate size of 20 mm
- No water shall be added to the mix prior to or during placement of concrete. Strength as specified on plans
- C4 Clear concrete cover to reinforcement shall be as follows unless otherwise shown-

ELEMENT	INTERIOR	EXTERIOR	EXTERIOR CAST AGAINST GROUND
FOOTINGS	-	-	50
COLUMNS/PEDESTALS	30 UNO	REFER TO PLAN	-
SLABS/WALLS	25	REFER TO PLAN	40 ON MEMBRANE
BEAMS	25 UNO	REFER TO PLAN	50
A3 BLOCKWORK	55 FROM APPROPRIATE FACE		

DOCUMENT CERTIFICATION

I am a qualified Structural/Civil Engineer
I hold the following qualifications:
BEC(MI), CPENG, MIEAust, INFER,
Institute of Engineers Membership No 603436
I hereby state that this drawing is in compliance with the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards

Date: 08/07/2007
Rick G. Wray
(Director Northern Beaches Consulting Engineers)

REINFORCEMENT

- R1 All reinforcement specified is Grade D500 unless noted otherwise
- R2 Reinforcement is represented diagrammatically it is not necessarily shown in true projection
- R3 Top reinforcement is to be continuous over supports
- R4 Bottom reinforcement to be lapped at supports
- R4 Welding of reinforcement shall not be permitted unless shown on the structural drawings
- R5 Pipes or conduits shall not be placed within the zone of concrete cover to the reinforcement without the approval of the engineer
- R6 All reinforcing bars and fabric shall comply with AS 4671-2001
- R7 Reinforcement symbols
- N - Grade 500N deformed bar (D500) Normal Ductility
- R - Grade 250N plain round bar (R250) Normal Ductility
- SL - Grade 500L welded deformed ribbed mesh (D500)
- SL - Grade 500L welded deformed ribbed mesh (D500)
- RL - Grade 500L welded deformed ribbed mesh (D500)
- Rectangular Low Ductility
- The number immediately following these symbols is the number of millimeters in the bar diameter
- Example B N12-250
- Diameter 8, Grade 500N deformed bars, 12 mm diameter at 250 c/s
- R8 Fabric reinforcement to be lapped 1 complete square + 25 mm unless noted otherwise
- R9 All reinforcement shall be firmly supported on bar chairs spaced at a maximum of 750 centres both ways under rod and fabric reinforcement. Reinforcement shall be tied at alternate intersections

FORMWORK

- F11 Formwork must be cleared of all debris prior to casting of concrete
- F12 Minimum stripping times for form work shall be as recommended in AS 3610 - 1990 or as directed by the engineer
- F13 The finished concrete shall be a dense homogeneous mass, completely filling the form work, thoroughly embedding the reinforcement and free of stone pockets. All concrete elements including slabs on ground and footings shall be compacted with mechanical vibrations
- F14 Curing of all concrete is to be achieved by keeping surfaces continuously wet for a period of 3 days, followed by prevention of loss of moisture for seven days followed by a gradual drying out. Approved sprayed on curing compounds may be used where no floor finishes are proposed. Polythene sheeting or wet hessian may be used if protected from wind and traffic

BRICKWORK

- BR1 Brickwork is to be constructed to AS 3700
- BR2 Two layers of approved greased metal based slip material shall be used over all load bearing walls that support concrete slabs and placed on smooth brickwork or trowelled mortar finish. Non load-bearing walls shall have 10 mm compressible material and ties to the slab soffit
- BR3 No brickwork shall be constructed on suspended slabs until all propping has been removed from the underside of the slab and the concrete has the specified 28 day cylinder strength verified by tests
- BR4 Control joints to be placed at a maximum of 8m centres or in accordance with AS 3700
- BR5 Exposure grade bricks to be used below damp proof course
- BR6 Vertical control joint material where specified on plan between slabs and brick walls shall be 10 mm Spandex External UNO Bitumastic fibreboard internal UNO

- BR7 Provide stoneless steel wall ties below DPC to AS 3700. Provide galvanized wall ties above DPC to AS 3700 & Local Council Specifications

BLOCKWORK

- BL1 Concrete blocks shall have a minimum compressive strength of 15 MPa and conform to AS 1500
- BL2 Where cores of hollow blocks are to be filled, properly compacted 20MPa concrete with 10 mm aggregate and 250 mm slump shall be used. Clean out openings must be utilized for all cores
- BL3 Location of actual starters is critical to suit block cores, allow 55 mm cover from the outside face of blockwork. All reinforcement lap lengths to conform to AS 3600
- BL4 Control joints to be placed at a maximum of 8 m centres or in accordance with AS 3700
- BL5 Vertical control joint material where specified on plan between slabs and brick walls shall be 10 mm Spandex External UNO Bitumastic fibreboard internal UNO

STEEL

- S1 All Structural steelwork to be Grade 300 or greater
- S1 Design, fabrication and erection to be in accordance with AS 4100
- S2 Materials and workmanship shall comply with AS 1250 - 1981, SAA Steel Structures Code and the specification for Structural Steel
- S3 Rolled steel sections including steel plates shall comply with AS 3678 - 1990
- S4 Cold formed steel sections shall be Grade 450 Zinc coated in accordance with AS 1536-1988
- S5 Welded and seamless steel hollow sections shall comply with AS 1163
- S6 Bolt Designation
- 4.6S - Commercial bolts Grade 4.6, snug tightened
- 8.8S - High Strength structural bolts Grade 8.8, snug tightened
- 8.8TB - High Strength structural bolts Grade 8.8, fully tightened to AS 1511 and acting as a Bearing Joint
- 8.8TF - High Strength structural bolts Grade 8.8, fully tensioned to AS 1511 and acting as a Bearing Joint
- Unless noted otherwise, all bolts will be 8.8S
- S7 Unless shown otherwise, minimum connection shall be 2716 bolts, 10 thick gusset plates, 6mm continuous fillet welds
- S8 Load indicating washers shall be used in all fully tensioned joints (8.8TF & 8.8TB)
- S9 All welding shall be carried out in accordance with AS 1554 SAA Structural Steel Welding Code
- S10 All butt welded shall be complete penetration butt welds category SP
- S11 Grooving of anchor bolt sleeves and base plates shall be completed by the contractor using High Strength, Non-Shrink grout
- S12 Fabrication and erection tolerances for Structural Steelwork shall be in accordance with AS 4100
- S13 Purlin bolts shall be N12 - 4.6S galvanneal
- S14 Steel work shall have one of the following grades of corrosion protection:-
- INTERNAL
- a Thoroughly cleaned wire brushing, followed by two coats of zinc phosphate primer equivalent to Dulux Lupacprime applied by hand using brushes to achieve a total dry film thickness of 70 microns
- EXTERNAL ELEMENTS, & ELEMENTS WITHIN EITHER SKIN OF EXTERNAL CAVITY WALLS
- b Preparation Blot clean to a minimum standard Class 2.5 in accordance with AS 1627 Part 4
- Primer 2-pack epoxy phosphate at dift 75 microns
- (Dulux Durepon P14)
- Barrier Coat 2-pack epoxy mucous iron oxide, dift 100 microns
- Finish Coat 2-pack epoxy high glass acrylic to dift 75 microns
- (e.g Dulux Acrothane 1 F) in approved colour
- c Hot dipped galvanneal to AS 4400
- Where the galvanic (Hot Dip Galvanized) coating is compromised by welding, bolting or damage, inorganic zinc-rich paint (minimum 95% zinc content) is to be applied after wire brushing affected area (use 3 coats minimum) or Hot Metal Spray in accordance with AS 4400
- S15 Workshop drawings shall be prepared and two copies submitted to the engineer for review prior to fabrication commencement

TIMBER

- T1 All workmanship and materials to be in accordance with AS 1604, AS 1720 and AS 3954. All soft wood to be Grade F7 unless noted otherwise. All hardwood to be minimum Grade F14 unless otherwise noted. Exposed timber to be CCA treated (to AS 1604) redried after full impregnation or durability class 1, 2 or 3
- ALL SOUTWOOD TIMBER FRAMING TO HAVE A MINIMUM TREATMENT PROTECTION OF 42 OR 72 TREATED FOR TERMITE PROTECTION UNLESS NOTED OTHERWISE
- T2 All joists deeper than 150 to have blocking over support bearers and at a maximum 3000 centres
- T3 Roof trusses to be designed by the manufacturer to the relevant standards. Pile counter to be an amount equal to dead load deflection u n o
- T4 All holes for bolts to be exact size. Washers to be used under all heads and nuts and to be at least 2.5 times the bolt diameter. Bolts to be M16 grade 4.6 unless noted otherwise
- T5 Treat all exposed cut ends with Resol by Proform to manufacturers specification to achieve required Hazard Level Exposure Classification
- T6 Batens for T & G to be Kilm Dried to 12 %
- T7 30mm minimum deep treated pine or as recommended by supplier. Flooring to be installed no sooner than 28 days after slab pour
- T7 Hot dip galvanized nails/clou/screws to be used with all timber connections
- T8 Continuous nailing must not be used for any timber connections
- T9 All exposed CCA treated pine to have an application of penetrating sealer to reduce warping and twist of the timber due to varying moisture content in service
- T10 Filling shall be granular material compacted in not more than 200 mm layers to a minimum dry density ratio (AS 1289/E4.2 1982) of 98 percent
- CF4 During clearing and excavation for slabs and footings cut out soft spots and fill as above

INSPECTIONS BY ENGINEER

- 40 HOURS NOTICE IS REQUIRED BEFORE ANY SITE INSPECTION
- 1 Bearing strata of all footings prior to concrete pour
- 2 Any reinforcement prior to concrete pour
- 3 Timber and steel framing prior to cladding or lining
- 4 Steel joints after installation
- 5 CONTACT YOUR PCA (Principal Certifying Authority) AS TO REQUIREMENTS FOR MANDATORY CRITICAL STAGE INSPECTIONS IN ACCORDANCE WITH REVISED EPHA ACT REGULATIONS EFFECTIVE JULY 1, 2004

DRAWING SCHEDULE:

- S01 - GENERAL NOTES AND DRAWING SCHEDULE
- S02 - BASEMENT SLAB & FOOTING PLAN
- S03 - GROUND FLOOR SLAB PLAN
- S04 - FIRST FLOOR & LOWER ROOF FRAMING PLAN
- S05 - UPPER FLOOR FRAMING PLAN
- S06 - SLAB SECTIONS SHEET 1
- S07 - SLAB SECTIONS SHEET 2
- S08 - SLAB DETAILS SHEET 3
- S09 - WALL BRACING DETAILS
- S10 - TYPICAL TIE DOWN DETAILS
- S11 - FOOTING STEP DETAILS
- S12 - RETAINING WALL DETAILS SHEET 1
- S13 - RETAINING WALL DETAILS SHEET 2
- S14 - RETAINING WALL DETAILS SHEET 3
- S15 - SITE PLAN
- S16 - DETENTION TANK DETAILS SHEET 1
- S17 - " "

Cert No	2007/857	21/07
Paul Fitzgerald	Accreditation No BPB 01	19
This is the planspec referred to in Fitzgerald's Certificate		

Date	Design	Drawn	Checked
SEPT 07	BS	LFC	BS
Job No.	Design No	Rev	
070809	501		

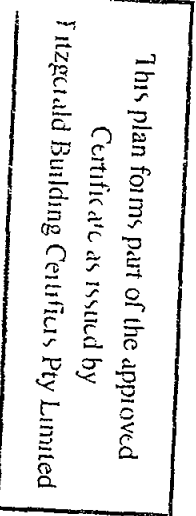


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Project: NEW RESIDENCE
AT
42 CABARITA RD
CAREEL BAY

