



LOCAL

with compliments

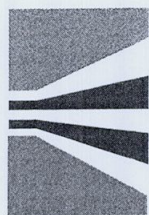
Local South Coast
PO Box 423
Fairy Meadow, 2519
P: 02 4284 4709
F: 02 4284 4208

Local Central Coast
PO Box 3620
Erina, 2250
P: 02 4365 6051
F: 02 4365 4846

Local Macarthur
PO Box 3190
Narellan, 2567
P: 02 4655 5811
F: 02 4655 2411

Local Norwest
PO Box 7321
Baulkham Hills BC, 2153
P: 02 9836 5711
F: 02 9836 5722

Pittwater.



LOCAL

Construction Certificate

yours locally

CERTIFICATE NUMBER: 8000683

Sydney North West
21/5 Inglewood Place
Baulkham Hills 2153
PO Box 7321 Baulkham Hills BC NSW 2153
DX 8461 Castle Hill
p 02 9836 5711 f 02 9836 5722

web www.localgroup.com.au

Issued under the Environmental Planning and Assessment Act 1979

SUBJECT LAND:

LOT: 34
DP: 1135383
3 FAZZOLARI AVENUE
MONA VALE
NSW 2103

COPY

DEVELOPMENT CONSENT:

N0138/10 -N0138/10/S96/1 24/6/10

DATE OF CONSENT:

28 APRIL, 2010

DESCRIPTION OF WORK:

SINGLE STOREY DWELLING

LIMITATIONS &/OR EXCLUSIONS:

BUILDING CLASSIFICATION:

1a, 10a

The application for this Construction Certificate has been determined as **APPROVED** in accordance with the procedures outlined in Clause 142 of the Environmental Planning and Assessment Regulation 2000. In making this determination, I certify that the work, if completed in accordance with the documentation accompanying the application for the Certificate (with such modifications verified by the certifying authority as may be shown on that documentation), will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A(5) of the Environmental Planning and Assessment Act, 1979, as amended.

DOCUMENTS ACCOMPANYING THE APPLICATION:

PLANS:

PLANS PREPARED BY HUXLEY HOMES, REVISION D DATED 19/05/10, JOB # 23607, SHEETS 1-13.

SPECIFICATIONS:

GENERAL HOUSING SPECIFICATION PREPARED BY HUXLEY HOMES.

OTHER DOCUMENTS:

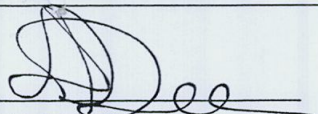
APPLICATION FORM
OWNERS CONSENT
HOW CERTIFICATE
COUNCIL RECEIPTS
SYDNEY WATER APPROVAL
BASIX CERTIFICATE # 295110S, ISSUED 16/03/10.
ABSA CERTIFICATE # 93703946, ISSUED 16/03/10.
CONTOUR PLAN PREPARED BY TEERMAN NEWTON RICHMOND
PTY LTD, REF # 15724, DATED 16/11/09, SHEET 1 OF 1.
EXTERNAL COLOUR CHART;
STATEMENT OF ENVIRONMENTAL EFFECTS;
LANDSCAPE PLAN, REVISION C, JOB # 23607, SHEET 1 OF 1.
SITE CLASSIFICATION REPORT PREPARED BY ACOR APPELYARD
CONSULTANTS P/L, DATED 13/11/09, REF # GO091030/LDA:ly;
ENGINEERS DETAILS PREPARED BY ACOR APPELYARD
CONSULTANTS P/L, REVISION B DATED 13/07/10, JOB #

GO091030, SHEETS S1-S7.
STORMWATER MANAGEMENT PLAN PREPARED BY ACOR
APPELYARD CONSULTANTS PTY LTD, ISSUE 1 DATED 07/2010,
JOB # GO091030, DRWG # GO091030/C1 TO GO091030/C3.

FIRE SAFETY SCHEDULE ATTACHED:

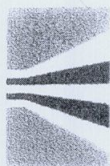
YES ☐

N/A ☒


Andrew Dean
BPB0087

22 July, 2010.
Date of Certificate

Doc ID: 4C4CEAF



LOCAL

REF 11/6/10

APPLICATION FORM

☒ Principal Certifying Authority☒ Construction Certificate
☒ Occupation Certificate☐ Compliance Certificate

THE APPLICATION

DATE OF APPLICATION:

9.6.10.

LAND TO BE DEVELOPED

Lot No.:

34

Deposited Plan:

DP 1135383

House No.:

Street Name

Fazzolari Ave.

Suburb:

Mona Vale.

Post Code:

2103

Area (m²):637.80m²

Section/Folio:

34/1135383

THE DEVELOPMENT

Proposed Building Work:

Residential ☒Commercial ☐Industrial ☐

Description of Development:

new single storey residence.

Value of Work:

\$217,551-

Type of work:

new construction. Class: 1a

CONSENTS

Consent Authority:

Pittwater Council

Development Consent No.:

N0138/10

Date of Issue: 28.4.10.

