

13 March 2008

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir,

**Re Development Application No N0762/07
22 Marie Crescent, Mona Vale**

For Council's information, please find enclosed Construction Certificate No 2008/2648 issued for alterations & additions to an existing dwelling at the above address, accompanied by

- Copy Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Home Warranty Insurance Certificate
- Cheque for \$30 00 being the prescribed fee to receive the above certificate

NB Please forward receipt for the above fee to Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660

Yours faithfully



**Stephen Pinn
Insight Building Certifiers Pty Ltd**

R#235809
17/3/2008

Construction Certificate Determination

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

Certificate No 2008/2648

Council	Pittwater
Determination date of issue	Approved 13 March 2008
Subject land Address Lot No, DP No	22 Marie Crescent, Mona Vale Lot 5 DP 246225
Applicant Name Address Contact No (phone)	Oak Home Improvements Pty Ltd 4/101 Darley Street, Mona Vale NSW 2103 0408 273 715
Owner Name Address Contact No (phone)	Mr Barry & Mrs Joanne McLean 22 Marie Crescent, Mona Vale NSW 2103 0408 273 715
Description of Development Type of Work	Alterations & Additions to an Existing Dwelling
Builder or Owner/Builder Name Contractor Licence No/Permit	Oak Home Improvements Pty Ltd 169465C
Value of Work Building	\$89 000 00

Attachments

- Copy of completed Construction Certificate Application Form
- Basix Certificate, reference no A26215, dated 24 December 2007
- Pittwater Council Receipt no 235383 for payment of Long Service Levy

Plans & Specifications certified

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

- Architectural Plan & Construction Specification, reference no A100 to A104 (inclusive), prepared by Oak Home Improvements
- Structural Detail, reference no 25146-S1, prepared & endorsed by Jack Hodgson Consultants Pty Ltd, dated 27 February 2008
- Stormwater Adequacy Certificate, reference no VT25146, prepared & endorsed by Jack Hodgson Consultants Pty Ltd, dated 30 January 2008
- Sydney Water Approval, dated 4 March 2008

Certificate

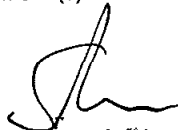
I hereby certify that the above Plans documents or Certificates satisfy

- The relevant provisions of the Building Code of Australia
- The relevant conditions of this Development Consent

and that work completed in accordance with the documentation accompanying the application for this Certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979

Signed

Date of endorsement
Certificate No


13 MAR 2008
2008/2648

Certifying Authority

Name of Accredited Certifier
Accreditation No
Accreditation Authority
Contact No
Address

Stephen Pinn
BPB0326
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No
Date of Determination

N0762/07
17 January 2008

BCA Classification

1a

APPLICATION FOR A CONSTRUCTION CERTIFICATE

BY:-----

1. Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much details as possible

Mr ☐ Mrs ☐ Ms ☐ Dr ☐ Other

Given Names (or ACN)

Family Name (or Company)

OAK HOME IMPROVEMENTS

Postal Address (we will post all mail to this address)

4/101 DARLEY ST

MONA VALE

Post Code 2103

Daytime telephone

Alternate no.

Mobile no.

0408 273715

2. Owner's consent

Every owner of the land must sign this form. If the owner is a company, the form must be signed by an authorized director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title, then in addition to the owner's signature, the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Body Corporate or the appointed managing agent.

Owner(s)

* BARRY McLEAN * JOANNE McLEAN

Address

22 MARIE CRESCENT

MONA VALE NSW 2103

As owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

Signature(s)

B. McLean J. McLean

Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg. power of attorney, executor, trustee, company director, etc).

3. Location of property

Unit/Street no.

Street name

22

MARIE CRESCENT

Suburb

Post code

MONA VALE

2103

Legal Property Description (these details are shown on your rate notice or property description)

Lot no.

DP no.

5.

246225

COUNCIL COPY

4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved

New Family Room, - Alts & Addls

5. Estimated cost of work

The estimated cost of the development or contract price may be subject to review

Estimated cost of work \$ 89 000 - 00

6. Development Consent

Council Consent no DA No. N0762/07

Date of Determination 17 January 2008

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification

8. Builder's details

If known, to be completed in the case of residential building work

Name OAK HOME IMPROVEMENTS

License no 169465.C

Owner/builder permit no

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that all the information in this application and checklist is, to the best of my knowledge, true and correct.

Signature

Steve A. (Signature)

Date

5/3/08

SUBMISSION REQUIREMENTS

A GENERAL

Are the plans submitted with the Construction Certificate Application in accordance with the Development Consent?

Yes ☒ No ☐

Have all the conditions of Development Consent relating to the issue of the Construction Certificate been fully complied with?

Yes ☒ No ☐

If you have answered NO to either of the above questions, then you will need to speak with the Accredited Certifier BEFORE LODGING YOUR APPLICATION

B ALL PROPOSALS (has the following required information been submitted?)

Yes	No	Not Applicable	<u>In the case of an application for a Construction Certificate for building work</u>
☒	☐	☐	Three (3) copies of detailed architectural plans and specifications
☒	☐	☐	The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1:200. The general plan of the building is to: a) show a plan of each floor section b) show a plan of each elevation of the building c) show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground d) indicate the height, design and full construction details e) indicate the provision for fire safety and fire resistance (if any)
☒	☐	☐	Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building, all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.
☒	☐	☐	3 copies of a specification a) to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply b) state whether the materials proposed to be used are new or second hand and give particulars
☐	☐	☒	Where the proposed building work involves a modification to previously approved plans and specifications, the general plans must be coloured or otherwise marked to the satisfaction of the Accredited Certifier to adequately distinguish the modification.
☐	☐	☒	If the proposed building work involves a modification to previously approved plans and specifications which were subject of a Development Consent, has the original Development Consent been modified by Council?
☐	☐	☒	Except in the case of an application for, or in respect of, domestic building work: a) a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and b) if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. This list must specify the standard of design of each of those fire safety measures to which they were originally installed. c) This list must describe the extent, capability and basis of design of each of the measures concerned.
☒	☐	☐	Copy of BASIX Certificate & Report
☒	☐	☐	All other documentation to satisfy conditions of Development Consent

HOME BUILDING ACT 1989 (as amended) OWNER/BUILDER REQUIREMENTS

Applicants for work at a residential property with a value of work over \$12,000 require insurance as specified in the Home Building Act 1989.

Owner Builders require Property Owner Builder's Permit issued by the Department of Fair Trading for all projects over \$5,000. In addition to this permit, all projects valued in excess of \$12,000 may also require a contract of insurance under the provisions of the Home Building Act 1989 as amended. This requirement will take effect should the property owner offer the property for sale in the ensuing period of 7 years.

Enquiries on any matters relevant to this section should be taken up with the Department of Fair Trading at Level 21, Astra House, 227 Elizabeth Street, Sydney (ph 133220).

LONG SERVICE LEVY (applies to all classes of buildings)

A Long Service Levy at 0.35% of the cost of works is payable on projects valued \$25 000 or more. This sum can be paid directly to the Long Service Payments Corporation or to Council acting as an agent to the Corporation. Partial exemption from the levy may be granted to non-profit organizations, churches and to owner/builders. The levy may also be paid in instalments. Application forms for these exemptions are available from Council but all enquiries in this regard should be addressed to the Long Service Payments Corporation.

THE CONSTRUCTION CERTIFICATION CANNOT BE ISSUED UNLESS THE LONG SERVICE LEVY AND HOME BUILDING ACT 1989 INSURANCE (APPLICABLE TO RESIDENTIAL PROPERTIES) HAVE BEEN PAID OR EVIDENCE OF THE EXEMPTION PROVIDED TO COUNCIL.

