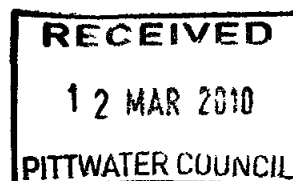


10 March 2010



The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir or Madam,

**PROPERTY ADDRESS LOT 48 DP 1137343 NO 1 HERON PLACE, MONA VALE
COMPLYING DEVELOPMENT CERTIFICATE NO CDC N101208**

City Plan Services has issued a Complying Development Certificate under part 85 85A of the Environmental Planning and Assessment Act 1979 for the above premises

Please find enclosed the following documentation

- Complying Development Certificate No CDC N101208
- Documentation used to determine the application for the Complying Development Certificate as detailed in the listed Schedules of the Certificate
- Approved plans specifications
- Copy of Application Form (with appointment of PCA from Owner OR Appointment of PCA form)
- Copy of Long Service Levy if applicable
- Home Owners Warranty if applicable
- \$30 cheque for Council's registration fee

Our client has been advised of the necessity to submit to Council the notice of commencement of building works 48 hours prior to the commencement of works

Should you need to discuss any issues, please do not hesitate to contact the Project Manager, Jenny Cannon on the contact details listed

Yours faithfully

William Nettleton
Director

encl

X:\Projects\CPN2010\N101208B\CC Application&Plans\CD Letter Council.doc

PH 02 4926 4061
FAX 02 4927 1425

4E & 4F T&G BLD 45 HUNTER ST NEWCASTLE NSW 2300
DX 7813 NEWCASTLE PO BOX 1807 NEWCASTLE NSW 2300

11111111 CITY PLAN.COM.AU
ABN 50 103 185 431

PRVC - \$30

R-277149

12310



COMPLYING DEVELOPMENT CERTIFICATE NO CDC N101208
Issued under Part 4A of the Environmental Planning and Assessment Act 1979
Sections 85 and 85A

OWNER

Name
Address
Contact Details

L & S Brewin – C/- Zac Homes
PO Box 7160 South Penrith NSW 2750
Phone 0414 961 170

PROPOSAL

Address of Development

Building Classification
Consent Authority/Local Government Area
Scope of works covered by this Certificate

Lot 48 DP 1137343 No 1 Heron Place,
Mona Vale
Class 1a
Pittwater Council
Two Storey Dwelling

Environmental Planning Instrument

SEPP (Exempt and Complying Codes)
2008

Decision made under
Consent is to operate from
Consent will lapse on
Value of Complying Development Certificate (Incl GST)
Critical stage inspections,
Plans and Specifications Approved
Conditions of Consent

Part 3 General Housing Code
10 March 2010
10 March 2015
\$419,300 00
See attached Notice
Schedule 1
Schedule 2

PROJECTS CO-ORDINATOR

Please contact Jenny Cannon
for any inquiries

CERTIFYING AUTHORITY

William Nettleton for and on behalf of
City Plan Services Pty Ltd

ACCREDITATION BODY

Building Professionals Board
Registration No BPB0292

As the Certifying Authority, William Nettleton for and on behalf of City Plan Services Pty Ltd, certifies the proposed development is Complying Development and that if carried out in accordance with the plans and specifications identified in Schedule 1 will comply with all development standards, any standards in a DCP and all requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979

DATED THIS 10TH DAY OF MARCH 2010

William Nettleton
Director

NB Prior to the commencement of work S86 (1) and (2) of the Environment Planning and Assessment Act 1979 must be satisfied

X:\Projects\CPN2010\N101208B\CC Application&Plans\CD Certificate doc

PH 02 4926 4061
FAX 02 4927 1425

4E & 4F T&G BLD 45 HUNTER ST NEWCASTLE NSW 2300
DX 7815 NEWCASTLE PO BOX 1807 NEWCASTLE NSW 2300

WWW.CITYPLAN.COM.AU
ABN 50 103 185 431

SCHEDULE 1

APPROVED PLANS AND SPECIFICATIONS

1 Endorsed architectural plans prepared by Zac Homes & Etchells Design & Drafting

Plan Title	Drawing No	Revision	Date
Site Plan	1 of 9	A	22/2/10
Site Analysis	2 of 9	A	22/2/10
Shadow Diagrams	3 of 9	A	22/2/10
Landscape Plan	4 of 9	A	22/2/10
Ground Floor Plan	5 of 9	A	22/2/10
First Floor Plan	6 of 9	A	22/2/10
Section & Basix Information	7 of 9	A	22/2/10
Elevations	8 of 9	A	22/2/10
Elevations	9 of 9	A	22/2/10

2 Endorsed specification for L & S Brewin – Zac Homes

3 Endorsed structural plans prepared by Kneebone Beretta & Hall Pty Ltd

Plan Title	Drawing No	Revision	Date
Foundation Slab Details	87039-1	-	27/1/10

4 Other documents relied upon

Title	Prepared By	Reference	Date
Basix Certificate	Assessor Number 20134	291435S	9/3/10
Access Driveway Profiles	Pittwater Council	276480	4/3/10
Work in Road Reserve	Pittwater Council	276386	1/3/10
Sydney Water Quick Check Approval	Sydney Water	2804498	2/2/10
LSL Receipt	Long Service Corp	77350	12/1/10
HOW Insurance	Master Builders QLD	-	17/12/09

SCHEDULE 2 CONDITIONS OF CONSENT

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
Current version for 26 February 2010 to date (accessed 10 March 2010 at 14 23)

Division 3 Conditions applying to complying development certificate under this code

Note Complying development must comply with the requirements of the Act, the Environmental Planning and Assessment Regulation 2000 and the conditions listed in this Part

Note A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must under section 94EC of the Act impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan

Subdivision 1 Conditions applying before works commence

3 37 Protection of adjoining areas

- (1) A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of works if the works
 - (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
 - (b) could cause damage to adjoining lands by falling objects, or
 - (c) involve the enclosure of a public place or part of a public place
- (2) (3) (Repealed)

Note See the entry in the General Exempt Development Code for scaffolding hoardings and temporary construction site fences

3 38 Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site
- (2) Each toilet must
 - (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the Local Government Act 1993 or
 - (c) be a temporary chemical closet approved under the Local Government Act 1993

3 39 Garbage receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers

3 39A Notification to neighbours

The person having the benefit of the complying development certificate must give at least 2 days' notice in writing of the intention to commence the works to the owner or occupier of each dwelling that is situated within 20m of the lot on which the works will be carried out

Subdivision 2 Conditions applying during the works

Note The Protection of the Environment Operations Act 1997 and the Protection of the Environment Operations (Noise Control) Regulation 2008 contain provisions relating to noise

3 40 Hours of construction or demolition

Construction or demolition may only be carried out between 7 00 am and 5 00 pm on Monday to Saturday and no construction or demolition is to be carried out at any time on a Sunday or a public holiday

3 41 Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates

3 42 Sedimentation and erosion controls

Run-off and erosion controls must be effectively maintained until the site has been stabilised and landscaped

3 43 Maintenance of site

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held
- (2) Demolition materials and waste materials must be disposed of at a waste management facility
- (3) The work site must be left clear of waste and debris at the completion of the works

Subdivision 3 Construction requirements

3 44 Staging construction

- (1) If the complying development is the erection of or alterations or additions to a dwelling house the roof stormwater drainage system must be installed and connected to the drainage system before the roof covering is installed
- (2) Any approval that is required for connection to the drainage system under the Local Government Act 1993 must be held before the connection is carried out
- (3) If the complying development involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the complying development on the site is obtained

3 45 Utility services

If the complying development requires alteration to or the relocation of utility services on the lot on which the complying development is carried out, the complying development is not complete until all such works are carried out

NOTICE TO APPLICANT OF CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(ii)

PROPOSAL

Address of land on which the work is to be carried out Lot 48 DP 1137343 No 1 Heron Place
Mona Vale
Description of building works covered by this Notice Two Storey Dwelling

APPLICANT

Name of person having benefit of the development consent L& S Brewin C/- Zac Homes
Address PO Box 7160 South Penrith NSW 2750
Contact Details Phone Fax Mob 0414 961 170

RELEVANT CONSENTS

Complying Development Certificate No CDC N101208
Date of Complying Development Certificate 10 March 2010

INSPECTION BOOKING PROCESS

To book a critical stage inspection please telephone our office on 4926 4061 or fax on 4927 1425 A minimum advice of 48 hours is to be provided

CERTIFYING AUTHORITY

William Nettleton for and on behalf of
City Plan Services

ACCREDITATION BODY

Building Professionals Board
Registration No BPB0292

MANDATORY CRITICAL STAGE INSPECTIONS

That I, William Nettleton of City Plan Services acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work

The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(iii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections the principal contractor for the building site or the owner builder must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000

Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate

DATED THIS 10TH DAY OF MARCH 2010



William Nettleton
Director

SCHEDULE 1

MANDATORY CRITICAL STAGE INSPECTIONS

NO	CRITICAL STAGE INSPECTION	INSPECTOR
1	After excavation for and prior to the placement of any footings	Accredited Engineer / Certifying Authority
2	Prior to pouring any in-situ reinforced concrete building element	Accredited Engineer / Certifying Authority
3	Prior to covering of the framework for any floor, wall roof or other building element	Certifying Authority
4	Prior to covering of waterproofing in any wet areas	Certifying Authority
5	Prior to covering of storm water drainage connections	Certifying Authority
6	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority

SCHEDULE 2

OTHER MANDATORY INSPECTION SPECIFIED BY THE PRINCIPAL CERTIFYING AUTHORITY

NO	OTHER CRITICAL STAGE INSPECTIONS	INSPECTOR
	None have been specified in this instance	N/A



NOTICE OF COMMENCEMENT OF BUILDING WORK

Made under Part 4 of the Environmental Planning and Assessment Act 1979
Sections 81A(2)(b)(ii) & (b2)(i) & (ii) & (iii) & 86(1)(a)(ii) & (a2)(i) & (ii) & (iii) & (1)(b)

PROPOSAL

Address of land on which the work is to be carried out LOT A8, DP 11373A3 HWY 1
HERON PLACE MONA VALE

Description of building works covered by this Notice TWO STOREY DWELLING

Development Consent No

Date

Construction Certificate No

Date

Or

Complying Development Certificate No

N101208

Date 10/3/10

DECLARATION

As the person having the benefit of the development consent for the building works identified in this Notice I/we hereby certify

- 1 That the residential building works shall be carried out by the applicant as an owner-builder, if that is the case OR by the appointment of a principal contractor (Complete 1a or 1b)

1a Owner-builder Permit No (Please attach a copy of the permit)

1b Name of principal contractor for residential work

ZAC HOMES

Contractor License No

17259C

Address

1/11 HATCHISON CR

AMISONTOWN NSW 2750

Contact Details

Phone 47336700 Fax

- 2 All development consent conditions that are required to be satisfied prior to the commencement of building work and as listed here below will be satisfied prior to the request for a commencement stage inspection (A commencement stage inspection shall be booked 48hrs prior to commencement of building works)

Relevant development consent conditions to be complied with

- 3 That building work is intended to commence on or about the date specified below

Date work is to commence (Allow 2 full days notice)

15 3 10

- 4 That the principal contractor has been notified of any critical stage inspections or other inspections that are to be carried out in respect of the building work

APPLICANT

Name of person having benefit of the development consent

BREWIN

U - ZAC HOMES

Address

Contact Details

Phone Fax

SIGNATURE OF APPLICANT

sign

A. Brewin

date

3 2 10

IMPORTANT MESSAGE

- 1 Return this original completed notice to City Plan Services and allow 2 full days from the date of return prior to your intended commencement date
2 DO NOT commence building work prior to the initial (commencement) critical stage inspection
3 Failure to request any critical stage inspection will prohibit the issue of an Occupation Certificate.



COMPLYING DEVELOPMENT CERTIFICATE APPLICATION

Made under the Environmental Planning and Assessment Act 1979 Sections 85 85A

IDENTIFICATION OF BUILDING

Address 1 HERON PLACE MANDALAY
Lot DP/MPS etc LOT 48 DP 11373A3
Suburb or town MANDALAY Post Code 2103

DESCRIPTION OF DEVELOPMENT

Detailed Description

TWO STOREY DWELLING

APPLICANT

Name BREWIN Company C/- ZAC HOMES
Address 1/11 HATCHINGSON CRES
Suburb or town JERRISBURGH Post Code 2750
Phone B/H _____ Fax No _____
Mobile _____ Email _____

As the applicant I/we hereby

- 1 Submit this Complying Development Certificate Application under the Environmental Planning & Assessment Act 1979 with City Plan Services Pty Ltd
- 2 Appoint William Nettleton/Ray Williams/Robert Ball of City Plan Services Pty Ltd as the Principal Certifying Authority for the building work identified in this application

Signature of applicant

Sign [Signature] Date 3 2 10

CONSENT TO ALL OWNER(S)

Name BREWIN Company C/- ZAC HOMES
Address _____
Suburb or town _____ Post Code _____
Phone B/H _____ Fax No _____
Mobile _____ Email _____

As the owner of the above property, I/we consent to this application

Signature of Owner

Sign [Signature] Date 3 2 10

VALUE OF WORK

Estimated Cost of work

\$ 419 300-00

GST

\$

For developments over \$5 million a Quantity Surveyors Certificate verifying the cost must be submitted on lodgement of the application

BUILDING CODE OF AUSTRALIA
BUILDING CLASSIFICATION

Nominated on the Development Consent

Class 1A

BUILDING WORK

Owner-builder Permit No _____
or

Name of Builder ZAC HOMES

Address 1/11 HATCHINSON CRES JAMISONTOWN 2750

Telephone _____ Fax _____

Contractor License No 47259 C

CHOICE OF CONTROLS USED

1 SEPP (Exempt and Complying
Development) 2008

OR

- 2a Specify Council's Environmental
Planning Instrument under which the
development is Complying Development
- 2b Specify the Development Control Plan in
which the development is Complying
Development (if relevant)

REQUIRED ATTACHMENTS

- Note 1 details the information that must be submitted with an application for a complying Development certificate for proposed building works
- Note 2 details the additional information that may be submitted with an application for a complying Development certificate for proposed residential building work

BASIX Certificate

Certificate number 291435S

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 Definitions" dated 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue Tuesday 09 March 2010



Score

✓	Water 40 (Target 40)
✓	Thermal comfort pass (Target pass)
✓	Energy 40 (Target 40)

Project address	
Project name	042/09 - Brewin
Street address	Heron Place Warrewood 2102
Local Government Area	Pittwater Council
Plan type and plan number	Deposited Plan 1137343
Lot no	48
Section no	
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m ²)	896
Roof area (m ²)	265
Conditioned floor area (m2)	230
Unconditioned floor area (m2)	21
Total area of garden and lawn (m2)	300
Assessor details and thermal loads	
Assessor number	20134
Certificate number	43619802
Climate zone	56
Area adjusted cooling load (MJ/m ² year)	31
Area adjusted heating load (MJ/m ² year)	45
Other	
none	n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued for the proposed development that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet and be installed in accordance with the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 118.87 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to all toilets in the development.		✓	✓
the cold water tap that supplies each clothes washer in the development.		✓	✓
at least one outdoor tap in the development. (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Comfort Commitments			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
-----------------------------	--	--	------------------	------------------------------	-----------------

Simulation Method					
The applicant must attach the certificate referred to under Assessor Details on the front page of this BASIX certificate (the Assessor Certificate) to the development application and construction certificate application for the proposed development (or if the applicant is applying for a complying development certificate for the proposed development to that application) The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development					
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol					
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate including the Cooling and Heating loads shown on the front page of this certificate					
The applicant must show on the plans accompanying the development application for the proposed development all matters which the Assessor Certificate requires to be shown on those plans Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate if applicable) all thermal performance specifications set out in the Assessor Certificate and all aspects of the proposed development which were used to calculate those specifications					
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications				✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below			✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres

Energy Commitments		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 or a system with a higher energy rating electric heat pump with a performance of 26 to 30 RECs or better		✓	✓	✓
Cooling system				
The applicant must install the following cooling system or a system with a higher energy rating in at least 1 living area 3 phase airconditioning Energy rating EER 2.5 - 3.0			✓	✓
The applicant must install the following cooling system or a system with a higher energy rating in at least 1 bedroom 3-phase airconditioning Energy rating EER 2.5 - 3.0			✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms			✓	✓
Heating system				
The applicant must install the following heating system or a system with a higher energy rating in at least 1 living area 3 phase airconditioning Energy rating EER 2.5 - 3.0			✓	✓
The applicant must install the following heating system or a system with a higher energy rating in at least 1 bedroom 3 phase airconditioning Energy rating EER 2.5 - 3.0			✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms			✓	✓
Ventilation				
The applicant must install the following exhaust systems in the development				
At least 1 Bathroom no mechanical ventilation (ie natural) Operation control n/a			✓	✓
Kitchen individual fan ducted to facade or roof Operation control manual switch on/off			✓	✓
Laundry natural ventilation only or no laundry Operation control n/a			✓	✓
Artificial lighting				
The applicant must ensure that the primary type of artificial lighting is fluorescent or light emitting diode (LED) lighting in each of the following rooms and where the word dedicated appears the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps				
at least 4 of the bedrooms / study			✓	✓
the kitchen			✓	✓

Energy Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
all bathrooms/toilets					✓	✓
the laundry					✓	✓
all hallways					✓	✓
Natural lighting						
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting				✓	✓	✓
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting				✓	✓	✓
Other						
The applicant must install a fixed outdoor clothes drying line as part of the development					✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development					✓	

