



3 December 2013

Pittwater Council
PO Box 882
Mona Vale NSW 1660



Dear Sir/Madam,

**Re: Development Application No. N0209/13
Our Construction Certificate No. 136/2013
Premises: 9 Dolphin Crescent, Avalon**

Please find attached a copy of the following:

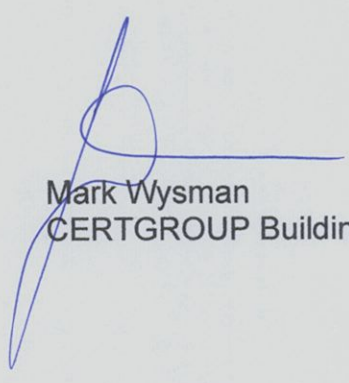
- Construction Certificate, stamped approved plans and relevant documentation.
- Notice to Commence Building Work.
- Appointment of a Principal Certifying Authority.

In accordance with the regulations we have enclosed a cheque for the sum of \$36.00 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 \$36.00 fee to CERTGROUP Building Certifiers, PO Box 870 Narrabeen NSW 2101

Yours faithfully,


Mark Wysman
CERTGROUP Building Certifiers

Rec 353152



CONSTRUCTION CERTIFICATE DETERMINATION

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

CONSTRUCTION CERTIFICATE NO: 136/2013

DETERMINATION

Decision: Approved

Date of Decision: 3 December 2013

SUBJECT LAND

Address: 9 Dolphin Crescent, Avalon

Lot No, DP: Lot 49 DP 28663

DESCRIPTION OF DEVELOPMENT

Alterations & additions to an existing outbuilding to a secondary dwelling.

APPLICANT

Name: Gary Mountford

Address: 9 Dolphin Crescent, Avalon

Contact Number: (tel) tel 0405 474 744

OWNER

Name: Gary Mountford

Address: 9 Dolphin Crescent, Avalon

Contact Number: (tel) tel: 0405 474 744

OWNER BUILDER

Owner Builder permit No: Gary Mountford Lic No. 405543P

PLANS AND SPECIFICATIONS

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

DRAWING NUMBER

DATE

Architectural Plan No's: 13332: DA01, DA03, DA04 (16/7/13) , 1323CC Rev A: CC06 – CC10 (19/11/13) prepared by: LKS Design & Drafting	16/7/13, 19/11/13
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ATTACHMENTS

Specification – 9 Dolphin Crescent, Avalon	undated
Structural Plan No: 28904-S1 (18/10/13) prepared by: Jack Hodgson Consultants P/L	18/10/13
Drainage Plan No: 28904-H1 (29/10/13) prepared by: Jack Hodgson Consultants P/L	29/10/13
BASIX Certificate No. A166967	16/07/2013
Form 2A & 2B - Geotechnical Risk Management Policy prepared by: Jack Hodgson Consultants P/L	15/11/2013
Email - eaves prepared by Pittwater Council	3/10/2013
Long Service Levy receipt	8/11/2013
Sydney Water Quick Check Stamp, Property No. 3413501	23/9/2013
Construction Certificate Application Received	20/11/2013

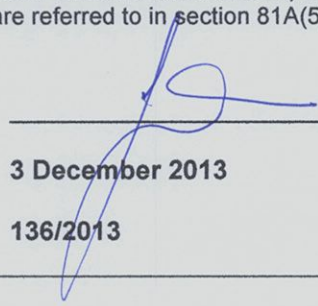
CERTIFICATE

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

CERTIFICATE NO


3 December 2013

136/2013

CERTIFYING AUTHORITY

Name of Certifying Authority
Name of Accredited Certifier
Registration No
Contact No
Address

CERTGROUP BUILDING CERTIFIERS
Mark Wysman
BPB 0449 – NSW Building Professionals Board
PH (02) 9944 8222, FAX (02) 9944 6330
PO BOX 870 NARRABEEN NSW 2101

DEVELOPMENT CONSENT

Council
Development Consent No
Date of Determination

Pittwater
N0209/13
17 September 2013

BUILDING CODE OF AUSTRALIA CLASSIFICATION

1a



RECORD OF SITE INSPECTION

Issued under clauses 143B & 143C EPAR 2000

☒ SITE INSPECTION

☒ MEMORANDUM

Project: Alterations & additions to an existing outbuilding to a secondary dwelling.
DA No: N0209/13

Address: 9 Dolphin Crescent, Avalon

Date: 28/11/2013

Type of Inspection: Prior to issue of Construction Certificate

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 Building Professional Board 0449



Fair
Trading

Tel 13 32 20
TTY 02 9338 4943
ABN 81 913 830 179
www.fairtrading.nsw.gov.au

Gary Mountford
PO Box 403
AVALON BEACH NSW 2107

HOME BUILDING ACT 1989
OWNER BUILDER PERMIT

Permit : 405543P
Receipt: 10000002934-01

Issued : 24/09/2013
Amount: \$163.00

BUILDING SITE

9 Dolphin Cres, AVALON BEACH, NSW 2107 AUSTRALIA

AUTHORISED BUILDING WORK

Alterations to the existing outbuilding and use as a secondary dwelling.

Authority No : DA-N0209/13
Council Area : PITTWATER (S) COUNCIL

Should the property be sold within 6 years of completion of the work it will be necessary to obtain home warranty building insurance from approved insurers if the value of the work was greater than \$20,000. A certificate of insurance must be attached to any contract of sale.

You should obtain professional advice from general insurers regarding public liability and property damage cover, etc.

Note: This permit is only valid when an official receipt has been imprinted.
If payment is made by cheque, the permit is conditional on the cheque being
met on presentation. *GST amount included in total fee: \$0.00

Rod Stowe
Commissioner for Fair Trading

Issuing officer

CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

***** END OF PERMIT *****

BASIX[®]Certificate

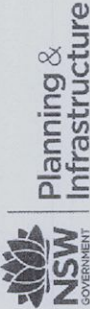
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A166967

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, 16, July 2013
To be valid, this certificate must be lodged within 3 months of the date of issue.



CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

Description of project

Project address	
Project name	Mountford Garden Flat
Street address	9 Dolphin Crescent Avalon 2107
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 28663
Lot number	49
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Bigola Design	
ABN (if applicable): 19351368665	

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

Construction		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements				
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications		
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)		

Glazing requirements		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted. For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	NE	1.28	0	0	awning (adjustable) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	NW	0.63	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	NW	0.63	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	NW	0.63	0	0	eave/verandah/pergola/balcony	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Glazing requirements										Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device		Frame and glass type					
			Height (m)	Distance (m)								
W5	NW	0.63	17.27	0.6		>=750 mm	6.44, SHGC: 0.75)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)				
W6	NW	1.08	0	0	eave/verandah/pergola/balcony >=750 mm		improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)					
W7	NW	1.57	17.91	4		none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)					
W8	SW	0.63	0	0		none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)					
W9	SW	0.63	0	0		none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)					
D1	NE	4.34	17.61	2.43		none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)					
D2	NE	4.34	0	0	awning (fixed) >=900 mm		improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)					

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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

Development Application for _____	Name of Applicant _____
Address of site _____	

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

I, PETER THOMPSON on behalf of JACK HODGSON CONSULTANTS
(insert name) (trading or company name)

on this the 15TH NOVEMBER, 2013
(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 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 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 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 for both 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 & MANAGEMENT FOR PROPOSED SECONDARY DWELLING ADDITIONS
AT 9 DOLPHIN CRESCENT, AVALON – MO 28904

Report Date: 16TH JUNE, 2013

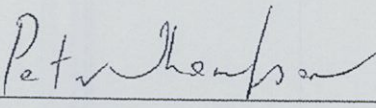
Author : BEN WHITE

Author's Company/Organisation: JACK HODGSON CONSULTANTS PTY LTD

Structural Documents list:

DRAWING NO 28904-S1A PREPARED BY JACK HODGSON CONSULTANTS

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 _____
Name PETER THOMPSON
Chartered Professional Status MIE Aust CPEng
Membership No. 146800
Company JACK HODGSON CONSULTANTS

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

on this the 15TH NOVEMBER, 2013
(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 & MANAGEMENT FOR PROPOSED SECONDARY DWELLING ADDITION
AT 9 DOLPHIN CRESCENT, AVALON – MO 28904

Report Date: 17TH JUNE, 2013

Author: BEN WHITE

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

ARCHITECTURAL PLANS PREPARED BY BILGOLA DESIGN CD01-CD04 DATED APRIL 2013

STRUCTURAL PLAN 28904-S1A PREPARED BY JACK HODGSON CONSULTANTS

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Peter Thompson

(name)

Peter Thompson
(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 Peter Thompson

Chartered Professional Status MIE Aust CPEng

Membership No. 146800

Company Jack Hodgson Consultants Pty Ltd



**Fair
Trading**

Tel 13 32 20
TTY 02 9338 4943
ABN 81 913 830 179
www.fairtrading.nsw.gov.au

Gary Mountford
PO Box 403
AVALON BEACH NSW 2107

HOME BUILDING ACT 1989

OWNER BUILDER PERMIT

Permit : 405543P
Receipt: 10000002934-01

Issued : 24/09/2013
Amount: \$163.00

BUILDING SITE

9 Dolphin Cres, AVALON BEACH, NSW 2107 AUSTRALIA

AUTHORISED BUILDING WORK

Alterations to the existing outbuilding and use as a secondary dwelling.

Authority No : DA-N0209/13
Council Area : PITTWATER (S) COUNCIL

Should the property be sold within 6 years of completion of the work it will be necessary to obtain home warranty building insurance from approved insurers if the value of the work was greater than \$20,000. A certificate of insurance must be attached to any contract of sale.

You should obtain professional advice from general insurers regarding public liability and property damage cover, etc.

Note: This permit is only valid when an official receipt has been submitted.
If payment is made by cheque, the permit is conditional on the cheque being
met on presentation. *GST amount included in total fee: \$0.00

Rod Stowe
Commissioner for Fair Trading

Issuing officer

***** END OF PERMIT *****

From: Gary Mountford [mailto:garymountford@optusnet.com.au]
Sent: Thursday, 3 October 2013 7:08 AM
To: Keith Smith
Subject: Fwd: DA N0209/13 Mountford 9 Dolphin Cr. Avalon

Hi Keith,

Below is the email trail with council regarding the 450mm eaves FYI.

Gary M.

Begin forwarded message:

From: [Nicholas Lawler@pittwater.nsw.gov.au](mailto:Nicholas_Lawler@pittwater.nsw.gov.au)
Subject: Re: DA N0209/13 Mountford 9 Dolphin Cr. Avalon
Date: 26 September 2013 3:44:03 PM AEST
To: "Gary Mountford" <garymountford@optusnet.com.au>

Dear Gary,

I would consider the gutter to be part of the eaves and included in the 450mm calculation.

If you need me to discuss condition C4 with your certifier, just let me know.

Kind Regards,

Nicholas Lawler
Planner (Development)
Phone: (02) 9970 1147



www.pittwater.nsw.gov.au

Find out more....

[Facebook](#) | [Twitter](#)

Please consider the environment before printing this email.