PARTICULARS OF THE PROPOSAL

What is the area of the land (m ²)? 697.1	Gross floor area of building (m ²) as proposed NA
What are the current uses of all or parts of the building(s)/land? PRIVATE RESIDENCE	Location 22 Morie Crescent Mona Vale Use Residential
Does the site contain a dual occupancy? No	What is the gross floor area of the proposed addition or new building (sq metres)? 35.
What are the proposed uses of all parts of the building(s) land? PRIVATE RESIDENCE	Number of pre-existing dwellings ONE
Number of dwellings to be demolished NONE	How many dwellings proposed? No Additional
How many storeys will the building consist of? Two	Will the new building be attached to the existing building? YES Will the new building be attached to any new building? No

MATERIALS TO BE USED

The following information must be supplied for the Australian Bureau of Statistics

Place a tick (✓) in the box which best describes the materials the new work will be constructed of

WALLS		FLOOR		ROOF		FRAME	
Brick veneer	☒	Concrete	☒	Aluminium	☐	Timber	☒
Full brick	☐	Timber	☐	Concrete		Steel	☐
Single brick	☐	Other	☐	Concrete tile	☒	Other	☐
Concrete block	☐	Unknown	☐	Fibrous cement	☐	Unknown	☐
Concrete/masonry	☐			Fibreglass	☐		
Concrete	☐			Masonry/terracotta shingle	☐		
Steel	☐			Tiles	☐		
Fibrous cement	☐			Slate	☐		
Hardiplank	☐			Steel	☐		
Timber/weatherboard	☐			Terracotta tile	☐		
Cladding-aluminium	☐			Other	☐		
Curtain glass	☒			Unknown	☐		
Other	☐						
Unknown	☐						

BASIX Certificate

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

Alterations and Additions

Certificate number A26215

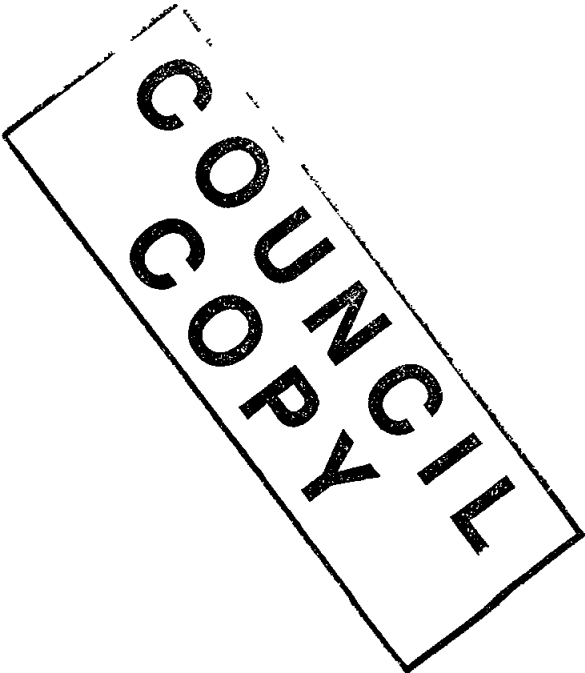
This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations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

Director General
Date of issue Monday 24 December 2007



Description of project

Project address	
Project name	Barry & Joanne McLean
Street address	22 Marre Crescent Mona Vale 2103
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 246225
Lot number	5
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa)



Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting				
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps			✓	✓

Construction

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

insulation requirements

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

Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor	nil				
external wall brick veneer	R1 16 (or R1 70 including construction)				
external wall other/undecided	R1 70 (including construction)				
external wall other/undecided	R1 70 (including construction)				
flat ceiling, pitched roof	ceiling R2 50 (up), roof foil/sarking	medium (solar absorptance 0 475 - 0 70)			

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices in accordance with the specifications listed in the table below

Relevant overshadowing specifications must be satisfied for each window and glazed door

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

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions

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

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

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window The spacing between battens must not be more than 50 mm

Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio) Adjustable blades must overlap in plan view

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type			
W1	NW	0.9	2.2	1.65	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value 7.63, SHGC 0.75)	✓	✓	✓
W2	NE	1.98	2.2	1.75	pergola (adjustable shade) >=900 mm	standard aluminium, single clear (or U-value 7.63, SHGC 0.75)	✓	✓	✓
W3	NE	14.19	2.2	1.75	pergola (adjustable shade) >=900 mm	standard aluminium single clear (or U-value 7.63, SHGC 0.75)	✓	✓	✓

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type			
W4	NE	1 98	2 2	1 75	pergola (adjustable shade) >=900 mm	standard aluminium, single clear, (or U-value 7 63, SHGC 0 75)			
W5	SE	4 07	2 2	0 6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value 7 63, SHGC 0 75)			
W6	SE	4 07	2 2	0 6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value 7 63, SHGC 0 75)			

Legend

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

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

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

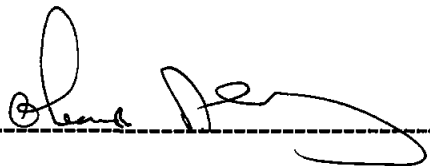
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued

**Oak Home Improvements
4/101 Darley Street
Mona Vale
NSW 2103
Tel 99972118**

**Basix Certificate Number: A26215
For
22 Marie Crescent,
Mona Vale
DA No: NO762/07**

**The proposed development at 22 Marie Crescent , Mona Vale, will be
built in accordance with the commitments set out in Certificate number
A26215.**

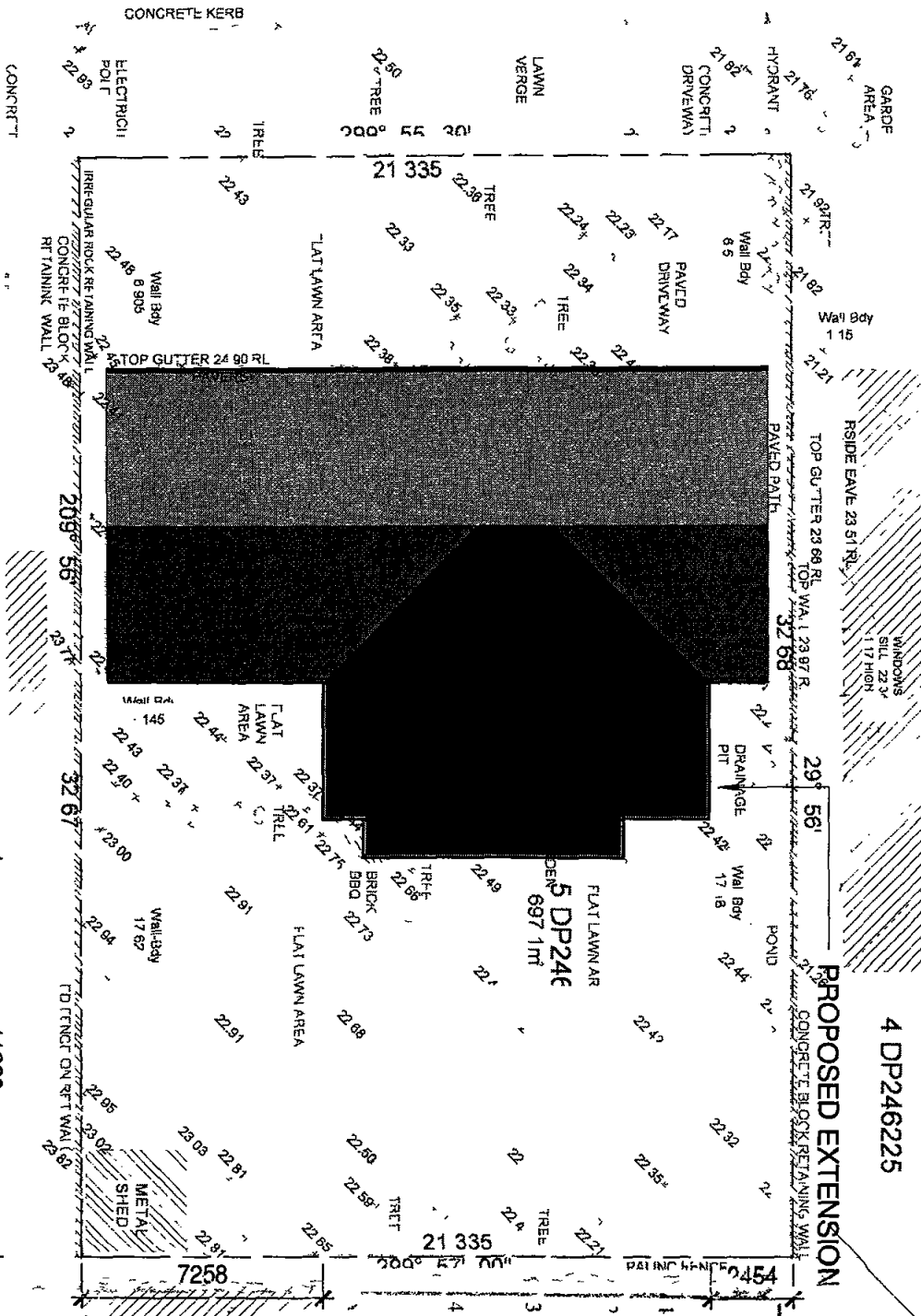
Signed



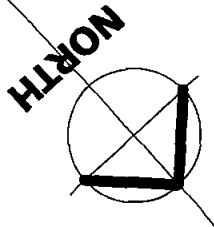
for Oak Home Improvements

- Building to incorporate BASIX commitments to comply with the attached BASIX Certificate No A26215 dated 24/11/07
- Smoke Alarms to be installed in accordance with AS 3786 1933 Smoke alarms
 - Termite Management to comply with AS 3660 - 2000 Termite Management - New Building Work
 - Glazing to comply with AS 1288 - 2006 Glass in Buildings - Selection & Installation and AS 2047 - 1999 Windows in Buildings - Selection & Installation
 - Waterproofing of Wet Areas in Residential Buildings
 - Doors to fully enclosed sanitary compartments to comply with Part 3.8.3 Facilities of the Building Code of Australia
 - External Glazing & Cladding being of minimal reflectance (maximum of 20%)
 - External Finishes being in natural recessive non-reflective colours and textures
 - Balustrades construction to comply with Part 3.9.2.3 - Balustrades of the Building Code of Australia
 - Damp-proof membrane must be high impact 0.2mm thick polyethylene film