GENERAL NOTES
AND DRAWING SCHEDULE

- 1 ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK
- 2 FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER S01

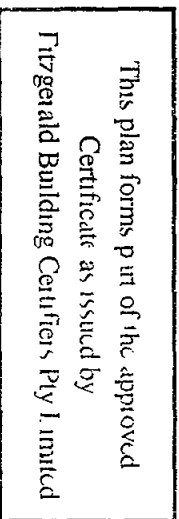


180

- COVER = 40mm

Check	Drawn	Design	Date
224	LFC	B 5	SEPT '07
Rev	Drawing No.	Job No.	
	502	070809	

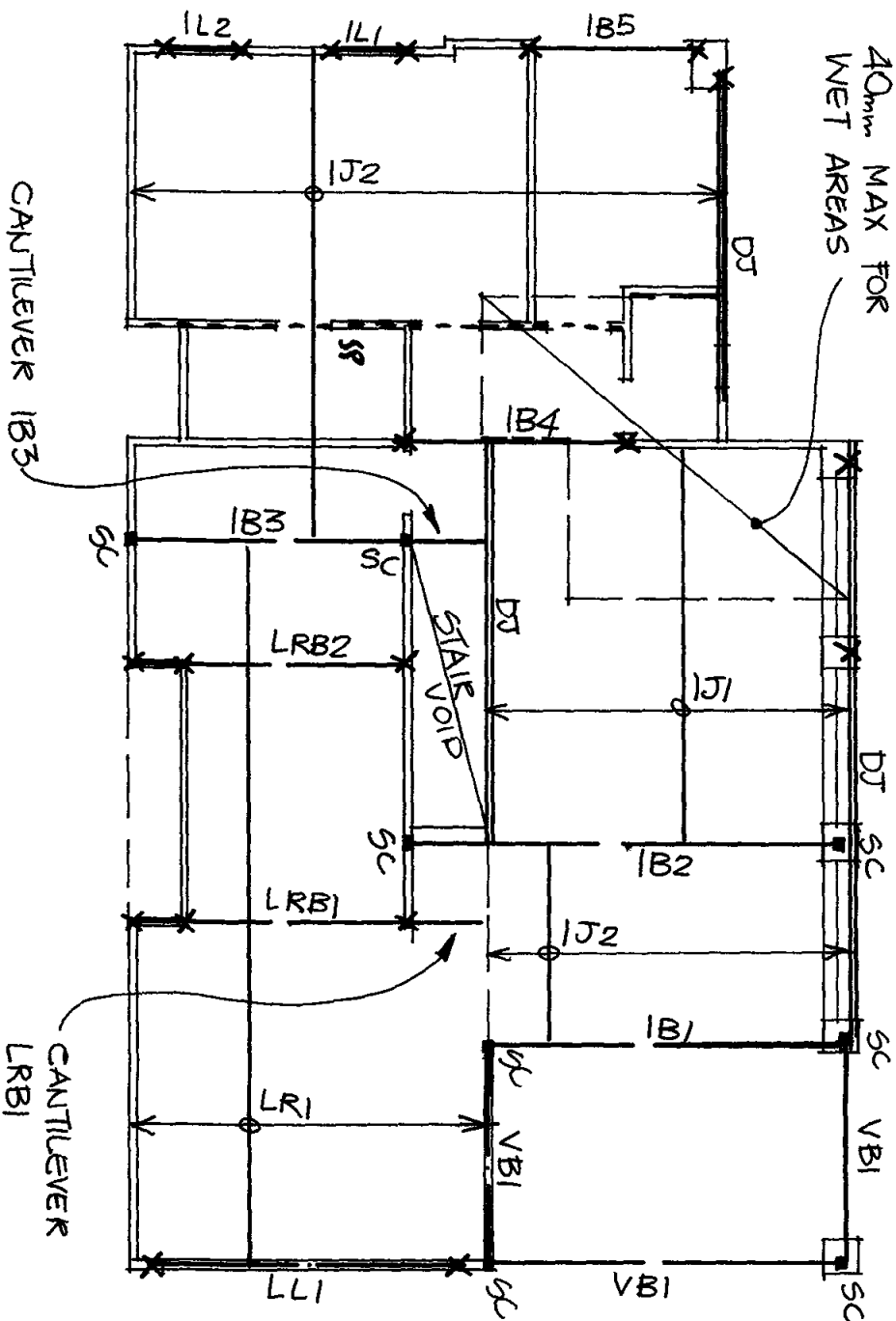
- 1 ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK
- 2 FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER SOI



Job No.	070809	Drawing No.	503	Rev.	
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NOTCH JOISTS
40mm MAX FOR
WET AREAS



FIRST FLOOR & LOWER ROOF FRAMING PLAN

1100

- NOTES:**
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IJ1 - 300x45 HYSPAN LVL JOISTS @ 450cs
IJ2 - 240x45 F7 KD JOISTS @ 450cs
IB1 - 250 UB 25
IB2 - 250 UB 37
IB3 - 200 UB 25
IB4, IB5 - 240x63 HYSPAN LVL
FLOOR BEAMS
IL1, IL2 - 190x70 F7 KD
DT - DOUBLE JOIST NAIL & GLUE LAMINATED
SC - 89x89x6 SFS

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Certificate as issued by
Pitt Fitzgerald Building Certifiers Pty Limited

X - DOUBLE STUD
VB1 - 200 PFC VERGOLA BEAMS
LL1 - 290x70 F7 KD LINTEL
LRB1, LRB2 - 200x63 HYSPAN LVL ROOF BEAMS
LR1 - 150x45 HYSPAN LVL OR 190x45 F7 KD
RAFTERS @ 600 cs
SP - 140x70 F7 BLOCK TO WALL

A3

DOCUMENT CERTIFICATION

I am a qualified Structural/Civil Engineer
I hold the following qualifications:
BE(Civil), CPENG, MIEAust, NPER
Institute of Engineers Membership No. 803988
I hereby state that this drawing is in compliance
with the provisions of the Building Code of
Australia and/or relevant Australian Industry
Standards

Date *Sept 07*
Rick G. Why
(Director Northern Beaches Consulting Engineers)



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Project

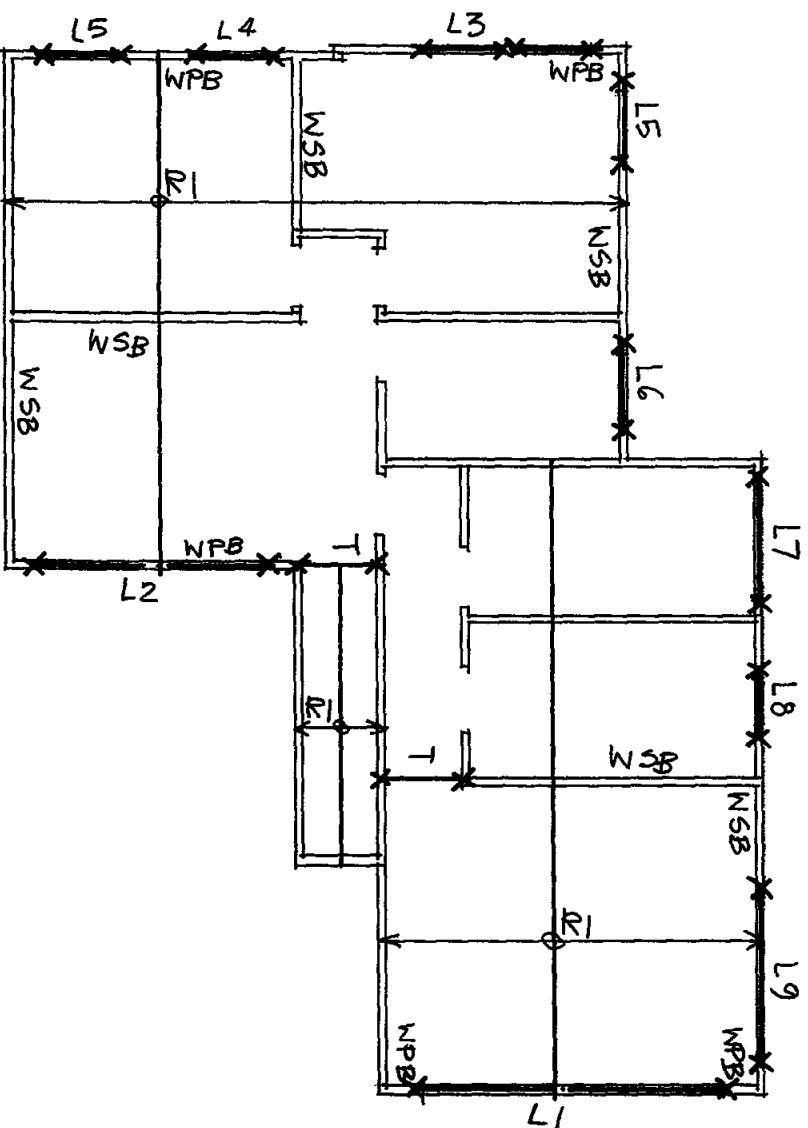
NEW RESIDENCE
AT
42 CABARITA RD
CAREEL BAY

Drawing Title

FIRST FLOOR & LOWER
ROOF FRAMING PLAN

Date	Rev	Amendment

Date	Design	Drawn	Checked
SEPT 07	BS	LFC	RM
Job No	Drawing No	Rev	
070809	S04		



- NOTES:**
- 1 ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK
 - 2 FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER S01

R1 - 150x45 HYSFAN LVL OR 190x45 F7 KD
RAFTERS @ 600 GS

L1 - 290x70 F7 KD LINTEL
L2 - 190x70 F7 KD LINTEL
L7, L9 - 140x70 F7 KD LINTELS
L3-L6, L8 - 90x70 F7 KD LINTEL
T - 140x70 F7 KD TRIMMER

X - DOUBLE STUD & TIE DOWN

WPB & WSB - WALL BRACING, REFER S FOR DETAILS

This plan forms part of the approved
Certificate as issued by
Nigel Gerald Building Certifiers Pty Limited

UPPER ROOF FRAMING PLAN

1100

A3

DOCUMENT CERTIFICATION

I am a qualified Structural/Civil Engineer
I hold the following qualifications:
BE(Civil), CPENG, MIEAust, NPER
Institute of Engineers Membership No. 603998
I hereby state that this drawing is in compliance
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Date **Sept 07**
Rick G. Wray
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Project **NEW RESIDENCE**