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 and 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(either interim or final) for the development may be issued



PITTWATER COUNCIL

Information for Access Driveway Profiles 1 July 2009 – 30 June 2010

09 MAR 2010

To
Postal Address Mr & Mrs Brewin
C/- PO Box 1807
Newcastle NSW 2300

Date 4th March 2010

Receipt No 276480
Amount 80 00

ACCESS DRIVEWAY PROFILE AT 1 Heron Place, Mona Vale

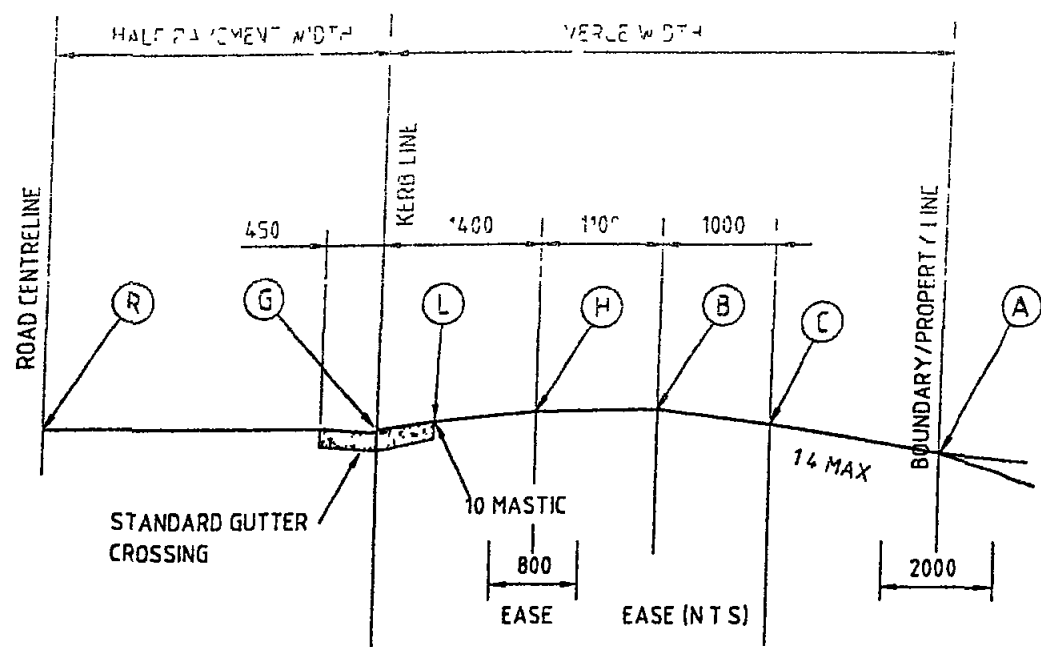
- The proposed vehicular access driveway profile shall be as per the enclosed plan NL
- **Type of Construction** Domestic
 - **For Residential single & dual occupancy** - 20MPa Concrete, 150mm thick
 - **For Other** - 20MPa Concrete, 180mm thick with F72 mesh
- **Slab Construction** Vehicular access slab 3m long, 3m wide at gutter crossing to 3m wide at the boundary
- **NB 'G' located at edge of Heron Place access way**
- Council will only permit an absolute maximum gradient of 25% (1 in 4) measured at any point on the driveway and that an ease may be required for access into the car stand area, carport or garage Refer to relevant attached profile
- All work within the road reserve (including excavation) in connection with the above, is to be carried out by authorised Contractors only,
- Quotations for the work specified above should be obtained from any of the contractors on Council's list and should be for the whole of the work stated,
- Construction of vehicular access will be strictly in accordance with the profile supplied, and
- A formwork inspection by Council is required prior to construction (Provide minimum 24 hours notice)

- 1 NOTE THAT THIS INFORMATION SHEET DOES NOT CONSTITUTE AN APPROVAL TO COMMENCE OR PROCEED WITH ANY WORK ON SITE
- 2 A SECTION 139 CONSENT UNDER THE ROADS ACT – 1993 IS REQUIRED (FORM UI203)
- 3 FAILURE TO OBTAIN SUCH CONSENT PRIOR TO COMMENCING WORK WILL INCUR A PENALTY

Sigi Melderis
for Sigi Melderis

ASSETS / RESTORATIONS OFFICER
Telephone 9970 1348

LOW LEVEL (L)



(MAX BATTER FROM EDGE OF DRIVEWAY TO FINAL G L) (WHERE THERE IS NO CONSTRUCTED FOOTPATH)

(1 6) (1 6 → 1 2) (1 2)

POINT	REMARKS	LEVELS
R	ROAD CENTRELINE	
G	INVERT OF GUTTER	
L	BACK OF LAYBACK	100 ABOVE G
H	1000 FROM BACK OF LAYBACK	180 ABOVE G
B	2500 FROM KERB LINE	200 ABOVE G
C	3500 FROM KERB LINE	70 ABOVE G
A	BOUNDARY	EASE REQUIRED AT GRADE CHANGE

NOTES

- To be read in conjunction with Pittwater 21 Development Controls



PITTWATER COUNCIL

Standard Driveway Profile

LOW LEVEL

PLAN No

PWC-DW06

REV No B

DATE 17/08/07

Approved & filed 4/13

COPY

24-02-10 10 57

612 9918 9027

1/



JENNY
PITTWATER COUNCIL

Form No UI 203

Consent by Road Authority for Work in Road Reserve - DRIVEWAY
Section 139 - Roads Act 1993
1 July 2009 - 30 June 2010

PLEASE PRINT

Applicant BREWIN CI- ZAC HOMES P/L

Postal Address DX 7815 NEWCASTLE Postcode 2300

Phone (W) 02 4926 4061 (M) _____

Property Address LOT 48 NO 1 HERON PLACE MONA VALE

Subject to the payment of the appropriate fee, the Applicant is hereby permitted to construct the driveway (and/or associated work) as detailed below in strict accordance with the **CONDITIONS** overleaf

I/We the undersigned agree to abide by the said conditions

Applicant's Signature J. Cannon Date 25/2/10

FEES (includes GST)

Consent for access driveway construction only (includes 2 site inspections) per allotment for RESIDENTIAL SINGLE/ DUAL OCCUPANCY	\$155 00
Consent for access driveway construction only (includes 2 site inspections) per allotment for RESIDENTIAL SINGLE/ DUAL OCCUPANCY which includes any of major retaining structures, stairs or special landscape treatment	\$385 00
Consent for access driveway construction only (includes 2 site inspections) per allotment for OTHER THAN RESIDENTIAL SINGLE/DUAL OCCUPANCY	\$180 00
Consent for access driveway construction only (includes 2 site inspections) per allotment for OTHER THAN RESIDENTIAL SINGLE/DUAL OCCUPANCY which includes any of retaining structures, stairs or special landscape treatment	\$510 00
Fee per additional site inspection as required	\$140 00

Office Use Only

Inspected by C. Goodman Date 2/3/10

☒ **Approved**

☐ **Not approved**

Comment _____

CODE ESTR 1 7 09 - 30 6 10 Late Fee \$650 when work commenced prior to issue of Consent Form No UI 203

FEE PAID \$ 155 RECEIPT NO. 276386 ISSUED BY K. B. DATE 1-3-10

NOTE TO CUSTOMER SERVICE PHOTOCOPY APPLICATION FORM AND STAPLE WITH RECEIPT FOR CUSTOMER'S RECORD

- 1 MAR 2010

PITTWATER COUNCIL



Application Lodgement Summary



Reference Number 2804498 Date Requested Tue March 2 2010

Agent Reece Mona Vale, 10 Taronga Pl Mona Vale
Applicant city plan pty ltd, po box 1807 po box 1807 newcastle 2300
Property/Asset Lot 48 Whipbird Cct, Mona Vale 2103 (Sa Brewin) PNum 5434682
 150 mm PVC Sewer Main - (9308957)
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application Fee	\$25 95	\$0 00	\$25 95

Property Special Conditions

Boundary Trap Required	No
Watercharged/Tidal area	Unknown
Partial Drainage area	No
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	Unknown
Minimum Gully Height area	Unknown
Sewer Available	Yes
Connection Type	Pump Out

You must contact Sydney Water's Plumbing Inspection and Assurance Services on Ph 1300 889 099 to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property

Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards

LONG SERVICE
BUILDING & CONSTRUCTION

12 January 2010

ZAC HOMES P/L
1/11 HATCHINSON CRES
JAMISONTOWN NSW 2750Building and Construction Industry
Long Service Payments 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@lspc.nsw.gov.au
www.lspc.nsw.gov.au
ABN 93 646 090 808

As per your request for a copy of your receipt no 00077350 dated 12 January 2010, the following information is provided

Received from (Name of person or organisation paying for levy)	the amount of
ZAC HOMES P/L	\$1,467 00

Payment details

Online 00582197606 \$1 467 00

being payment for Long Service Levy as detailed below

Levy Payment Form number	5003179
Council/Department/Authority	PITTWATER COUNCIL
C D C Number	N101208
Work address	48 HERON PLACE MONA VALE NSW 2105
Estimated value of work	\$419,302 00
Levy payable (No exemption)	\$1,467 00
Total levy paid	\$1,467 00

Signed

Date 12 / 10

00307

Mr, Mrs. Brown

17/12/2009

Zac Homes Pty Ltd
1/11 Hutchinson Crescent
JAMISONTOWN NSW 2750



A Division of Queensland Master Builders Association
Industrial Organisation of Employers
ABN 96 641 989 386 AFS Licence 246834
18 Central Park Avenue, Ashmore Queensland 4214
Phone 1300 13 13 24 FAX 1300 13 13 28

Certificate of Insurance

RESIDENTIAL BUILDING WORK BY CONTRACTORS

A contract of insurance complying with sections 92 and 96 and 96A of the Home Building Act 1989 has been issued by
Caliden Insurance Limited (ABN 47 004 125 268) (AFSL 234438)

In respect of	New Single Dwelling
At	Lot 48 Herron Place MONA VALE NSW 2103
Carried out by	Zac Homes Pty Ltd
Licence Number	47259C
ABN	47 060 679 576
For	Mr & Mrs Brawin
In the amount of	\$419 301 50

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to

- a beneficiary described in the contract and successors in title to the beneficiary
OR

the immediate successor in title to the contractor or developer who did the work and subsequent successors in title
Authorisation: In Witness Whereof the Insurer issuing this Certificate of Eligibility has caused this Certificate of Eligibility to
be signed by Authorised Signatory of the Insurer's Agent.
Issued on the 17th day of December 2009

A handwritten signature in black ink, appearing to be 'K. Jones'.

Master Builders Queensland Insurance Services (ABN 96 641 989 386) (AFS
Licence 246834)
For and on behalf of Caliden Insurance Limited (ABN 47 004 125 268) (AFS
Licence 234438) as their authorised agent.

NOTICE: To download a copy of your insurance policy wording visit <http://www.mbsq.com.au>

RESIDENTIAL CONSTRUCTION SPECIFICATION

WHEN USED FOR EXTENSIONS, ADDITIONS, ETC ANY
PART THAT IS NOT APPLICABLE TO BE DISREGARDED

PROJECT

MR & MRS BREWIN
Lot 48 N°1 Heron Place Mona Vale

DA No _____

C C No _____

CITY PLAN SERVICES PTY LTD
Certificate Number N101208
Approval Date 10/3/10

NOTE If this document is to form part of a building contract, it is necessary to complete Specification in full
Squares must be ticked thus ☒ where applicable
thus ☒ where not applicable

SPECIFICATION FOR THE

☒ ERECTION AND COMPLETION OF A New house

LOT NUMBER 48
STREET NUMBER 1
STREET Heron Place
SUBURB/TOWN Mona Vale
MUNICIPALITY / SHIRE OF Pittwater
FOR ☒ (Mr) ☒ (Mrs) Ms Brewin
Herein after called the owner

THE CONTRACTOR MUST ENSURE THE WHOLE WORKS AND SERVICES ARE PERFORMED IN ACCORDANCE WITH THIS SPECIFICATION AND DRAWINGS ARE COMPLETED IN WHOLE IN A TRUE AND WORKMANLIKE MANNER

BUILDER Zac Homes P/L
ADDRESS 1/11 Hutchinson Crescent Jamisontown
LICENSE NUMBER 47259C EXPIRY DATE 20/07/2021
BUILDERS A B N 47060679576
INSURANCE DETAILS Master Builders

GENERALLY

PROVIDE Means the supply and complete building in of specified materials fittings etc

APPROVED Means approved by the owner, L C **APPROVED** means approved by the local council

REGULATIONS AND NOTICES All State and Local Government Building Ordinances and Amendments thereto and requirements of legally Constituted Authorities and the Building Code of Australia and Australian Standards must be complied with by the builder The Builder to give all notices and obtain all permits

INSURANCE The ☐ Owner ☐ Builder must effect the insurance of all works against fire and storm The Builder shall at his own expense adequately insure against Public Risk and to insure as required under terms of the appropriate Workers Compensation and Employers Liability Acts and Home Warranty Insurance

LABOUR AND MATERIALS All labour, material, fittings and plant required to construct and complete the building is to be provided by the builder Materials are to be new and of the standard specified Faulty or unsuitable material not to be used All work to be performed in a good worklike manner

SETTING OUT The Builder is to ensure the building is set out in accordance with the site plan and within the boundaries of the site

TEMPORARY TOILET ☐ Owner ☐ Builder shall provide temporary toilet accommodation for the workmen Where the Authority requires the temporary toilet to be connected to sewer mains the additional cost plus Builders margin shall be borne by the Owner

ELECTRICITY The Builder is to make arrangements for any electrical power to be used in the erection of the works and is to pay fees and costs incurred therein Should Additional poles, wiring service risers or underground wiring etc be required by the Electricity Supply Authority this additional cost plus Builders margin shall be borne by the Owner

WATER ☐ Owner ☐ Builder allow for connecting water to the proposed building and fittings.

PLANS AND SPECIFICATIONS Any work indicated on the plan but not in the specification or vice versa and any item not shown in either plan or specification 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 done as part of the contract Variations to plans specifications may not be made without written consent of the owner

PLANS OF THE JOB A legible copy of the plans and specifications bearing the approval of the Municipal Authority concerned, must be maintained by the Builder at all times

RESPONSIBILITIES It is the responsibility of the Builder / end user to verify plans and Specifications as to their accuracy and suitability

VARIATIONS Any variations to specifications are to be added in the addenda at the back of the specification

SITE SIGN ☐ Owner ☐ Builder to supply site sign showing Lot No name of Builder and Licensee and full License No

EXCAVATOR - B C A. PART 3 1 1

SITE. ☐ Owner ☐ Builder to clear the site of all stumps roots etc, grubbed to a minimum distance of 3m outside the building line or to the boundaries of the allotment whichever is the less Any depressions within the area covered by the building are to be filled

TRENCHES B C A. PART 3 2.2 - All footings for walls piers etc to be excavated to a minimum depth of 500mm or to a depth necessary to secure solid bottoms and even bearings throughout bottoms to be level and stepped as necessary

At completion of foundations walls etc all excavations are to be filled, well rammed to ground level and surplus soil spread

ROCK OR SHALE. Excavation in rock or shale and removal from the site by ☐ Owner ☐ Builder at additional cost

ACCESS ☐ Owner ☐ Builder to provide all weather access to site

CONCRETOR - B C A. PART 3 2 3

CONCRETE IS TO CONSIST OF

4 parts 20mm gauge blue metal or other approved aggregate, 2 parts clean sharp sand, 1 part fresh cement a sufficiency of water, all well mixed mechanically and placed in position immediately after mixing The slump of the concrete is not to exceed 100mm Ready mixed concrete AS1379 to have a minimum compressive strength of 20Mpa tested in accordance with code AS3600 "SAA Concrete Structures Code" After pouring the concrete is to be kept damp covered and allowed to stand at least four days for footings and seven days for beams etc before being built on all subject to engineering specifications

FOUNDATIONS – B C A PARTS 3 2 3 3 2 4 & 3 2 5

REINFORCED CONCRETE FOUNDATIONS

Provide reinforced concrete footings to AS2870 and to Local Council's requirements or engineers design if applicable

PIER AND BEAM FOOTINGS

Piers shall be solid concrete as designed by structural engineers, taken to uniform bearing approved by supervising engineer. Beams shall be reinforced concrete having even bearing on piers as designed by structural engineer

CONCRETE FLOORS Provide suspended concrete floors if shown on drawings. Approved metal formwork may be used to manufacturers recommendations. Solid filling may be used for laundry/garage adjoining building. Top of slab to be not less than 50mm below antcap/dampcourse level and have a continuous support on a minimum of 75mm on at least two opposite sides.