From: Gary Mountford <garymountford@optusnet.com.au>
To: [Nicholas Lawler@pittwater.nsw.gov.au](mailto:Nicholas_Lawler@pittwater.nsw.gov.au)
Date: 26/09/2013 09:21 AM
Subject: DA N0209/13 Mountford 9 Dolphin Cr. Avalon



Levy Online Payment Receipt

Building and Construction

GARY MOUNTFORD
9 DOLPHIN CR
AVALON BEACH NSW 2107

CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

Long Service Corporation
Level 1
19-21 Watt Street
Gosford NSW 2250
Locked Bag 3000
Central Coast MC NSW 2252
Tel: 13 14 41
Fax: (02) 9287 5685
Email: info@longservice.nsw.gov.au
www.longservice.nsw.gov.au
ABN 93 646 090 808

Application Details:

Applicant Name:	GARY MOUNTFORD
Levy Number:	5054494
Application Type:	CC
Application Number:	N0209/13
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	9 DOLPHIN CR AVALON BEACH NSW 2110
Value of work:	\$55,000
Levy Due:	\$192.00

Payment Details:

LSC Receipt Number:	151234
Payment Date:	8/11/2013 11:23:27 AM
Bank Payment Reference:	725800050
Levy Paid:	\$192.00
Credit card surcharge:	\$0.77
Total Payment Received:	\$192.77

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

on this the 15TH NOVEMBER, 2013
(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
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AT 9 DOLPHIN CRESCENT, AVALON – MO 28904

Report Date: 17TH JUNE, 2013

Author: BEN WHITE

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Peter Thompson

(name)

Peter Thompson
(signature)

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Signature

Name Peter Thompson

Chartered Professional Status MIE Aust CPEng

Membership No. 146800

Company Jack Hodgson Consultants Pty Ltd

CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

Sent: Thursday, 3 October 2013 7:08 AM
To: Keith Smith
Subject: Fwd: DA N0209/13 Mountford 9 Dolphin Cr. Avalon

Hi Keith,

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Gary M.

Begin forwarded message:

From: Nicholas_Lawler@pittwater.nsw.gov.au
Subject: Re: DA N0209/13 Mountford 9 Dolphin Cr. Avalon
Date: 26 September 2013 3:44:03 PM AEST
To: "Gary Mountford" <garymountford@optusnet.com.au>

Dear Gary,

I would consider the gutter to be part of the eaves and included in the 450mm calculation.

If you need me to discuss condition C4 with your certifier, just let me know.

Kind Regards,

Nicholas Lawler
Planner (Development)
Phone: (02) 9970 1147



www.pittwater.nsw.gov.au

Find out more....

[Facebook](#) | [Twitter](#)

Please consider the environment before printing this email.

From: Gary Mountford <garymountford@optusnet.com.au>
To: Nicholas_Lawler@pittwater.nsw.gov.au
Date: 26/09/2013 09:21 AM
Subject: DA N0209/13 Mountford 9 Dolphin Cr. Avalon

CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / 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 tick (✓) 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: 136/2013

CDC:

Job:

Date Receipt:

20/11/2013

SUBJECT LAND

Address 9 DOLPHIN CRESCENT, AVALON NSW 2107
 Lot No 49 DP 28663 SP — Vol/Fol, Etc —

DETAILS OF THE APPLICANT

Name / Company GARY MOUNTFORD Contact Person GARY MOUNTFORD
 Mailing Address 9 DOLPHIN CRESCENT,
AVALON NSW Postcode 2107 State NSW
 E-mail gary.mountford@optusnet.com.au Tel — Mobile 0405 474 744
 Applicant Signature [Signature] Date 15/11/13

CONSENT OF OWNER(S)

I/ We as the owner/s of the above property authorise for Mark Wysman to provide Construction or Complying Development 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 GARY MOUNTFORD Contact Person GARY MOUNTFORD
 Owner's Address 9 DOLPHIN CRESCENT
AVALON. Postcode 2107 State NSW
 Mailing Address P.O. Box 403
AVALON BEACH Postcode 2107 State NSW
 E-mail gary.mountford@optusnet.com.au Tel — Mobile 0405 474 744
 Owner/s Signature/s [Signature] Date 15/11/13
 Date —

DESCRIPTION OF WORK

Type of work proposed:

- ☐ New Building ☒ Additions / Alterations

Class of Building under Building Code of Australia 1A

Description of the work ALTERATIONS & ADDITIONS TO EXISTING OUTBUILDING TO CREATE A SECONDARY DWELLING.

Construction Cost of Works \$

DETAILS OF THE RELEVANT CONSENTS

Consent No. N0209/13 Date issued: 17/09/2013
Construction Certificate No. 136/2013 Date issued: 3/12/13
Complying Development Certificate No. — Date issued: —

STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS

What is the site area of land?

In square metres 701.6 m²

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

In square metres 188.52 m² TOTAL

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

Main Uses SINGLE DWELLING

Other Uses EXIST. OUTBUILDING

Does the site contain dual occupancy?

☐ Yes ☒ No

Gross floor area of proposed building?

In square metres 50.39 TOTAL

What will the proposed building be used for?

Main Uses SECONDARY DWELLING

Other Uses —

HOW MANY DWELLINGS:-

Are pre-existing at this property? 1 Are proposed to be demolished? —

Are proposed to be constructed? 1 Are attached to an existing building? 1

Are attached to a new building? — How many storeys will the building consist of? 1/SPIT LEVEL.

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 of 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. CERTGROUP Building Certifiers 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 CERTGROUP Building Certifiers if the information you have provided in this notice is incorrect or changes.

CERTGROUP Building Certifiers ■ tel 9944 8222 ■ fax 99446330
info@certgroup.com.au ■ www.certgroup.com.au ■ PO Box 870 Narrabeen NSW 2101 ■ abn 47 121 229 166

Construction Certificates ■ Complying Development Certificates ■ Building Code & Planning Consultants

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

Development Application for _____
Name of Applicant
Address of site _____

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

I, PETER THOMPSON on behalf of JACK HODGSON CONSULTANTS
(insert name) (trading or company name)

on this the 15TH NOVEMBER, 2013
(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 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 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 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 for both 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 & MANAGEMENT FOR PROPOSED SECONDARY DWELLING ADDITIONS
AT 9 DOLPHIN CRESCENT, AVALON – MO 28904

Report Date: 16TH JUNE, 2013

Author : BEN WHITE

Author's Company/Organisation: JACK HODGSON CONSULTANTS PTY LTD

Structural Documents list:

DRAWING NO 28904-S1A PREPARED BY JACK HODGSON CONSULTANTS

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

Name PETER THOMPSON

Chartered Professional Status MIE Aust CPEng

Membership No. 146800

Company JACK HODGSON CONSULTANTS

CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

SPECIFICATION OF BUILDING WORKS

CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION



SOUTHspec
revision 20

ISSN 1838-1359



9 771838 135004

BUILDING TYPE

SINGLE DWELLING	☐	VILLA OR TOWNHOUSE	☐	INDUSTRIAL BUILDING	☐
DUAL OCCUPANCY	☐	GARAGE	☐	OFFICE BUILDING	☐
MEDIUM DENSITY UNITS	☐	RETAIL BUILDING	☐	ADDITION	☒
FARM SHED	☐	SECONDARY DWELLING	☐		☐

CONSTRUCTION

CAVITY BRICK	☐	TIMBER FRAMED	☒	A.A.C. BLOCK/PANEL	☐
BRICK VENEER	☐	STEEL FRAMED	☐	MASONRY BLOCK	☐
SINGLE BRICK	☐	STEEL CLAD	☒	CONCRETE PANEL	☐

ADDENDUM

If any difference in requirements exists between this specification and the Building Code of Australia or relevant Standard that may apply to the construction of any building nominated in this specification, then requirements of the Building Code of Australia and/or the appropriate Standard shall take precedence over any nomination of construction in this specification.

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SPECIFICATION

FOR THE ERECTION AND COMPLETION OF BUILDING AT: LOT No. 49 DP No. 28663
ADDRESS 9 DULPETH CRESCENT
TOWN/AREA AVALON NSW
MUNICIPALITY / SHIRE / CITY PT MOUNTFORD
FOR MR. GARY MOUNTFORD POST CODE 2107

Hereinafter called the Proprietor or Owner.

The builder must ensure that relative drawings, plans and construction comply with the prescribed construction, the Local Government Act, the Building Code of Australia and that the work and services performed by the Builder are to the satisfaction of the Proprietor and Lending Authorities.

INSPECTION NOTICE

This is to apply only if inspections are required by the Lending Authority. The building is to be inspected by the Society or Bank Representative at the following stages of construction and the Builder is to give the Lending Authority and Owner at least (2) clear working days notice that inspections are required.

- When trenches for footings have been prepared or rock surfaces scabbled and in the case of reinforced concrete footings, when reinforcement and depth pegs have been placed in position just prior to placing of concrete. Footings must not be commenced until the trenches have been inspected and approved by the Society Representative.
- On completion of floor, wall and roof framing with noggin in position and veneer walling, but before flooring is cut down, roof covering is laid and wall linings and sheetings are secured.
- When the internal wall coverings have been secured and fixing out commenced, apron mouldings must not be fixed until flashings have been inspected and approved.
- ON COMPLETION OF BUILDING. The owner is cautioned that if works have advanced beyond these stages without the requisite notices being given, inspections made and unsatisfactory conditions are discovered later, the offer of a loan or the terms and conditions of a loan may be varied by the lending authority.

REGULATIONS AND NOTICES:

The builder is to comply with the Building Code of Australia as amended and as applicable to the particular State or Territory in which the building is being constructed and the requirements of legally constituted Authorities for local Government and/or Services. The Builder is to give all notices, obtain all permits and pay all fees required by such Authorities. If any difference in requirements exists between this specification and the Building Code of Australia or relevant Standard that may apply to the construction of any building nominated by this specification then the requirements of the Building Code of Australia and/or the appropriate Standard shall take precedence over this specification for any construction. Where materials, components, design factors and construction methods comply with the Performance Requirements of the B.C.A., these may be accepted by approval authorities as an alternative as per the Deemed to Satisfy Provisions.

INSURANCE:

Insurance of the works against fire will be effected as nominated in the Building Contract. The Builder shall at his own expense adequately insure against Public Risk and arrange indemnification in respect of his liability under the Workers' Compensation Act, Work Cover and/or other regulations as applicable.

VISIT THE SITE:

Builders tendering are to visit the site and satisfy themselves to the nature and extent of the work, the facilities available and the difficulties entailed in the execution of the said works. No amount above the accepted price will be allowed because of work arising due to neglect of this precaution, or assumptions made.

LABOUR AND MATERIALS:

The Builder is to provide all materials, labour, fittings and plant required to construct and complete the work. Materials shall be of the standard specified and workmanship in each trade shall be performed by tradesmen of that particular trade and in conformity with current good building practice.

SET OUT:

The Builder shall be responsible for the accuracy and clear delineation of the site boundaries and location of the buildings there on. The Builder is to set out and maintain the works in accordance with the drawings. Figured dimensions to be taken in preference to scale.

PLANS AND SPECIFICATIONS:

Any work indicated on the plans and not in the specification or vice versa, and any item not shown on either plans or specifications but which is obviously necessary as part of proper construction and/or finish, is to be considered as so shown or specified and is to be duly done as part of the contract. Any variations to plans or specifications are to be agreed and recorded by the proprietor and the builder/contractor.

ADDITIONAL BUILDING REQUIREMENTS:

All instructions for extra work or additional requirements must be in writing. Dated and signed copies of instructions shall be retained by both the owner and the builder.

PLANS ON JOB:

The builder must at all times maintain on the job a legible copy of the plans and specifications, bearing the approval of the Municipal Authority concerned or Principal Certifying Authority.

STANDARDS

Where an Australian Standard (AS) or Australian New Zealand Standard (AS/NZS) is nominated in this specification then that nomination refers to the latest revision of that Standard unless the Building Code of Australia references a different revision.

EARTHWORKS AND EXCAVATIONS: - BCA part 3.1

All earthworks shall be designed and constructed in accordance with the drawings and guidelines of AS3798. Stormwater and other surface water drainage by underground piping or surface diversions shall be in accordance with AS/NZS3500.

All siteworks shall be in accordance with the Environmental Planning and Assessment Act and Regulations for siteworks for the erection of a building, safeguarding excavations, backfilling, preventing soil movement and supporting neighbouring buildings. Drainage requirements must be determined according to the soil classifications. BCA part 3.1.1 and part 3.1.2.

FOOTINGS AND PIERS: BCA part 3.2.2

Excavate for all footings, piers, etc. to dimensions and minimum depth shown on plans or otherwise specified, or to depths necessary to secure solid bottoms and even bearing throughout similar strata. Bottoms of excavations to be level and stepped where necessary. Grade, fill and ram where necessary to receive concrete floors where shown on ground level.