AREAS EXISTING	697.1 SQM
TOTAL LAND SIZE	
EXISTING DWELLING	140 SQM
EXISTING DRIVEWAY PATHS AND PAVING	29 SQM
TOTAL	169 SQM
PRE DEVELOPMENT L.S. RATIO	24.24%
AREAS PROPOSED	
PROPOSED EXTENSION TOTAL	35 SQM
PROPOSED AREA TOTAL	204 SQM
POST DEVELOPMENT L.S. RATIO	29.26%



SITE PLAN 1 200



SYDNEY WATER
APPROVED

Position of structure in relation to Sydney Water's assets is satisfactory.
Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainier.
It is the owner's responsibility to ensure that all proposed fittings will drain to Syane./
Water's sewer
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
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 34-335-99
Reece, Mona Vale
Quick Check Agent on behalf of SYDNEY WATER

Reece

4/3/08

- NOTES
- 1 Builders shall check all dimensions details and levels on site prior to commencing any work or ordering any materials
 - 2 Dimensions shall be read in preference to scale
 - 3 Construction shall be in accordance with the latest relevant Australian Standards and the Ordinance and By Laws of various authorities
 - 4 Ground levels are approximate only

NOTE THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT No 7624/07 DATE 18/1/08

CERTIFICATE PLANS

CONSTRUCTION CERT NO 2008/6648

S Plan Accreditation No 0326

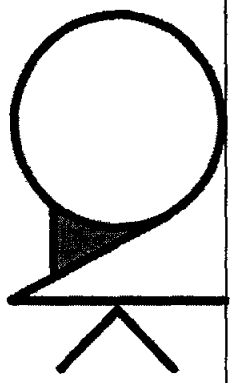
Site Plan & Analysis

Project number	0011
Date	01/11
Drawn by	Aut
Checked by	Rp
Scale	As Indicated

COPY 100

OPEN PLAN DESIGN
planning consultants

ABN 112 281 115
PH 04 0215 5546
MEMBER NSW BDA



OAK HOME IMPROVEMENTS
Liscence NO 169465C
4/101 Darley Street
Mona Vale

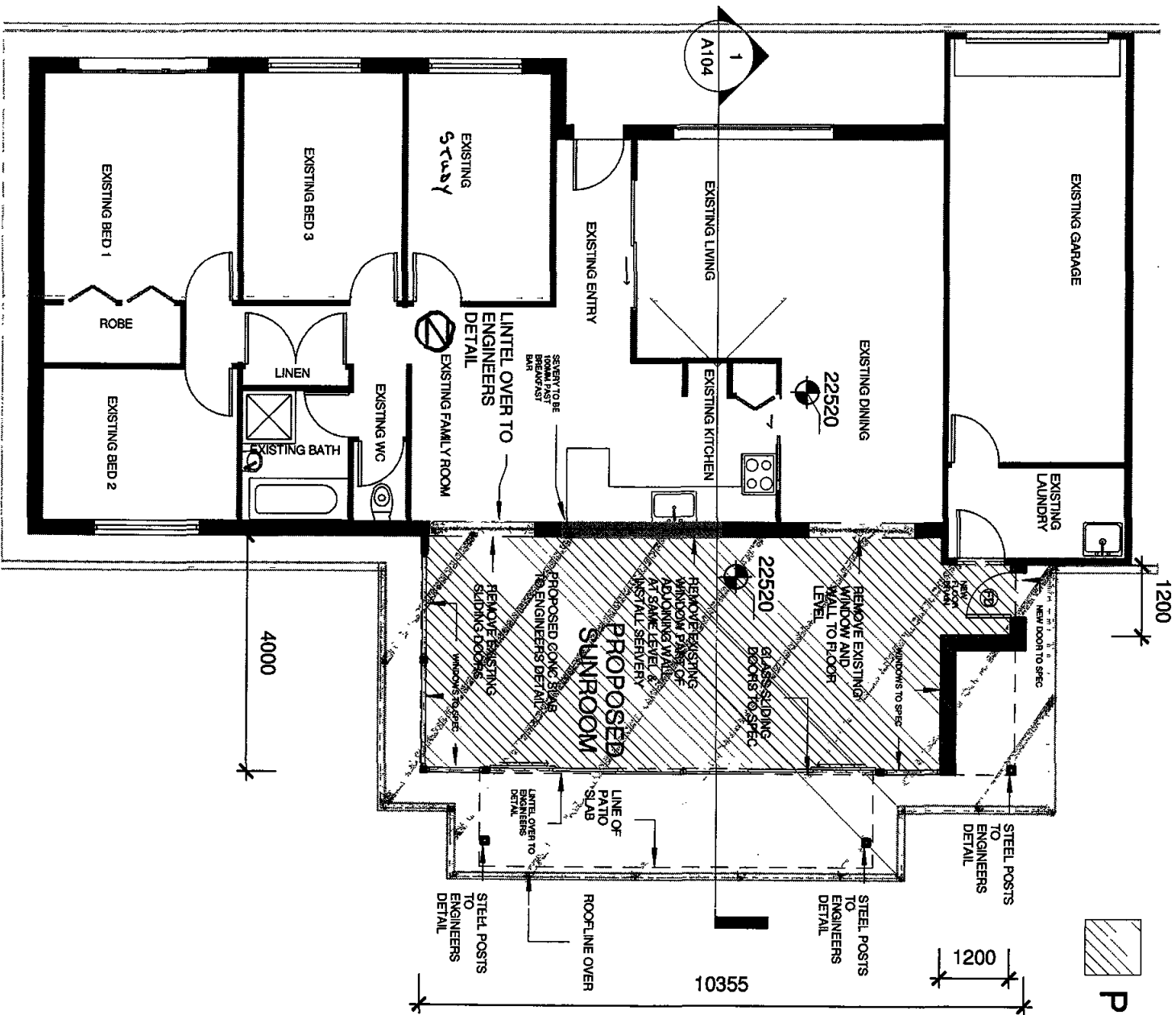
9997 2118

Mobile 0408 273 715

Fax 9979 5687

HOME IMPROVEMENTS

PROPOSED EXTENSION



Ground Floor

1 1 100

INDICATES LOCATION OF SMOKE DETECTORS

PITTWATER COUNCIL
PROPOSED DEVELOPMENT CONSENT PLANS
NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONVICTION OF
PIT

NOTES

- 1 Builders shall check all dimensions, details and levels on site prior to commencing any work or ordering any materials
- 2 Dimensions shall be read in preference to scale
- 3 Constuction shall be in accordance with the latest relevant Australian Standards and the Ordinances and By-Laws of various authorities
- 4 Ground levels are approximate only