AT
42 CABARITA RD
CAREEL BAY

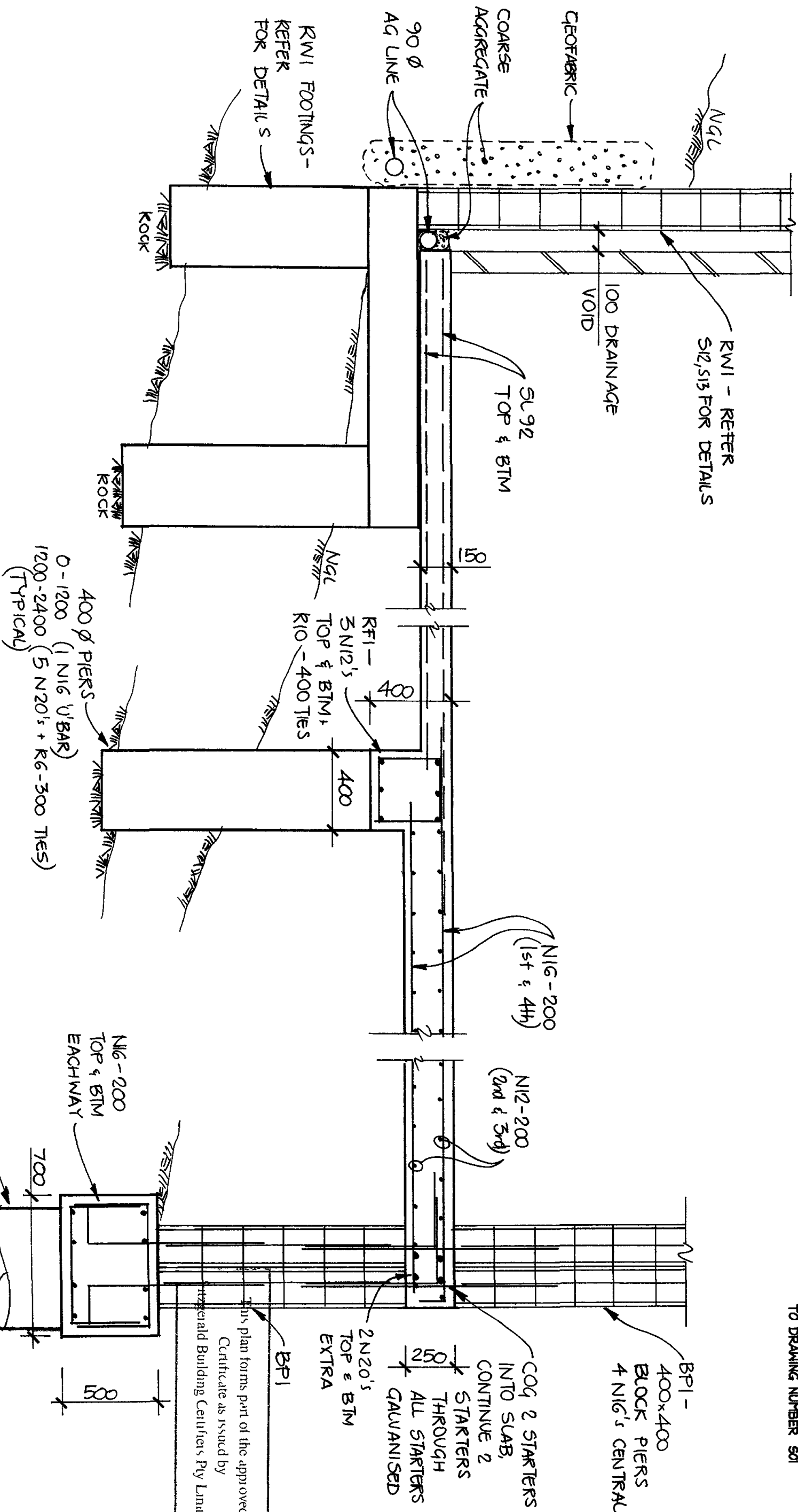
Drawing Title

UPPER FLOOR
FRAMING PLAN

Date	Rev	Amendment

Date	Design	Drawn	Checked
SEPT 07	BS	LFC	
Job No	070809	Drawing No	Rev
		505	

- NOTES:**
- 1 ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK
 - 2 FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER S01



SECTION 1
120

600 Ø PIERS
TO ROCK
G N24 + R6 - 400 TIES

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Certificate as issued by
Integral Building Centuries Pty Limited

DOCUMENT CERTIFICATION

I am a qualified Structural/Civil Engineer
I hold the following qualifications
BEC(Civil), CPENG, MIEAust, NPER
Institute of Engineers Membership No 803939
I hereby state that this drawing is in compliance
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Australia and/or relevant Australian Industry
Standards

Date **Sept 07** **R. May**
Rick G. May
(Director Northern Beaches Consulting Engineers)

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Project: **NEW RESIDENCE**
AT
42 CABARITA RD
CAREEL BAY

Drawing Title
SLAB DETAILS
SHEET 1

Date	Design	Drawn	Checked
SEPT 07	BS	LFC	
Job No.	070809	Drawing No	506

1 ALL DIMENSIONS TO BE VERIFIED
ON SITE BY BUILDER BEFORE
COMMENCING WITH WORK

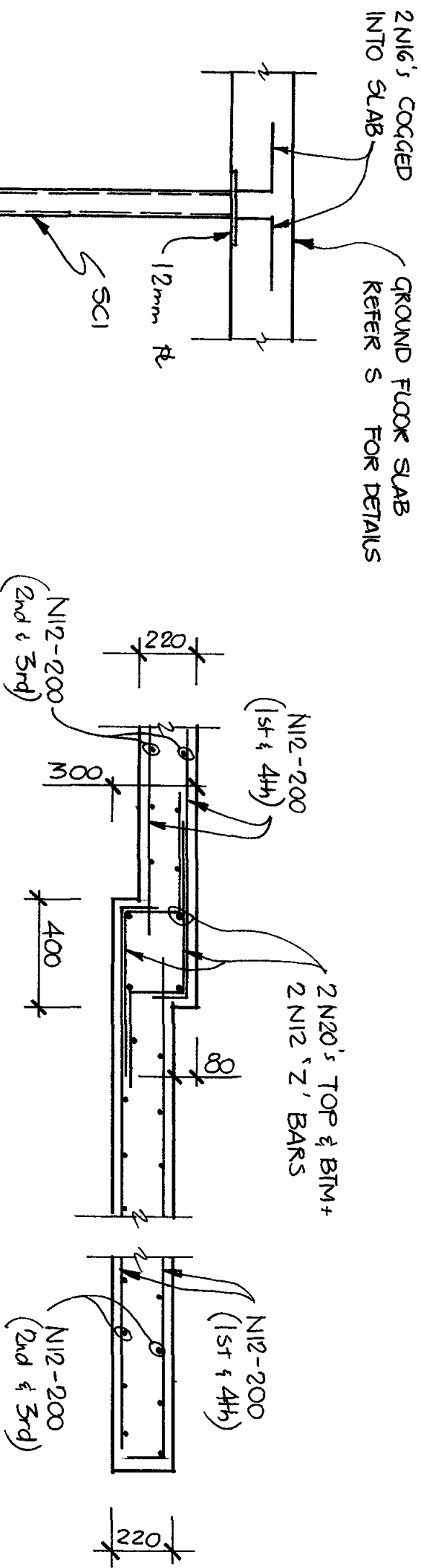
2 FOR GENERAL NOTES AND
DRAWING SCHEDULE REFER
TO DRAWING NUMBER 501



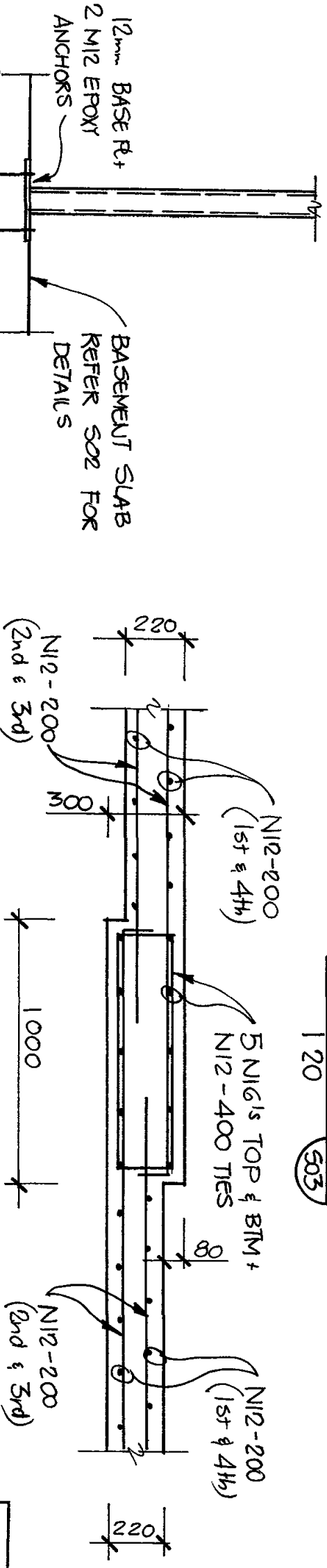
This plan forms part of the approved Certificate as issued by
 Federal Building Centriers Pty Limited

Date	Design	Drawing	Checked
SEP 10 7	B.S	LFC	<i>Rev</i>
Job No		Drawing No	Rev
070809		507	

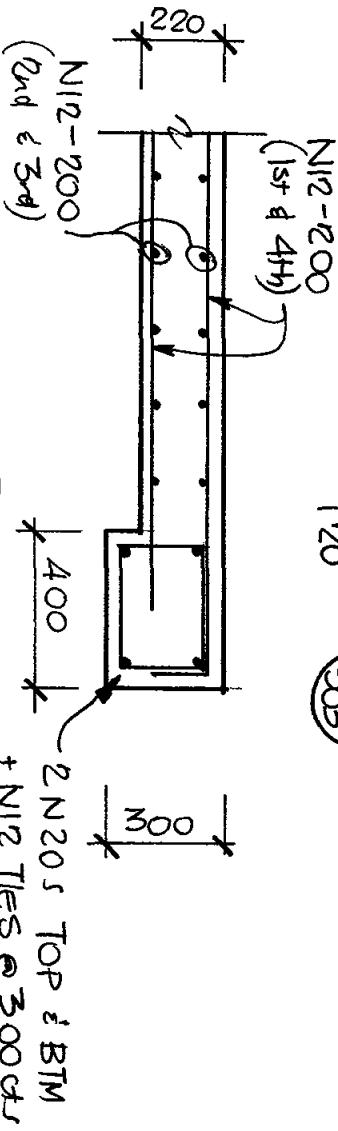
- NOTES:**
- 1 ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK
 - 2 FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER 501



SECTION 3
120 x 503

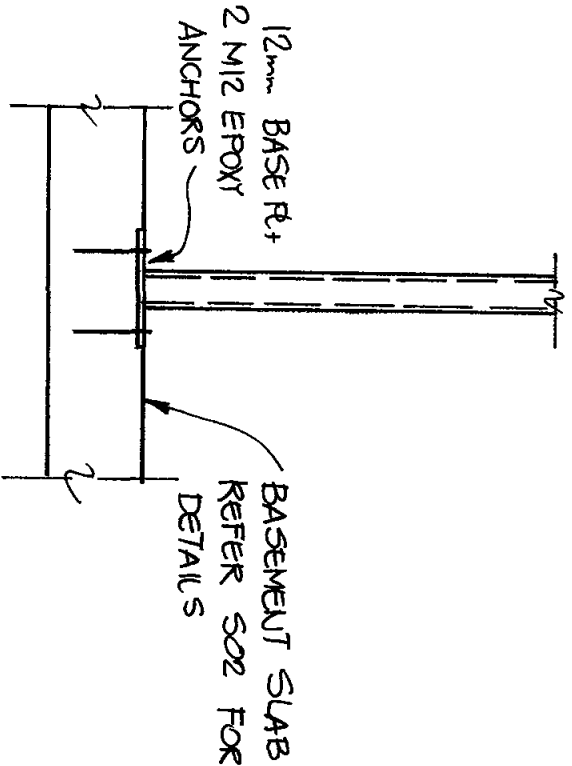


SECTION 4
120 x 503



SECTION 5
120 x 503

SCI DETAIL
120



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DOCUMENT CERTIFICATION

I am a qualified Structural/Civil Engineer
I hold the following qualifications
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Institute of Engineers Membership No 803928
I hereby state that this drawing is in compliance with the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards

Date **Sept 07**
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Project **NEW RESIDENCE**
AT **42 CABARITA RD**
CAREEL BAY