At completion of foundations, all excavations to be filled, well rammed to ground level and surplus soil spread as directed. All seepage and soakage water to be effectively dealt with and diverted clear of the building. Excavate for and lay agricultural drains to back of walls retaining earth and to any other sections of foundations as may be necessary and/or directed.

ROCK EXCAVATIONS:

Should rock of any type be encountered in excavation of the works the cost of its removal is to be considered as an extra to the contract and charged for at a rate per cubic metre as indicated in the schedule of rates. The Proprietor is to be notified when rock is encountered in excavations.

CONCRETE - BCA part 3.2.3

All structural concrete shall be ready mixed and in compliance with AS3600, and unless otherwise specified on Engineers drawings, shall be of N20 grade.

The concrete shall be supplied by an approved firm and delivery dockets shall be kept on the job for inspection by the proprietor if he so desires. The concrete for minor works, where strength of concrete is not critical, such as paving on solid ground, may have a minimum compressive strength of 15MPa if unreinforced and 20 MPa if reinforced. Alternatively, such concrete may be mixed on site where the aggregate proportions and water/cement ratio can be controlled so that the required compressive strengths can be obtained.

All concrete work shall comply with the AS3600. Maximum slump shall be 80mm unless otherwise specified by Engineer.

Concrete shall be carefully handled and placed to avoid segregation and shall be adequately compacted. Reinforcing mesh fabric to AS/NZS4671 and all reinforcing bars mild steel grade unless otherwise specified.

FOOTINGS: BCA parts 3.2.3, 3.2.4 and 3.2.5

Where sites have soils or foundations of reactive nature or problem sites footings shall be approved by a practising structural engineer and in the case of known highly swelling soils or other unstable soils special precautions may have to be taken in the design and construction of concrete footings. In the case of concrete suspended floors to first floor it will be necessary for size of footings to be specified by a practising structural engineer. Footing sizes to be as per AS2870 part 1.

LEGEND

PRIVATE OPEN SPACE

PREVAILING WINTER WINDS

PREVAILING SUMMER WINDS

NOISE

ON SITE WASTE MANAGEMENT & MATERIALS STORAGE

EXISTING TREES TO BE RETAINED

EXISTING DWELLING

NEIGHBOURING DWELLING

PROPOSED ADDITIONS

PROPOSED NEW ROOF

PROPOSED DECK

PROPOSED FENCE FOR PRIVATE OPEN SPACE

PROPOSED AREA REMOVED PAVING

EXISTING ABSORPTION TRENCH

EXISTING SPOT LEVELS

VEHICULAR SITE ENTRY

PEDESTRIAN SITE ENTRY

SITE ANALYSIS

BILGOLA DESIGN
Building Design, Sustainability
Assessment and Consultation
16 Argyle Street
BILGOLA NSW 2107
Ph/Fax: (02) 99183698
Mobile Stephen: 0414 725411
Mobile Selena: 0414 425411
Email: info@bilgo.com.au
Building Design & Assessment Division
T/A Bilgola Design ABN 19351 368665

No.	Date	Issue	Amendment
1	02/6/13	DA DRAFT	
2	16/7/13	DA FINAL	

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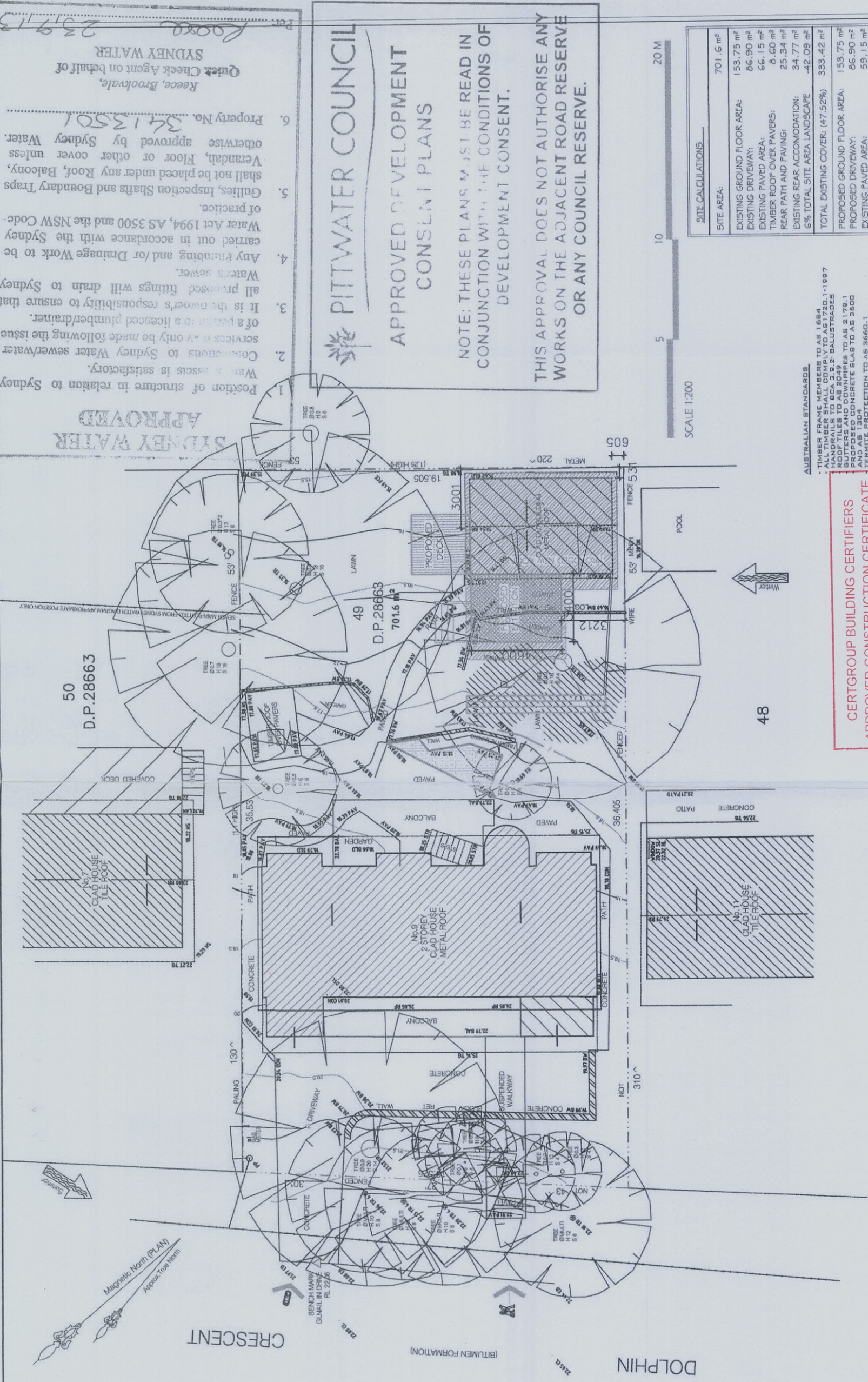
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This drawing is also to be read in conjunction with drawings, specifications, schedules, and so forth prepared by others and which are relevant to the project or projects identified on this drawing.
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CLIENT: Gary Mountford	JOB NO. 13332	DATE June 2013
PROJECT: Alterations and addition to existing Garden Flat accommodation.	DWG NO. DA 01	LGA: PITTWATER
ADDRESS: LOT 49 in D.P. 28663 9 Dolphin Crescent Avalon NSW 2107	SCALE: 1:200	D.A.:
SHEET: 1/4	REV.	CHECKED: S.H.B
DRAWN: S.H.B		

SITE ANALYSIS PLAN

1 : 200



CERTGROUP BUILDING CERTIFIERS
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PLAN / DOCUMENTATION

AUSTRALIAN STANDARDS
- TIMBER FRAME MEMBERS TO AS 1684
- ANGLE IRONS TO AS 3672
- HANDRAILS TO BCA 3.9.2 - BALUSTRADES
- ROOF TILES TO AS 2049
- PUTTERS AND FLASHINGS TO AS 2179.1
- CONCRETE TO AS 3600
- AND AS 1304
- TERMITE PROTECTION TO AS 3660.1 PART 1
- SMOKE ALARMS TO AS 3786
- PROPOSED STORMWATER DRAINAGE TO
- MAGNETRY CONSTRUCTION TO AS 3700
- WATERPROOFING OF WET AREAS TO AS 3740
- STAIRS TO AS 1659
- STRUCTURAL STEEL IN ACCORDANCE TO
- AS 4100 AND AS 1163 - WELDING TO AS 1554

SITE CALCULATIONS	
SITE AREA:	701.6 m ²
EXISTING GROUND FLOOR AREA:	153.75 m ²
EXISTING DRIVEWAY:	86.90 m ²
EXISTING PAVED AREA:	66.15 m ²
TIMBER ROOF OVER PAVERS:	8.60 m ²
REAR PATH AND PAVING:	25.34 m ²
EXISTING REAR ACCOMMODATION:	34.77 m ²
6% TOTAL SITE AREA LANDSCAPE:	42.09 m ²
TOTAL EXISTING COVER: (47.52%)	333.42 m ²
PROPOSED GROUND FLOOR AREA:	153.75 m ²
PROPOSED DRIVEWAY:	86.90 m ²
EXISTING PAVED AREA:	59.15 m ²
TIMBER ROOF OVER PAVERS:	8.60 m ²
PROPOSED REAR PATH AND PAVING:	16.28 m ²
PROPOSED REAR ACCOMMODATION:	50.39 m ²
6% TOTAL SITE AREA LANDSCAPE:	42.09 m ²
TOTAL PROPOSED COVER: (47.46%)	332.96 m ²

THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.

APPROVED DEVELOPMENT CONSENT PLANS

PITTWATER COUNCIL

1. Position of structure in relation to Sydney Water sewer/water services is satisfactory.
2. Connections to Sydney Water sewer/water of a plumber to a licensed plumber/drainlayer. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water sewer.
3. Any fitting and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of practice.
4. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
5. Property No. 3413501
Quick Check Agent on behalf of SYDNEY WATER
Reece, Brookvale, 231913

CONSTRUCTION CERTIFICATE APPLICATION

9 DOLPHIN CRESCENT
AVALON.N.S.W. 2107

applicant:

G. Mountford

contents:

- CC 01: cover sheet
- CC 02: site plan/analysis-bigola design-DA 01 (stamped)
- ~~CC 03: existing & proposed floor plans & elevations-bigola design-DA 02 (stamped)~~
- CC 04: elevations-bigola design-DA 03 (stamped)
- CC 05: section a-a & basix requirements-bigola design-DA 04 (stamped)
- CC 06: floor plan & typical boundary wall section & window & door schedules
- CC 07: basix certificate - sheets 1-3
- CC 08: basix certificate - sheets 4-6
- CC 09: silt fence details, ncc - bca compliance, general notes & schedule finishes & colours
- CC 10: safety notes

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19-10-13	A	C.C. APPLICATION / ISSUE	
DATE	REV.	AMENDMENT	

LKS
DESIGN & DRAFTING
ABN 62143830351
ACCREDITED BUILDING DESIGNER

P.O. Box 4101, North Curl Curl, N.S.W. 2099
Ph: (02) 9905 6261 Fax: (02) 9905 6447
Mobile: 0418 662 771
Email: lks1@bigpond.net.au

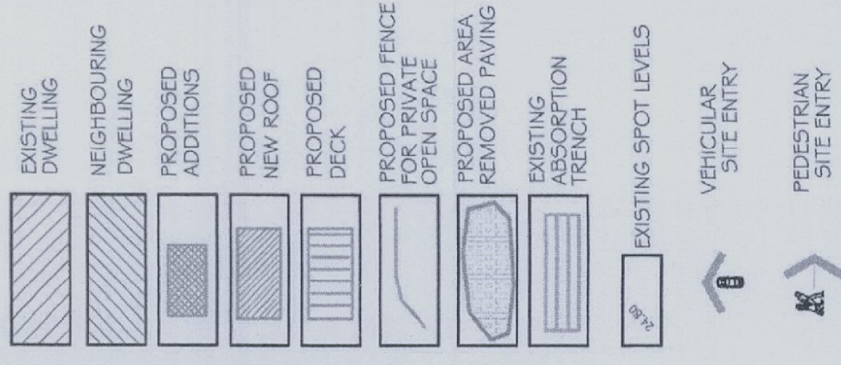
PROJECT:
ALTERATIONS & ADDITIONS TO
EXISTING GARDEN FLAT
9 DOLPHIN CRES., AVALON
N.S.W. 2107
LOT. 49 D.P.28663