OPEN PLAN DESIGN
planting consultants

ABN 112 281 115
PH 04 0215 5546
MEMBER NSW BDA

OAK HOME IMPROVEMENTS

Liscence NO 169465C
4/101 Darley Street
Mona Vale

9997 2118

Mobile 0408 273 715

HOME IMPROVEMENTS Fax 9979 5687

Floorplans

Project number

OAK 11

Date

Issue Date

Drawn by

RP

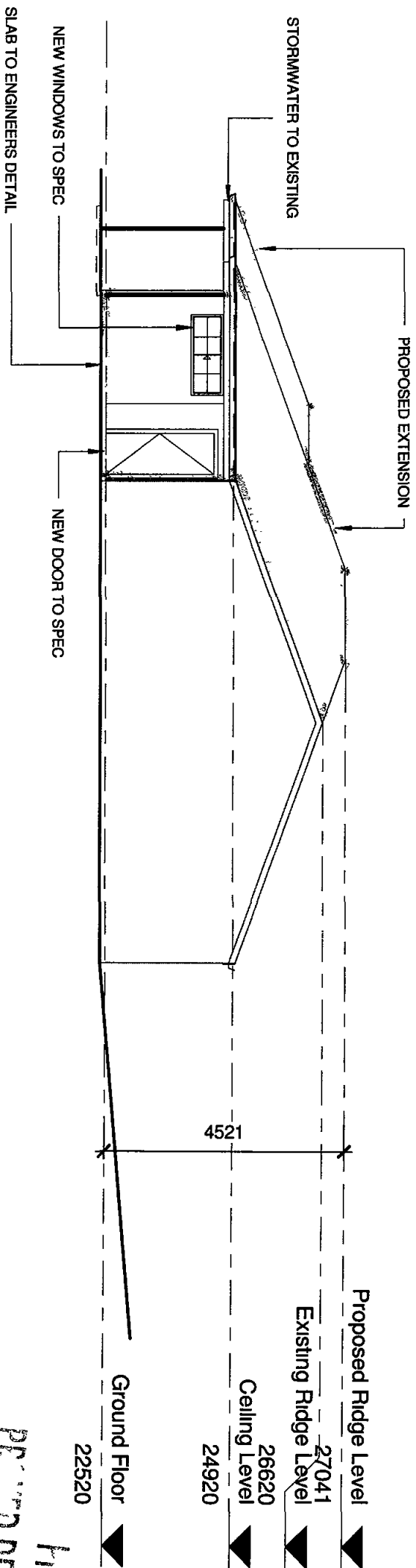
Checked by

RP

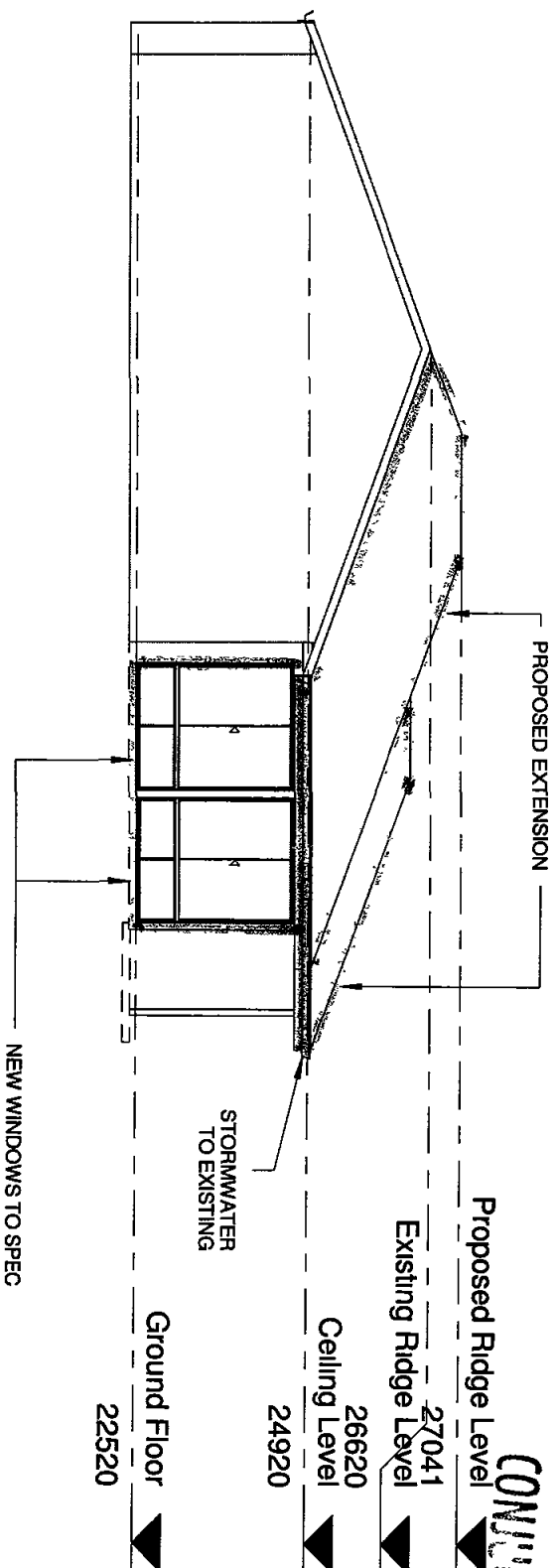
Scale

1 100

A101



North
1 1 100

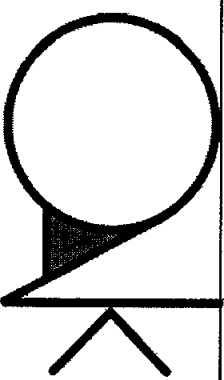


South
2 1 100

PROPOSED DEVELOPMENT MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF CONSENT

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

OPEN PLAN DESIGN
planning consultants
ABN 112 281 115
PH 04 0215 5546
MEMBER NSW BDA

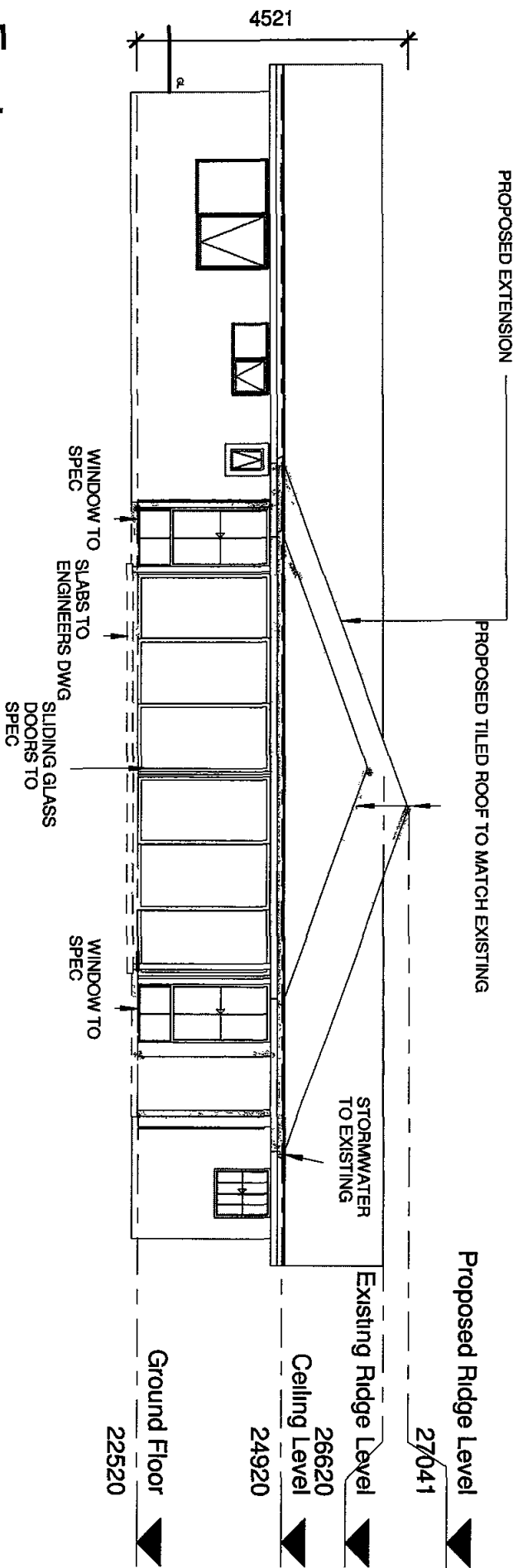


OAK HOME IMPROVEMENTS
Licence NO 169465C
4/101 Darley Street
Mona Vale
9997 2118
Mobile 0408 273 715
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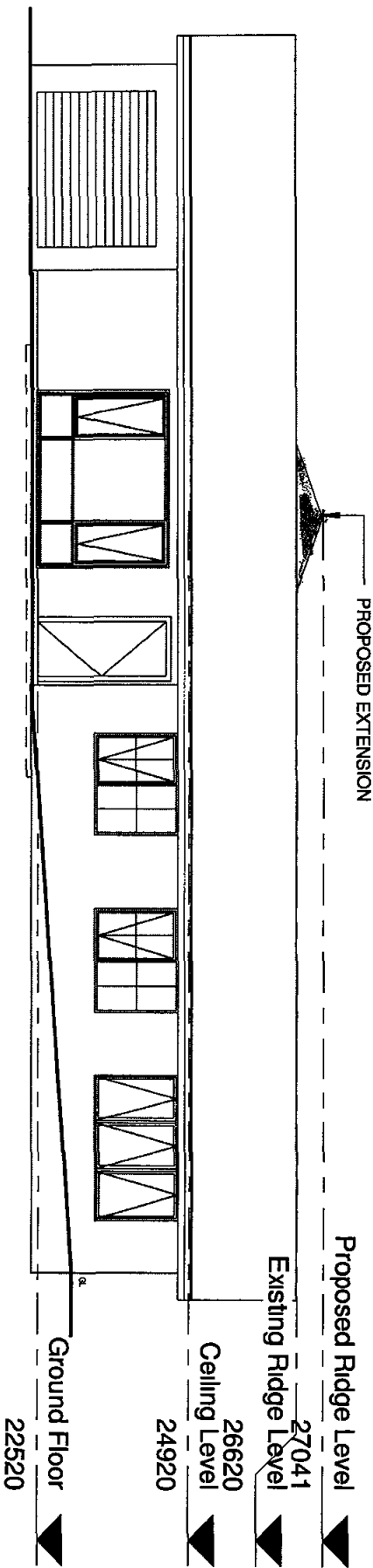
PROPOSED EXTENSION FOR
BARRY & JOANNIE MCLEAN
22 MARIE CRESCENT
MONA VALE
LOT 5
DP 246225