TABLE FOR SUSPENDED CONCRETE SLABS

Guide Only Engineering details may be required. All measurements in mm Y = Structural Grade Deformed Bar
Int = Internal Ext = External

Clear Span Between Supports	20 MP's Slab Thickness		REINFORCEMENT							
			Bars to AS 1302							
			Fabric to AS 1304		Main Bars			Tie Bars		
	Int	Ext	Int	Ext	Size	Int	Ext	Size	Int	Ext
Up to 2000	100	100	F72	F82	Y12	280	220	Y12	400	400
2500	100	110	F82	F102	Y12	220	240	Y12	400	400
3000	110	130	F92	F81	Y12	160	100	Y12	400	300
3500	130	150	F102	F81	Y12	140	100	Y12	300	280
4000	150	180	F81	F918	Y12	100	90	Y12	280	240
4500	170	-	F81	-	Y12	100	-	Y12	260	-

This table to apply to single spans, simply supported one way non wall bearing slabs. Main bar reinforcements to be set 20mm from bottom and edges of slab and run from support to support. Minimum 50mm bearing of reinforcement over supports with tie bars on top edge of slab and to have 30mm cover to reinforcement if exposed to weather. The main bars shall be laid in direction of shorter span. For fabric reinforcements with different bar spacing closer bars are the main bars. For the purpose of shrinkage control add top layer of F72 mesh for spans to 3m and F82 mesh for spans to 3.3m. Durability requirements in above ground exterior concrete to be 40MPa to 1km from coastline and 32MPa 1 km to 50km from coastline. Provide slip joints between concrete and supporting walls. All wall bearing or larger slabs must be designed by a structural engineer

☐ SLAB ON GROUND Provide 100mm minimum thick concrete slab reinforced with F72 AS1304 set 30mm from top of concrete on a foundation of a minimum of 50mm of sand with a 200 uni polythene membrane between lapped 150mm and turned up. Maintain a minimum of 100mm bearing surface all round

PATHS ☐ Builder ☐ Owner to provide paths of concrete as previously specified from front entry step and as shown on plans. Car tracks to be 100mm thick, and paths 75mm thick. Finished thickness including provision of two parts metal screening to one part cement dusted over surface and trowelled all in one operation or, alternatively, rendered while concrete is green. Paving to be laid with bituminous felt jointing strips, not more than 1.2m apart and to full thickness of concrete and rendering to be "V" jointed over same. Excavate for and lay paths to even grade true to line and curve.

PEST CONTROL The underslab area shall be treated against termite infestation in accordance with AS 3660.1 commonly known as Part A, unless relevant authority regulations prohibit any such treatment. Part B will be provided as a perimeter treatment in accordance with AS 3660. To be carried out by licensed contractor with owner to be supplied with applicable certificates. A durable notice is to be located in a prominent position showing method, date, type of barrier and life expectancy

BRICKLAYER

BRICKLAYER General AS3700 AS2125 & 2126

☐ CLAY BRICKS To be sound hard of well burnt clay and shale and comply with specification A21 "Burnt Clay and Shale Building Bricks"

☐ CONCRETE BLOCKS OR BRICKS To comply with AS 2733 "Concrete Building Blocks"

☐ Stonework ☐ Texture Bricks ☐ Face Bricks ☐ Concrete Blocks or Bricks Common bricks may be used for all other work

SAND To be clean sharp and free from all impurities

MORTAR & JOINING AS3700 or B C A PART 3 3 1

CEMENT MORTAR To be one part fresh cement to three parts sand

LIME MORTAR To be one part lime to 3 parts sand Lime to be well slaked before use

COMPO MORTAR To be one part cement, one part lime (or approved plasticizer) and 6 parts sand All bricks to be well wetted before use This is not to apply to texture bricks Footing courses to be grouted solid with cement mortar All brickwork to be properly bonded, laid on full bed and all perpends filled All piers are to be built solid and each course grouted as work proceeds Carry up all work true and plumb to even gauge and in level courses the full height and thickness required The face brickwork above damp course level to be finished with neatly ironed or raked joints Beds and joints to be kept to a reasonable thickness. Finish all other exposed brickwork with neat struck joints

BUILD THE FOLLOWING IN CEMENT MORTAR All brickwork to underside of floor bearers level All 110mm thick brickwork. All copings steps brick balustrade walls sills, piers, wing walls, retaining walls Brick Fences on alignment and/or brickwork under timber fencing also concrete blocks or bricks

BUILD IN COMPO MORTAR All other brickwork including concrete masonry

VENEER WALLS To be 110mm Brickwork built in Compo Mortar on foundation walls as previously specified Internal faces to be a minimum 25mm from timber frames Build in 3mm galvanised wall ties opposite each alternate stud four courses above level of bottom plate then every fourth course and spaced not more than 460mm horizontally and 610 vertically Ties to be left open for attachment to studs A cavity space of between 25mm and 50mm must be maintained throughout Cavities and weep holes to be clean and clear at a damp course level All mortar droppings to be caught on paper or other material and removed before internal linings are fixed Mortar joints on inside faces of walls to be flush with brickwork

BRICK WALLS External walls to have two leaves of brickwork with a clear cavity of not less than 50mm Masonry units used for external walls in clear cavity construction and internal walls to comply with AS 3700 and manufacturers instructions Single skin external walls if approved may require the external face to be coated with an approved waterproof material

WALL TIES B C A PART 3 3 3 - For brick and brick veneer buildings shall be corrosion resistant and suitable for the environmental conditions of the building site. Ties shall be spaced at maximum 600mm apart in both directions and 300mm around openings and edges of brickwork in accordance with AS 3700 and have a duty classification as per AS 2699

Wall ties, cavities and vermin proofing kept free of mortar droppings

SPECIAL WALLS (If shown on plan) Walling not of timber Veneer-on-Timber or Masonry to be constructed as per Structural Engineers Details and Certificate

SILLS To be brick on edge unless stated otherwise

SLEEPER PIERS Provide brick solid filled concrete masonry units or concrete to a minimum of 200 x 200mm up to 1.3m high, spaced not more than 1.8 centres If pier exceeds 1.3m increase by 50mm all round All piers to have concrete pads under as per table below

SUPPORTED AREA (m ²)	WIDTH OF SQUARE PAD (mm)	DIAMETER OF CIRCULAR PAD (mm)	THICKNESS (mm)
10	400	500	200
20	500	600	200
40	600	750	250

ENGAGED PIERS To be minimum of 200 x 90 mm spaced at not more than 1.8m centres to support floor bearers and at similar centres to stiffen walls supporting concrete slabs. Ties to brick wall every 4th course with approved ties.

ACCESS Adequate access in the external foundation wall must be provided under all floors – AS 3660.1

VENTILATION B.C.A. PART 3.4.1 - Sub floor to be ventilated and cross ventilated by means of evenly distributed openings in the external walls having an unobstructed area of not less than 2100mm² per square m of external wall and not less than 200mm in depth in every part. Vents to be immediately below bearers and similarly provide vents under verandah floors and suspended floor slabs. Sufficient cross ventilation to be provided through all still air. Room ventilation above floor must be provided in accordance with Good Building Practice. Appropriate special provision to be made where a gas appliance is installed. Ventilation may be varied by Local Council.

CORBAL COURSES Concrete floors to be supported by corbal courses as required.

DAMP COURSE B.C.A. PART 3.3.4 AS3700 & AS2904 - Provide a continuous run of approved dampcourse material to full width of wall thickness on all brickwork at level not higher than bottom of floor bearers and engaged piers. Damp course material is to be run in long lengths, lapped minimum 100mm at joints and full width at all intersections. To walls surrounding concrete and/or solid floors an additional run of dampcourse is to be laid one full course above floor level and stepped down to meet lower dampcourse.

ANT CAPS AS 3600.1 To all brickwork and piers at the level of underside of floorbearers and capping of 0.5mm gauge Zincalume or other approved metal is to be set projecting 38mm beyond the internal faces of all brickwork and turned down at a 45 degree angle, lapped 13mm, sealed and/ or crimped at all joints and corners so as to provide a continuous and effective barrier against termites throughout the length of the material.

VERMIN PROOFING 13mm mesh galvanised bird wire to be built into brickwork and taken across cavity and secured to bottom plate.

FLASHINGS B.C.A. PART 3.3.4, AS2904, AS1804 AS3700 - Approved dampcourse material to be built in under all window sills 25mm at back of wood sill and 50mm at each end of same. Flashing to be bent down across cavity and built 25mm into veneer wall. L.C. approved dampcourse material to be built in over all exposed window and external door openings, also as required in all "wet areas".

WEEP HOLES Perpend joints are to be left open in external brick walls spaced approx. 600mm immediately over flashings of all exposed openings and to brick retaining walls, fender walls etc. as required.

STEPS As shown on plan in bricks to match other exposed brickwork. To be built in solid work or where side walls are provided on consolidated filling. Treads are to be brick on edge, or precast concrete units with a minimum of 255mm and maximum of 396mm width and a maximum of 190mm and minimum of 115mm rises.

ARCH BARS AS 1170 pts 1 & 2 S.A. Masonry code section 3 A.S. 3700 Brickwork over openings to be supported on "Ingal" specific made arch bars or equivalent galvanised to A.S. 1650 and have minimum bearing of 150mm each end.

Spans to 1100mm = one 85mm flat bar

Spans from 1100mm to 1800mm = one 100mm x 100mm Lintel

Spans from 1800mm to 3.0m = one 150mm x 100mm Lintel

For spans over 3.0m refer to structural engineer

☐ FIREPLACE TYPE _____

☐ HEATING TYPE _____

☐ AIRCONDITIONING TYPE _____

BY ☐ OWNER ☐ BUILDER

FOUNDATION DOOR Provide access door where applicable approximately 600mm wide and fitted with appropriate hinges and lock.

STEEL WORKER

Provide steel work in accordance with Engineers details or as shown on plan. If wrought iron is shown on plan provide same.

METAL FRAMING

METAL FRAMING Provide and erect framing to A S 3623 or engineers detail as shown on plan in accordance with manufacturers recommendations and instructions Damp proofing (flashing) to be provided between concrete floors and bottom plate and any adjoining masonry walls etc If this section is applicable any section in this specification which duplicates any of this work is to be disregarded

CARPENTER

GENERALLY Timber shall comply with AS1720 2 AS 1684, B C A PART 3 4 3 and be part of the class specified reasonably straight grained and free from those defects which might effect its durability and/or strength. Scantlings to be in long lengths accurately cut and fitted well spiked and securely fixed For the exercise of this specification (unless specifically stated otherwise) hardwood is to be of a stress grade and not less than F8 and softwood not less than F5 Timber shall be graded to appropriate SAA grading specification Mechanical grading to AS1748 visual grading will require evidence that they comply with the required stress grade Allowable tolerances as to size is permitted only as outlined by the appropriate SAA standard Timber is NOT to be weakened by any method such as cutting planing chipping or etc Where size of timber is restricted owing to lack of space a higher grade or laminated timber may be substituted if warranted all only as approved by Local Council

FLOOR FRAMING All floors shown on plan as timber are to be framed at level shown with hardwood Bearers to be laid true and level Packing not permitted Provide 100 x 75mm or 125 x 75mm bearers, set on edge as already specified at max 1 8m centres Provide 100 x 50mm joists set on edge at a maximum 450mm centres and fix to bearers by double nailing at each crossing Underside of joists to be checked out as necessary over bearers to enable tops of joists to be finished true and level Provide Hardwood or Oregon joists Unsupported spans exceeding 2 7m to have 50 x 50 herringbone strutting or solid blocking spaced at maximum of 1 8m centres No span to exceed 4 8m (Timber walls must have double joists under)

WOOD PRESERVATIVE All hardwood plates bearers and joists (if timber construction) in ground floor are to be treated with one coat of pest resisting and wood preserving oil (Specification No AS1604) or approved chemical treatment before fixing, on all faces and ends, except tops of joists

WALLS To be framed with ☐ Hardwood ☐ Oregon ☐ Pine

WALL PLATES (and Bottom) For 100mm studs – 100 x 50mm for 75mm studs – 75 x 50mm Plates may be checked approx 10mm to provide uniform thickness where studs occur Where plates are machine gauged to a uniform thickness checking may be omitted

STUDS (not more than 3m long) Wall external and internal

MAXIMUM 3M LONG	UPPER STOREY	LOWER STOREY
At 450mm centres	100 x 38mm or 75 x 50mm	100 x 50mm
Each side of openings up to 1 8m wide	100 x 50mm or 75 x 50mm	100 x 75mm
Other openings up to 3 6m	100 x 75mm or 75 x 75mm	100 x 100mm
Over 3 6m	100 x 100mm	100 x 100mm

Three studs are to be provided at each wall angle and intersection well blocked and securely fastened together Two studs may be accepted in brick veneer construction With corner windows the angle studs are to be cut away to suit frame 100 x 100mm or 75 x 75mm posts are to be framed in corner mullions of windows or galvanised pipe may be used

TIMBER ROOF TRUSSES To be properly fabricated to manufacturers certified detail or Engineers detail and fixed in strict accordance with their drawings or instructions Bottom chord to be clear of internal walls with a minimum clearance of 13mm at the point of maximum deflection after loading Self adjusting fasteners to be used to fix truss chord to internal top plate

HEADS Where supporting Roof Trusses up to 900mm centres (To be checked into studs)						
SPAN	FOR TILED ROOF CONSTRUCTION			FOR SHEET ROOF CONSTRUCTION (Metal or Fibre Cement)		
	6000mm	7500mm	9000mm	6000mm	7500mm	9000mm
Up to						
1200	125x50 or 150x38	150x50 or 175x38	150x50 or 175x38	100x50	125x50 or 100x75	125x50 or 100x75
1500	175x150 or 150x75	175x50 or 150x75	200x50 or 175x75	125x50 or 100x100	150x50 or 125x75	150x50 or 125x75
1800	200x50 or 175x75	225x50 or 200x75	225x50 or 200x75	150x50	175x50 or 150x75	175x50 or 150x75
2100	225x50 or 200x75	250x50 or 225x75	250x75	175x50 or 150x75	200x50 or 175x75	200x50 or 175x75
2400	250x50	250x75	300x50	200x50 or 175x75	225x50 or 200x75	250x50 or 200x75
2700	300x50	300x50	300x75	225x50 or 200x75	250x50 or 225x75	300x50 or 225x75
3000	300x75			250x50 or 225x75	300x50 or 250x75	300x75 or 250x75

HEADS Where supporting conventional roof construction (To be checked into studs)

SPAN	FOR TILED ROOF CONSTRUCTION	FOR SHEET ROOF CONSTRUCTION (Metal or fibre cement)
1 2m	75x75mm or 100x38mm	50x75mm
1 5m	125x50mm or 100x100mm	100x38mm
1 8m	175x50mm or 150x75mm	125x50mm or 100x100mm
2 1m	200x50mm or 175x75mm	150x50mm or 125x100mm
2 4m	225x50mm or 200x75mm	175x50mm or 150x75mm
2 7m	250x50mm or 225x75mm	200x50mm or 175x75mm
3 0m	250x75mm or 300x50mm	225x50mm or 200x75mm

Timber grading Hardwood AS2082 Oregon or C/Pine AS2440 Where depth exceeds 150mm timber is to be seasoned having a maximum moisture content of 18%

BRACING AS1684 B C A PART 3 4 3 As appropriate for wind velocity for buildings type "A" and or "B" to be evenly distributed throughout For wind speeds exceeding AS1684 frame and bracing to be designed by Structural Engineer

NOGGING (BRIDGING) To be fixed between studs at 1 35m maximum height, where wall cladding is joined 38mm thick Where not joined 25mm thick and finished not more than 7mm behind the face of the frame Skirting blocks of the same section as bottom plates and not less than 225mm long to be spiked to plates Skirting blocks not required if wall linings extend below the top of the bottom plate and skirtings are less than 75mm high

ROOFS AS1684 B C A Clause 3 4 3 6 - To be framed with ☐Hardwood ☐Oregon ☐Pine Length of rafters to longest ridge is to be gauged to suit full tile courses

CEILING JOISTS To be of dimensions 100 x 38mm Hardwood 100 x 50mm Oregon at maximum 450mm centres Fix trimmers to ceiling joists where required at 450mm centres. Where two lengths of joists are used they are to be lapped and well spiked over partition walls All to be dogged to hangers Ceiling joists, where practicable, are to be at right angles to ridge

HANGERS To be provided so that the unsupported length of ceiling joists does not exceed 2 1m double nailed to each ceiling joists and secured to side of rafters wherever practicable

SPAN	HARDWOOD	OREGON
Up to		
3 0m	175 x 38mm	200 x 38mm
3 025m to 3 6m	200 x 38mm	200 x 50mm
3 625 to 4 2m	225 x 38mm	250 x 38mm
4 225 to 4 8m	250 x 38mm	300 x 38mm

Where the length of hanger exceeds 4 8m the hanger is to be supported by a beam as for Strutting Beams and the size of hanger is to be governed by the new span (Roof not to be strutted off hangers or beam supporting hanger).