Drawing Title
SLAB DETAILS
SHEET 3

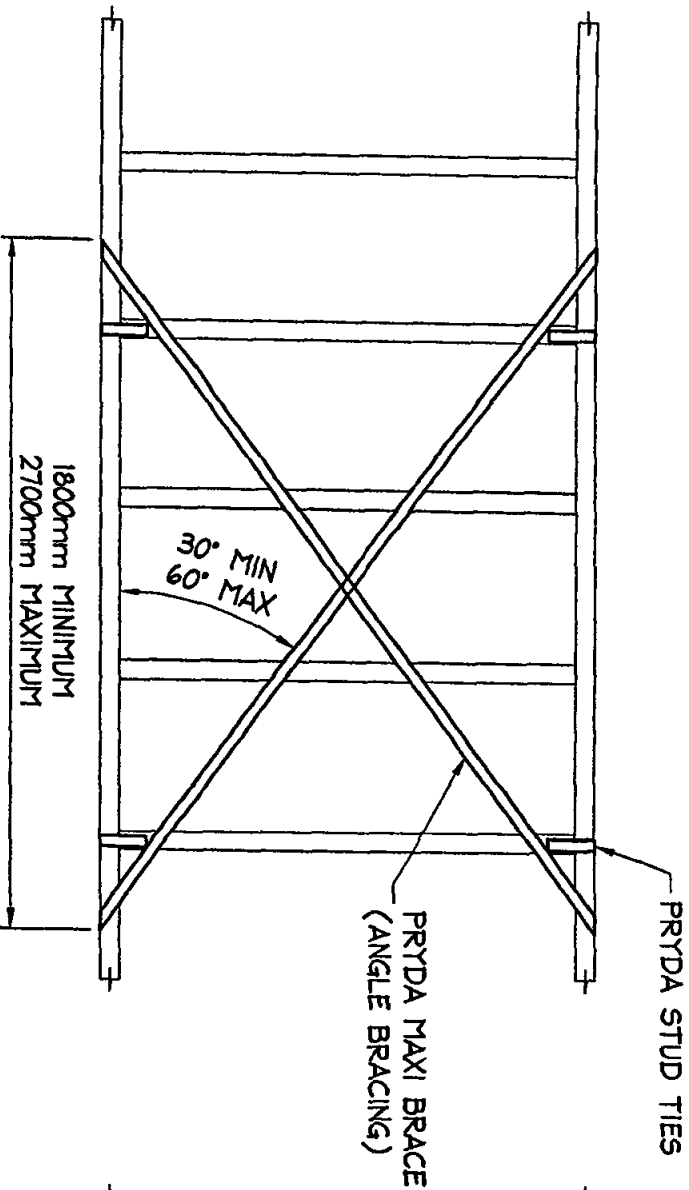
Date	Rev	Amendment	Drawn	Checked
SEPT 07	BS		LFC	RW
Job No	070809		Drawing No	Rev

NOTES:

- 1 ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK
- 2 FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER 501

METAL TENSION STRAP BRACING

PRYDA MAXI BRACE (ANGLE BRACING)
FIXED WITH TWO GALVANISED FLATHEAD NAILS
Ø3 15mm x 30mm LONG TO EACH STUD, AND THE
FACE OF THE TOP AND BOTTOM PLATE
AND FOUR GALVANISED FLATHEAD NAILS
Ø3 15mm x 30mm LONG TO THE STRAP RETURN
OVER THE TOP PLATE AND UNDER THE BOTTOM PLATE



NOTES:

- 1 FOR POWER DRIVEN NAILS AND STAPLES REFER ABOVE
- 2 NOGGINGS HAVE BEEN OMITTED FOR CLARITY

EACH 1800 mm PANEL EQUALS TWO TYPE A
BRACING UNITS AS PER AS1684 4-2006

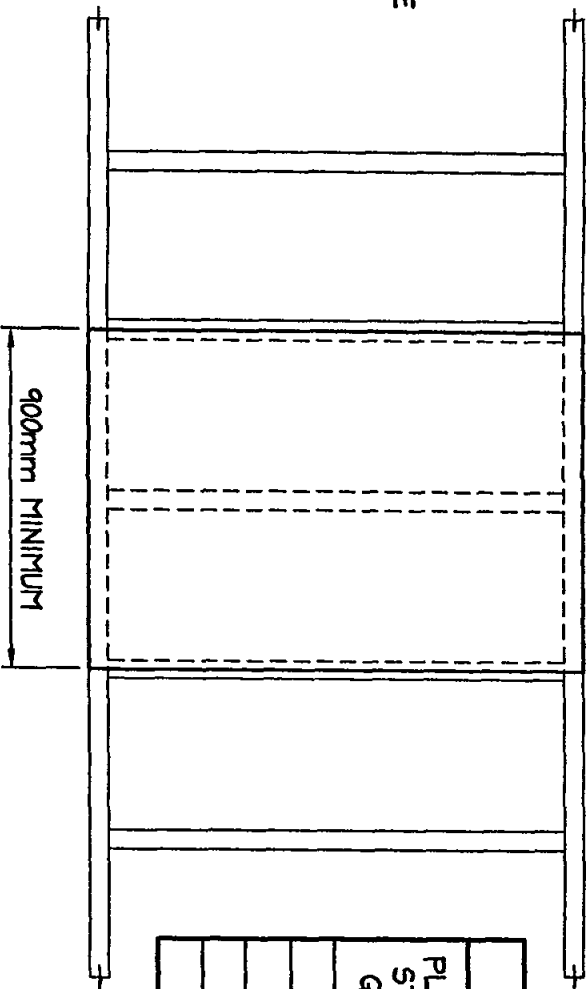
WALL STRAP BRACING DETAILS

DENOTED 'MSB' ON PLAN

SCALE = 1 20

PLYWOOD BRACING

FIX PLYWOOD PANELS WITH GALVANISED FLATHEAD NAILS
Ø2 8mm x 30mm LONG MINIMUM OR EQUIVALENT AT 50mm
CENTRES ALONG TOP AND BOTTOM PLATES, 150mm CENTRES
ALONG VERTICAL EDGES AND 300mm CENTRES ALONG
INTERMEDIATE STUDS
NAILS SHALL BE LOCATED A MINIMUM OF 7mm FROM PANEL EDGES
POWER DRIVEN GALVANISED NAILS OR COATED STAPLES MAY BE
USED WHERE THEY PROVIDE AT LEAST THE EQUIVALENT STRENGTH
TO HAND DRIVES Ø2 8mm x 30mm LONG GALVANISED CLOUTS
OR FLATHEAD NAILS IN THE CASE OF POWER DRIVEN STAPLES,
STAPLE SPACING SHALL BE 35mm CENTRES AT TOP AND BOTTOM
PLATES, 100mm CENTRES AT VERTICAL PLYWOOD EDGES AND
200mm CENTRES ALONG INTERMEDIATE STUDS



NOTES:

- 1 FOR PLYWOOD THICKNESS REFER TO TABLE
- 2 FOR POWER DRIVEN NAILS AND STAPLES REFER ABOVE
- 3 PANEL EDGES SHALL BE SUPPORTED BY STUDS
- 4 NOGGINGS HAVE BEEN OMITTED FOR CLARITY

EACH 900 mm PANEL EQUALS FOUR TYPE A
BRACING UNITS AS PER AS1684 4-2006

WALL PLY BRACING DETAILS

DENOTED 'WPB' ON PLAN

SCALE = 1 20

PLYWOOD THICKNESS		
PLYWOOD STRESS GRADE	PLYWOOD THICKNESS	
	MAXIMUM STUD SPACING	
FB	450mm	600mm
F8	7 0mm	9 0mm
F11	6 0mm	7 0mm
F14	4 0mm	6 0mm
F27	4 0mm	4 5mm

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Fitzgerald Building Certifiers Pty Limited

A3

DOCUMENT CERTIFICATION

I am a qualified Structural/Civil Engineer
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Institute of Engineers Membership No 809389
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Standards

Date : **Sept 07**
Rick G Wray
(Director Northern Beaches Consulting Engineers)



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Project

NEW RESIDENCE
AT
4/2 CABARITA RD
CAREEL BAY

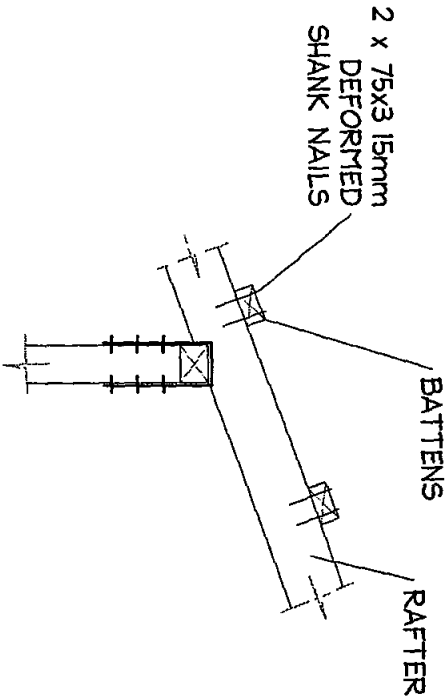
Drawing Title

WALL BRACING DETAILS

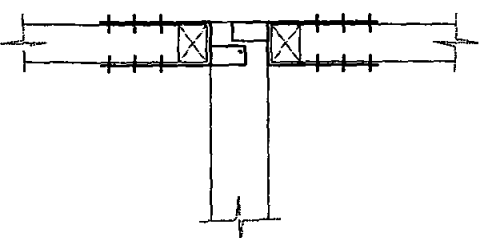
Date	Design	Drawn	Checked
SEPT '07	BS	LFC	
Job No.		Drawing No.	Rev
070809		509	

NOTES.

- 1 ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK
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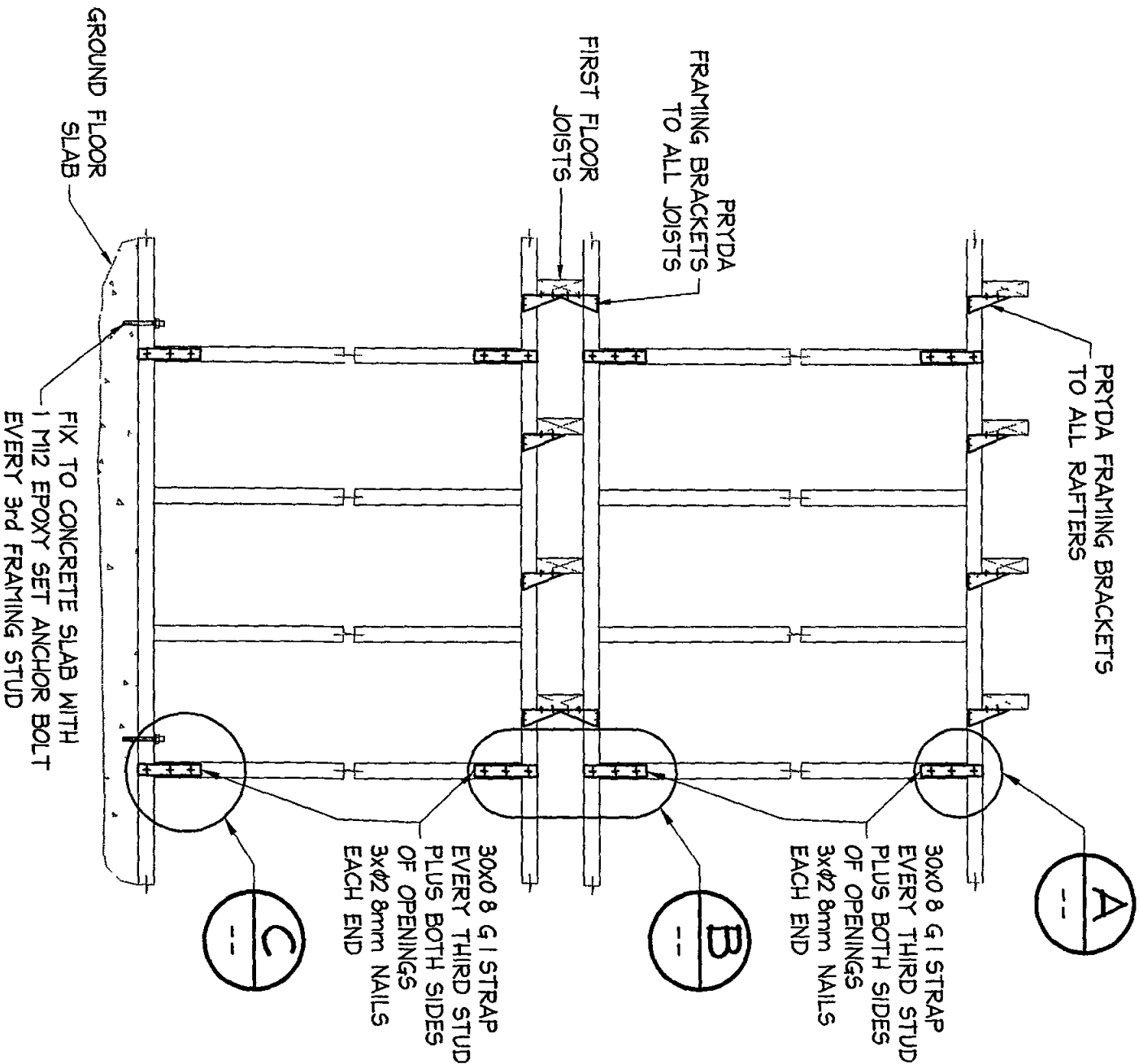