Elevations North & South

Project number	OAK 11	A102
Date	Issue Date	
Drawn by	RP	
Checked by	RP	
Scale		1 100



East
1 1 100



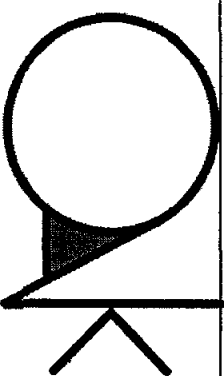
West
2 1 100

APPROVED DEVELOPMENT CONSENT PLANS

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

OPEN PLAN DESIGN
Planning consultants

ABN 112 281 115
PH 04 0215 5546
MEMBER NSW BDA



OAK HOME IMPROVEMENTS

Liscence NO 169465C
4/101 Darley Street
Mona Vale

9997 2118

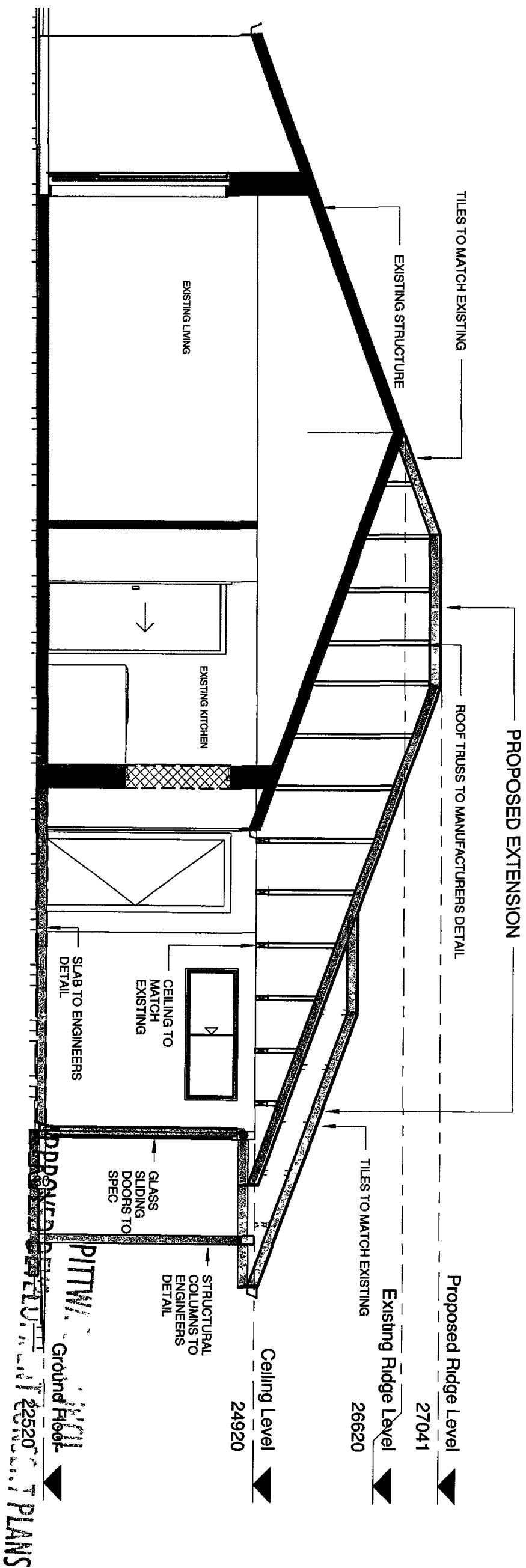
Mobile 0408 273 715

HOME IMPROVEMENTS Fax 9979 5687

PROPOSED EXTENSION FOR
BARRY & JOANNE MCLEAN
22 MARIE CRESCENT
MONA VALE
LOT 5
DP 246225

Elevations East & West

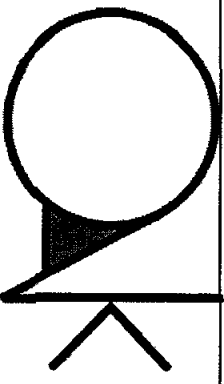
Project number	OAK 11	A103
Date	Issue Date	
Drawn by	RP	
Checked by	RP	
Scale	1	100



Section 1 1 1 50

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

OPEN PLAN DESIGN
planning consultants
ABN 112 281 115
PH 04 0215 5546
MEMBER NSW BDA



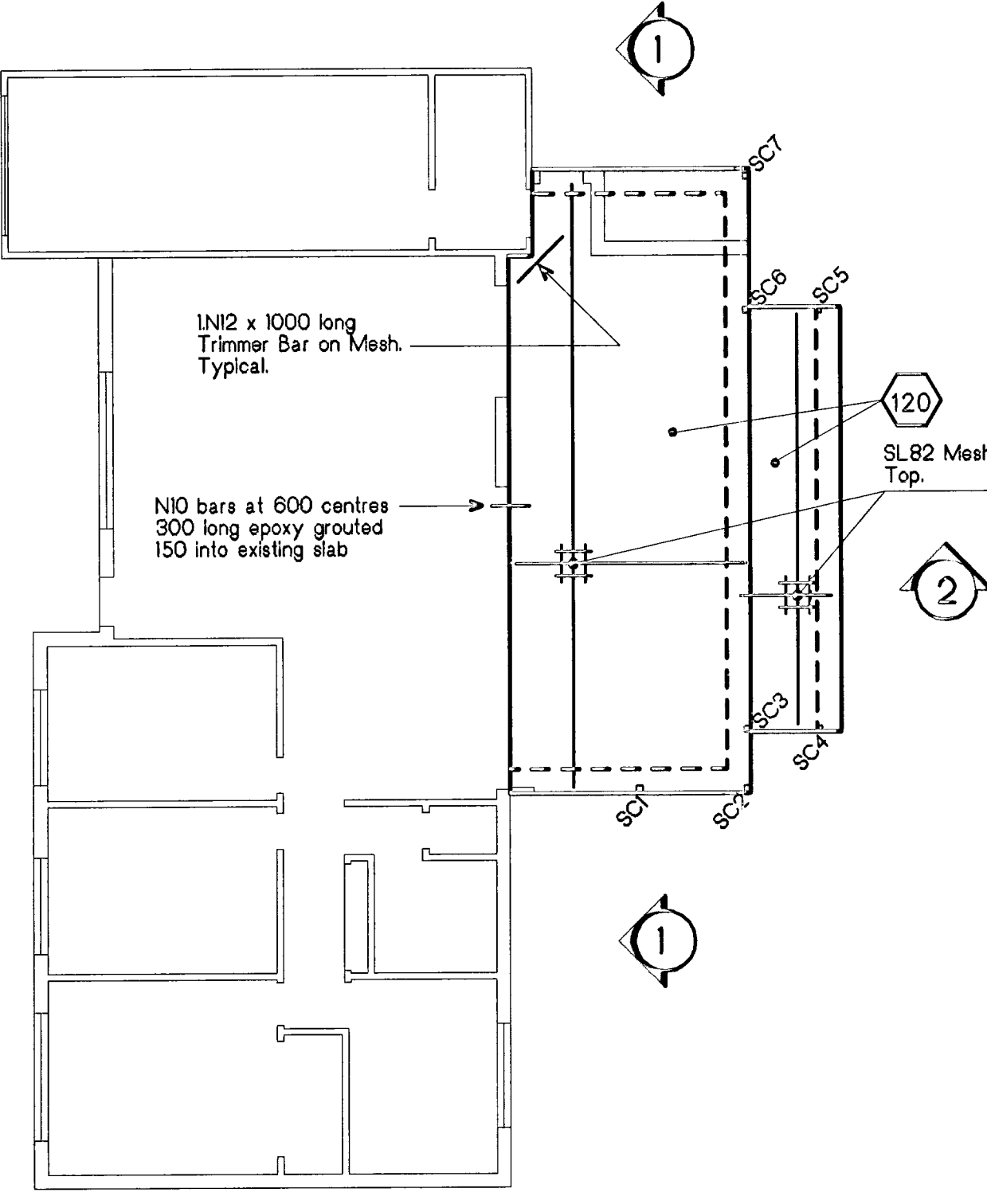
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Fax 9979 5687