STRUTS Strutting from ceiling joists or hangers over room not permitted Struts must be seated on or directly above walls Size to be 75 x 75mm up to a length of 2.1m centres under purlins Where strutting beams are required they are to be packed up from the walls and be 13mm above level of ceiling joists also must not be used as hangers for ceiling joist, or to support hangers

COLLAR TIES Up to 4.2m span – 75 x 50mm Hardwood or 100 x 50 mm Oregon Over 4.2m span – 100 x 50mm Hardwood or 125 x 50mm Oregon Fixed to alternate pair of rafters

GUTTERS AND VALLEY BOARDS 19mm thick and width of gutter

MANHOLE Trim as required between ceiling joists for manhole 600 x 400mm line the opening and provide suitable cover

HOT WATER TANK Provide hot water storage tank (AS1529)

PORCH ROOF To be constructed when shown on plan Post D.A.R. pipe or wrought iron securely fixed top and bottom 75 x 50mm Top Plates – D.A.R. if exposed. 75 x 50mm Rafters spaced at maximum of 450mm centres A fall of at least 13mm in 300mm must be maintained towards outer edge. Roof to be covered as per drawing Fix 25mm fascia all round

GABLES (If shown on drawing) Form and project plates purlins ridges etc Supply and fit 159 x 19mm barge boards with fillet at top, scribed up to tiling or capped with fibre cement to allow for verge tiles to be pointed with mortar or formed metal fascia to manufacturers specifications Cover gable faces with siding as shown on drawing Line soffits as for eaves

EAVES Project rafters at eaves to give soffit as shown on plan and fix fascia all round out of 25mm timber

☐ Line underside of rafters with 4.5mm fibre cement, cover joints and provide quadrant moulding against wall

☐ Form flat soffit with 4.5mm fibre cement let into a full 7mm groove at back of fascia and secured at wall to 50 x 25mm battens nailed to framing and supported at all joints and intermediately with 38 x 38mm sprockets at maximum of 450mm centres Cover joints with approved strips and provide quadrant moulding against wall

☐ SHEET FLOORING To be fixed in strict accordance with manufacturers recommendations – A.S 2269 A.S 1859

☐ FLOORING TIMBER Must not be fixed until roofing complete and building weatherproof Timber must be seasoned to a moisture content between 10% and 15% Flooring is to be tightly cramped every board nailed at each bearing with nails, punched below the surface, thoroughly cleaned and flushed off at completion Floor must be T & G with a finished thickness not less than 19mm Flooring exceeding 43mm face wide to be double nailed at all bearing points

FLOOR SANDING Floor to be sanded to even surface

☐ TIMBER DECKING To be ☐ Hardwood ☐ Treated pine ☐ Other To be securely fixed to joists using corrosion proof fasteners

☐ COMPRESSED FIBRE CEMENT Not less than 18mm for joists spacing 600mm or 15mm for joists spacing 450mm All installed as per manufacturers instructions

FLOOR FRAMING ☐

		HARDWOOD	OREGON / PINE
BEARERS	(Over 2 or more spans)		
At 1.8m centres set on edge	Non load bearing & sheet roofing	100x75mm	125x75mm
	Supporting tile roof or trusses	125x75mm	125x75mm
JOISTS			
Ground and upper floors	Up to 1.8m	100x50mm	150x50mm
At 450mm centres	1.8 to 2.4m	125x50mm	175x50mm
	2.4 to 3.0m	150x50mm	200x50mm
	3.0 to 3.6m	175x50mm	250x50mm
	3.6 to 4.2m	225x50mm	275x50mm
	4.2 to 4.8m	250x50mm	300x50mm

An engineers certificate is required as to size and adequacy for spans over 4.0m

Unsupported spans exceeding 2.7m to have 38x38mm herringbone strutting or solid blocking 1.8m centres as per AS 1684

PITCHED ROOF ☐	SPACING	HARDWOOD	OREGON OR PINE
RAFTERS Tile roofing	At 450mm centres Up to 600mm centres	100x38mm 100x38mm	100x50mm 100x50mm
Corrugated Fibre Cement Roofing	At 600mm centres	100x38mm	100x50mm
Corrugated metal roofing	At 900mm centres	100x38mm	100x50mm
BATTENS Tiled roofing -		38x25mm	38x25mm
Rafters at 450mm centres	Spaced to suit full tiles	38x38mm	38x38mm
Rafters at 600mm centres	Spaced to suit full tiles	38x38mm	38x38mm
Corrugated Fibre Cement Roofing		75x32mm	75x38mm
Corrugated Metal Roofing	900 mm centres	75x32mm	75x38mm
RIDGES and HIPS: all roofs		150x25mm	150x25mm
VALLEYS all roofs		150x38mm	150x38mm
PURLINS tile roofs	2 1m centres	100x75mm	100x75mm
Metal or Fibre cement roofs	2 1m centres	100x75mm	100x75mm
STRUTS maximum 2.1m	2 1m centres	100x50mm	75x75mm
COLLAR TIES. to 4.2m	every alternate pair of rafters	75x50mm	100x50mm
Over 4.2m	every alternate pair of rafters	75x50mm	125x50mm
STRUTTING BEAMS. spaced at 2.4m as required	span to 2.0m	100x50mm	125x75mm
Not to be used as hangers for ceiling joists	2.0m to 2.4m	150x50mm	150x75mm
	2.4m to 3.0m	175x50mm	175x75mm
	3.0m to 3.6m	200x50mm	200x75mm
	min thickness	20mm	
GUTTER and VALLEY BOARDS	450mm centres	100x38mm	100x50mm
CEILING JOISTS	600mm centres	100x38mm	100x50mm
HANGERS	2.1 centres		
	2.1m to 3.0m	175x38mm	200x38mm
	3.0m to 3.6m	200x38mm	225x38mm
	3.6m to 4.2m	225x38mm	250x38mm
	4.2m to 4.8m	250x38mm	275x38mm
WIND BRACING A S 1684 as appropriate for Wind velocity for buildings type "A" and "B" to be Evenly distributed throughout			
FLAT ROOF ☐	SPANS	HARDWOOD	OREGON or PINE
RAFTERS	Up to 2.4m	125x50mm	150x50mm
	2.4 to 3.0m	150x50mm	150x50mm
	3.0 to 3.6m	175x50mm	175x50mm
	3.6 to 4.2m	200x50mm	225x50mm
	4.2 to 4.8m	225x50mm	250x50mm
	4.8 to 5.4m	275x50mm	275x50mm
	5.4 to 6.0m	300x50mm	300x50mm
BATTENS		75x38mm	75x38mm
RIDGE BEAMS TO OPEN SPANS	up to 3.0m	200x100mm	225x100mm
Fall of roof to be not less than 50mm in 3.0m span and to be herringbone strutted or solid blocked full depth of joists. Where span exceeds 2.7m for subsidiary roofs fall is to be not less than 13mm per 300mm of span Roof to be sarked and ventilated	3.0 to 3.6m	225x100mm	250x100mm
	3.6 to 4.2m	250x100mm	275x100mm
	4.2 to 4.8m	275x100mm	300x100mm
VERANDAH BEAMS	up to 2.1m	150x50mm	150x75mm
	2.1 to 3.0m	200x75mm	200x75mm
VERANDAH POSTS		100x100mm	100x100mm

JOINER

DOORS AND WINDOWS GENERALLY All timber sizes are nominal and tolerances only as provided by the appropriate Australian Standards listed here. For door frames and jamb linings – doors and windows – AS1288 – 89. Frames to be properly fitted and joined together with linings, mouldings and trimmings properly mitred or scribed. All defects and marks filled and ready for painting, with approved primer or a priming oil including a wood preservative.

JAMB LININGS Lining to be a minimum of 38mm thick solid rebated to all door openings. Where return plaster reveals occur, linings are to be 75 x 50mm rebated. Linings to openings not having doors or to have swing doors are to be 25mm thick timber securely fixed.

DOORS AS1904 AS2588 AS2689 Fit accurately to door frames, hang front and rear doors with three 100mm steel butts and other doors unless otherwise specified with two 88mm steel butts. Height of doors to be 2040mm.

To front entry a 2.040m x 820mm x 40mm door with selected lock and furniture.

To rear entry fit 2.040m x 820mm x 40mm door with selected lock and furniture.

Internal doors to be 2.040m x 820mm x 35mm flush panel with selected lock and furniture.

Double doors to be 2.040m x 820mm x 40mm rebated together with mortise lock and furniture.

Fit sliding doors and tracks where shown on plans.

Any variations to door sizes must be shown on plan as a separate item.

GARAGE DOORS to be ☐ Tilt ☐ Roll ☐ Other

☐ **AUTOMATIC GARAGE DOOR OPENER**

☐ Owner ☐ Builder

WINDOWS AS2146 AS2147 ☐ Casement ☐ Hopper ☐ Double Hung. To be approved stock construction out of solid rebated material. Head and stiles are to be out of material having an end section of not less than 5000mm square. Mullions and transoms not less than 6250mm square, rebate in all cases are to be of such depth as to ensure complete weather proofing. Sills minimum 75mm thick, sunk, weathered and throated tallow wood or other species of hardwood. Window units and combination window wall units may have sills not less than 50mm thick.

SASHES Sashes are to be manufactured from sash stock material not less than 38mm thick. Where glass weight of 3mm or heavier is indicated for use (see under Glazier) 44mm sash and stock material should be used unless a mechanical sash adjuster is provided, then 35mm material can be used. All units to be supplied with furniture.

☐ **ALUMINIUM FRAMED** AS2047, AS2048 as shown on plans. Type and manufacturer as selected fitted with all furniture and fixed in accordance with the particular manufacturers recommendations. Heads and sills to be flashed. Frames and sashes must be fitted in conformity with good building practice.

ARCHITRAVES Provide architraves of standard section to all door, window and other openings internally.

SKIRTINGS Provide skirtings of standard section.

STORM MOULDS Fix to all window frames and outside doors where appropriate.

KITCHEN CUPBOARDS Provide properly constructed floor and wall cupboards in position and to dimensions indicated on plan. Floor cupboards to have raised floors with toe space under front face. Cover bench tops with materials as selected. Doors to be accurately fitted and hung and finished with selected catches and handles. All cupboards are to be securely fixed in position and neatly finished at wall and floor intersections.

BUILT IN CUPBOARDS Frame up and fix cupboard/s in position and to dimensions shown on plan. Provide doors and door furniture as selected.

BATHS Under exposed edges of bath provide a properly constructed frame ready to receive covering specified elsewhere. Or build brick-on-edge walls in classification "M4" mortar and leave ready to receive tiles as specified under "Tile layer". Make provision for the area under bath to be properly drained and ventilated.

BATH AND SHOWER RECESS If bath and shower recess are to be lined with laminate or water proof material, a timber frame is to be constructed. If tiling is called for refer to "tile layer" in this specification.

STAIRS & HANDRAILS Provide stairs and handrails where shown, all as per B.C.A. Housing Provisions Parts 3.9.1 & 3.9.2.

CONCRETE STAIRS To engineers detail.

FENCER

FENCING By ☐ Owner ☐ Builder
TYPE

- ☐ Brick as detailed
- ☐ Colourbond as per manufacturers specification
- ☐ Timber as detailed
- ☐ Other/

SITUATION

- ☐ Front
- ☐ Sides
- ☐ Rear
- ☐ Other

DRAINER

NOTE Drain pipes must not be taken through the footings of the buildings. All seepage and soakage water is to be effectively dealt with and diverted clear of the building. Trenches for drains must not be within 600mm of footings of buildings where running parallel to same.

☐ SEWERED AREAS: A drainage system from pedestal pan and from wastes of all fittings to be provided and connected to the sewer main and all to be in accordance with the Rules and Requirements of the Authority for Water Supply and Sewerage. Yard gully at rear of building to be provided. Allow for _____ mm drainage. CERTIFICATE OF COMPLIANCE IS TO BE PRODUCED AT COMPLETION OF WORK.

☐ UNSEWERAGED AREAS: A drainage system to be provided from all fittings and from grease-trap in accordance with the requirements of the Local Authority concerned. Drains must be excavated to provide even falls throughout and with a minimum cover of 300mm. Lay 100mm socketed stoneware pipes or approved P.V.C. pipe to take soilwater from wastes of washtubs, bath, shower, wash basin and grease trap. All drains are to be laid so that water is discharged or adequately absorbed joint all pipes as required by Local Council concerned. The Builder is to ascertain and allow for the Council's requirements in this regard. An approved grease trap with lid is to be provided and placed in position shown to take water from the sink. Top of trap to be slightly above the finished ground or nearby paving level. All drainage work from fittings to the drainage line outside the building to be performed in accordance with the Rules and Requirements of the Water Supply and Sewerage Authority for seweraged areas. A Certificate of Compliance to be produced in respect of this work by the builder. Allow for _____ mm Drainage.

☐ A SEPTIC TANK ☐ A HOLDING TANK ☐ OTHER _____ of approved design and capacity is to be installed in accordance with the manufacturers specifications and also with the requirements of the Local Authority concerned. If any rock encountered during installation of tank, to be chargeable extra.

ROOF WATER DRAINS ☐ To be connected to existing ☐ Roofwater drains to be allowed for and laid. Drains to be approved P.V.C. pipe laid to an even and regular fall so as to have a minimum cover of 100mm. Connect drainage lines to downpipes with suitable bend and discharge at least 3m clear of building into absorption pits or into street gutter or right of way when required by Local Council concerned. Allow for _____ mm drainage.

PLUMBER

RAINWATER PRODUCTS AS2179, AS2180 or B.C.A. PART 3.5.2

GUTTERS ☐ Zincalume ☐ Colourbond ☐ Other _____ to be provided for all eaves set in position with sufficient fall to downpipes. All joints and angles joined using brackets and sealant as per manufacturers recommendations.

DOWNPIPES ☐ Zincalume ☐ Colourbond ☐ Other _____ in positions to allow free flow of water from all gutters and connected to stormwater drainage fixed to wall surface using appropriate fittings. ☐ Gutters and down pipes to be affixed in accordance with manufacturers recommendations.

VALLEYS To be 6mm thickness Zincalume 450mm wide and fixed to valley boards with edges beaded, well lapped and sealed at joints.

FLASHING Flash around chimney stacks, exhaust flues and wherever else required with approved lead or specific made flashings. Stepped or wall flashings to be taken through full width of brick wall, turned up internally and dressed down to overlap roof flashing.

SANITARY PLUMBER. (All areas) Provide connections to laundry tubs kitchen sink vanities, basins bath toilets and floor waste, all in accordance with the requirements of water and sewerage authority

WATER SERVICE AS3500 Provide copper pipe from authorities main to boundary install water meter and connect to one garden hose cock yard gully kitchen, bathrooms, laundry toilets and hot water service Internal piping to be ☐copper ☐other all properly secured and finished with necessary flanges cover plates etc Provide for fixing of toilets, vanities baths showers, kitchen sink dishwasher and laundry tubs as shown on plan

FLOOR WASTES Provide drainers grates to all floors as required

HOT WATER SERVICE AS3500 Install and connect hot water tank as selected to all points Piping to be lagged as required

☐GAS SERVICE The whole of the work to be carried out as per requirements of the Local Supply Authority The Plumber is to be responsible for the gas service from fence alignment including fixing of the meter and cover for same

ROOFER

GENERALLY AS2050 AS2049 AS1684

TILE ROOFING Provide all roofs with first quality roofing tiles Tiles may not be used on roofs having a slope less than 1:4.5 Where pitch of rafters is less than 1:2.75 terra cotta Marseilles pattern 1:3.7 Swiss pattern, 1:3.3 concrete tiles are used the roof shall be sarked with double faced aluminum foil covered reinforced fabric as per AS1736 Between 1:3.7 and 1:4.5 slope, perimeter of roof shall be provided with an anti-ponding board or device to ensure that all water will be discharged into eaves gutter a clear space must be provided between edge of the device and the lowest side of the first batten so as to allow a free flow of water into the gutter

Where one section of the roof discharges into a lower section the discharge is to be widely distributed, and the roof is to be fully sarked Elsewhere where a spreader is used the roof shall be sarked from the point of discharge to eave with a minimum width of 1800mm approved sarking

Cover ridges and hips with all capping starters and apex caps necessary and bed all capping and verge tiles on mortar and point with coloured cement mortar

☐TERRA COTTA TILES To be glazed and manufactured in accordance with AS2049 To be fixed to timber battens with approved fasteners every alternate tile, all fixed in accordance with AS2050

☐CONCRETE TILES To conform to AS2050 and to be produced by manufacturers who provide a comprehensive guarantee, and fixed in accordance with AS2050 Tiles are to have an end lap of not less than 75mm Where fixing holes are provided every alternate tile in each course is to be fixed to battens with approved fastener Where holes are provided for nailing every tile in each third course is to be fixed with galvanised flat head nails at least 19mm into tile batten

☐CORRUGATED FIBRE CEMENT ROOFING To conform to AS1611 and fixed in accordance with AS1639 Minimum pitch of roof is to be 1:8 for large corrugations, and 1:11 where rafter length can be covered with a single sheet Where pitch of roof is less than 1:6 in the case of large corrugations and 1:4.5 in the case of small corrugations end laps shall be at least 225mm and sealed Sheets to be fixed with non corrosive hex head self drilling screws fitted with neoprene ceiling washers to each run of battens with side and end laps or other approved method in accordance with manufacturers instructions All necessary accessories are to be provided and the roof to be adequately bird proofed

☐CORRUGATED STEEL ROOF ☐Zincalume ☐Colourbond all sheets branded according to thickness All necessary accessories to be provided and the roof is to be adequately birdproofed Sheets to be fixed with 45mm non corrosive hex head self drilling screws fitted with neoprene ceiling washers to every alternate corrugation at ends and every fourth corrugation immediately All hips and ridges are to be covered with screws and washers Where pitch of roof is less than 1:4.5 minimum a material having effective vapour barrier and thermal insulation qualities is to be fixed to the underside of ceiling joists where a level ceiling surface is to be provided Where the ceiling is to follow the pitch of the rafters, irrespective of the pitch of the roof the vapour/thermal barrier is to be fixed to the underside of the rafters. **Lead flashing not to be used with Zincalume steel**

☐METAL DECK Metal deck roof with or without self locking ribs may be used provided it is fixed in strict accordance with manufacturers instructions (minimum slope 1:60)

☐SARKING To comply with AS1736 for pliable sarking & AS1903 + 1904 for reflective foil

ELECTRICIAN

To provide all labour and materials necessary for the proper installation of electricity service in accordance with the appropriate S A A. rules and the requirements of the Local Supply Authority. Arrange with Supply Authority for connection from mains to meter boards. All work to be in accordance with the S A Wiring Rules AS3006 as amended and the Insurance Council of Australia. Provide light points in positions shown on plan or to be determined. Approved switch for each point is to be mounted in positions to be indicated. Provided power points of flush type with 10amp switches in positions as shown on plan or to be determined.