CLIENT:
Mr. G. Mountford
DRAWING TITLE:
COVER SHEET

CONSTRUCTION CERTIFICATE ISSUE			
DATE:	19th November, 2013	SCALE:	NTS
DRAWN:	L.K.S.	DRG No.:	1323CC
		CC01	Rev.A

The diagram is a site plan with several labeled areas and features:

- PRIVATE OPEN SPACE:** Located at the top left, indicated by a large arrow pointing towards the site.
- PREVAILING WINTER WINDS:** Indicated by a large arrow pointing downwards from the top center.
- PREVAILING SUMMER WINDS:** Indicated by a large arrow pointing upwards from the bottom center.
- NOISE:** Indicated by a large arrow pointing left from the right side.
- ON SITE WASTE MANAGEMENT & MATERIALS STORAGE:** Located on the right side, indicated by a large arrow pointing towards the site.
- EXISTING TREES TO BE RETAINED:** Located at the bottom right, indicated by a large arrow pointing towards the site.
- Water:** A wavy line representing a water feature, with an arrow pointing to it from the label.
- Summer:** A wavy line representing a summer feature, with an arrow pointing to it from the label.
- Waste:** A wavy line representing a waste feature, with an arrow pointing to it from the label.
- Tree:** A circular symbol representing a tree, with an arrow pointing to it from the label.



BILGOLA DESIGN
Building Design; Sustainability
Assessment and Consultation
16 Argyle Street
BILGOLA NSW 2107
P/ Fax: (02) 99183698
Mobile Stephen: 0414 725411
Mobile Selenia: 0414 425411
Email: info@bilboba.com.au
Building Design & Assessment Division -
T/A Bilgola Design ABN 19351 368665

No.	Date	Issue	Amendment
1	02/6/13	DA DRAFT	
2	16/7/13	DA FINAL	

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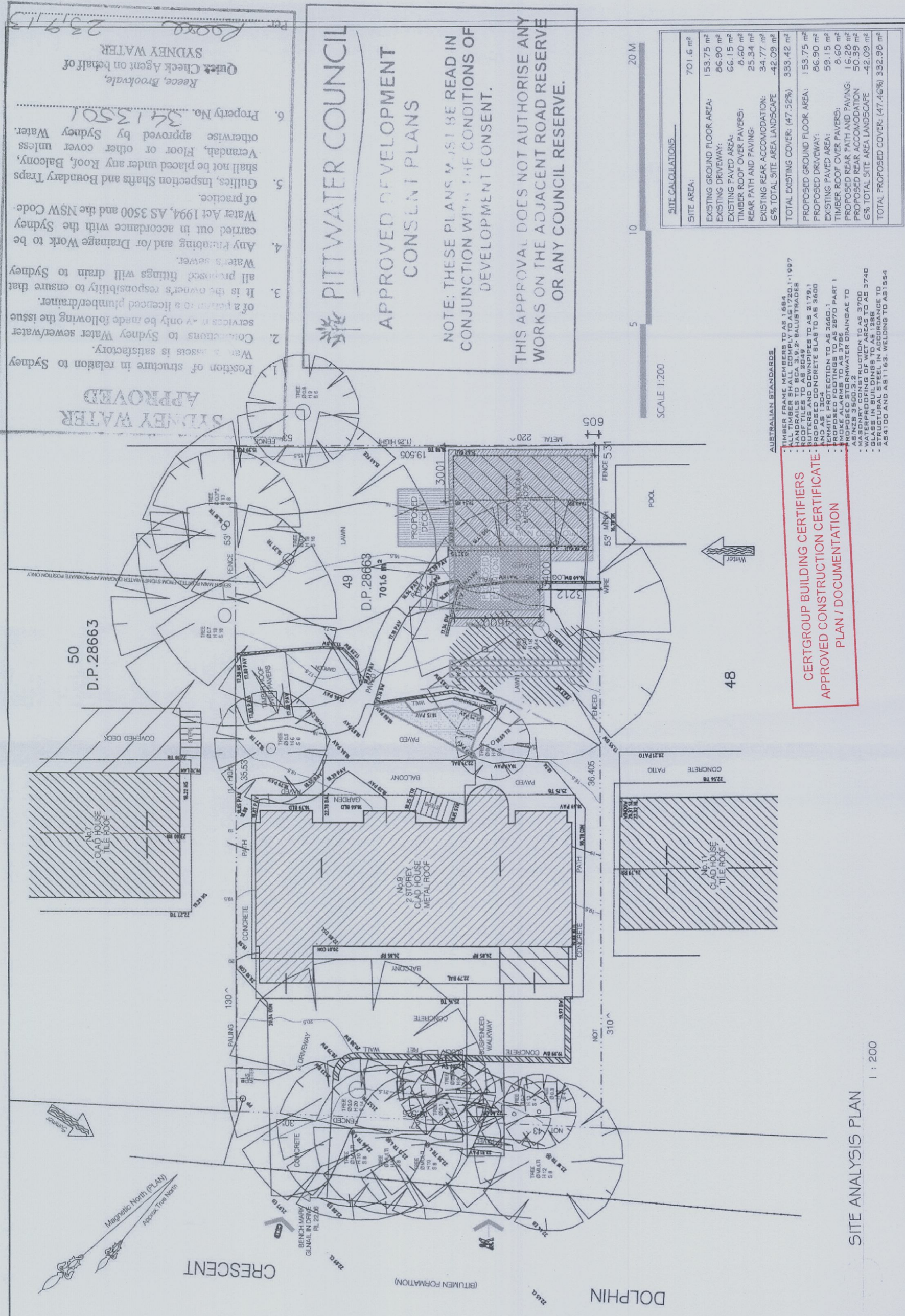
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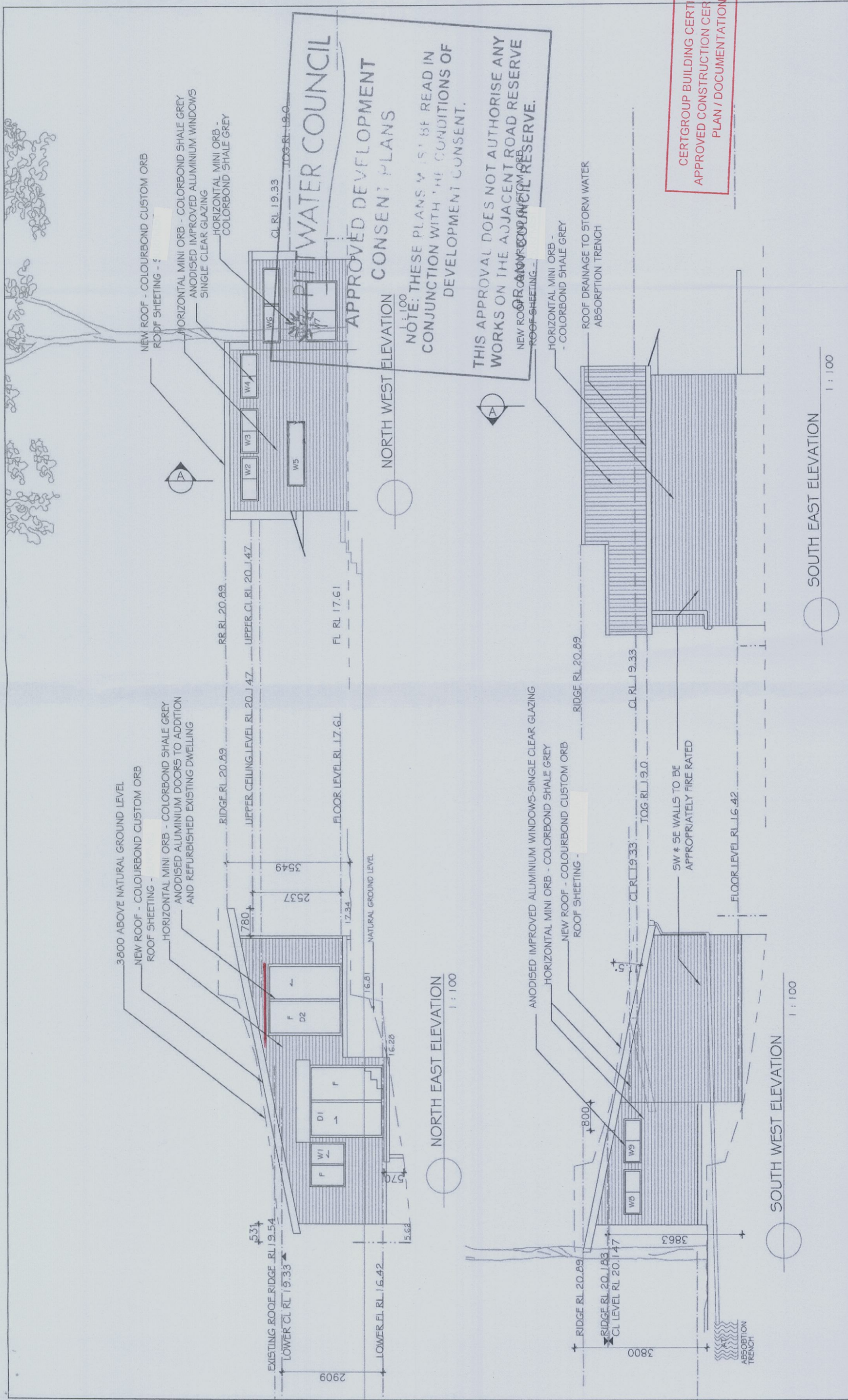
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June 2013	JOB NO: 13332	CLIENT: Gary Mountford
GA: PIT/WATER	DWG NO: DA 01	PROJECT: Alterations and addition to existing Garden Flat accommodation.
D.A.:	SCALE: 1 : 200	ADDRESS: LOT 49 in D.P. 28663 9 Dolphin Crescent Avalon NSW 2107
REV.	SHEET: 1/4	
DRAWN: S. H B	CHECKED: S. H B	



AUSTRALIAN STANDARDS

- TIMBER FRAME MEMBERS TO AS 1684
- HANDRAILS TO AS 1922
- HANDRAILS TO BCA 3.9.2 - BALUSTRADES
- PROPOSED STEEL TO AS 3700
- PROPOSED CONCRETE SLAB TO AS 3600
- LINO AND 1304
- PROPOSED CONSTRUCTION TO AS 3660.1
- PROPOSED FOOTINGS TO AS 2870 PART 1
- SMOKE ALARMS TO AS 3796
- PROPOSED 5000 3/2 WATER DRAINAGE TO AS 3700
- MASONRY CONSTRUCTION TO AS 3700
- WATERPROOFING TO AS 1588
- STRUCTURAL BUILDING TO AS 1588
- STRUCTURAL STEEL IN ACCORDANCE TO AS 4100 AND AS 1304
- WELDING TO AS 1554