HOME IMPROVEMENTS

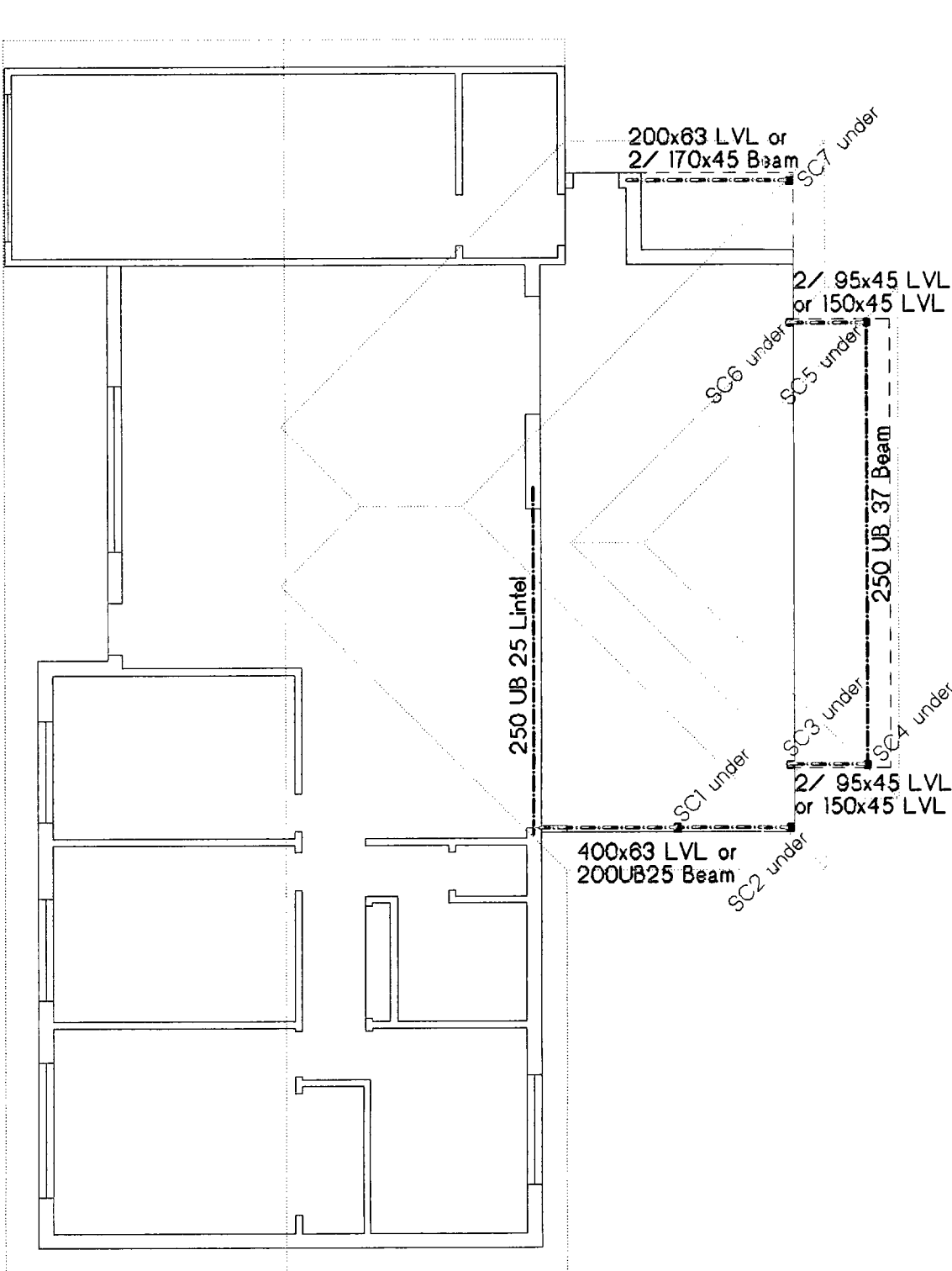
PROPOSED EXTENSION FOR
BARRY & JOANNE MCLEAN
22 MARIE CRESCENT
MONA VALE
LOT 5
DP 246225

Section

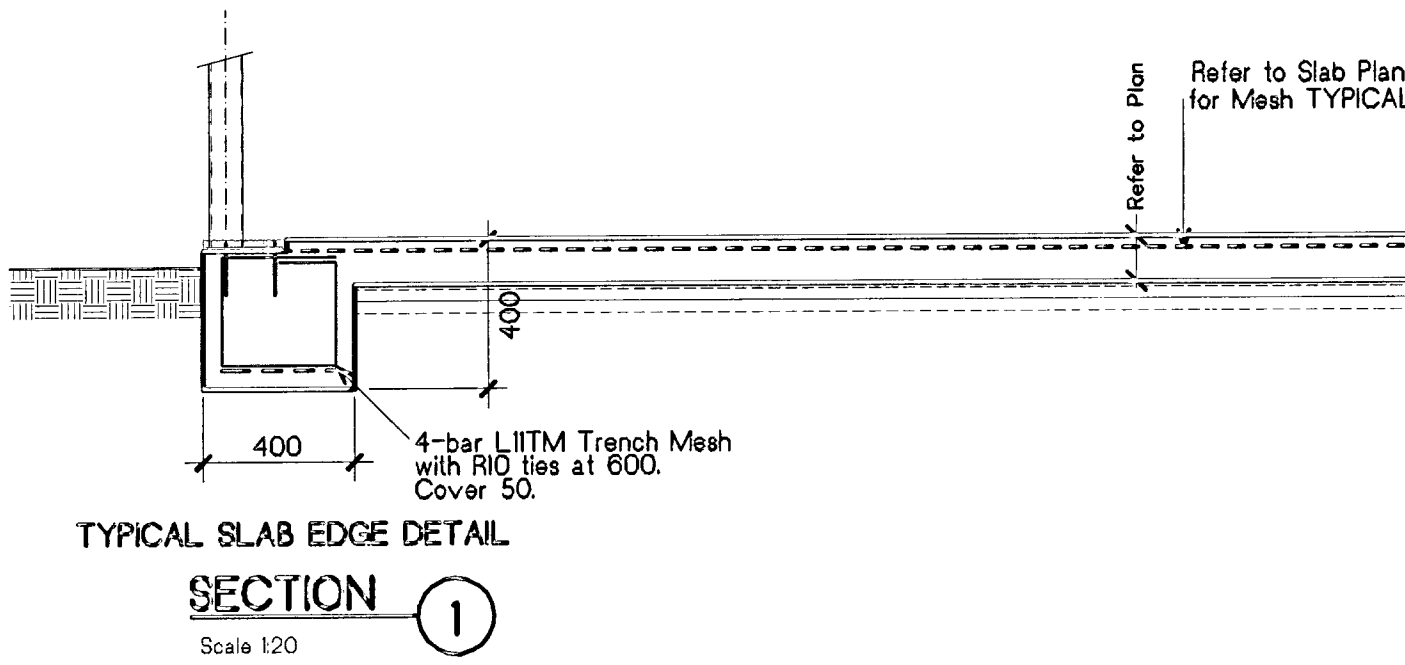
Project number	OAK 11	A104
Date	Issue Date	
Drawn by	RP	
Checked by	RP	
Scale	1 50	



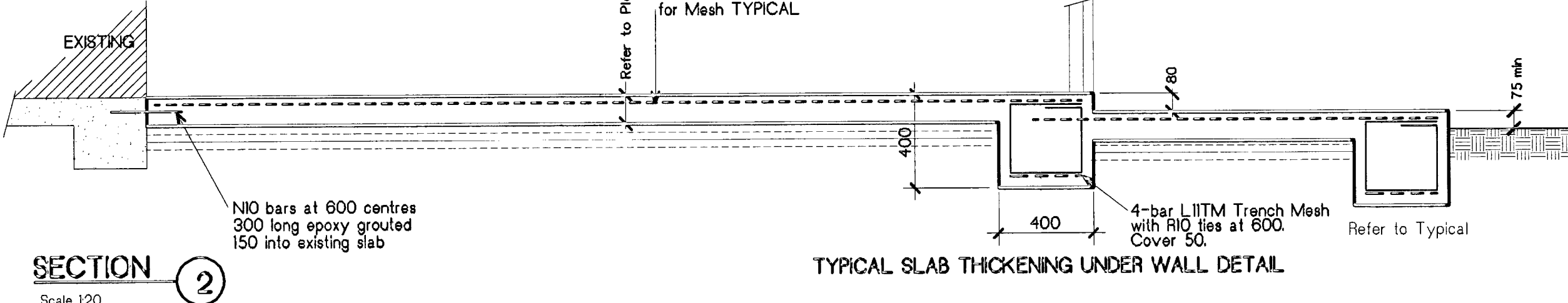
GROUND FLOOR SLAB PLAN SCALE 1:100 SC1-SC7 = 89 x 89 x 50 SHS