Builder or Owner/Builder Name:

Huxley Homes.

Licence No.:

155010 C

Demolition Contractor Name:

N/A.

Licence No.:

N/A.

THE APPLICANT/OWNERS

	Owner 1 / Applicant	Owner 2	Owner 3	Owner 4
First Name:	Hedy			
Surname:	Arriovenio			
Street:	5 Arara St.			
Suburb:	Manley Vale.			
Contact No.:	0412 509 238			
E-mail:	hedyn10@hotmail.com			

BILLING DETAILS

☐ Applicant☒ Builder☐ Other (Provide Details below)

Billing Details:

Company Name: Huxley Homes

Address: Level 1 #2 Burbank Pl.

Phone: Baulkham Hills 2153 8889-7500

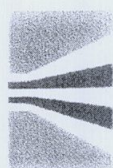
Local South Coast
10th Princes Highway
Perry Meadows NSW 2519
P - 02 4288 4700
F - 02 4288 4208

Local Northwest
Suite 11 5 Inglewood Place
Barrington NSW 2153
P - 02 9850 5711
F - 02 9850 5710

Local Central Coast
Suite 2 162 The Entrance Road
Ennals NSW 2250
P - 02 4365 6051
F - 02 4365 6046

Local Macarthur
PO Box 2190
Archerfield NSW 2564
P - 02 4655 5811
F - 02 4655 5237

E - info@localgroup.com.au
Web - <http://localgroup.com.au>
ZEN - 02 935 500 005



LOCAL

AUSTRALIAN BUREAU OF STATISTICS

ALL NEW BUILDINGS

(Please complete the following)

How many storeys (incl. underground floors) will the proposed building consist of ?

☒ 1 ☐ 2 ☐ 3What is the gross area of the new building ? 218m²m²

What is the gross area of the site on which the proposal will be constructed ?

637.80 m²

RESIDENTIAL BUILDINGS ONLY

(Please complete the following for residential buildings)

How many dwellings will be constructed ?

☐ 0 ☒ 1 ☐ 2

How many pre-existing dwellings are there on the site already ?

☒ 0 ☐ 1 ☐ 2

How many dwellings will be demolished ?

☒ 0 ☐ 1 ☐ 2

If the proposal includes a new dwelling/s will it be attached to another new building ?

☐ Yes ☒ No

Does the site contain a Dual Occupancy ?

(A dual occupancy is defined as two dwellings on the one site)

☐ Yes ☒ No

MATERIALS

Please indicate the materials to be used in the construction of the new building/s

Walls

Brick (Double) _____

Brick (Veneer) _____

Concrete or Stone _____

Fibre Cement _____

Timber _____

Curtain (Glass) _____

Steel _____

Aluminium _____

Other _____

Not Specified _____

Code

☐ 11

☒ 12

☐ 20

☐ 30

☐ 40

☐ 50

☐ 60

☐ 70

☐ 80

☐ 90

Floor

Concrete or Slate _____

Timber _____

Other _____

Not Specified _____

Code

☒ 20

☐ 40

☐ 80

☐ 90

Roof

Tiles _____

Concrete or Slate _____

Fibre Cement _____

Steel _____

Aluminium _____

Other _____

Not Specified _____

Code

☒ 10

☐ 20

☐ 30

☐ 60

☐ 70

☐ 80

☐ 90

Frame

Timber _____

Steel _____

Aluminium _____

Other _____

Not Specified _____

Code

☒ 40

☐ 60

☐ 70

☐ 80

☐ 90

Local South Coast
480 Princes Highway
Parramatta NSW 2150
P 02 4284 4700
F 02 4284 4700

Local Newcastle
2 and 31-5 Singleton Place
Parramatta NSW 2150
P 02 4284 4700
F 02 4284 4700

Local Central Coast
Suite 2/152 The Entrance Road
Parramatta NSW 2150
P 02 4284 4700
F 02 4284 4700

Local Macarthur
PO Box 1150
Parramatta NSW 2150
P 02 4284 4700
F 02 4284 4700

E-mail: localgroup@abn.gov.au
Web: localgroup.com.au
ABN 50 115 500 555

LETTER OF CONSENT

OWNERS CONSENT

I/we the owners of the subject property hereby give consent for the lodgement of all relevant applications (i.e. for Construction Certificate/s, Complying Development Certificate/s, Occupation Certificate/s, Compliance Certificate/s) and associated documentation to Local Certification Services Unit Trust for consideration.

I/we also declare that all documentation presented as part of an application for a Construction Certificate has remained unaltered from that issued with the Development Consent or Complying Development Consent, as documented and Local Certification Services Unit Trust have been advised accordingly.

In the event that the nominated Principal Certifying Authority resigns from his employment position with Local Certification Services Unit Trust my signature provided below will also serve as the authorisation for the transfer of the role and responsibilities of the Principal Certifying Authority from the nominated person to Mr Craig Hardy.