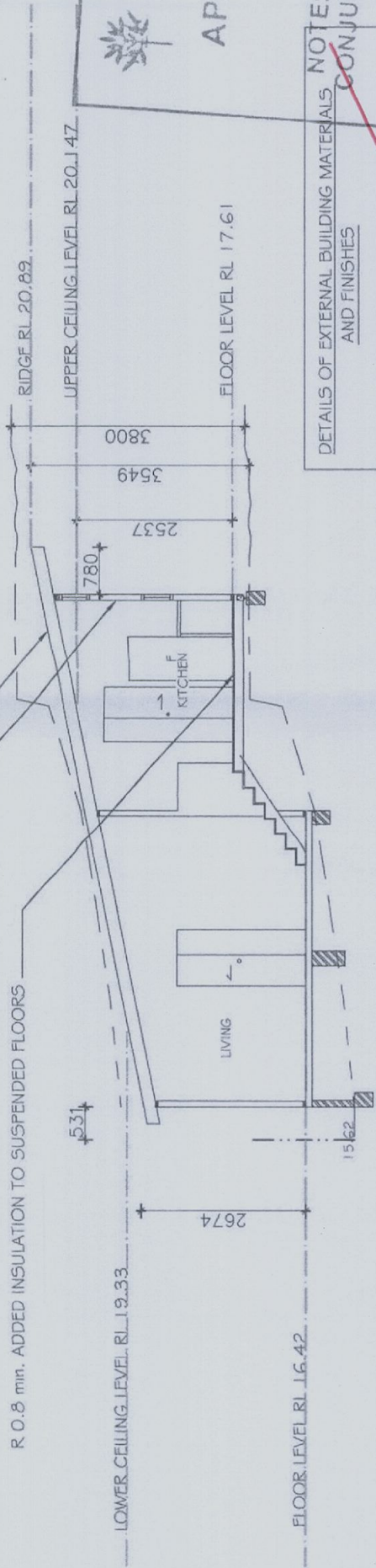


CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

BILGOLA DESIGN Building Design/ Sustainability Assessment and Consultation 16 Argyle Street BILGOLA NSW 2107 Ph/Fax: (02) 99183698 Mobile Stephen: 0414 725411 Mobile Selenia: 0414 425411 Email: info@bilgo.com.au Building Design & Assessment Division - T/A Bilgola Design ABN 19351 368665						GENERAL NOTES This drawing is not to be scaled for the purposes of setting-out. Dimensions to be checked on site and verified prior to commencing. This drawing has been prepared based upon survey and other information supplied by others. All dimensions and levels are to be checked on site by contractors and inconsistencies reported immediately to the Client or Architect prior to works being undertaken. Contractors are to ensure that all works under their responsibility or the responsibility of their sub-contractors are constructed and/or manufactured to comply with all relevant national and/or local authority statutory requirements and in accordance with local building control and codes of practice.	GENERAL NOTES This drawing is to be read in conjunction with other relevant drawings, specifications, schedules and so forth, relating to the project or projects for which this drawing has been prepared. This drawing is also to be read in conjunction with drawings, specifications, schedules and so forth prepared by others and which are relevant to the project or projects identified on this drawing. All Structural detail is representative only - All proposed modifications and structural changes are required to be passed, approved and certified by a qualified Structural Engineer.	DWG NAME ① ELEVATIONS	June 2013 LGA: PITTWATER D.A.: REV. DRAWN: S.H.B CHECKED: S.H.B	JOB NO 13332 DWG NO DA 03 SCALE 1:100 SHEET 3/4 CHECKED S.H.B	CLIENT: Gary Mountford PROJECT: Alterations and addition to existing Garden Flat accommodation. ADDRESS: LOT 49 in D.P. 28863 9 Dolphin Crescent Avalon NSW 2107
--	--	--	--	---	--	--	--	---------------------------------	---	--	---

COLOURBOND CUSTOM ORB ROOF SHEETING -
55mm FOILED BACK BLANKET INSULATION R2.24 (up)

R 1.30 min. BULK INSULATION TO EXTERNAL WALLS
R 0.8 min. ADDED INSULATION TO SUSPENDED FLOORS



SECTION A - A
1 : 100



PITTWATER COUNCIL

APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.

DETAILS OF EXTERNAL BUILDING MATERIALS AND FINISHES

WALL CLADDING: COLOURBOND HORIZONTAL MINI ORB - SHALE GREY

ROOF: COLOURBOND CUSTOM ORB

TRIM: DULUX IRONSTONE & DULUX NATURAL WHITE

DOORS AND WINDOWS: ANODISED ALUMINIUM

WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

Deleted. See 2209
Drawing No 1323CC, Rev A.

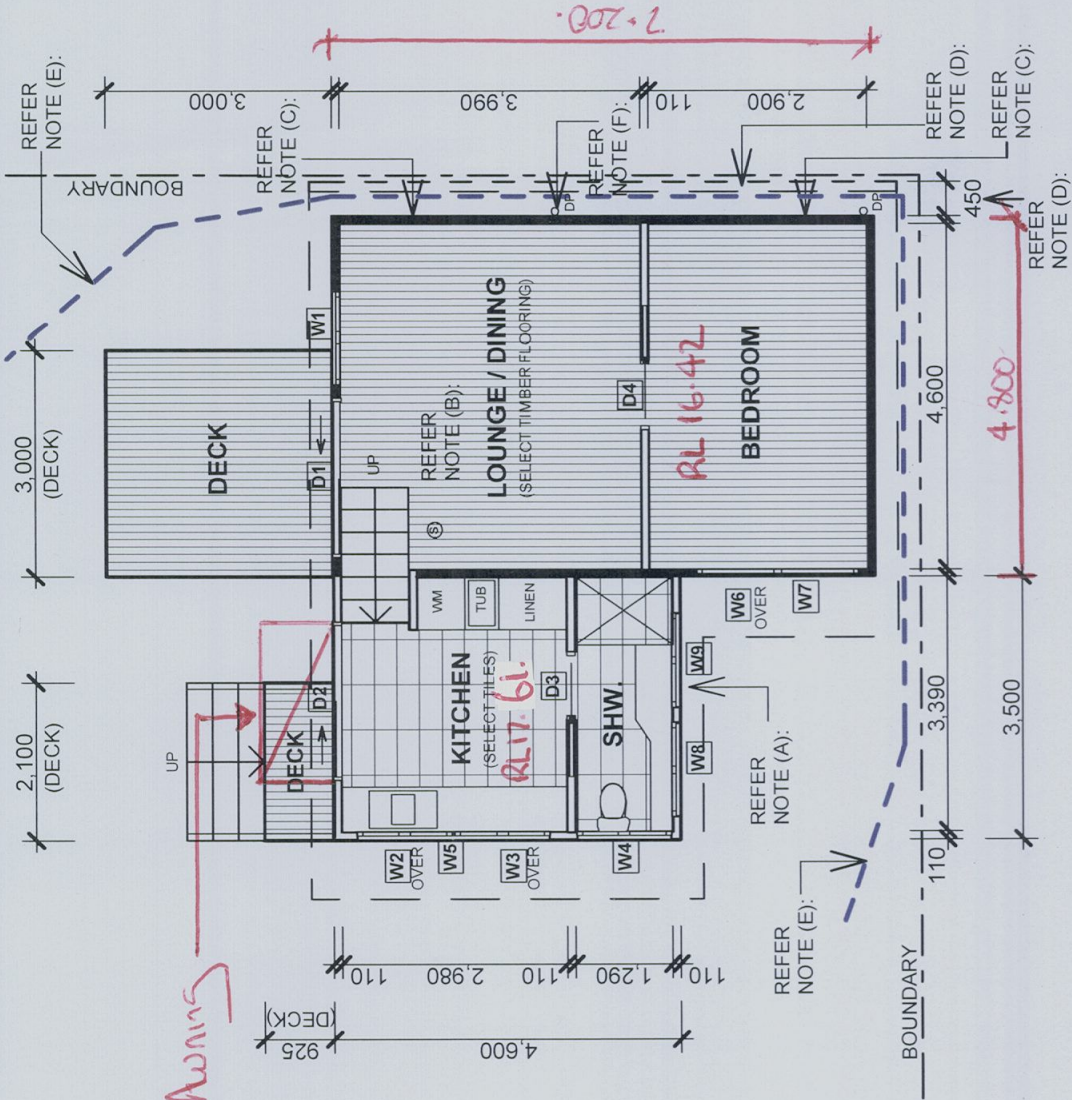
CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

BASIX

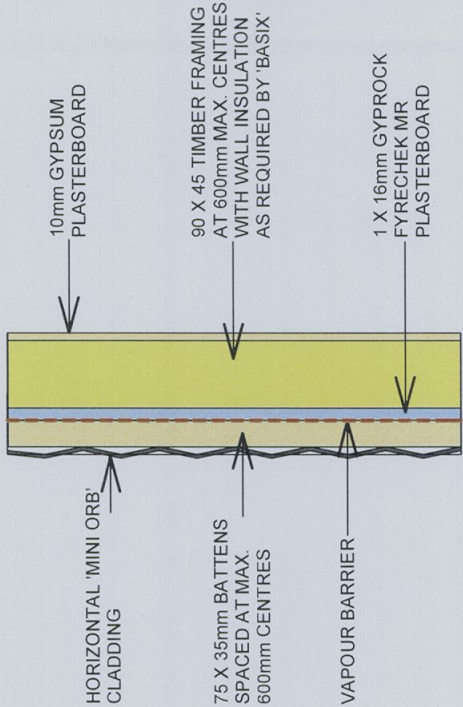
Hot water
The hot water system : gas instantaneous.
Lighting
A minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures
New or altered showerheads have a flow rate <= 9 litres per minute or a 3 star water rating.
New or altered toilets have a flow rate <= 4 litres per average flush or a minimum 3 star water rating.
New or altered taps have a flow rate <= 9 litres per minute or minimum 3 star water rating.

 BILGOLA DESIGN Building Design, Sustainability Assessment and Consultation 16 Argyle Street BILGOLA NSW 2107 Ph./Fax: (02) 99183698 Mobile Stephen: 0414 725411 Mobile Selena: 0414 425411 Email: info@bilgo.com.au Building Design & Assessment Division - T/A Bilgola Design ABN 19351 368665			No.1 Date 02/6/13 16/7/13 Issue DA DRAFT DA FINAL	Amendment	GENERAL NOTES This drawing is not to be scaled for the purposes of setting-out. Dimensions to be checked on site and verified prior to commencing. This drawing has been prepared based upon survey and other information supplied by others. All dimensions and levels are to be checked on site by contractors and inconsistencies reported immediately to the Client or Architect prior to works being undertaken. Contractors are to ensure that all works under their responsibility or the responsibility of their sub-contractors are constructed and / or manufactured to comply with all relevant national and / or local authority statutory requirements and in accordance with local building control and codes of practice.	GENERAL NOTES This drawing is to be read in conjunction with other relevant drawings, specifications, schedules and so forth, relating to the project or projects for which this drawing has been prepared. This drawing is also to be read in conjunction with drawings, specifications, schedules and so forth prepared by others and which are relevant to the project or projects identified on this drawing. All Structural detail is representational only - All proposed modifications and structural changes are required to be passed, approved and certified by a qualified Structural Engineer.	DWG. NAME 1 SECTION A - A 2 BASIX REQUIREMENTS	June 2013 LGA: PITTWATER D.A.: REV. DRAWN: S.H.B	JOB NO. 13332 DWG NO. DA 04 SCALE: 1 : 100 SHEET/4/4 CHECKED: S.H.B	CLIENT: Gary Mountford PROJECT: Alterations and addition to existing Garden Flat accommodation. ADDRESS: LOT 49 in D.P. 28663 9 Dolphin Crescent Avalon NSW 2107
---	--	--	---	----------------------	--	--	---	--	--	---

Fixed Awning



TYPICAL WALL SECTION FOR WALLS
LESS THAN 900mm TO THE BOUNDARY
FRL 60 / 60 / 60
(Not to Scale)