DETAIL A
SCALE = 1/20

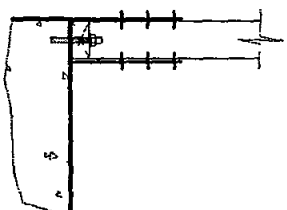


DETAIL B
SCALE = 1/20

FIRST FLOOR



TYPICAL TIE DOWN DETAIL
SCALE = 1/20



DETAIL C
SCALE = 1/20

This plan forms part of the approved Certificate as issued by Fitzgerald Building Certifiers Pty Limited

Date	Rev	Amendment	Drawn	Checked
SEPT'07	B 5	LFC	Rev	

DOCUMENT CERTIFICATION

I am a qualified Structural/Civil Engineer
I hold the following qualifications
BE(Civil), CPENG, MIE Aust, JNPER
Institute of Engineers Membership No. 803938
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Date: **Sept 07**
Rick G. Wray
(Director Northern Beaches Consulting Engineers)

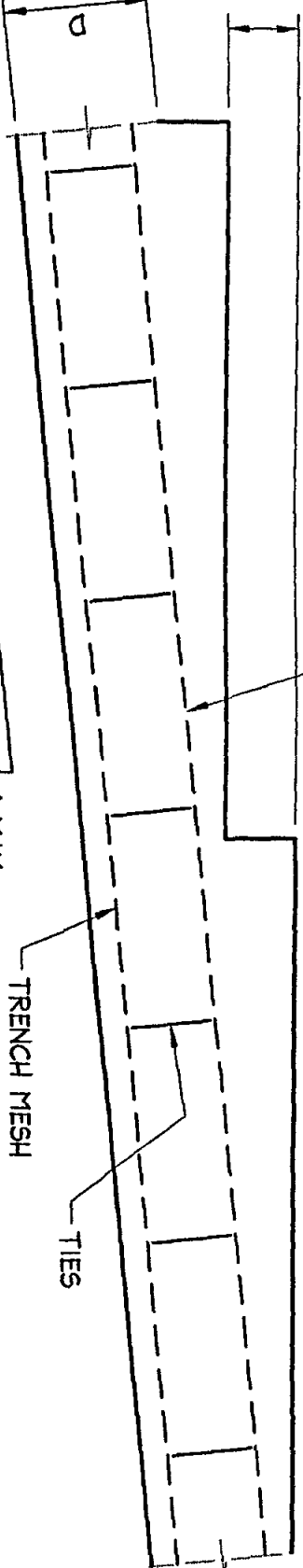
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e-mail nb@northernbeaches.com.au

Project
NEW RESIDENCE
AT
42 CABARITA RD
CAREEL BAY

Drawing Title
TYPICAL TIE DOWN
DETAILS

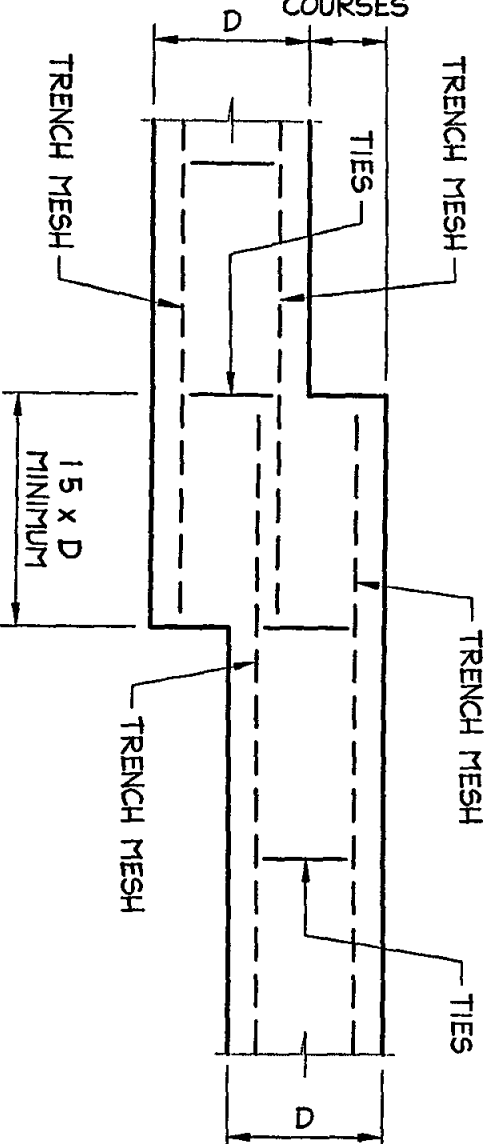
Job No	070809	Drawing No	510
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200 MAX
TO SUIT
COURSES

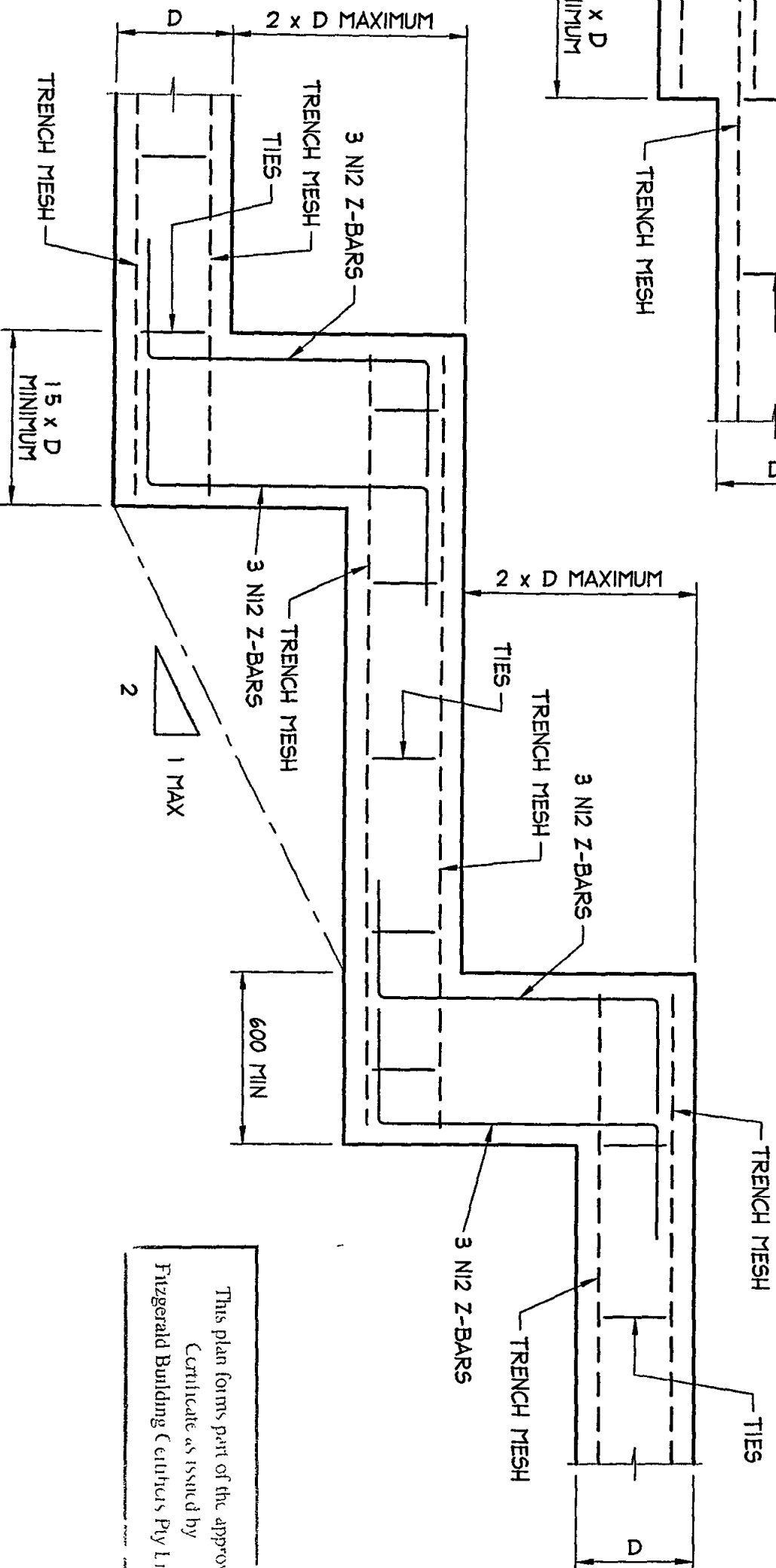


10

200 MAX
TO SUIT
COURSES



2 x D MAXIMUM



TYPICAL FOOTING STEP DETAILS

SCALE = 1 : 20

NOTES

- 1 ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK
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Fitzgerald Building Certifiers Pty Ltd.