METER BOX Provide box to enclose meters in accordance with the Requirements of the Authority concerned.

SMOKE ALARMS AS3786 B C A PART 3 7 2 - Self contained smoke alarms are to be installed in suitable locations on or near ceiling in any storey. Between each area containing bedrooms and the remainder of the building where bedrooms are served by a hallway, in that hallway or in each bedroom and the alarms are to be connected to the consumer mains power and have a standby power supply.

CEILING AND WALL FIXER

CEILING ☐ FIBROUS PLASTER ☐ GYPSUM PLASTER BOARD

FIBROUS PLASTER To be manufactured and fixed in accordance with AS2185 AS2186. Normal thickness of 10mm and sheets to be as large as practicable, well dried before fixing. Use galvanised clouts to affix to battens of 38 x 25mm timber spaced at 400mm centres nailed to ceiling joists. Use double battens at all joints running parallel to the battens not more than 225mm apart. Punch all clouts into plaster and stop. Scrim from above and set joints flush.

GYPSUM PLASTER BOARDS To be manufactured and fixed in accordance with Australian Metric Standards. Nominal thickness of 10mm fixed with galvanised clouts or screw (specific made) and adhesive direct to ceiling joists at maximum 450mm centres or 13mm thick at 600mm centres. Clout head to be sunk and stopped with special cement. Joining and fixing must be strictly to manufacturers recommendations.

CORNICES Provide cornices to above ceilings, neatly mitred (scrinned and set) at all angles in full wall lengths where possible.

FIBRE CEMENT Provide to laundry porch and attached W C Ceilings. Sheets of balanced pattern fixed to properly nogged and even surfaced solid backing.

WALLS ☐ FIBROUS PLASTER ☐ GYPSUM PLASTER BOARD Provide to walls of lounge, dining bedrooms hall kitchen, bathroom. Provide all necessary vents and set flush with wall surface.

FIBROUS PLASTER Use full length sheets where practicable. All vertical joints must be backed with double studs and reinforced with sisal and/or plaster. All joints to be left flush with surface. Provide 38 x 38 x 5mm galvanised iron strip to full length of internal angles. Fix sheets to wall framing at edges and intermediately with galvanised clouts punch below surfaces and stopped. Neatly set all angles.

Internal angles Internal angles from skirting to picture rail 19mm quad can be fixed.

GYPSUM PLASTER BOARD Provide with full length sheets horizontally or staggered end joints to ceiling heights in accordance with manufacturers instructions. Fix with galvanised clouts or screws (specific made) and adhesive at 225mm centres to studs. Punch heads of clouts below surface and finish as for ceiling. Internal angles from floor to ceiling to be set or may be covered by 25mm quad.

☐ WET AREAS All walls to wet areas approved water resistant sheets shall be used. All internal wet areas to be completely waterproofed by a licensed applicator using propriety system designed for wet areas AS3740 (BCA 3 8 1) or as amended.

PLASTERER ☐ Cement Render ☐ Float and Set all internal brick walls to be cement rendered to a minimum thickness of 13mm in accordance with A S metric code.

WATERPROOFER

BATHROOMS TOILETS AND LAUNDRIES All internal wet areas to be completely waterproofed by a licensed applicator using a proprietary accredited product designed for wet areas. Membrane should be waterproof not water resistant. Area to be waterproofed should be clear of all obstructions and thoroughly cleaned prior to application of product. System must include upstands angles a turn should be provided at door thresholds. Membranes should be dressed into floor waste outlets. For concrete floors full shower base should be sealed. Where sheet flooring is in use the whole area should be waterproofed. Metal or other approved shower trays may be used in lieu of waterproof membranes to shower areas. All shower trays to be installed to manufacturers instructions.

ALL TO AS3740 or B C A PART 3 8 1

BALCONIES Balcony areas over internal habitable rooms to be treated under same guidelines as internal wet areas Accredited products should be used and applied by licensed waterproofing contractor and the manufacturers instructions be explicitly followed
Certificate showing type of membrane installation date name and license no of approved installer to be supplied on completion

TILELAYER

TILING AS3958 & 3958 1

FLOORS Provide ☐ bathroom and shower recess ☐ separate W C with floor tiles as selected
WALLS Provide wall tiles to - bathroom 1.4m or shower recess 1.8m or
To enclose bath and hobs above kitchen sink and hot plate of stove and W C Finish at top and salient angles with glazed edge tiles Provide vents to under bath Fix recess fittings (If printed heights are not crossed out they are to apply) Where other types of lining are used refer to "internal wall linings"

PAINTER

GENERALLY All paints stains varnishes and water colours to be properly mixed be of approved brands and brought to job in unopened containers Material used for priming is to be recommended by the manufacturers of the paints to be used All finishing colours are to be chosen by owner Do all necessary stopping after priming has been applied Rub down all surfaces to a reasonably smooth finish prior to the application of each successive coat of paint

EXTERNALLY Prime BEFORE fixing All dressed surfaces of all door and window frames all external woodwork including underside and end of sills, are to be primed before fixing

WOODWORK After priming all exposed woodwork to be given one coat of undercoat and one finishing coat of approved paint

IRONWORK Eaves, gutters downpipes and service pipes and all wrought iron etc to be cleaned and given one coat of approved primer and one good coat of oil paint or a paint recommended for metal work

FIBRE CEMENT Clean and prepare all external fibre cement surfaces for colouring then give two coats of approved paint

INTERNALLY

WOODWORK all exposed woodwork to be prepared and given one undercoat and finished with two coats of approved paint or wood stain to manufacturers recommendation

FIBROUS PLASTER AND FIBRE CEMENT To be prepared and given two coats of approved paint

GYPSUM PLASTER BOARD To be prepared and given two coats of approved paint

CEMENT RENDER to be given one coat sealer and two coats approved paint

GLAZIER

ALL WINDOW SASHES AND LIGHTS TO BE GLAZED All glass is to be back puttied, well sprung into primed or oiled rebates and weather puttied Glass is to be free of defects and of the weights and sizes set out below AS1288 to apply or PART 3.6 B C A 9.6 Housing Provisions

MAXIMUM SIZE OF SHEETS	GLASS THICKNESS (mm)
560 x 560mm or 760 x 460mm	2
700 x 700mm or 1000 x 500mm	2
760 x 760mm or 1250 x 600mm	3
900 x 900mm or 1500 x 700mm	3
1170 x 1170mm or 1500 x 970mm	4

Clean all glass on completion

VARIOUS TRADES

BRICK VENEER TIMBER SHRINKAGE GAPS _____ In two storey construction where timber with a low shrinkage is used in each floor framing 20mm clear space shall be provided to the underside of first floor window sills Where unseasoned hardwood is used in each floor framing the above clearance shall be increased by 50% In concrete slab-on-ground two storey construction window sills on first floor require a space of 10mm the brick veneer shall be kept 10mm below roof frame In two storey construction where timber with a low shrinkage is used in each floor framing the Brick Veneer shall be kept 20mm clear below roof framing on the first floor Where brick gables are to be provided roof framing shall be kept to a minimum of 20mm clear for two storey Where

unseasoned hardwood is used in floor framing the clearances above shall be increased by 50%. For slab-on-ground two storey construction a clear space of 10mm shall be provided in the first floor

EXTERNAL CLADDING

☐ WEATHERBOARDS Weatherboards with profiles as specified by Australian Standards are to be selected with a maximum moisture content of 15% in long lengths securely fixed with corrosion proof fasteners lapped a minimum 16mm and fitted with necessary angle moulds. Boards exceeding 100mm in width to be double fixed at all bearing points. All cladding to be prime coated all round prior to fixing. Where vertical boarding is used it is to be fixed at not more than 600 mm centres and approved sarking is to be placed immediately behind the boarding and fixed to the framing.

☐ FIBRE CEMENT ☐ OTHER EXTERNAL SHEET
accordance with manufactures specifications

All fixed as shown on plan and in strict

ENCLOSURE OF BATHS _____ A bath shall not be enclosed unless it has a flange especially made for that purpose and complies with the following conditions

- 1 There shall be free air space all around between the bath and the enclosure
- 2 The floor of the bathroom shall extend throughout the enclosure. That portion of the floor within the enclosure shall be not less than 12mm higher than the main portion of the bathroom floor, shall be graded to a suitable floor grating and further provided with an outlet pipe through the riser to the main portion of the bathroom floor.
- 3 All holes made in walls or the floor shall be properly closed and outlet pipes shall have suitable vermin proof gratings.
- 4 The risers shall be of enameled iron, terra cotta, concrete bricks or composition slabs covered with glazed tiles or other approved impervious material. In a timber framed structure the risers may consist of wooden membranes not less than 75mm x 50mm rendered vermin and moisture proof by a covering of fibre cement sheeting or other approved impervious material applied both internally and externally except in the case of a riser which may be left unlined internally if so approved.
- 5 Where the floor of the bathroom extends into the enclosure two ventilators at least 150mm x 75mm fixed in approved positions shall be furnished to ventilate the enclosed space and such ventilators shall be made of metal, terra cotta, stoneware, concrete or other approved material, and shall be rendered vermin-proof.
- 6 Where the bath abuts against a wall or walls the finishing material of the wall shall overlap the upstaged of the bath and the joint shall be made watertight.

BUSHFIRE PRONE AREAS B.C.A. PART 3.7.4 where a building is to be erected in a FIRE PRONE AREA AS3959 (Construction of buildings in bush fire prone areas) is to be followed

CONCRETE MASONRY WALLS

GENERALLY AS3700 B C A PART 3 3 2 - The masonry Contractor shall supply all labour, materials and equipment necessary to complete the concrete masonry walls of this project in accordance with plans and specifications. This work shall be properly co-ordinated with that of other trades. All applicable local laws, ordinances and codes shall be fully complied with. All materials, workmanship and construction practices shall be of a standard not less than shown on plans or specified hereunder.

CARE OF MASONRY UNITS masonry units shall be stacked so as to be clear of the ground and in wet weather covered with waterproof sheeting or otherwise kept dry. At the end of each days work the top of the wall shall be protected from becoming excessively wet. The masonry units shall not be dampened prior to laying, and shall be laid in a dry state.

PROPERTY SPECIFICATIONS Mortar shall comply with AS3700 in all respects, as it applies to property specifications. Locally available plasticizers may be used when approved and where tests show the mortar meets the requirements of these specifications.

MORTAR PROPORTIONS. Above damp proof course level 1 1 6 (Cement, Lime and Sand)

INTERSECTING BEARING WALLS Intersecting block bearing walls should not be tied together in a masonry bond except at corners. Instead one wall should terminate at the face of the other wall with a control joint at that point. For tying non-bearing block walls to other walls approved non-corrosive ties to be placed across the joint between the two walls. The ties are to be placed in alternate courses. When one wall is constructed first the ties are to be placed in the wall allowed to project to be built in to the mortar joint of the second wall. Where the two walls meet, the vertical joint is to be raked out to a depth of 15mm if it is exposed to view in the finished building and approved filler inserted into the recess.

CONTROL JOINTS Control joints shall be located where shown and as detailed on the plans. Control joints shall form a continuous vertical break from top to bottom of wall or from bond beam. Provision shall be made for adequate lateral stability.

(detail on plans) Joint shall be filled with mortar raked back 15mm and pointed up with a non-hardening plastic filler. Plastic filler shall be tooled to match jointing. No reinforcing shall be used across a control joint.

FOOTINGS the size and proportion of footings shall be based on an assessment of the load to be carried, the bearing capacity of the foundation material and any other factors which may affect the stability and carrying capacity of the footing. All to the approval and or design of supervising structural engineer.

STANDARD FOOTINGS for general construction the footings as specified on page 3 may be used if no unusual ground conditions exist.

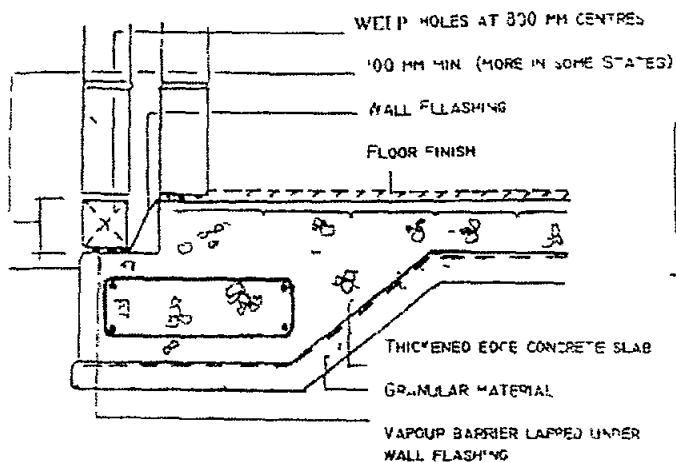
JOINT REINFORCEMENT B C A PART 3 3 2.3 Joint reinforcement shall be used at all window and similar openings in the first two bed joints under the sill except that it may be omitted when a bond beam is provided in this position. The joint reinforcement shall extend at least 500mm beyond the reveals or to the end of the wall, whichever distance is lesser. Joint reinforcement used generally to control cracking throughout a wall shall be laid in the bed joints with vertical spacings not exceeding 600mm, except that it may be omitted within 600mm of a structural diaphragm or bond beam.

BRACING DURING CONSTRUCTION Masonry walls constructed in locations where they may be exposed to winds during erection shall not be built higher than ten times their thickness unless adequately braced or until provision is made for the prompt installation of permanent bracing. Back filling shall not be placed against foundation walls until they have been braced to withstand horizontal pressure or as required by supervising structural engineer.

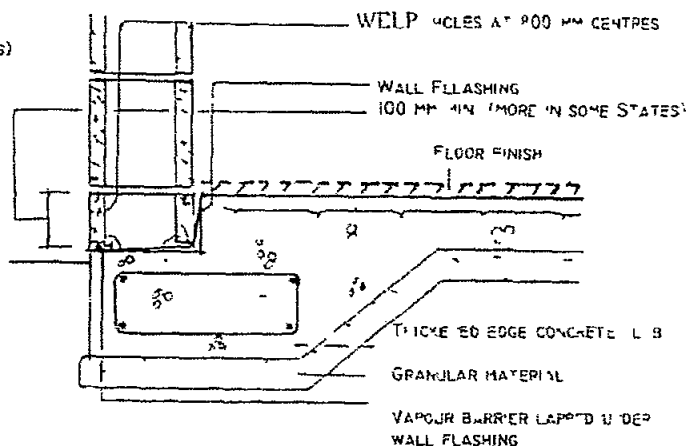
DECORATIVE SCREEN WALLS Screen walls used for decorative purposes shall carry no vertical loads other than their own weight. They shall be adequately anchored to suitable horizontal or vertical structural members in order to resist wind and any other lateral loads.

WEATHER PROOFING B C A PART 3 3 4 - All single leaf concrete masonry walls exposed to the weather or below ground shall be adequately weather-proofed or water-proofed, using an approved product specifically designed for the purpose and applied in accordance with the manufacturers specifications.

VAPOUR BARRIER. To be pigmented polythene sheet not less than 0.2mm thick, taped and sealed at all joints.



CAVITY WALL - SLAB ON GROUND



SINGLE SKIN WALL - SLAB ON GROUND

The concrete block supplement is to take precedence over the specification if it conflicts in any way and all other parts of the specification are to be adhered to

COMPLETION

The building is to be completed in every trade Sashes and doors to be eased locks oiled and all plant surplus building materials and rubbish removed from the site Gutters and drains are to be cleared and the building generally to be left clean and fit for occupation The Builder is to furnish the Owner with -

- 1 Notification of Completion
- 2 Certificate of Compliance re plumbing & drainage
- 3 All keys for all doors

It is the responsibility of the Builder to arrange any inspections necessary by council water board or Lending Authorities

WORK BY OWNER

WORK BY OWNER Work to be performed and completed by the owner and releases the builder from any responsibility and/or expense from any such work

Signed by Owner

SCHEDULE OF ALLOWANCES

The builder is to allow the prime cost amounts set out in this schedule. All amounts are retail prices and do not include the cost or cartage, freight, fixing or fitting, all of which is to be done and paid for by the builder as part of his contract.

☐ Bath	\$
☐ Vanity unit	\$
☐ Wash basin	\$
☐ Towel rail	\$
☐ Soap holders	\$
☐ Bathroom mirrors	\$
☐ Shower screen	\$
☐ Exhaust fan 200mm ☐ Bathroom ☐ Kitchen	\$
☐ Exhaust hood over hot plates	\$
☐ Kitchen cupboards including sink	\$
☐ Stove/waloven/hotplates ☐ Electric ☐ Gas	\$
☐ Set of wash tubs complete ☐ Single ☐ Double	\$
☐ WC suites	\$
☐ Taps and fittings	\$
☐ Seat	\$
☐ Door furniture, latchsets, lock etc	\$
☐ Entry door	\$
☐ Security Door	\$
☐ Wall and floor tiles	\$
☐ Garage door	\$
☐ Hot water ☐ Electric ☐ Gas	\$
☐ Ceiling Fans	\$
☐ Insulation	\$
☐ Light fittings	\$
☐ Dishwasher	\$
☐ Hot water unit	\$
☐ Water tanks	\$
☐ Waste Treatment	\$
☐ Agricultural Drains	\$
☐ Storm Water Drains	\$
☐ Sewer Drains	\$
☐ Water Tanks	\$
☐ Water Pumps	\$
☐	\$
☐	\$
☐	\$
☐	\$

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Witness Date 9/10/10

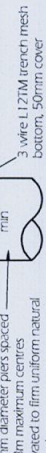
Witness _____
Date 4/3/10

Signed  (Builder)

COPYRIGHT 1980 BY TRUELINE SPECIFICATIONS OF STANDARDS CO. Subject to the Copyright Act, 1968. No part of this publication may be copied or reproduced in any form without the written permission of the above company. All rights reserved including the method of completing these specifications.