NOTES REFERRING TO THE FLOOR PLAN

- NOTE (A): REFER DRAWING No. 28904-S1A FOR DETAILS RE FOOTINGS, SLABS, COLUMNS, BEAMS, RETAINING WALLS, TIMBER FRAMING, WIND BRACING & TIE DOWNS AS DESIGNED BY JACK HODGSON CONSULTING PTY. LIMITED STRUCTURAL ENGINEER
- NOTE (B): INSTALL APPROVED SMOKE ALARMS TO COMPLY WITH AS 3786 & CONNECTED TO THE CONSUMER MAINS POWER IN ACCORDANCE WITH NCC 2013 BUILDING CODE OF AUSTRALIA & AS3786.
- NOTE (C): INSTALL WALL CLADDING TO EXTERNAL TIMBER FRAME TO ACHIEVE A MINIMUM FRL 60/60/60. REFER TYPICAL WALL SECTION OF SYSTEM No. CSR 900.
- NOTE (D): PROVIDE NON COMBUSTIBLE EAVES LININGS AND FASCIA AND GUTTER. EAVES & GUTTER SHALL HAVE A MINIMUM 450mm OVERHANG TO SATISFY CONDITION 'C4' OF THE DEVELOPMENT CONSENT DA N0209/13
- NOTE (E): PROVIDE SILT FENCE OR SIMILAR AS REQUIRED. REFER SILT FENCE DETAIL ON DRAWING CC09.
- NOTE (F): PROVIDE DOWNPIPES CONNECTED TO 100mm DIA. UPVC PIPE HUNG UNDER FLOOR OF BUILDING & CONNECTED TO NEW PIT & DRAINAGE SYSTEM AS DESIGNED BY JACK HODGESON CONSULTANTS PTY. LIMITED. REFER DRAWING 28904-H1

FLOOR PLAN
1:100

WINDOW SCHEDULE

NO.	SIZE (W x H)	LOCATION	TYPE	ORIENTATION	OVERSHADOWING	SHADING DEVICE	FRAME & GLAZING TYPE (MIN. BASIX REQUIREMENTS)
W1	1,268x1,000	LOUNGE / DINING	SLIDING	NE	NO	AWNING (ADJUSTABLE) >= 900mm	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W2	1,800x500	KITCHEN	SLIDING	NW	NO	EAVE / VERANDAH / PERGOLA / BALCONY >=750mm	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W3	1,260x500	KITCHEN	SLIDING	NW	NO	EAVE / VERANDAH / PERGOLA / BALCONY >=750mm	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W4	1,260x500	SHOWER	SLIDING	NW	NO	EAVE / VERANDAH / PERGOLA / BALCONY >=750mm	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W5	1,260x500	KITCHEN	FIXED	NW	YES	NONE	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W6	1,750x900	BEDROOM	SLIDING	NW	NO	EAVE / VERANDAH / PERGOLA / BALCONY >=750mm	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W7	2,160x500	BEDROOM	SLIDING	NW	YES	NONE	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W8	1,260x500	SHOWER	SLIDING	SW	NO	NONE	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
W9	1,260x500	SHOWER	SLIDING	SW	NO	NONE	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)

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19-10-13	A	C.C. APPLICATION / ISSUE	
DATE	REV	AMENDMENT	

LKS
AS/NZS 4353:2020
ACCREDITED BUILDING DESIGNER

P.O. Box 4101, North Curl Curl, N.S.W. 2099
Ph: (02) 9905 6261 Fax: (02) 9905 6447
Mobile: 0418 662 771
Email: lks1@bigpond.net.au

PROJECT:
ALTERATIONS & ADDITIONS TO
EXISTING GARDEN FLAT
9 DOLPHIN CRES., AVALON
N.S.W. 2107
LOT. 49 D.P.28663

CLIENT:
Mr. G. Mountford
DRAWING TITLE:
FLOOR PLAN & TYPICAL
BOUNDARY WALL SECTION &
WINDOW & DOOR SCHEDULES

DATE:	19th November, 2013
SCALE:	As Shown
DRAWN:	L.K.S.
DRG No.:	1323CC CC06 Rev. A.

CONSTRUCTION CERTIFICATE ISSUE

DOOR SCHEDULE

NO.	SIZE (W x H)	LOCATION	TYPE	ORIENTATION	OVERSHADOWING	SHADING DEVICE	FRAME & GLAZING TYPE (MIN. BASIX REQUIREMENTS)
D1	2,100x2,100	LOUNGE / DECK	SLIDING	NE	YES	NONE	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
D2	2,100x2,100	KITCHEN / DECK	SLIDING	NE	NO	AWNING (FIXED) >=900mm	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)
D3	900x2,100	KITCHEN / SHOWER	CAVITY SLIDING	N.A.	N.A.	N.A.	N.A.
D4	900x2,100	LOUNGE / BEDROOM	CAVITY SLIDING	N.A.	N.A.	N.A.	N.A.

Glazing requirements					Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors							
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.							
The following requirements must also be satisfied in relation to each window and glazed door:							
Each window or glazed door with improved frames, or polycrylic low-e glass, or polycrylic low-e glass, or clear air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Penetration Rating Council (NPRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.							
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.							
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.							
Windows and glazed doors glazing requirements							
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device		Frame and glass type
			Height (m)	Distance (m)			
W1	NE	1.28	0	0	awning (adjustable)	>=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	NW	0.63	0	0	eave/verandah/pergola balcony	>=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	NW	0.63	0	0	eave/verandah/pergola balcony	>=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	NW	0.63	0	0	eave/verandah/pergola balcony		improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type			
W5	NW	0.63	17.27	0.6	>=750 mm	6.44, SHGC: 0.75)			
W6	NW	1.08	0	0	eave/verandah/pergola balcony	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W7	NW	1.57	17.91	4	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W8	SW	0.63	0	0	none	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)			
W9	SW	0.63	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D1	NE	4.34	17.61	2.43	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
D2	NE	4.34	0	0	awning (fixed) >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

CERTGROUP BUILDING CERTIFIERS
APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

CONSTRUCTION CERTIFICATE ISSUE

CLIENT:	DATE:	19th November, 2013
Mr. G. Mountford	SCALE:	As Shown
DRAWING TITLE:	DRAWN:	L.K.S.
BASIX CERTIFICATE Pages 4-6	DRG No.:	1323CC CC08 Rev. A.

PROJECT:
ALTERATIONS & ADDITIONS TO EXISTING GARDEN FLAT
9 DOLPHIN CRES., AVALON N.S.W. 2107
LOT. 49 D.P.28663

LKS DESIGN & DRAFTING
ASN 62343530351 ACCREDITED BUILDING DESIGNER
P.O. Box 4101, North Curl Curl, N.S.W. 2099
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Mobile: 0418 662 771
Email: lks1@bigpond.net.au

19-10-13	A
DATE	REV.
	AMENDMENT

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ANCHORAGE POINTS

Anchorages points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS OR SMALL OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

- Prevent or restrict access to areas below where the work is being carried out.
- Provide rebars/boards to scaffolding or work platforms.
- Provide protective structure below the work area.
- Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects.

Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road, Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted, Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings, Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:

1990 - it therefore may contain asbestos

1986 - it therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified:

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

For non-residential buildings where the end-use is known:

This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

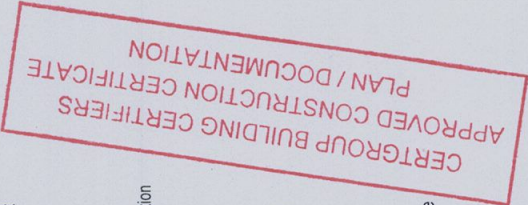
All work using Plant should be carried out in accordance with

Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of

Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

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LKS
DESIGN & DRAFTING

ABN 62343830351
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19-10-13	A	C.C. APPLICATION ISSUE	
DATE	REV	AMENDMENT	

PROJECT:
ALTERATIONS & ADDITIONS TO
EXISTING GARDEN FLAT

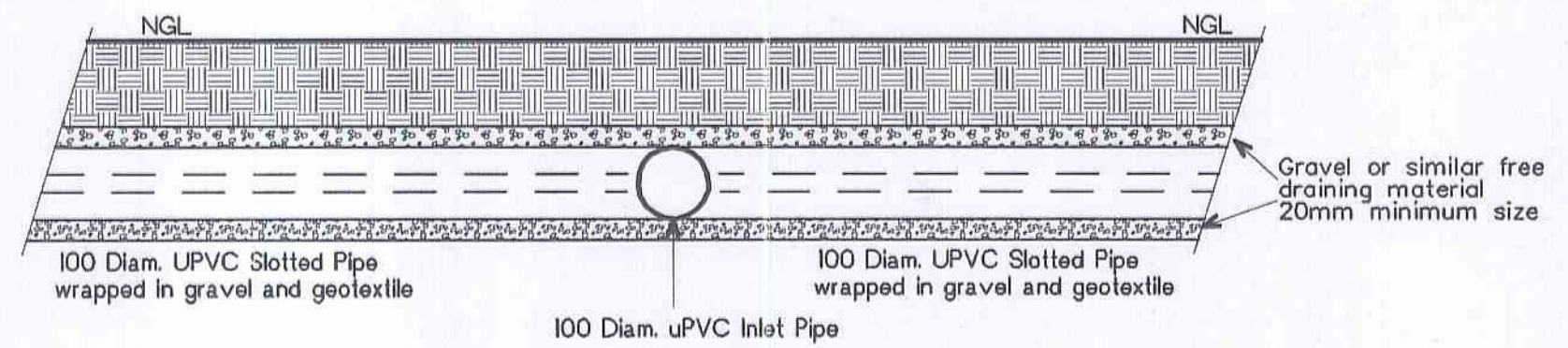
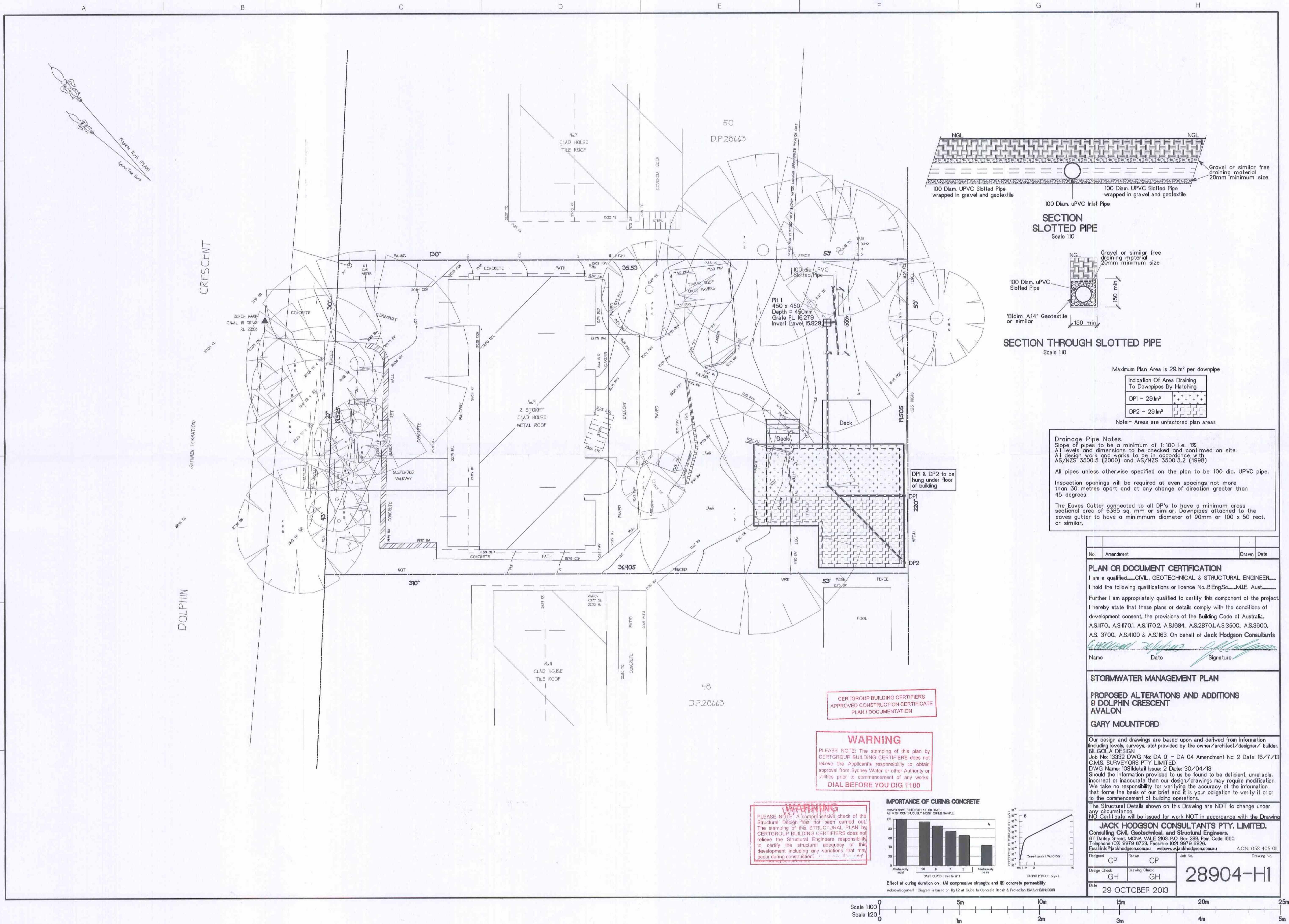
9 DOLPHIN CRES., AVALON
N.S.W. 2107
LOT. 49 D.P.28663