A3

DOCUMENT CERTIFICATION

I am a qualified Structural/Civil Engineer
I hold the following qualifications
BE(Civil)/CPENG/MEASUR, NPER
Institute of Engineers Membership No 803938
I hereby state that this drawing is in compliance
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Australia and/or relevant Australian Industry
Standards

Date *Sept 07*
Rick G. Wilroy
(Director Northern Beaches Consulting Engineers)



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Project

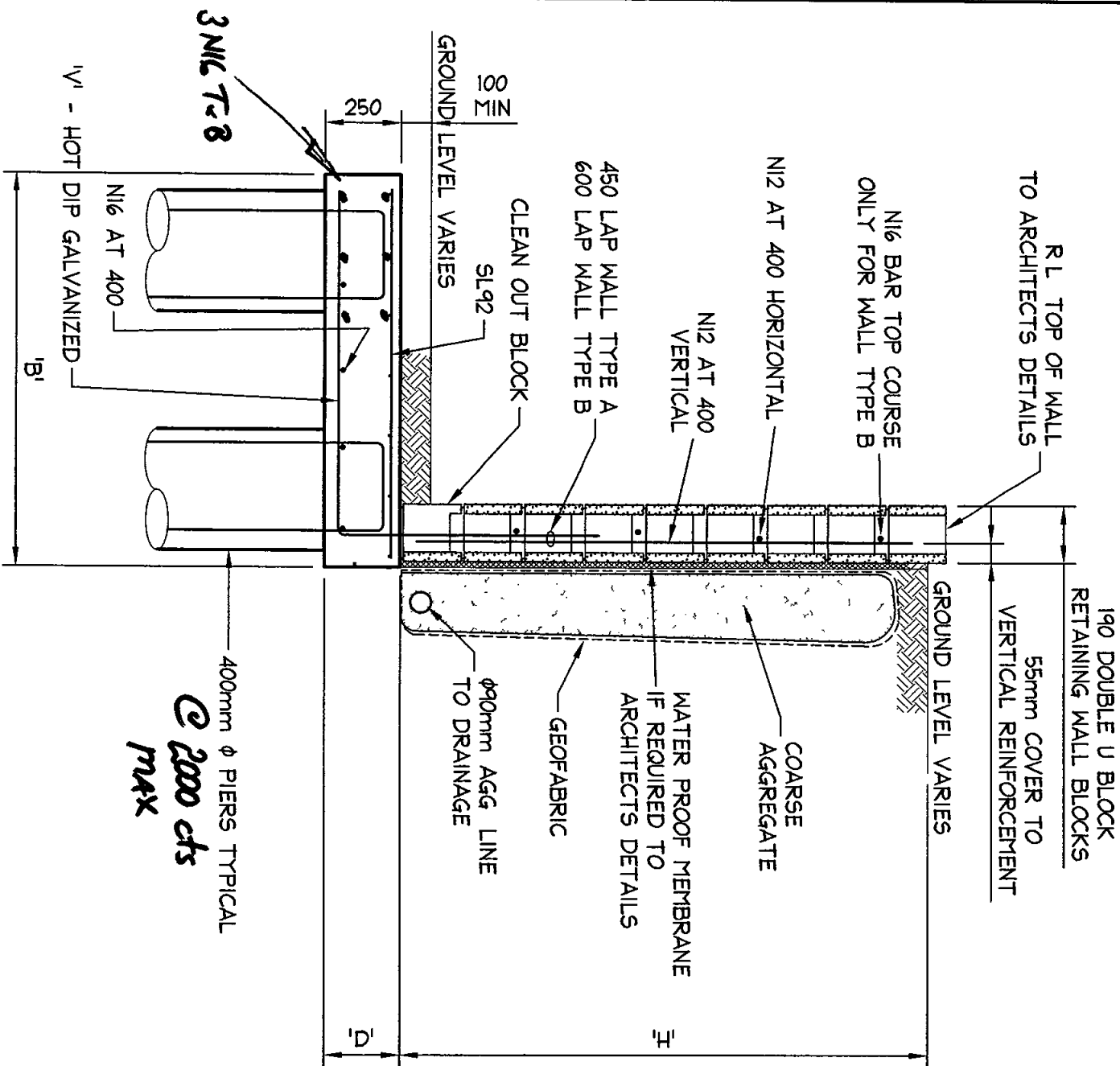
NEW RESIDENCE
AT
42 CABARITA RD
CAREEL BAY

Drawing Title

FOOTING STEP DETAILS

Date	Rev	Amendment

Date	Design	Drawn	Checked
SEPT 07	BS	LFC	
Job No	070809	Drawing No	511

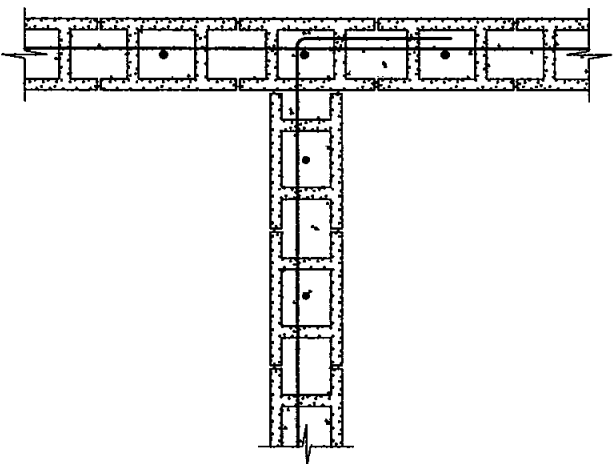


RETAINING WALL RW1 - 0 to 2000

SCALE = 1 : 20

RETAINING WALL REINFORCEMENT SCHEDULE

WALL TYPE	TOTAL WALL HEIGHT 'H'	LEVEL BACKFILL		'V' BARS	MAX 1 in 4 SLOPING BACKFILL	
		'B'	'D'		'B'	'D'
A	800	600	500	N12 AT 400	800	500
	1000	800	500	N12 AT 400	1000	500
	1200	1000	500	N12 AT 400	1200	600
B	1400	1200	500	N16 AT 400	1400	600
	1600	1400	600	N16 AT 400	1600	700
	1800	1600	700	N16 AT 400	1800	800
	2000	1800	700	N16 AT 200	2000	800



TYPICAL 1'1' INTERSECTION

SCALE = 1 : 20

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Certificate as issued by
Fitzgerald Building Certifiers Pty Limited

NOTES

- ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK
- FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER S01

A3

DOCUMENT CERTIFICATION

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BE(Civil), CPENG, MIEAust, NIPER
Institute of Engineers' Membership No. 803938
I hereby state that this drawing is in compliance
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Standards

Date **Sept 07**
Rick G Wray
(Director Northern Beaches Consulting Engineers)



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Project

NEW RESIDENCE
at 42 Cabarita Road
Careel Bay

Drawing Title

RETAINING WALL
DETAILS SHEET 1

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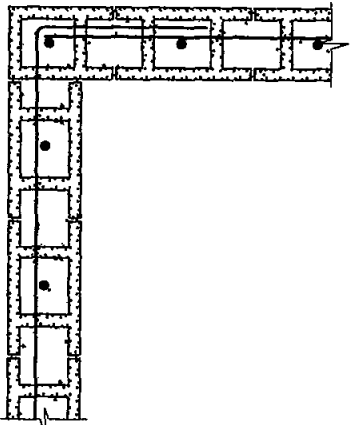
Date	Rev	Amendment		
Sept 2007	B 5		Drawn Paul R Bruce checked	Checked Rky
Job No	070809	Drawing No	S12	Rev
				-

RETAINING WALL REINFORCEMENT SCHEDULE

TOTAL WALL HEIGHT 'H'	HEIGHT IN 190 BLOCK	HEIGHT IN 290 BLOCK	LEVEL BACKFILL		'V' BARS	'K' BARS	MAX 1 in 4 SLOPING BACKFILL	
			'B'	'D'			'B'	'D'
2200	1400	800	2000	800	N16 AT 400	N16 AT 400	2200	900
2400	1600	800	2200	900	N16 AT 400	N16 AT 400	2400	1000
2600	1600	1000	2400	900	N20 AT 400	N20 AT 400	2600	1000
2800	1800	1000	2600	900	N20 AT 400	N20 AT 400	2800	1100
3000	2000	1000	2800	1000	N16 AT 400	N16 AT 400	3000	1200
3200	2000	1200	3000	1100	N20 AT 400	N16 AT 400	3200	1300
3400	2000	1400	3200	1200	N20 AT 200	N16 AT 200	3400	1500

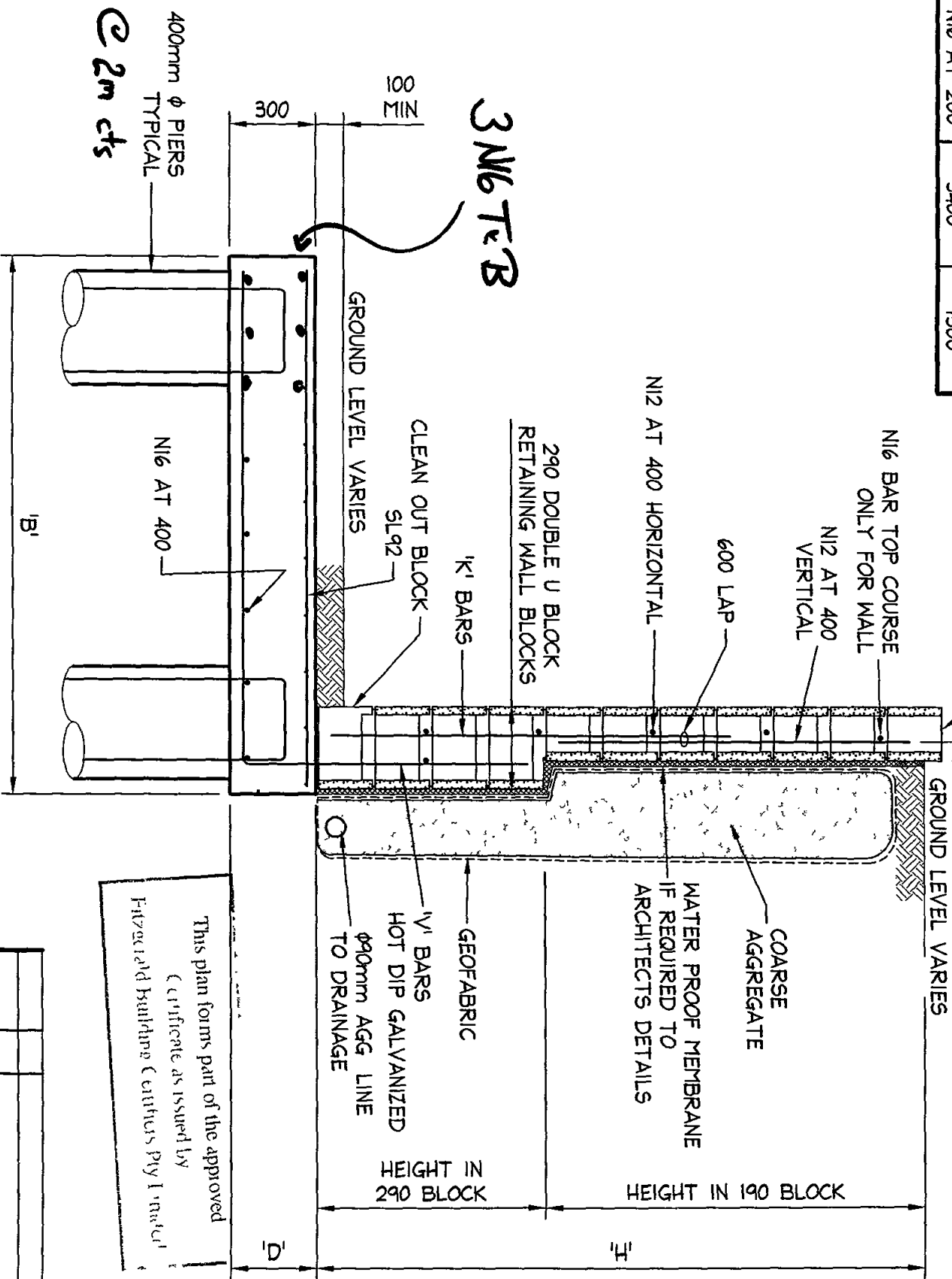
NOTES

- ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK
- FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER S01



TYPICAL CORNER DETAIL

SCALE = 1 20



RETAINING WALL R/WI - 2200 to 3400

SCALE = 1 20

DOCUMENT CERTIFICATION

I am a qualified Structural/Civil Engineer
I hold the following qualifications
BE(Civil), CPREng, ME Aust, NPER
Institute of Engineers Membership No 803938
I hereby state that this drawing is in compliance
with the provisions of the Building Code of
Australia and/or relevant Australian/Industry
Standards
Date **Sept 07** **R. Wray**
Rick G Wray
(Director Northern Beaches Consulting Engineers)