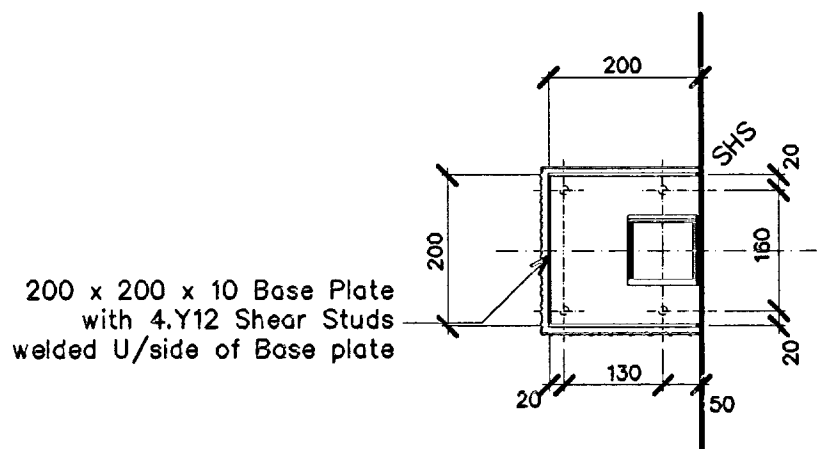
ROOF MARKING PLAN SCALE 1:100 SC1-SC7 = 89 x 89 x 50 SHS



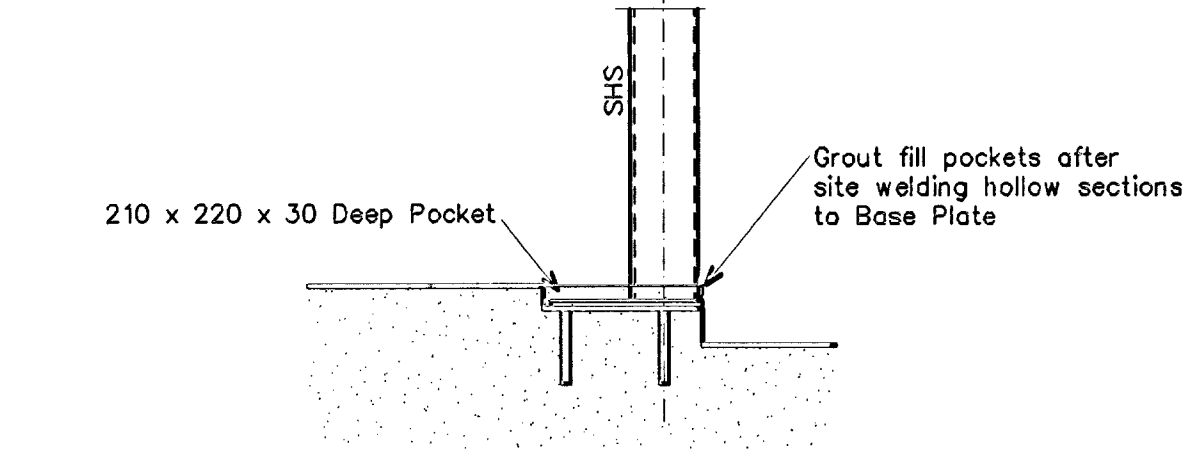
SECTION 1 Scale 1:20



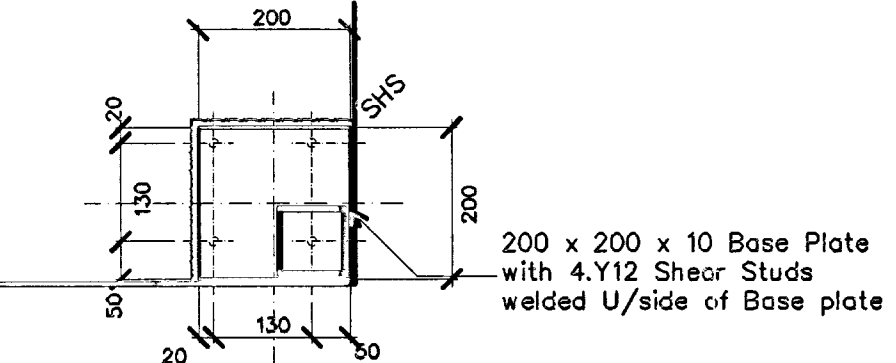
SECTION 2 Scale 1:20



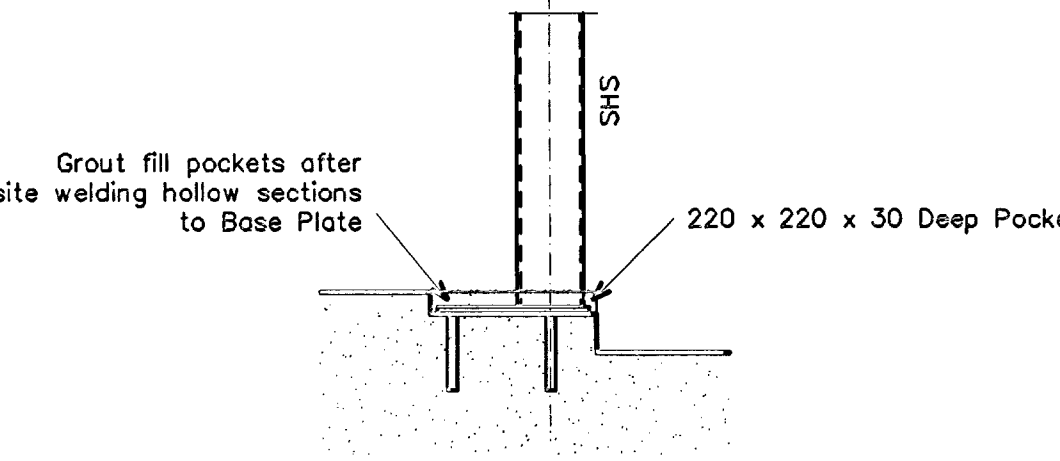
PLAN ON BASE PLATES AT SLAB EDGE 'SC1' 'SC3' 'SC6'



SECTION THROUGH BASE PLATES AT SLAB EDGE 'SC1, SC3, SC6'



PLAN ON BASE PLATES 'SC2, SC4, SC5, SC7'



SECTION THROUGH BASE PLATES 'SC2, SC4, SC5, SC7'

- TIMBER NOTES :**
1. All work including bracing, wind bracing & tie down shall be carried out in accordance with AS 3680.1, AS 1684.2, AS 1720.1 and the specification.
 2. Refer to the Architects Drawings and the specification for all timber sizes not shown on these drawings.
 3. All timber shall be free of Gum veins, pockets, knots holes or splits within 255mm of any connection.
 4. Refer to specification for preservatives and finishes to timbers.
 5. All bolts, nuts, washers and timber connectors shall be hot dip galvanized unless noted otherwise.
 6. All F7 timber shown are nominal sizes only.

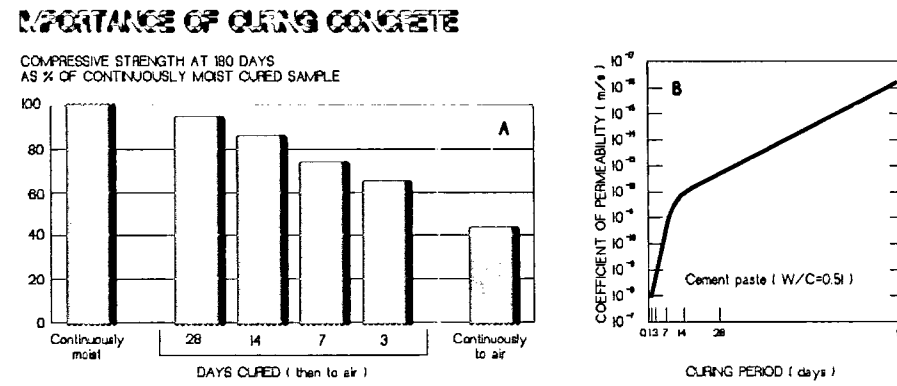
- STEELWORK NOTES**
1. Fabricate and erect all structural steelwork in accordance with AS 3680.1, AS 4100, AS 1554 and the Specification.
 2. Do not obtain dimensions by scaling the structural elements.
 3. Chip all welds free of slag.
 4. All steelwork to be Hot Dipped Galvanized Unless Otherwise Noted.
 5. Unless otherwise noted use:
a) 6mm continuous fillet weld
b) 10mm thick gusset, fin and end plates, weld all round.
c) 10mm dia. 4.8/5 bolts
 6. Minimum end bearing 150mm.

- CONCRETE NOTES:**
1. All concrete work to be in accordance with AS 3600.
 2. Fc Refer to table.
 3. Maximum aggregate size = 20 for footings/slabs & beams.
= 10 for block filling.
 4. Slump = 80.
 5. All concrete, including block filling to be vibrated.
 6. Slabs to be kept damp for at least 14 days after placing or to be protected by an approved curing membrane.
 7. Bar Chairs to be no more than 500mm c/c to c/c spacing.
 8. Reinforcing Steel to comply with AS/NZS 4672:2001, and to be D500N unless noted otherwise. (where 500 = strength grade in megapascals & N = Normal ductility class)
 9. Steel Reinforcement to be cut & bent in accordance with AS 3600.
 10. Reinforcement to be tied at every other intersection minimum.
 11. U.V. Resistant and to be in accordance with AS 2870-1996.
 12. Acceptable manufacturers and processors of steel reinforcement must hold a valid certificate of approval, issued by the Australian Certification Authority for Reinforcing Steel Ltd (ACRS), or to an equivalent certification system as may be approved in writing by the specifier. Evidence of compliance with this clause must be obtained when the contract bids are received.