19

Approval Date: 10/3/10

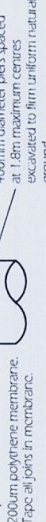


5. Concrete in slab to be mechanically vibrated during placing.

ALL SUB-EDGE BEAMS ARE TO BE SUPPORTED BY 400mm DIAMETER PIERS SPACED AT 1.8m MAXIMUM CENTRES TO FIRM UNIFORM NATURAL GROUND WITH AN ALLOWABLE SAFE BEARING CAPACITY OF AT LEAST 300kPa.

The slab shown on this drawing have been designed for a class 'M' site in accordance with the requirements of AS2870 & AS3600 and if constructed in accordance with the details shown will be structurally adequate for a two storey brick veneer residence on this site.

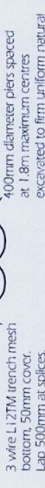
DETAIL - DEEPENED EDGE BEAM RECESS



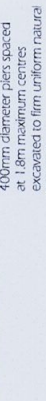
SECTION 51

PLAN - FOUNDATION WAFFLE SLAB.

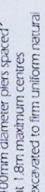
Overlap fabric one whole uncut wire panel plus 25mm minimum at splices.



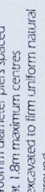
SECTION 52



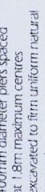
SECTION S4



SECTION 55



SECTION 56



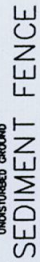
Issue	Date	App'd	DESCRIPTION
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APPROVED

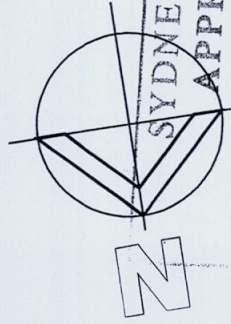
PROPOSED RESIDENCE AT
Lot 48 Heron Place, Warriewood
For: L & S Brewin.

87039-1



SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, AND MUST BE MAINTAINED AT ALL TIMES.
4. ANY EXPOSED AREAS OF WEAKENED OR REDUCED STRENGTH OF AN EXISTING BASIN, AND TRAP, SHALL BE REPAIRED WHEN THE STRUCTURE IS A MAXIMUM OF 80 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILLER BEHIND BACKFILLS SHALL BE COMPACTED TO STANDARD FABRIC PROPE OR APPROXIMATELY EQUALLY BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



YDNEY WATER
APPROVED

1. Position of structure in relation to Sydney Water's assets is satisfactory.
 2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainier.
 3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
 4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.
 5. 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.
- Property No. **S434668**

Property No.

Reece, Mona Vale
Quick Check Agent on behalf of
SYDNEY WATER

Legend:

PROPOSED RESIDENCE

**SEDIMENT CONTROL
TRENCH & FENCE**

CAZ HOMES

1300 350 793

Client: **L & S Brewin**

Site Address: Lot 48 DP 1137343

No.: Heron Place, Warriewood

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Dwg Title:

Site Plan

Project: Proposed Dwelling

Issue: A	Council:
----------	----------

Date: 22.02.10

Sheet:

Scale:

Sheet No.	
-----------	--

Job No:	
---------	--

042/09

DESCRIPTION

DESCRIPTION
DEVELOPMENT APPLICATION PLAN

Site Plan

CITY PLAN SERVICES PTY LTD
Certificate Number: N101208

Approved:

Accredited Certifier: W. NETTLETON

Accreditation No.: BPR 0292

Under Part 4A of the Environmental Planning & Assessment Act 1979

SITE AREA: 895.6m²

F.S.R. - 0.31:1

SITE COVERAGE - 30%

LANDSCAPE AREA - 67%

GENERAL NOTES:

- This drawing is to be read in conjunction with all other architectural & consultants drawings & specifications for the works.
- Dimensions in preference to 3.
- Verify all dimensions on site prior to construction.
- All ground lines are approximate.
- All work to be carried out in accordance with Local Council Codes, the B.C.A., Australian Standards and any relevant authorities.
- Wind Rating refer to framing manufacturer's specification.

(E) - EASEMENT TO DRAIN WATER 1 & 1.5 WIDE AND VARIABLE WIDTH
(R) - RESTRICTION ON THE USE OF LAND

Site Analysis

CITY PLAN SERVICES PTY LTD

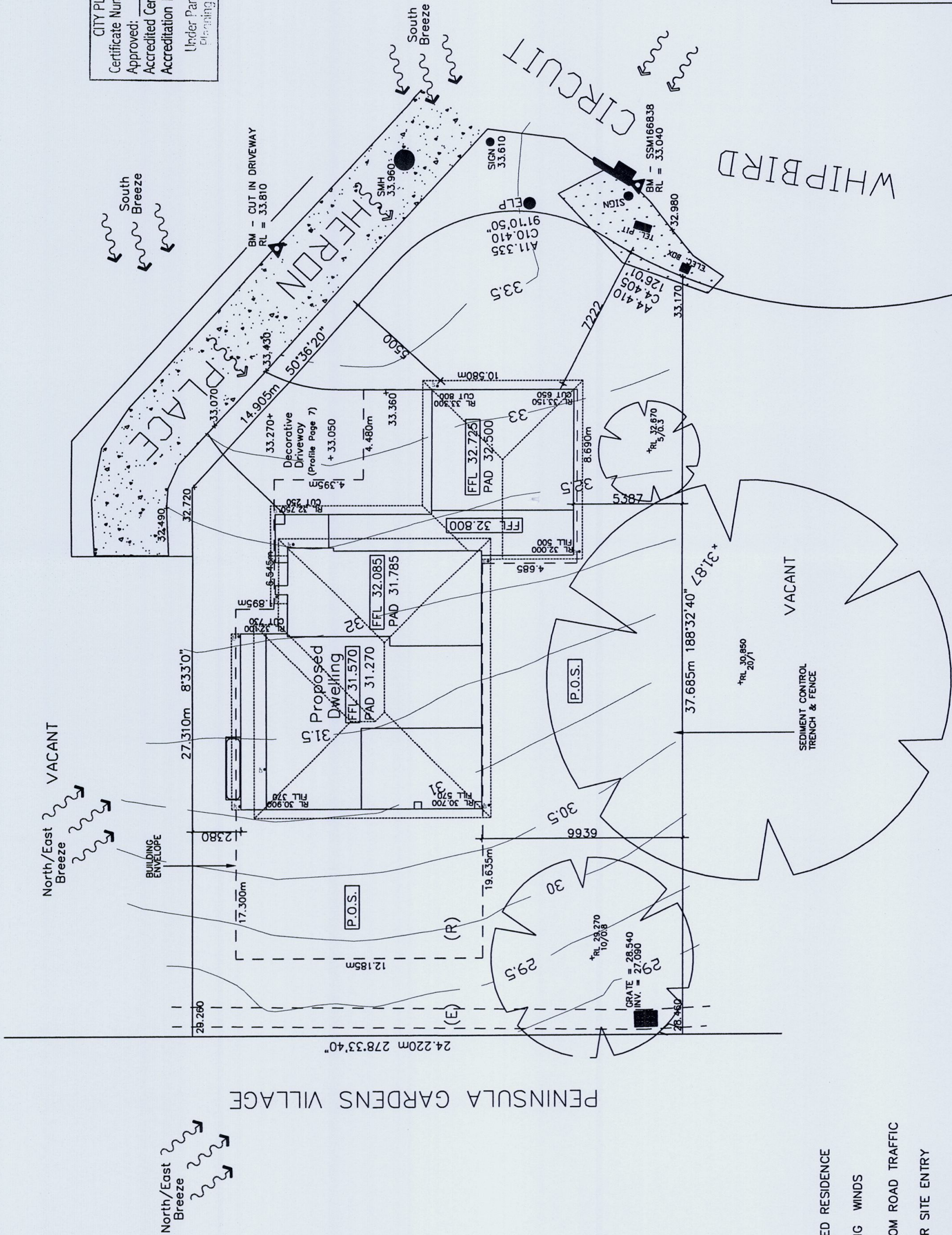
Certificate Number: N101208

Approved: 10/3/10

Accredited Certifier: W. NETTLETON

Accreditation No.: BPB 0292

Under Part 4A of the Environmental Planning & Assessment Act 1979



Legend:

- PROPOSED RESIDENCE
- PREVAILING WINDS
- NOISE FROM ROAD TRAFFIC
- VEHICULAR SITE ENTRY
- PRIVATE OPEN SPACE

GENERAL NOTES:

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(E) - EASEMENT TO DRAIN WATER 1 & 1.5 WIDE AND VARIABLE WIDTH
(R) - RESTRICTION ON THE USE OF LAND

ZAC HOMES 1300 350 793	Client: L & S Brewin		Dwg Title: Site Plan		Sheet: A3	Scale: 1:200	ISSUE A	DATE 22.02.10	DESCRIPTION DEVELOPMENT APPLICATION PLANS
	Site Address: Lot 48 DP 1137343 No. ... Heron Place, Warriewood		Project: Proposed Dwelling		Sheet No. 2/9				
	© THIS DRAWING IS COPYRIGHT & IS THE PROPERTY OF ZAC HOMES & ETCHHELLS DESIGN & DRAFTING & SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE ABOVE COMPANIES		Issue: A		Job No:	042/09			
			Date: 22.02.10		Council: Pittwater Council				

Shadow Diagrams

SHADOW DIAGRAM

9AM JUNE 21ST

12 NOON JUNE 21ST

3PM JUNE 21ST

ZAC
HOMES
1300 350 793

1300 350 793

Client: **L & S Brewin**

Site Address: Lot 48 DP 1137343
No. .. Heron Place, Warriewood

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Dwg Title:

Shadow Diagrams

Project:	Proposed Dwelling
----------	-------------------

Issue: A

Date: 22.02.10	Pittwater Council
----------------	-------------------

Sheet:	Scale:
--------	--------

ISSUE

DESCRIPTION

DEVELOPMENT APPLICATION PLANS	
1	1.1
2	2.1
3	3.1
4	4.1
5	5.1
6	6.1
7	7.1
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98	98.1
99	99.1
100	100.1

Sheet No.	
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3/9

Job No:

042/09

CITY PLAN SERVICES PTY LTD

Certificate Number: N101208

Approved: 10/3/10

Accredited Certifier: W. NETTLETON

Accreditation No.: BPB 0292

Under Part 4A of the Environmental Planning & Assessment Act 1979

GENERAL NOTES:

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with Local Council Codes, the B.C.A.,

Australian Standards and any relevant

authorities.

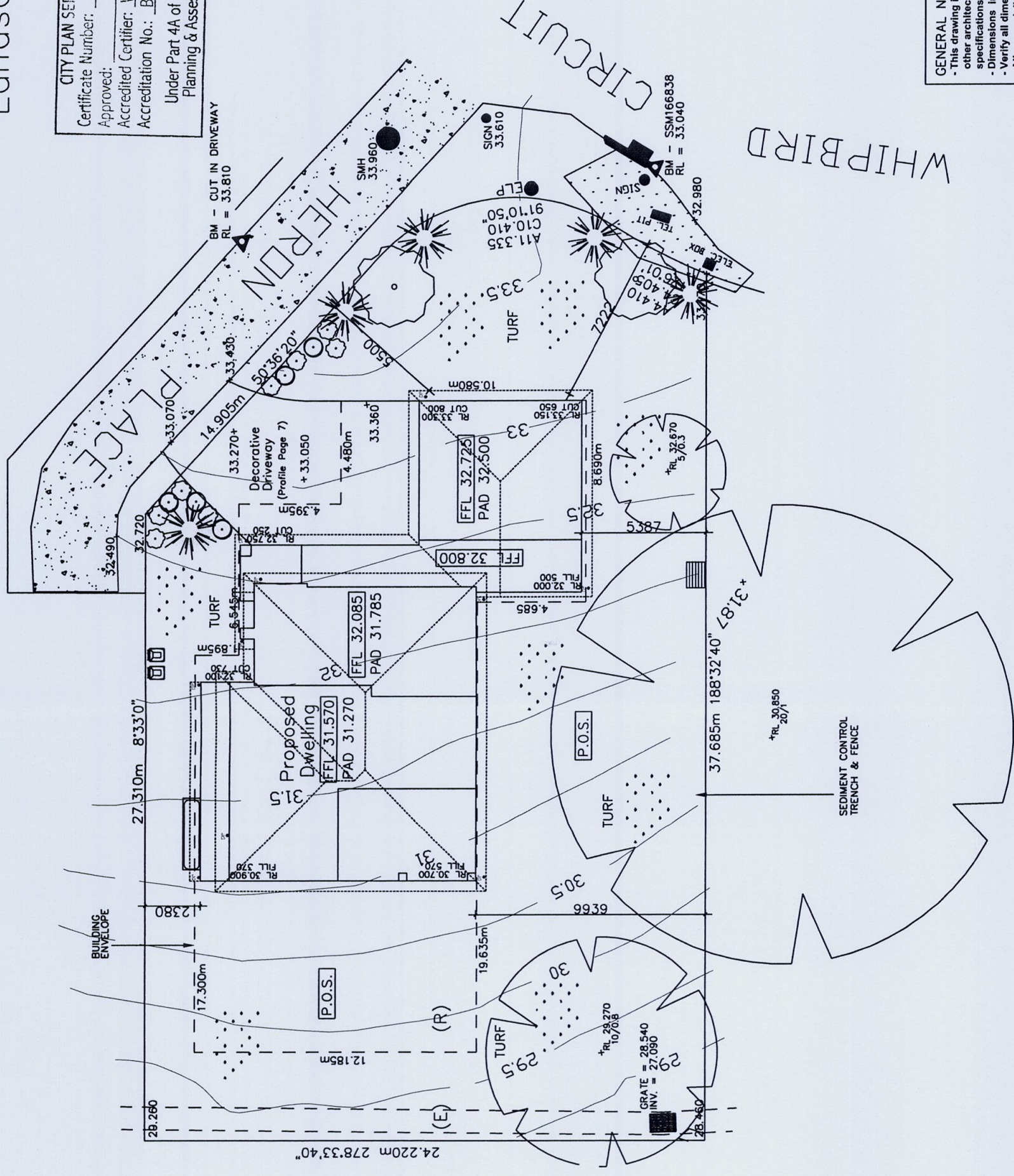
-Wind Rating refer to framing manufacturer's

specification.

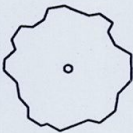
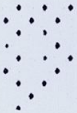
Landscape Plan

CITY/PLAN SERVICES, PTY LTD
Certificate Number: NV0208
Approved: 10/3/10
Accredited Certifier: W. NETTLETON
Accreditation No.: BPB 0292

Under Part 4A of the Environmental
Planning & Assessment Act 1979



Landscape Legend

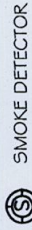
- | | | | |
|---|---|--|--|
|  | TIBOUCHINA 'JULES'.
1000mm | | |
|  | GREVILLEA 'ROBIN GORDON'.
1000mm | | |
|  | WESTRINGIA FRUTICOSA. 2000mm | | |
|  | CALLISTEMON "KINGS PARK SPECIAL"
HT. 4000mm x 3000mm | | |
|  | ACACIA SALIGNA. HT.6000mm x 4000mm | | |
|  | TURF | | |
|  | WASTE BINS | | |
|  | CLOTHESLINE | | |

GENERAL NOTES:

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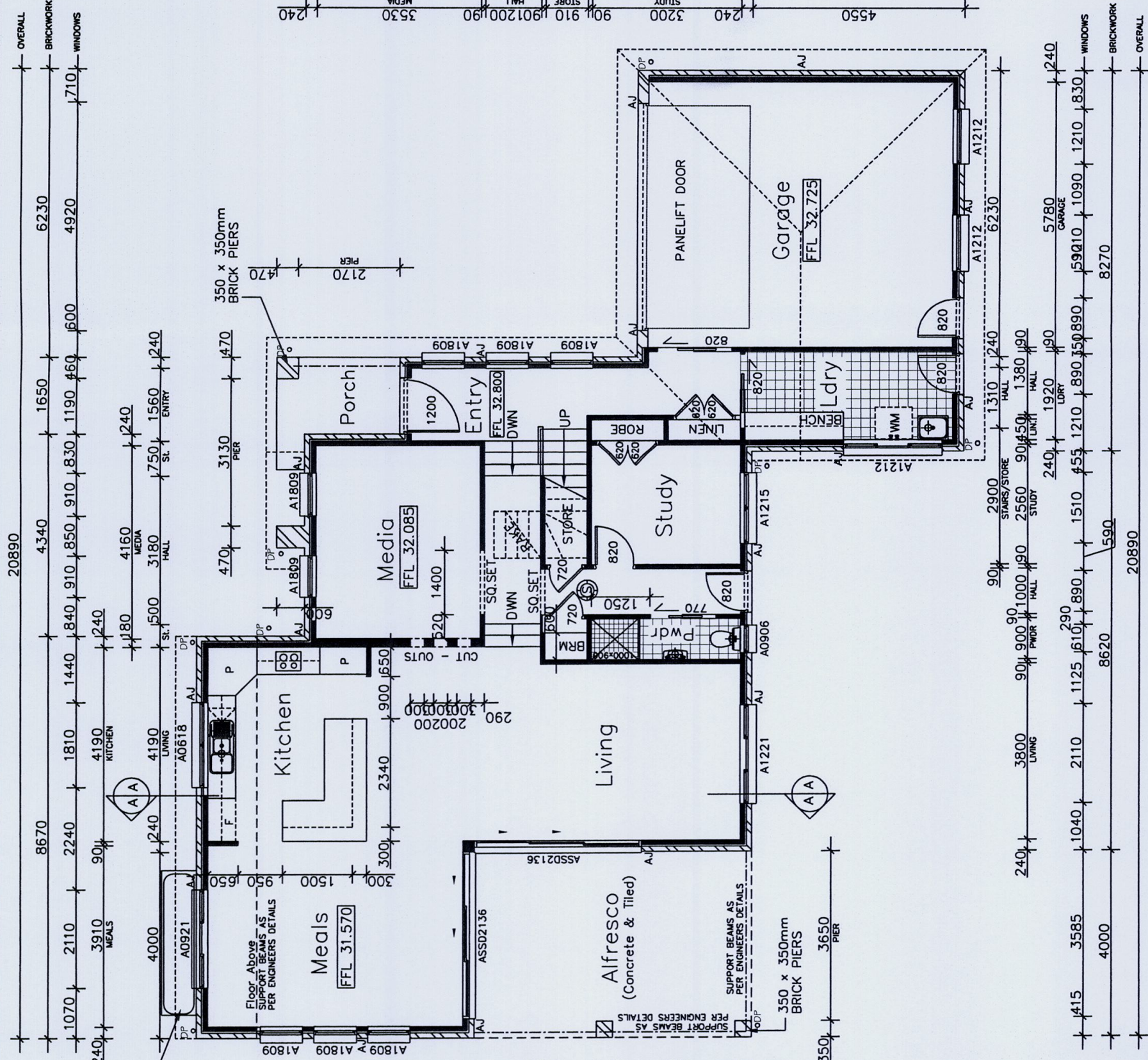
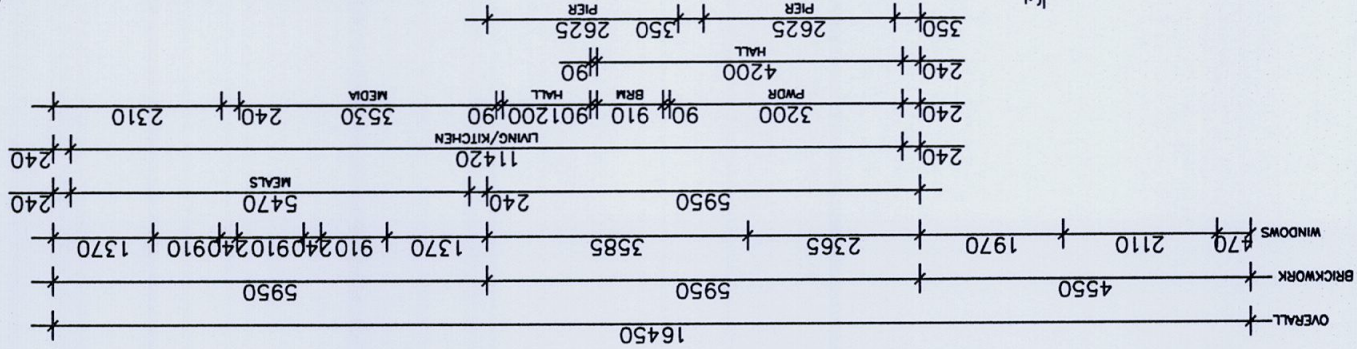
(E) – EASEMENT TO DRAIN WATER 1 & 1.5 WIDE AND VARIABLE WIDTH
(R) – RESTRICTION ON THE USE OF LAND

 1300 350 793	Client: L & S Brewin		Dwg Title: Landscape Plan		Sheet: A3	Scale: 1:200	ISSUE A	DATE 22.02.10	DESCRIPTION DEVELOPMENT APPLICATION PLANS
	Site Address: Lot 48 DP 1137343 No. ... Heron Place, Warriewood		Project: Proposed Dwelling		Sheet No. 4/9				
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			Date: 22.02.10		Pittwater Council		042/09		



AJ ARTICULATION JOINT

LOCATION OF 3000L WATER
TANK UNDER MEALS WINDOW



Ground Floor Plan

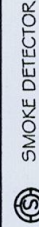
AREAS	
GARAGE	42.20m ²
ENTRY LEVEL	23.41m ²
MEDIA ROOM LEVEL	44.71m ²
LIVING ROOM LEVEL	76.09m ²
FRONT PORCH	4.80m ²
FIRST FLOOR PLAN	132.50m ²
ALFRESCO	23.80m ²
TOTAL	347.51m ²

CITY PLAN SERVICES PTY LTD
Certificate Number: N101308
Approved: 101310
Accredited Certifier: W. NETTLETON
Accreditation No.: BPB 0292

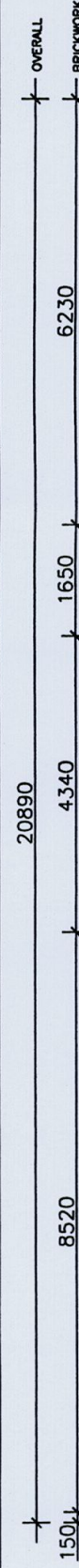
Under Part 4A of the Environmental
Planning & Assessment Act 1979

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ZAC 1300 350 793	Client: L & S Brewin		Dwg Title: Site Plan		Sheet: A3	Scale: 1:200	ISSUE A	DATE 22.02.10	DESCRIPTION DEVELOPMENT APPLICATION PLANS
	Site Address: Lot 48 DP 1137343		Project: Proposed Dwelling		Sheet No. 5/9				
	No. .. Heron Place, Warriewood		Issue: A		Job No:				
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AJ ARTICULATION JOINT



First Floor Plan

CITY PLAN SERVICES PTY LTD

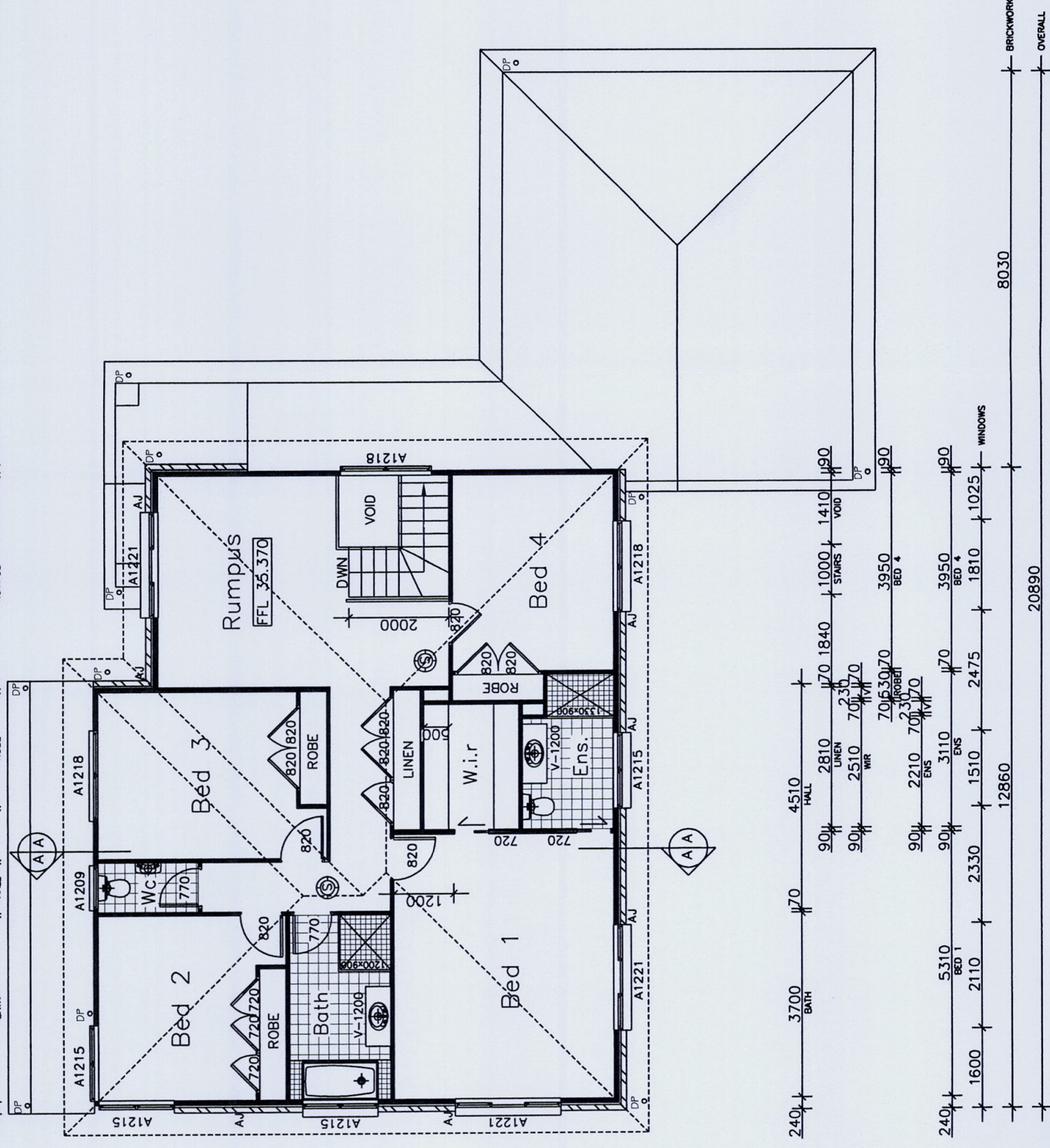
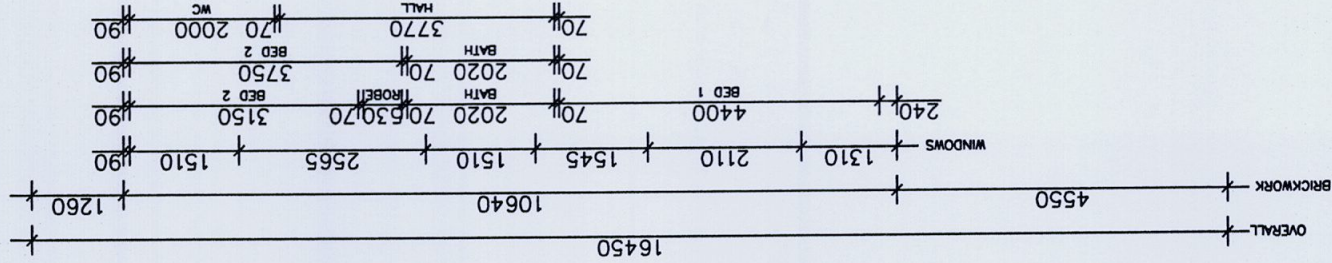
Certificate Number: N101308

Approved: 10/3/10

Accredited Certifier: W. NETTLETON

Accreditation No.: BPB 0292

Under Part 4A of the Environmental Planning & Assessment Act 1979



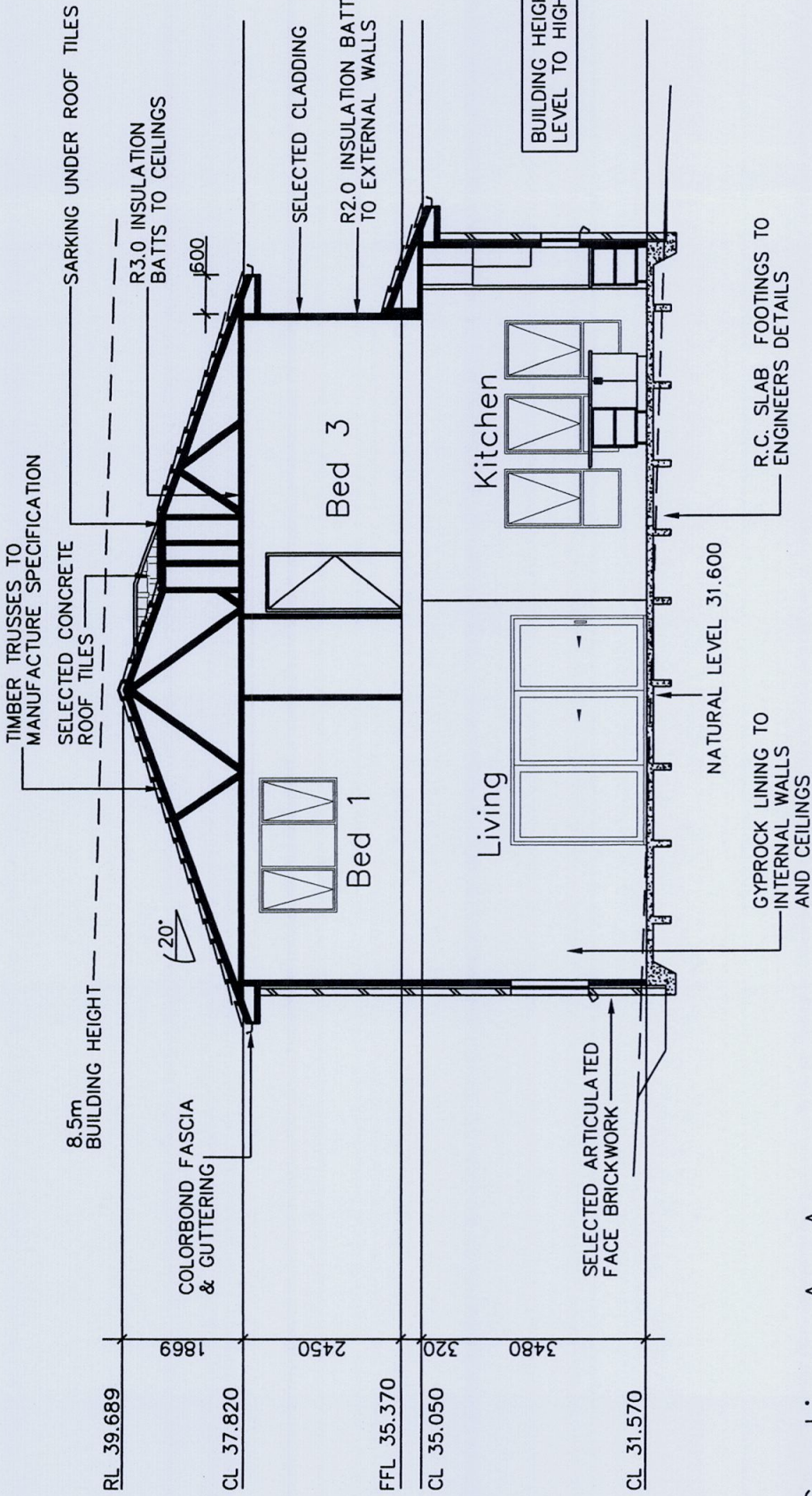
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ZAC HOMES

1300 350 793

Client: L & S Brewin		Dwg Title: Site Plan		Sheet: A3	Scale: 1:200	ISSUE: A	DATE: 22.02.10	DESCRIPTION: DEVELOPMENT APPLICATION PLANS	
Site Address: Lot 48 DP 1137343		Project: Proposed Dwelling		Sheet No. 6/9					
No. .. Heron Place, Warriewood		Issue: A		Job No: 042/09					
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		Date: 22.02.10							

Section & Basix Information



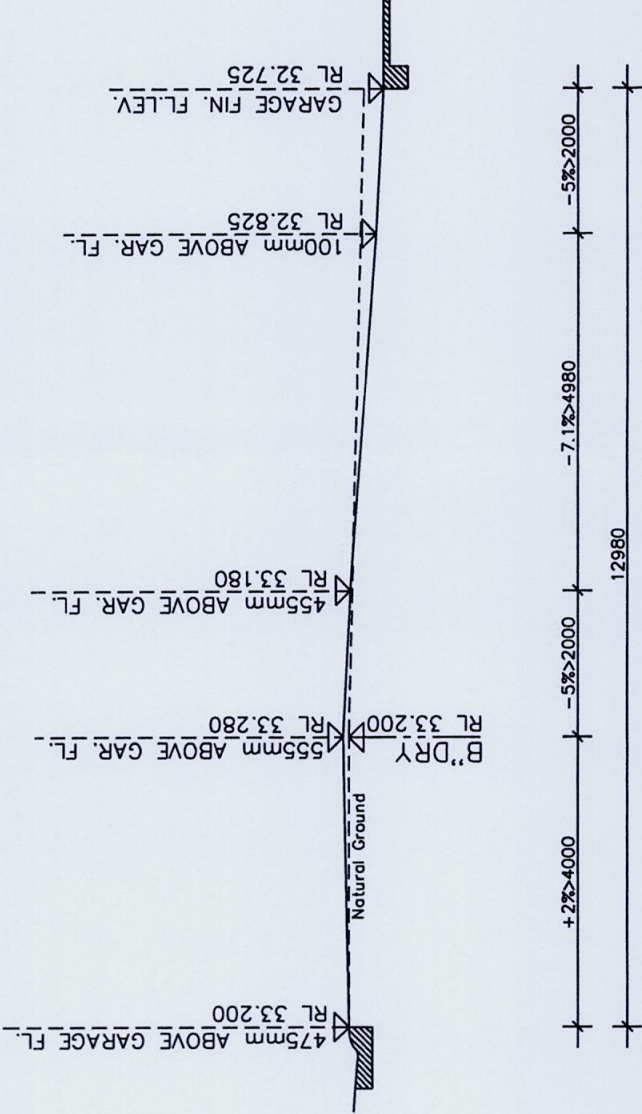
ICES PTY LTD
N1013208
10/13/10
Certifier: W. NETTLETON
Accreditation No.: BPB 0292
Under Part 4A of the Environmental
Planning & Assessment Act 1979