CLIENT:
Mr. G. Mounford

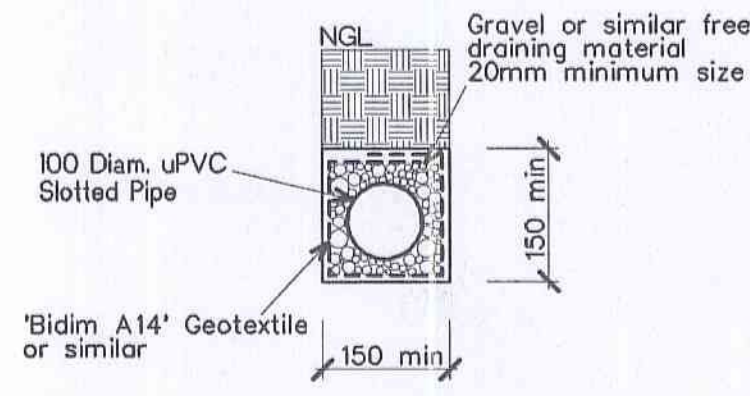
DRAWING TITLE:
SAFETY NOTES

DATE:	19th November, 2013
SCALE:	As Shown
DRAWN:	L.K.S.
DRG No.:	1323CC CC10 Rev. A.

CONSTRUCTION CERTIFICATE ISSUE



SECTION SLOTTED PIPE Scale 1:10



SECTION THROUGH SLOTTED PIPE Scale 1:10

Maximum Plan Area is 29.1m² per downpipe

Indication Of Area Draining To Downpipes By Hatching
DPI - 29.1m²
DP2 - 29.1m²

Note: Areas are unfactored plan areas

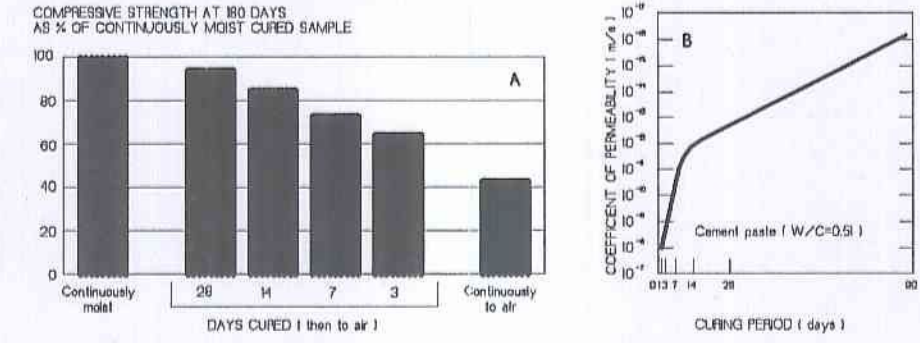
Drainage Pipe Notes.
Slope of pipes to be a minimum of 1:100 i.e. 1%.
All levels and dimensions to be checked and confirmed on site.
All design work and works to be in accordance with AS/NZS 3500.5 (2000) and AS/NZS 3500.3.2 (1998).
All pipes unless otherwise specified on the plan to be 100 dia. UPVC pipe.
Inspection openings will be required at even spacings not more than 30 metres apart and at any change of direction greater than 45 degrees.
The Eaves Gutter connected to all DP's to have a minimum cross sectional area of 6385 sq. mm or similar. Downpipes attached to the eaves gutter to have a minimum diameter of 90mm or 100 x 50 rect. or similar.

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APPROVED CONSTRUCTION CERTIFICATE
PLAN / DOCUMENTATION

WARNING
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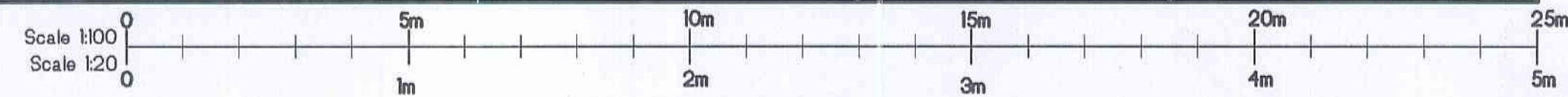
WARNING
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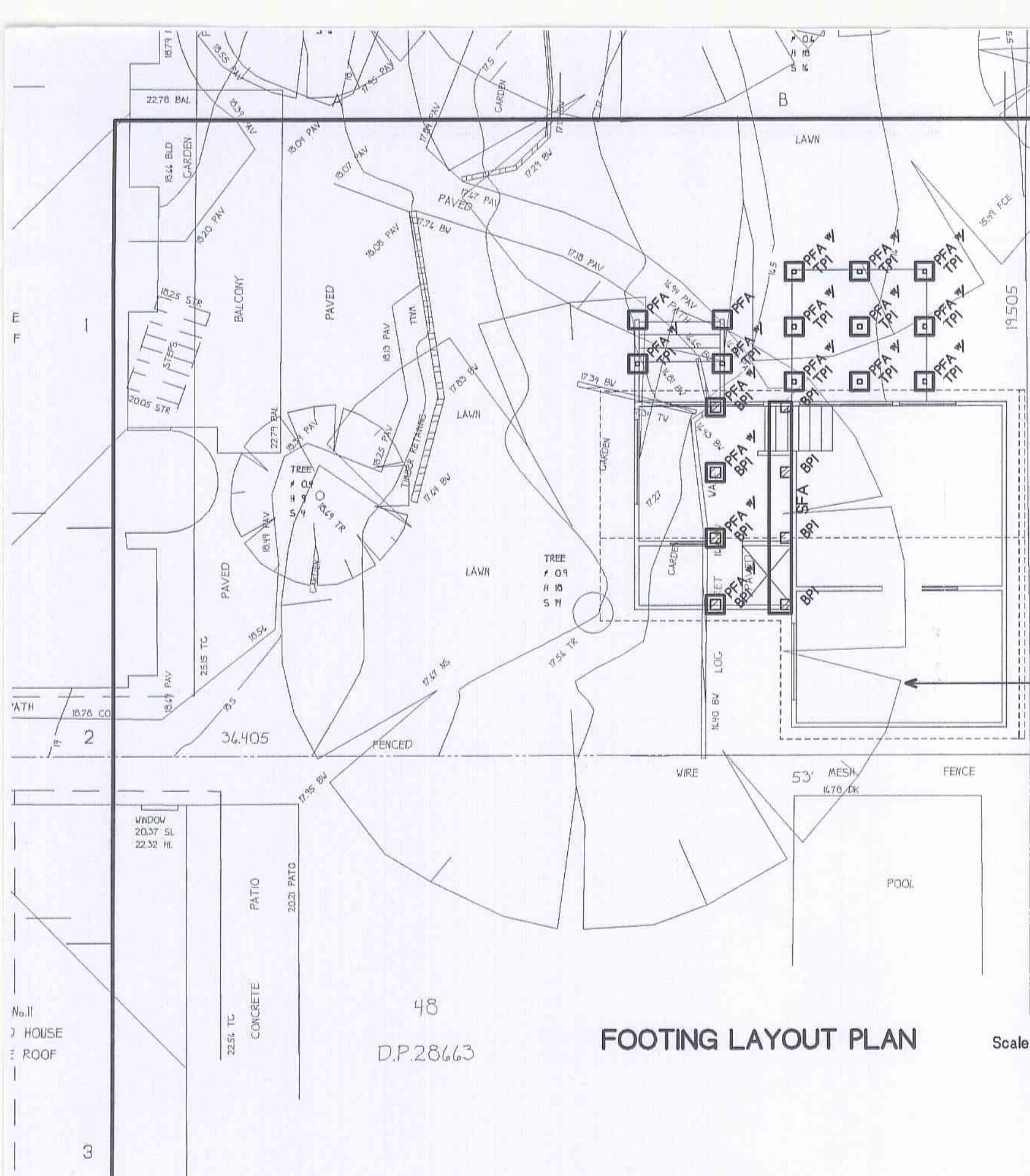
IMPORTANCE OF CURING CONCRETE



Effect of curing duration on: (A) compressive strength and (B) concrete permeability
Acknowledgement: Diagram is based on fig 12 of Guide to Concrete Repair & Protection (SAA/1884/9908)