Element	Cover (mm)		F _c at 28 days	
	Protected	Exposed	Protected	Exposed
Slab on Ground			32 MPa	32 MPa
- Top	30	45		
- Bottom				

The minimum clear cover is to reinforcement ties and stirrups.

THE ENGINEER'S RESPONSIBILITY
The Engineer's responsibility is to ensure that the design and construction of the building complies with the relevant building codes and standards.
The Engineer's responsibility is to ensure that the design and construction of the building complies with the relevant building codes and standards.
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Effect of curing duration on (A) compressive strength and (B) concrete permeability. Acknowledgement: Diagram is based on fig 12 of Guide to Concrete Repair & Protection (SAA-1884/1998)

PLAN OR DOCUMENT CERTIFICATION

I am a qualified...CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER....
I hold the following qualifications or licence No...MEngSc
...FIE Aust...Nper3...StructCiv/No.149788

Further I am appropriately qualified to certify this component of the project.
I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia.
AS1170.1, AS1170.2, AS1170.3, AS1170.4, AS1170.5, AS1170.6, AS1170.7, AS1170.8, AS1170.9, AS1170.10, AS1170.11, AS1170.12, AS1170.13, AS1170.14, AS1170.15, AS1170.16, AS1170.17, AS1170.18, AS1170.19, AS1170.20, AS1170.21, AS1170.22, AS1170.23, AS1170.24, AS1170.25, AS1170.26, AS1170.27, AS1170.28, AS1170.29, AS1170.30, AS1170.31, AS1170.32, AS1170.33, AS1170.34, AS1170.35, AS1170.36, AS1170.37, AS1170.38, AS1170.39, AS1170.40, AS1170.41, AS1170.42, AS1170.43, AS1170.44, AS1170.45, AS1170.46, AS1170.47, AS1170.48, AS1170.49, AS1170.50, AS1170.51, AS1170.52, AS1170.53, AS1170.54, AS1170.55, AS1170.56, AS1170.57, AS1170.58, AS1170.59, AS1170.60, AS1170.61, AS1170.62, AS1170.63, AS1170.64, AS1170.65, AS1170.66, AS1170.67, AS1170.68, AS1170.69, AS1170.70, AS1170.71, AS1170.72, AS1170.73, AS1170.74, AS1170.75, AS1170.76, AS1170.77, AS1170.78, AS1170.79, AS1170.80, AS1170.81, AS1170.82, AS1170.83, AS1170.84, AS1170.85, AS1170.86, AS1170.87, AS1170.88, AS1170.89, AS1170.90, AS1170.91, 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Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN 94 053 405 011

VT 25146

30th January, 2008

Page 1

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

Dear Sir,

22 MARIE CRESCENT, MONA VALE
Development Application No N0762/07

We have inspected the existing stormwater system and examined the plans for the proposed sunroom prepared by Oak Home Improvements numbered A100-104 dated December 2007 at the subject address

In our opinion the existing system is capable of taking any additional flows generated by the proposed addition

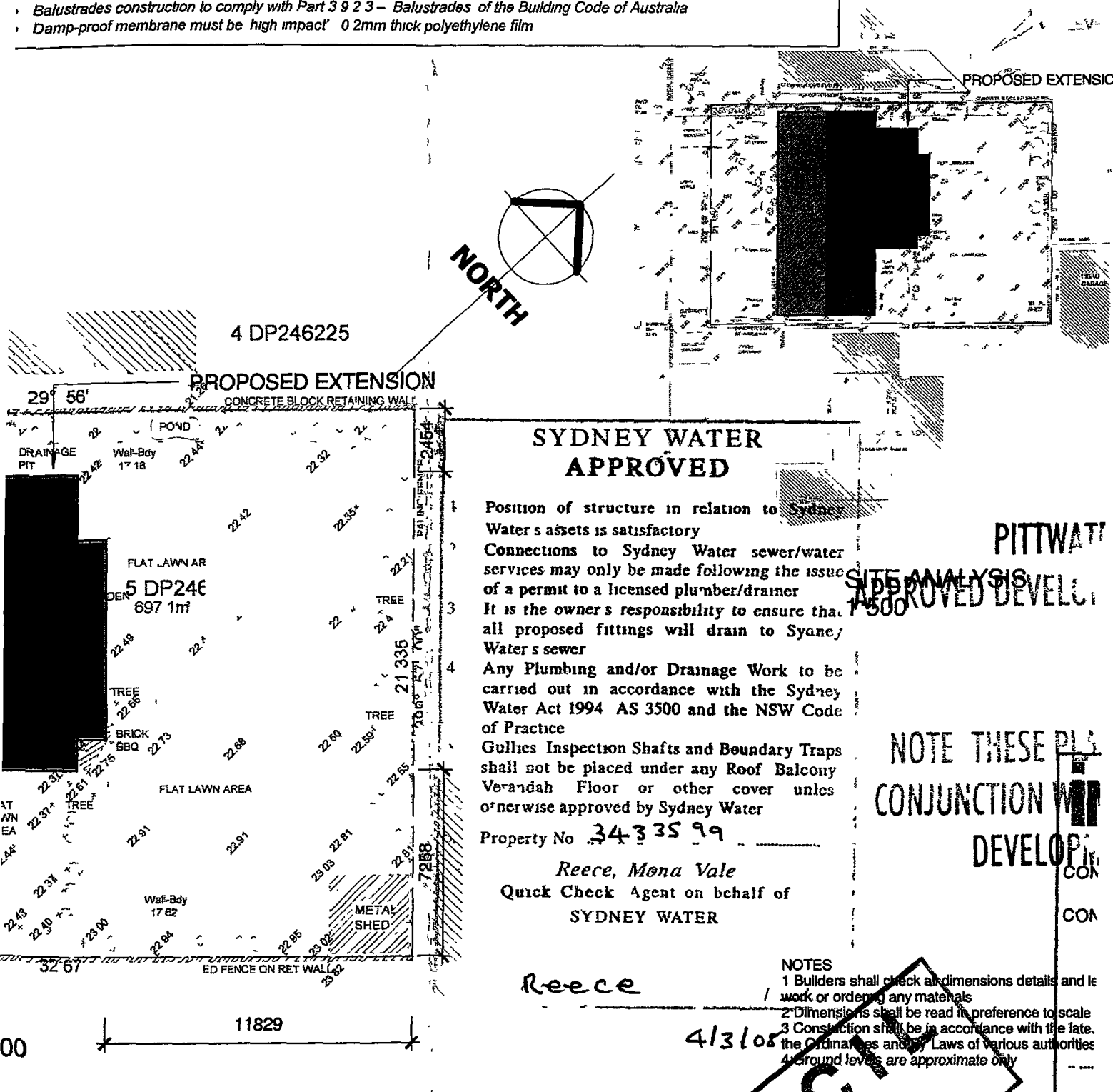
JACK HODGSON CONSULTANTS PTY LIMITED


J D Hodgson M Eng Sc ,
F I E Aust , CP ENG
Civil & Structural Engineer
Nper3, Struct Civil. No 149788
Director

**COUNCIL
COPY**

DIRECTOR J D HODGSON, M Eng Sc , F I E Aust , Nper3, Struct Civil 149788
67 Darley Street Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone 9979 6733 Facsimile 9979 6926

- Smoke Alarms to be installed in accordance with AS 5186-1993 Smoke alarms
- Termite Management to comply with AS 3660-2000 Termite Management - New Building Work
- Glazing to comply with AS 1288-2006 Glass in Buildings - Selection & Installation and AS 2047-1999 Windows in Buildings - Selection & Installation
- Waterproofing of wet areas to comply with AS 3740-2004 Waterproofing of Wet Areas in Residential Buildings
- Doors to fully enclosed sanitary compartments to comply with Part 3.8.3 Facilities of the Building Code of Australia
- External Glazing & Cladding being of minimal reflectance (maximum of 20%)
- External Finishes being in natural recessive non-reflective colours and textures
- Balustrades construction to comply with Part 3.9.2.3 - Balustrades of the Building Code of Australia
- Damp-proof membrane must be high impact 0.2mm thick polyethylene film



OAK HOME IMPROVEMENTS
Licence NO 169465C
4/101 Darley Street
Mona Vale
9997 2118
Mobile 0408 273 715
Fax 9979 5687

PROPOSED EXTENSION FOR BARRY & JOANNE MCLEAN 22 MARIE CRESCENT MONA VALE LOT 5 DP 246225		Site Plan & A
Project number		
Date		
Drawn by		
Checked by		

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