BUILDING HEIGHT FROM NATURAL GROUND
LEVEL TO HIGHEST RIDGE POINT IS 8.089m

Section A-A

INSULATION NOTES
R3.0 INSULATION
BATTS TO CEILINGS
R2.0 INSULATION BATTS
TO EXTERNAL WALLS
SARKING TO UNDERSIDE OF
CONCRETE ROOF TILES

Driveway Profile AS PER AS 2890.1



DRIVEWAY GRADIENT 355/4980 = 0.0713

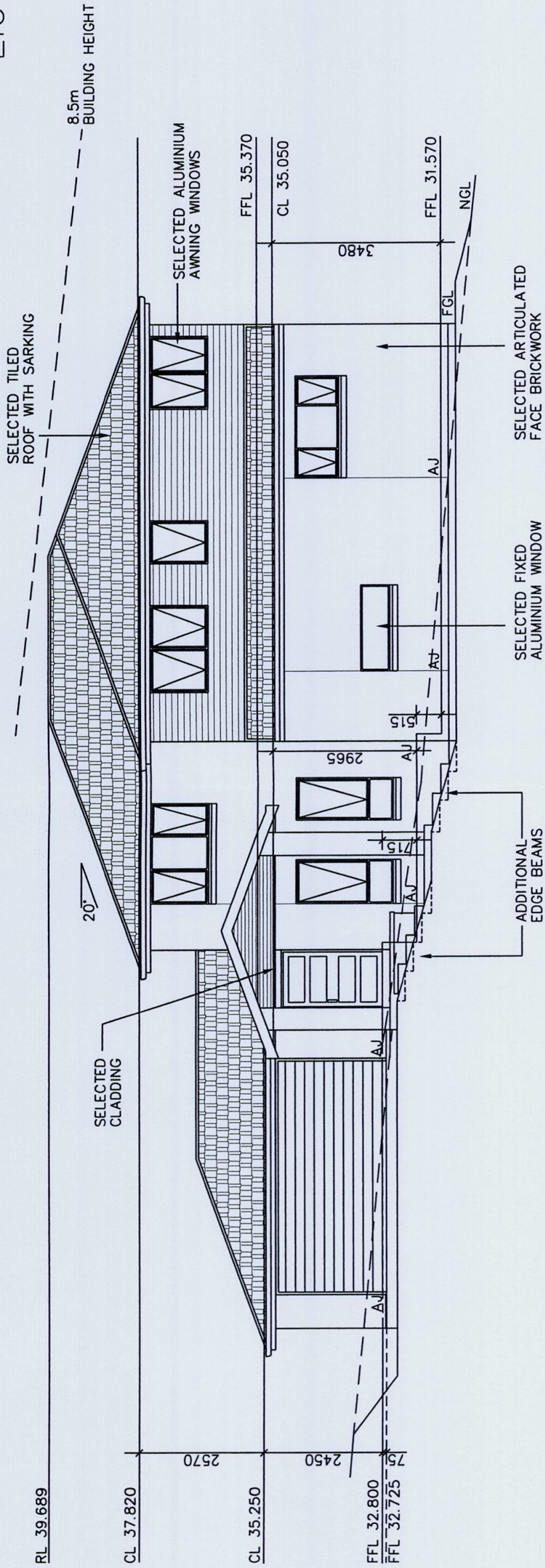
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Lot 48, Heron Place, Warriewood													
SUMMARY OF BASIX COMMITMENTS													
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au													
WATER COMMITMENTS													
Fixtures													
3 Star Shower Heads	Yes	3 Star Toilet	Yes	3 Star Basin Taps	Yes								
3 Star Kitchen Taps	Yes	3 Star Basin Taps	Yes										
Alternative Water													
Rainwater Tank Size (L)	3000	Collected from Roof Area (m2)	118.87										
Tank Connected To:	Yes	Laundry WIM Cold Tap	Yes										
One Outdoor Tap	Yes												
THERMAL COMFORT COMMITMENTS - Refer to next table													
ENERGY COMMITMENTS													
Hot Water	Electric Heat Pump 26 to 30 RECs												
Cooling System	Living	3 Phase Air Cond. Zoned	EER 2.5 -3.0	Bedrooms	3 Phase Air Cond. Zoned					EER 2.5 -3.0			
Heating System	Living	3 Phase Air Cond. Zoned	EER 2.5 -3.0	Bedrooms	3 Phase Air Cond. Zoned					EER 2.5 -3.0			
Ventilation	1 x Bathroom	Natural Ventilation	N/A	Manual on/off Switch									
	Kitchen	Individual Fan Ducted											
Natural Lighting	Laundry	Natural Ventilation	N/A										
	Window/Skylight in Kitchen	Yes	to 4										
Artificial Lighting	Window/Skylight in Bathrooms/Toilets	Yes	to 4										
	Number of bedrooms	4	Dedicated	No									
(rooms to be primarily lit by fluorescent or LED lights)	Number of Living/Dining rooms	0	Dedicated	No									
	Kitchen	Yes	Dedicated	No									
	All Bathrms/Toilets	Yes	Dedicated	No									
	Laundry	Yes	Dedicated	No									
	All Hallways	Yes	Dedicated	No									
OTHER COMMITMENTS													
Outdoor clothes line	Yes	Ventilated refrigerator space	No										
Indoor clothes line	Yes												

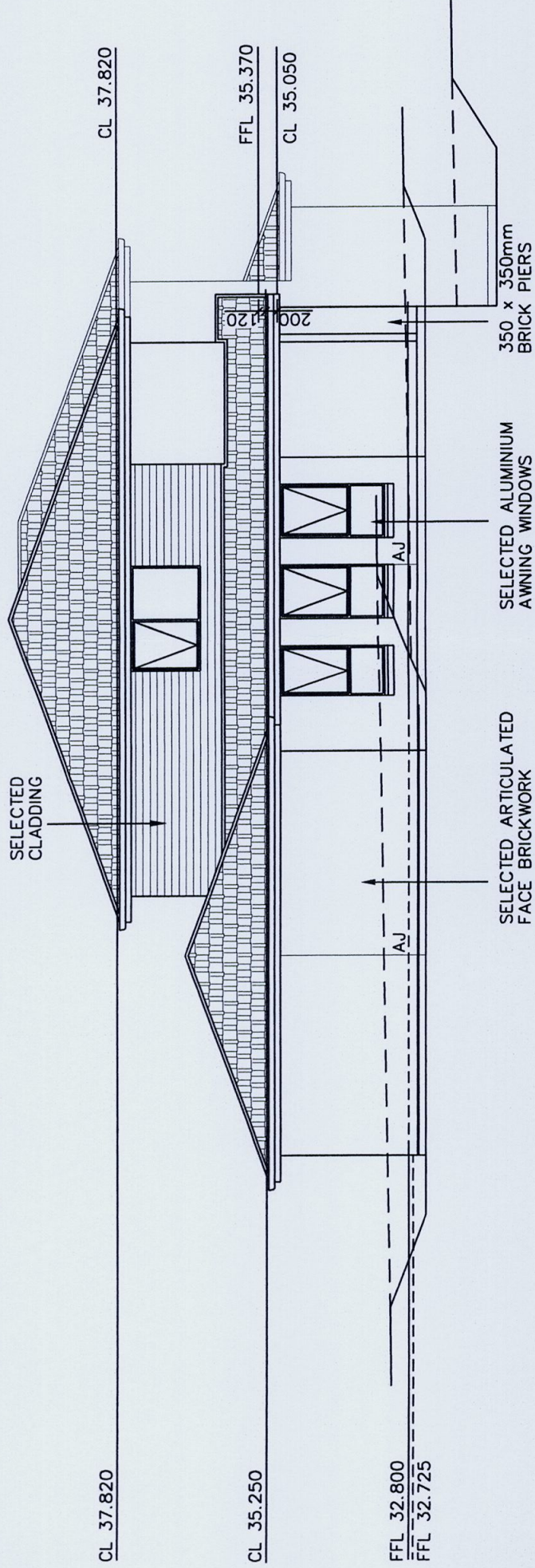
Thermal Performance Specifications - BASIX COMMITMENTS			
External Wall Construction	Insulation	Colour (Solar Absorbance)	Detail
Brick Veneer & Weatherboard	R2.0	Medium - SA 0.475 -0.7	
Internal Wall Construction	Insulation	Detail	
Plasterboard on studs	none		
Ceiling Construction	Insulation	Detail	
Plasterboard	R3.0 to ceilings adjacent to roof space		
Roof Construction	Insulation	Colour (Solar Absorbance)	Detail
Concrete Tiles	Sarking Ru 0.15/Rd 0.16	Medium - SA 0.475 -0.7	
Floor Construction	Insulation	Covering	Detail
Concrete	none	Ceramic Tile	
Windows	Glass and frame type	U SHGC	Area sq m
Generic	Single clear Aluminium	6.46 0.76	60.7
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.			
External Window Cover	Detail		
Fixed shading - Eaves	Width includes guttering, offset is distance above windows		
Width: 550	Offset: 450	Nominal only, refer to plan for detail	
Fixed shading - Other	Verandahs, Pergolas (type and description)		
Areas as drawn			
Ventilation and Infiltration to Habitable Rooms			
Open fire no damper	no	Exhaust fans no dampers	no
Door and window seals	yes	Vented skylights	no
Vented downlights	no	Fixed wall or ceiling vents	no
*No means that the item was not included in the assessment and shall not be installed.			

Client: L & S Brewin	Dwg Title: Site Plan		Sheet: A3	Scale: 1:200	ISSUE A	DATE 22.02.10	DESCRIPTION DEVELOPMENT APPLICATION PLANS
	Project: Proposed Dwelling		Sheet No. 7/9				
Site Address: Lot 48 DP 1137343 No. ... Heron Place, Warriewood	Issue: A	Council: Pittwater Council	Job No: 042/09				
	Date: 22.02.10						
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Elevations



Front Elevation (East)



Left Elevation (South)

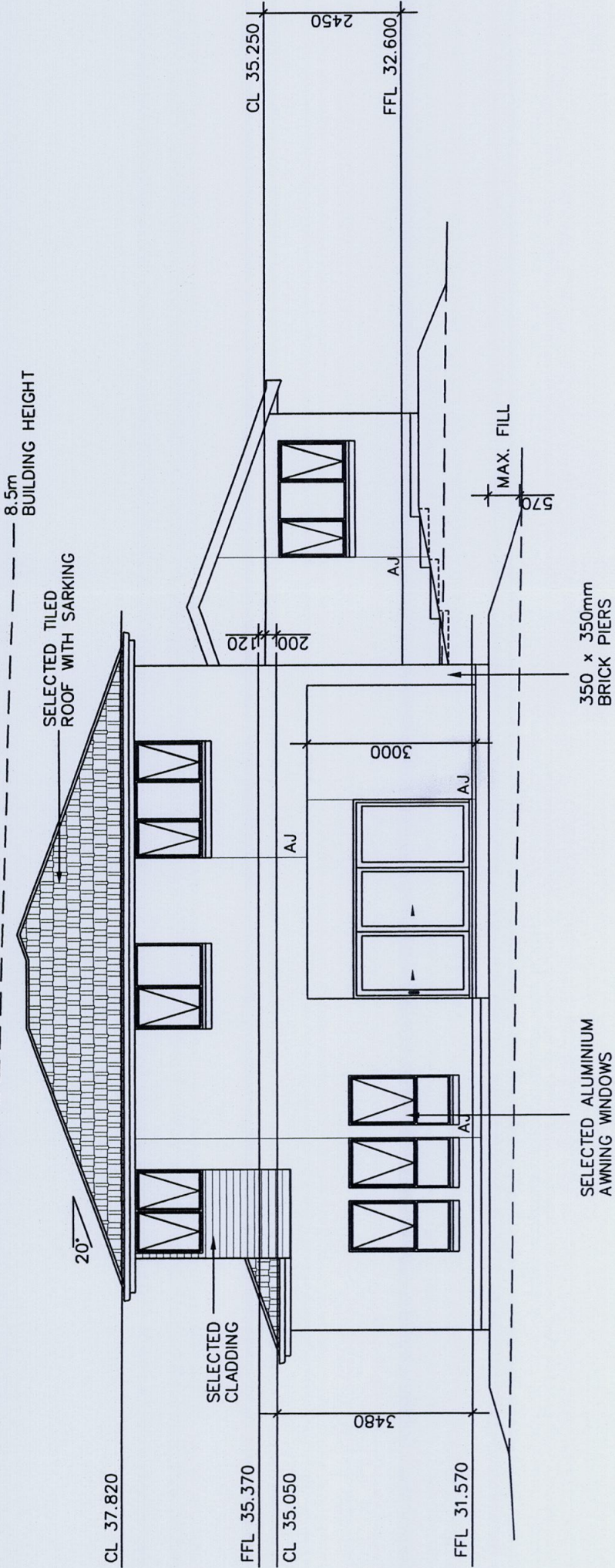
CITY PLAN SERVICES PTY LTD
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GENERAL NOTES:
- This drawing is to be read in conjunction with all other architectural & consultants drawings & specifications for the works.
- Dimensions in preference to scale.
- Verify all dimensions on site prior to construction.
- All ground lines are approximate.
- All work to be carried out in accordance with Local Council Codes, the B.C.A., Australian Standards and any relevant authorities.
- Wind Rating refer to framing manufacturer's specification.

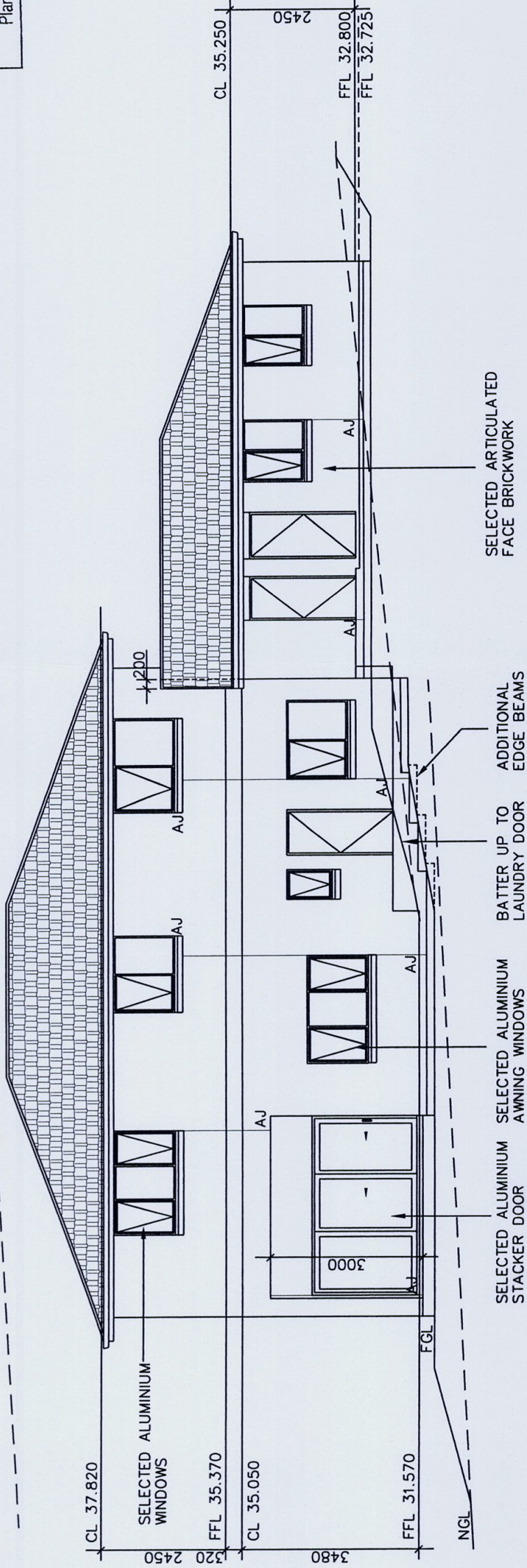
ZAC HOMES 1300 350 793	Client: L & S Brewin		Dwg Title: Site Plan		Sheet: A3	Scale: 1:200	ISSUE	DATE	DESCRIPTION	
	Site Address: Lot 48 DP 1137343 No. ... Heron Place, Warriewood		Project: Proposed Dwelling		Sheet No. 8/9		A	22.02.10	DEVELOPMENT APPLICATION PLANS	
	Issue: A		Council: Pittwater Council		Job No: 042/09					
	Date: 22.02.10									

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Elevations



Right Elevation (North)



Rear Elevation (West)

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- Dimensions in preference to scale.
- Verify all dimensions on site prior to construction.
- All ground lines are approximate.
- All work to be carried out in accordance with Local Council Codes, the B.C.A., Australian Standards and any relevant authorities.
- Wind Rating refer to framing manufacturer's specification.

ZAC HOMES 1300 350 793	Client: L & S Brewin		Dwg Title: Site Plan		Sheet: A3	Scale: 1:200	ISSUE	DATE	DESCRIPTION	
	Site Address: Lot 48 DP 1137343		Project: Proposed Dwelling		Sheet No. 9/9		A	22.02.10	DEVELOPMENT APPLICATION PLANS	
	No. .. Heron Place, Warriewood		Issue: A		Council: Pittwater Council					
			Date: 22.02.10		Job No: 042/09					
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