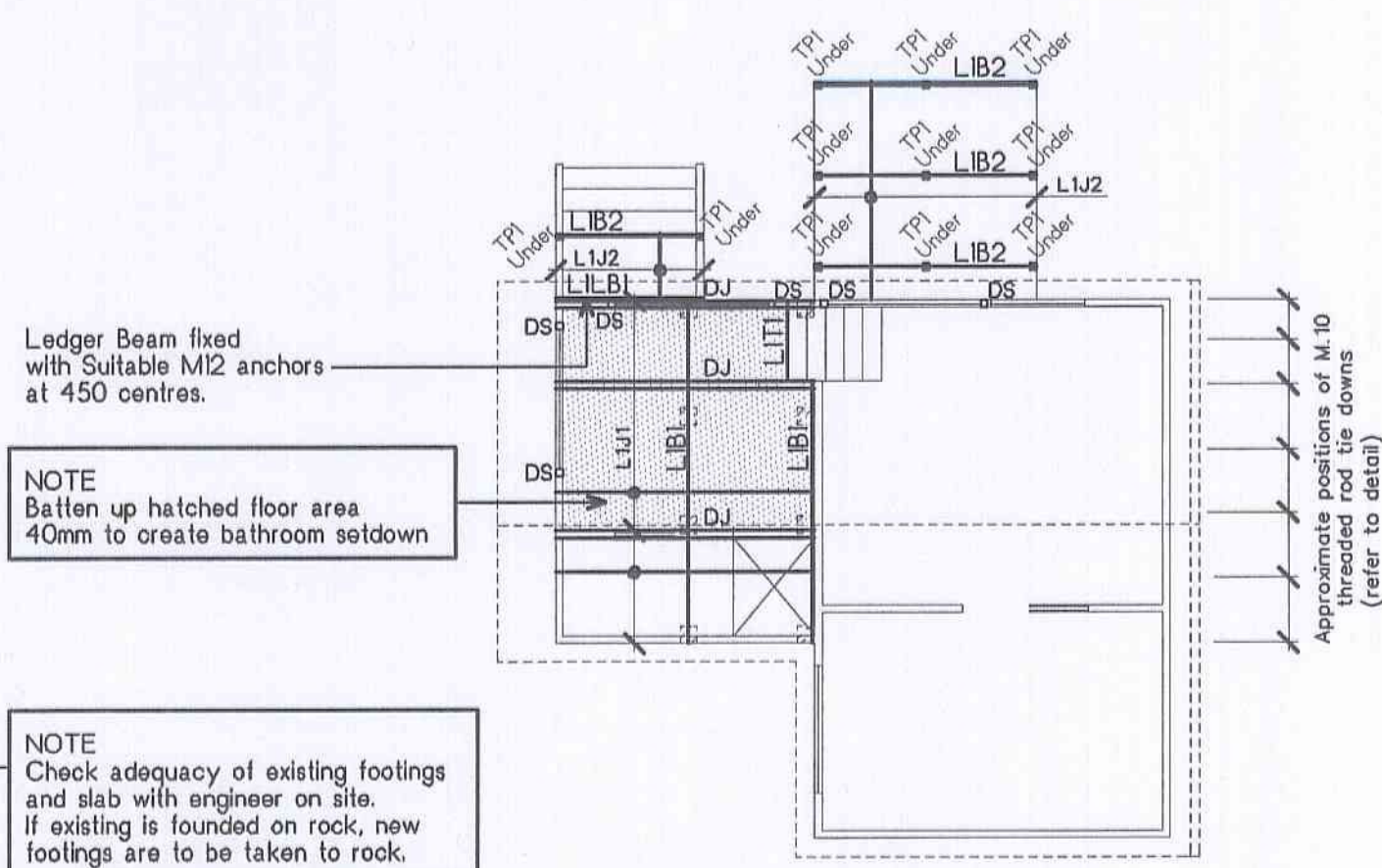
No.	Amendment	Drawn	Date
PLAN OR DOCUMENT CERTIFICATION I am a qualified.....CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER..... I hold the following qualifications or licence No.....MIE, Aust..... Further I am appropriately qualified to certify this component of the project. I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia, AS.1170, AS.1170.1, AS.1170.2, AS.1184, AS.2870, AS.3500, AS.3600, AS. 3700, AS.4100 & AS.1163. On behalf of Jack Hodgson Consultants <i>[Signature]</i> Name Date Signature			
STORMWATER MANAGEMENT PLAN PROPOSED ALTERATIONS AND ADDITIONS 9 DOLPHIN CRESCENT AVOLON GARY MOUNTFORD Our design and drawings are based upon and derived from information (including levels, surveys, etc) provided by the owner/architect/designer/ builder, BILGOLA DESIGN Job No: 13332 DWG No: DA 01 - DA 04 Amendment No: 2 Date: 16/7/13 C.M.S. SURVEYORS PTY LIMITED DWG Name: 1081detail Issue: 2 Date: 30/04/13 Should the information provided to us be found to be deficient, unreliable, incorrect or inaccurate then our design/drawings may require modification. We take no responsibility for verifying the accuracy of the information that forms the basis of our brief and it is your obligation to verify it prior to the commencement of building operations. The Structural Details shown on this Drawing are NOT to change under any circumstance. NO Certificate will be issued for work NOT in accordance with the Drawing JACK HODGSON CONSULTANTS PTY. LIMITED. Consulting Civil, Geotechnical, and Structural Engineers. 67 Darley Street, MONA VALE 2103 P.O. Box 389 Post Code 1660. Telephone (02) 9970 6733 Facsimile (02) 9970 6528. Email info@jackhodgson.com.au webwww.jackhodgson.com.au ACN 053 405 011 Designed CP Drawn CP Job No Drawing No Design Check GH Drawing Check GH Date 29 OCTOBER 2013			





FOOTING LAYOUT PLAN

Scale 1:100



FLOOR (L1) MARKING PLAN
L1 - MEMBER SIZES

Scale 1:100

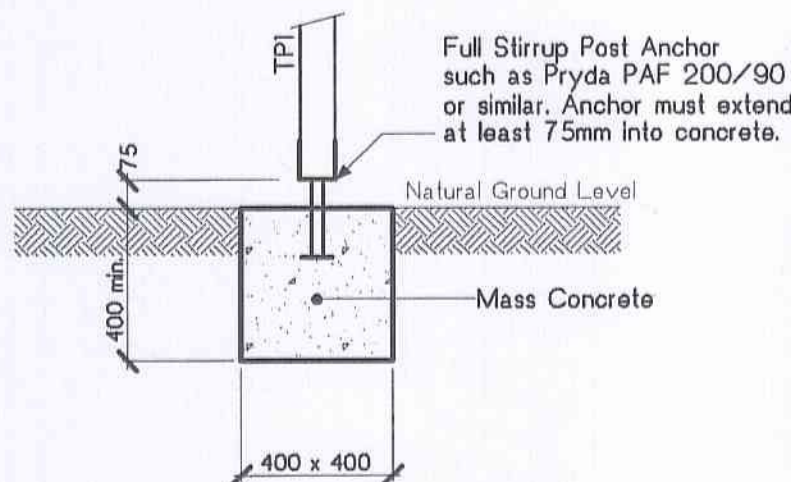
Location Code	Member	Description
LB1	200 x 63 LVL	
LB2	140 x 70 H3 F7	
L1T1	200 x 63 LVL	
L1LB1	140 x 70 H3 F7	
L1U1	300 x 45 LVL Joists at 450 cts	
L1U2	90 x 45 H3 F7 Joists at 450 cts	
DJ	Double Joist	
DS	Double Stud	
TPI	88 x 88 H3 F7 Post	

ROOF (L1) MARKING PLAN

Scale 1:100

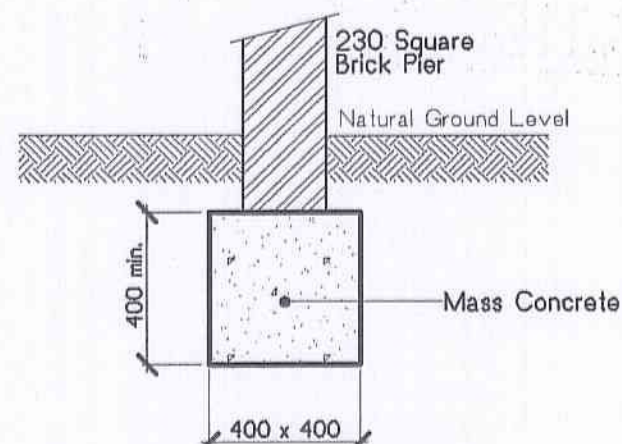
L1 LINTEL AND ROOF - MEMBER SIZES

Location Code	Member	Description
L1L1	2/ 130 x 45 LVL	
L1L2	2/ 130 x 45 LVL	
L1L3	2/ 130 x 45 LVL	
L1H1	240 x 45 LVL	
L1R1	240 x 45 LVL Rafter at 600 cts	
DS	Double Stud	



PAD FOOTING DETAIL-PFA

Scale 1:20



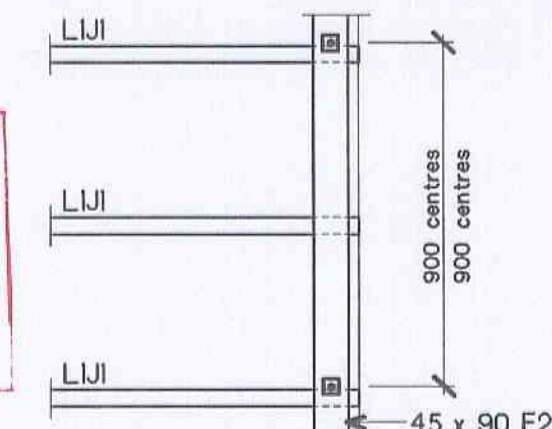
PAD FOOTING DETAIL-PFA

Scale 1:20

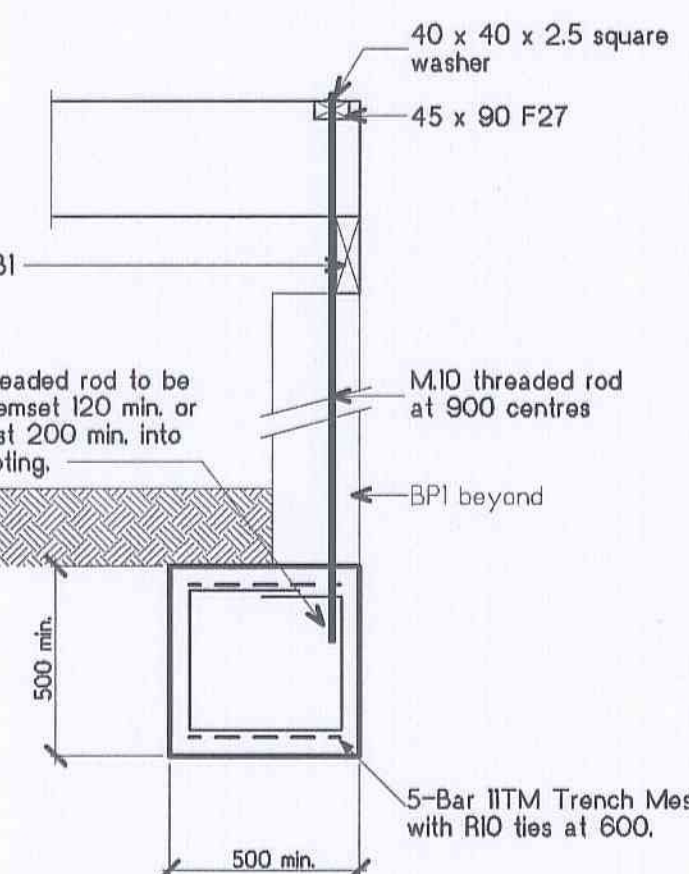
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PLAN VIEW



STRIP FOOTING DETAIL-SFA

Scale 1:20

- STEELWORK NOTES**
1. Fabricate and erect all structural steelwork in accordance with AS 3600, AS 4100, AS 1554 and the Specification.
 2. Do not obtain dimensions by scaling the structural elements.
 3. Chip all welds free of slag.
 4. All steelwork to be Hot Dipped Galvanised. Unless Otherwise Noted.
 5. Unless otherwise noted use:
 - a) 6mm continuous fillet weld
 - b) 10mm thick gusset, fin and end plates, weld all round.
 - c) 16mm dia. 4.5/4 bolts
 6. Minimum end bearing 150mm.

- TIMBER NOTES :**
1. All work including bracing, wind bracing & tie downs shall be carried out in accordance with AS 3660, AS 1684.2, AS 1720 and the specification.
 2. Refer to the Architects Drawings and the specification for all timber sizes not shown on these drawings.
 3. All timber shall be free of Gum veins, pockets, knots holes or splits within 255mm of any connection.
 4. Refer to specification for preservatives and finishes to timbers.
 5. All bolts, nuts, washers and timber connectors shall be hot dip galvanised unless noted otherwise.
 6. All F5 timber shown are nominal sizes only.

- CONCRETE NOTES.**
1. All concrete work to be in accordance with AS 3600.
 2. Fc Refer to table.
 3. Maximum aggregate size = 20 for footings, slabs & beams.
= 10 for block filling.
 4. Slump = 90.
 5. All concrete, including block filling, to be vibrated.
 6. Slabs to be kept damp for at least 14 days after placing or to be protected by an approved curing membrane.
 7. Bar Chairs to be no more than 800mm c/c to c/c spacing.
 8. Reinforcing Steel to comply with AS/NZS 467:2001, and to be D500N unless noted otherwise, (where 500 = strength grade in megapascals & N = Normal ductility class).
 9. Steel Reinforcement to be cut & bent in accordance with AS 3600.
 10. Moisture Vapour Membrane to be 200 Microns thick, U.V. Resistant and to be in accordance with AS 2870-1998. Acceptable manufacturers and processors of steel reinforcement must hold a valid certificate of approval, issued by the Australian Certification Authority for Reinforcing Steel Ltd (ACRS), or to an equivalent certification system as may be approved in writing by the specifier. Evidence of compliance with this clause must be obtained when the contract bids are received.

Element	Cover (mm)	Fc at 28 days
	Protected	Exposed
Piers	65	25 MPa
Footings	50	25 MPa
Block Filling	refer to detail	25 MPa
Slab on Ground	30	32 MPa
Top	45	32 MPa
Bottom	45	32 MPa
Beams	50	40 MPa
Columns	30	40 MPa
Slabs	30	40 MPa
Walls	30	40 MPa

IMPORTANCE OF CURING CONCRETE

CONCRETE STRENGTH AT 90 DAYS
AS % OF CONTINUOUSLY MOIST CURED SAMPLE