NORTHERN BEACHES
Consulting Engineers P/L
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SUITE 207 30 FISHER ROAD
DEE WHY N.S.W. 2099
PH (02) 9994 7000 Fax (02) 9994 7444
e-mail nb@nbconsulting.com.au
web page www.nbconsulting.com.au

Project

NEW RESIDENCE
at 42 Cabarita Road
Carrerei Bay

Drawing Title

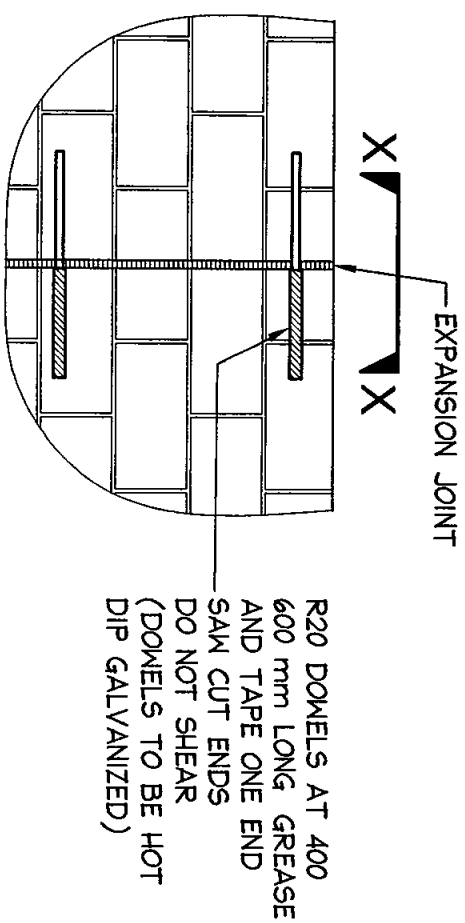
RETAINING WALL
DETAILS SHEET 2

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Date	Rev	Amendment

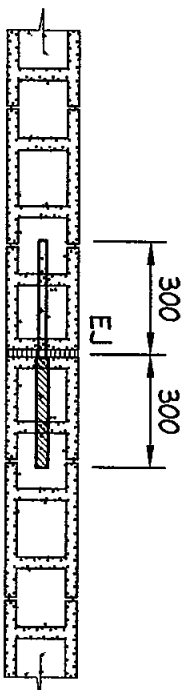
This plan forms part of the approved
Certificate as issued by
Integrated Building Controls Pty Limited

Date	Design	Drawn	Checked
Sept 2007	B S	Paul R Bruce	RW
Job No		Drawing No	Rev
070809		S13	-

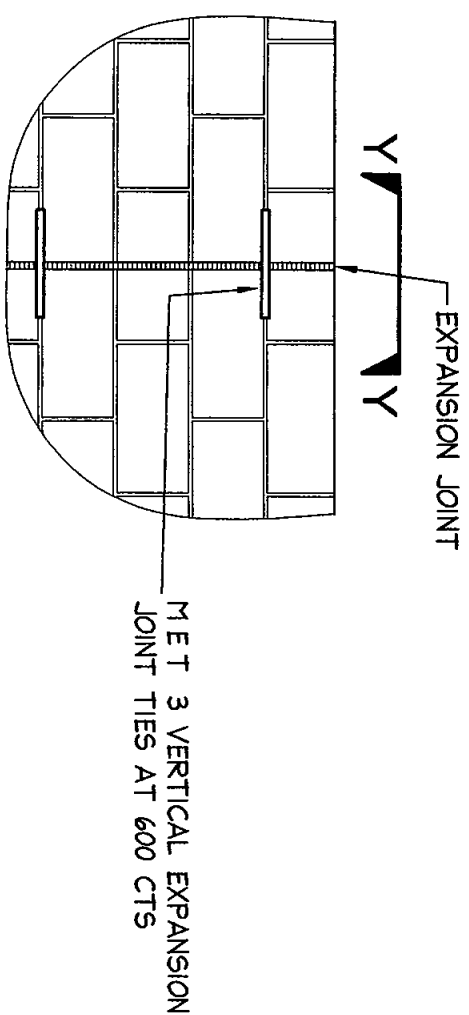


LOCATE JOINTS AT 8 m MAXIMUM CENTRES
OR IN ACCORDANCE WITH AS 3700

ELEVATION



SECTION X-X



LOCATE JOINTS AT 8 m MAXIMUM CENTRES
OR IN ACCORDANCE WITH AS 3700

ELEVATION



SECTION Y-Y

TYPICAL EXPANSION JOINT DETAILS

SCALE = 1 20

TYPICAL EXPANSION JOINT DETAILS

SCALE = 1 20

This plan forms part of the approved
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Nepcor Building Certifiers Pty Limited

NOTES

- 1 ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK
- 2 FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER 501

1			
2			
3			

Date	Rev	Amendment
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Date	Sept 2007	Design	B S	Drawn	Paul R Bruce Critic/East	Checked	<i>Rea</i>
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Rev	-	Drawing No	S14
Job No	070809		

A3

DOCUMENT CERTIFICATION

DOCUMENT CERTIFICATION

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Standards

2. May 2017

Doc
Rick G Wilroy
(Director Northern Beaches Consulting Engineers)



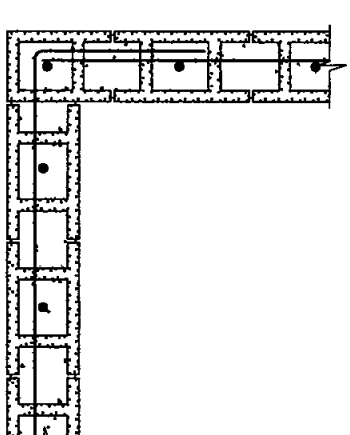
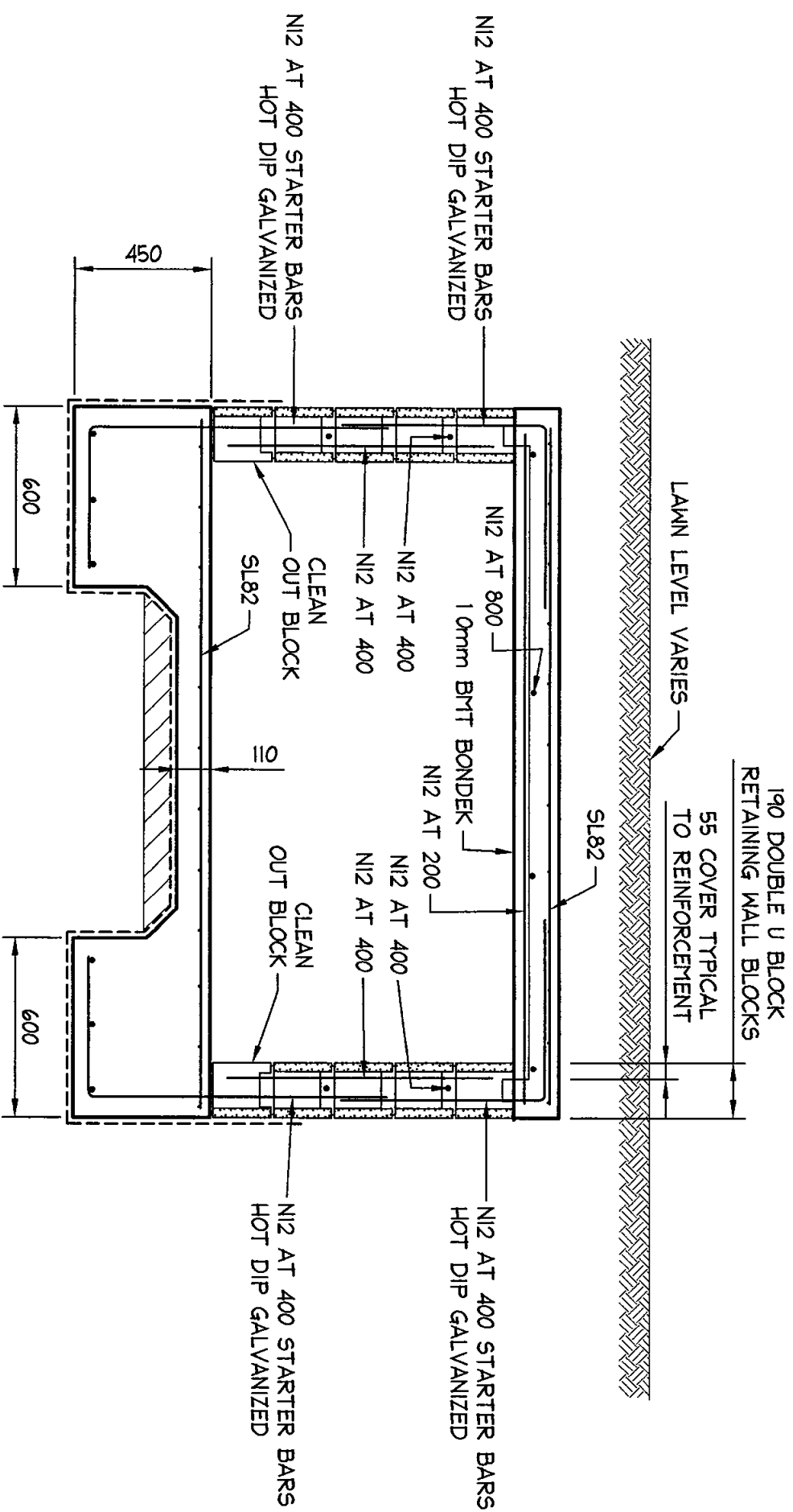
NORTHERN BEACHES
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Project
NEW RESIDENCE
at 42 Cabarita Road
Caneel Bay

Drawing Title

**RETAINING WALL
DETAILS SHEET 3**

The copyright of this drawing remains with Northern Beaches Consulting Engineers PL



TYPICAL DETENTION TANK CROSS SECTION

SCALE = 1 20

TYPICAL CORNER DETAIL

SCALE = 1 20

This plan forms part of the approved
Certificate as issued by
Fitzgerald Building Certifiers Pty Limited

- 1 ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK
- 2 FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER S01

1			
2			
3			

Check No	Rev	Drawing No	Drawn	Design	Date
00		517	Paul R Bruce OFFICE/EST	B S	Sept 2007
Job No 070809					

A3

DOCUMENT CERTIFICATION

DOCUMENT CERTIFICATION

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BE/Civil, CPENG, MEAust, NPER
Institute of Engineers Membership No 803938
I hereby state that this drawing is in compliance
with the provisions of the Building Code of
Australia and/or relevant Australian/Industry
Standards

Date *Sept 07*
Rick G. Why *R. Why*
(Director Northern Beaches Consulting Engineers)

Date Sept 19, 1991
Rick G. Wray
(Director, Northern Beaches Consulting Engineers)



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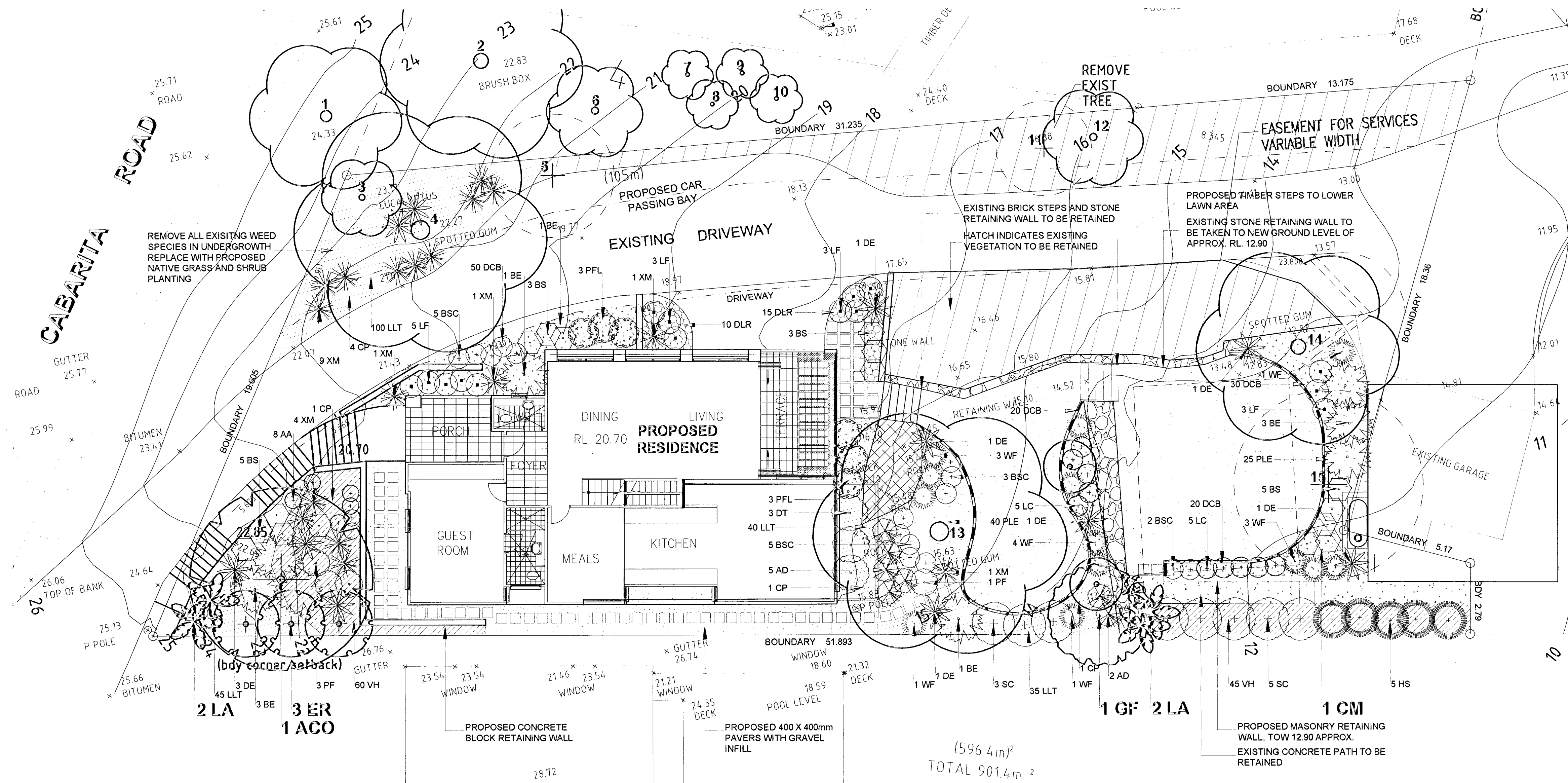
Project

**NEW RESIDENCE
at 42 Cabarita Road
Careel Bay**

Drawing Title

DETENTION TANK
DETAILS SHEET 2

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PLANTING SCHEDULE

SYMBOL	BOTANIC NAME	COMMON NAME	QTY'S	CONTAINER SIZE	STAKING	EST. MATURE HEIGHT
TREES						
ACO	Angophora costata	Sydney Red Gum	1	25 litre (Super-Adv)	1x38x38x1800	15.0 metres
CM	Corymbia maculata	Spotted Gum	1	25 litre (Super-Adv)	1x38x38x1800	15.0 metres
ER	Elaeocarpus reticulatus	Blueberry Ash	3	25 litre (Super-Adv)	1x38x38x1800	4.0 metres
GF	Glochidion ferdinandii	Cheese Tree	1	25 litre (Super-Adv)	1x38x38x1800	5.0 metres
LA	Leptospermum laurifolium	Cabbage Tree Palm	4	45 litre (Super-Adv)	NIL	8.0 metres
SHRUBS						
AA	Adiantum aethiopicum	Maiden Hair Fern	8	200mm (Advanced)	NIL	0.5 metres
AD	Allocasuarina distyla	Dwarf She-Oak	7	200mm (Advanced)	NIL	1.5 metres
BE	Banksia ericifolia	Heath Banksia	8	200mm (Advanced)	NIL	3.0 metres
BS	Banksia spinulosa	Hairy Banksia	16	200mm (Advanced)	NIL	1.5 metres
BSC	Billardiera scandens	Apple Berry	15	200mm (Advanced)	NIL	0.3 metres
CP	Crinum pedunculatum	Swamp Lilly	7	200mm (Advanced)	NIL	1.5 metres
DT	Dodonaea triquetra	Common Hop Bush	3	200mm (Advanced)	NIL	2.0 metres
DE	Doryanthes excelsa	Gymea Lilly	11	200mm (Advanced)	NIL	2.0 metres
HS	Hakea sericea	Willow Leaved Hakea	5	200mm (Advanced)	NIL	3.0 metres
LF	Lambertia formosa	Mountain Devil	15	200mm (Advanced)	NIL	1.0 metres
LC	Leptospermum 'Cardwell'	Tea Tree	10	200mm (Advanced)	NIL	1.0 metres
PF	Platylobium formosum	Handsome Flat Pea	4	200mm (Advanced)	NIL	2.0 metres
PFL	Pultanea flexilis	Graceful Bush Pea	6	200mm (Advanced)	NIL	1.0 metres
SC	Syzygium 'Cascade'	Lilly Pilly	8	200mm (Advanced)	NIL	2.5 metres
WF	Westringia fruticosa	Coastal Rosemary	13	200mm (Advanced)	NIL	1.5 metres
XM	Xanthorrhoea macronema	Bottlebrush Grass Tree	17	200mm (Advanced)	NIL	1.0 metres

GROUNDCOVERS

DCB	Dianella caerulea 'Breeze'	Flax Lily	120	Viro-Tube	NIL	N/A
DLR	Dianella revoluta	Flax Lily	25	Viro-Tube	NIL	N/A
LLT	Lomandra longifolia 'Tanika'	Mat Rush	220	Viro-Tube	NIL	N/A
PLE	Poa labillardieri 'Eskdale'	Tussock Grass	65	Viro-Tube	NIL	N/A
VH	Viola hederaceae	Native Violet	105	Viro-Tube	NIL	N/A

SCHEDULE OF EXISTING TREES						
NO.	SPECIES	DBH	HEIGHT	WIDTH	CONDITION	
1	Unidentified tree	300	8	3	A-P	
2	Dead tree	200	5	4	D	
3	Eucalyptus sp.	350	10	7	P	
4	Corymbia maculata	800	20	10	A	
5	Jacaranda mimosifolia	200-75	5	5	A	
6	Stenocarpus sinuatus	150	5	4	A	
7	Eucalyptus sp.	100	5	2	P	
8	Casuarina sp.	100	6	2	P	
9	Casuarina sp.	100	6	2	P	
10	Casuarina sp.	100	6	2	P	
11	Eucalyptus sp.	250	6	4	G	
12	Pittosporum undulatum	100	4	3	P	
13	Corymbia maculata	700	25	12	G	
14	Corymbia maculata	700	25	12	G	
15	Tree removed	-	-	-	-	

G = GOOD CONDITION, A = AVERAGE CONDITION,
P = POOR CONDITION, D = DEAD TREE

NOTES

- Existing trees shown on drawing to be retained shall be protected during the construction phase.
- The Builder shall be responsible for subgrade excavation and preparation to allow for gravel/topsoil and mulch depths.
- Imported topsoil as specified shall be spread to the site as follows:
- on grade turf areas 100mm depth sandy topsoil as specified.
- on grade planting beds 200mm depth of topsoil/compost planting mix as specified.
- All planting beds shall be mulched to a depth of 75mm 'Forest Fines' hardwood mulch.
- Trees and large shrubs shall be staked as detailed on the Planting Schedule.
- Refer to Architect's and Engineer's Site Plans for precise information regarding paving, finished levels, roadworks, fences, lighting, structures and drainage details.
- A fully automatic drip irrigation system shall be installed to all planting beds. Irrigation shall conform to AS3500 and local water regulations.

This is the planispec. referred to in
Fitzgerald's Certificate
Certi. No. 2-11-07
Peter Fitzgerald Accreditation No. GPB 0119

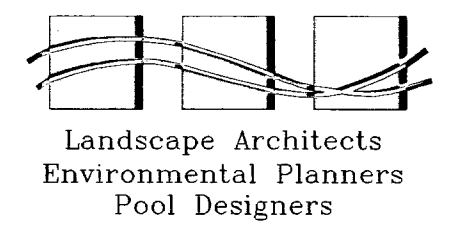
NOTE:
PLANTS ARE LIVING ORGANISMS. IF THEY ARE MAINTAINED IN A HEALTHY CONDITION THEY SHALL CONTINUE TO GROW. IT WILL THEREFORE BE NECESSARY TO REGULARLY MONITOR THE GROWTH OF THE PLANTS SO THAT THEY CAN BE PRUNED OR OTHERWISE ATTENDED TO SO THAT THEY DO NOT OBTAIN THEIR ALLOTTED SPACE.
EXACT LOCATION OF SITE BOUNDARIES ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK.
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS. ALL DIMENSIONS AND LEVELS SHALL BE VERIFIED BY CONTRACTOR ON SITE. CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S WRITTEN APPROVAL OF INITIAL SETOUT PRIOR TO COMMENCEMENT OF WORK. IF IN DOUBT, CONTACT LANDSCAPE ARCHITECT.
ANY BATTER GREATER THAN 1 IN 3 SHALL BE STABILISED BY APPROVED GEOGRABRIC OR OTHER EROSION CONTROL MEASURE, TO SATISFACTION OF LANDSCAPE ARCHITECT.
FINAL PLANT SIZES MAY BE ADJUSTED AS NECESSARY TO SUIT AVAILABILITY OF PLANT SPECIES AT TIME OF IMPLEMENTATION AND FINAL PROJECT BUDGET.
SHOULD PROPOSED TREE LOCATION HAVE THE POTENTIAL TO INTERFERE WITH EXISTING OR PROPOSED UTILITIES, CONTRACTOR SHALL ADVISE LANDSCAPE ARCHITECT AND OBTAIN INSTRUCTIONS PRIOR TO PROCEEDING.

LEGEND

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED EVERGREEN TREE PLANTING REFER TO PLANTING SCHEDULE
- SOFT LEAF BUFFALO TURF
- PROPOSED SHRUB & GROUND COVER PLANTING REFER TO PLANTING SCHEDULE
- BRICK GARDEN EDGE
- 400 x 400 STEPPING STONES WITH FINE GAUGE GRAVEL TO INTERSTICES
- MAGNETIC NORTH
- PROJECT NORTH

B	EXISTING TREE SCHEDULE ADDED	03/10/07
A	FOR CONSTRUCTION CERTIFICATE	17/09/07
REVISION	DESCRIPTION	DATE

Peter Glass & Associates



69 Christie Street, St Leonards NSW 2065
Phone (02) 9908 2727 Fax (02) 9908 4470
E-mail: design@peterglass.com.au

CUSTOMER	MAITCORP PTY LTD
PROJECT	PROPOSED DWELLING FOR LOT 1, 42 CABARITA ROAD, CAREEL BAY NSW
DRAWING TITLE	LANDSCAPE PLAN
SCALE	1:100 @ A1
DESIGNED/DRAWN	PL/AH
CHECKED	PL
DATE	03 OCTOBER 2007
JOB NUMBER	7051
DRAWING NUMBER	ISSUE
7051-01	B