PRINCIPAL CERTIFYING AUTHORITY

With reference to this proposed development I/we the owners of the subject property hereby advise of our decision to appoint ☐ Andrew Dean ☒ Callan Blackwell ☐ Craig Hardy ☐ Daniel Powell ☐ Michael Shanahan ☐ Paul Gearin ☒ Sam Pratt ☐ Paul Morgan ☐ John Parkinson ☐ Michael Hardy ☐ _____ to fulfil the role of Principal Certifying Authority (PCA) as outlined in the Environmental Planning and Assessment Act, 1979 (as amended).

I/we understand that this engagement shall be subject to the Terms and Conditions outlined in this application and the associated Schedule and I/we further understand that he will carry out all mandatory inspections required by the Act during the course of construction along with any others that he deems to be necessary and referred to the abovementioned Agreement.

I/we also advise that I/we are aware of the conditions attached to any Development Consent (i.e. Local Development Consent or Complying Development Consent) and are aware of our responsibilities in relation to those conditions.

SIGNATURES

THE APPLICANT/OWNERS

Owner 1 / Applicant

Signed:

Name (Please Print):

Date:

Owner 2

Signed:

Name (Please Print):

Date:

Owner 3

Signed:

Name (Please Print):

Date:

Owner 4

Signed:

Name (Please Print):

Date:

Local South Coast
180 Ropes Highway
Forbes NSW 2870
P + 61 2 684 4705
F + 61 2 684 4705

Local Hawkesbury
Suite 21, 5 Indrewood Place
Parramatta NSW 2150
P + 61 2 9616 5711
F + 61 2 9616 5722

Local Central Coast
Suite 2/162 The Entrance Road
Tuggerah NSW 2250
P + 61 2 4365 6051
F + 61 2 4365 6046

Local Macarthur
PO Box 3190
Parramatta NSW 2150
P + 61 2 4655 5511
F + 61 2 4655 5511

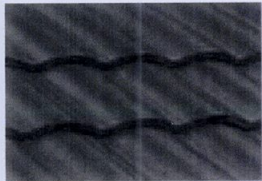
E info@localgroup.com.au
Web http://localgroup.com.au
ABN 70 745 965 495



Building Lasting Relationships

External Colour Selections

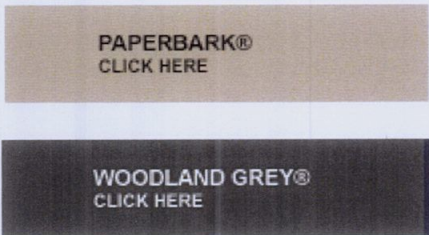
Lot 34 No 3 Fazzolari Avenue
Mona Vale



Roof Tile
Boral Macquarie
Colour: Gunmetal



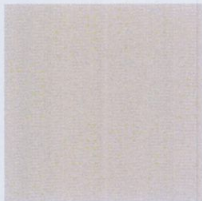
Face Bricks:
Boral Horizon Naturals
Colour: Graphite



Colorbond

Gutter and Fascia:
Woodland Grey

Garage Door and Downpipes:
Paperbark



Window Frames:
Anodic Off White

RECEIVED
BY LOCAL CERTIFICATION SERVICES P/L
on 22/7/10 (date)

Huxley Homes Pty Ltd A Division of Home Australia
Level 1, 2 Burbank Ave.
Norwest Business Park, NSW
Telephone 02 8889 7500
Email building@huxleyhomes.com.au
Website www.homeaustralia.com.au
Lic No 155010C ABN 41 106 443 216



Building Lasting Relationships

*FILE
COPY*

RECEIVED
BY LOCAL CERTIFICATION SERVICES P/L
On 22/7/10 (date)

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

PROPOSED NEW DWELLING AT

Lot 34 No Fazzolari Avenue, Mona Vale

Hedy Arriseuno

FILE COPY

DEVELOPMENT APPLICATION

Made under section 78A of the Environmental Planning and Assessment Act 1979

Village Park, 1 Park Street, MONA VALE
PO Box 882, MONA VALE NSW 1660
DX 9018, MONA VALE
Facsimile: (02) 9970 7150
Telephone: (02) 9970 1111
ABN No. 61340837871
Email: pittwater_council@pittwater.nsw.gov.au
Website: www.pittwater.nsw.gov.au



PITTWATER
COUNCIL

Office Use Only

DA No.: _____

Date Received: _____

PRE-LODGE

- Pre-lodgement discussion with staff is recommended.
- Discuss your proposal with your neighbours prior to design or lodgement.
- Carefully read the checklist and guide in this form and ensure that all required information and documentation is provided with your application.

LODGE

- All information required by the check-list must be submitted with this application.
- Incomplete applications or illegible information will not be accepted by Council.
- All fees are to be paid at the time of lodgement.
- Please make an appointment to lodge your application. You may be delayed for an unspecified time if no appointment is made.

PUBLIC INSPECTION

- All documents lodged with this development application, including this form, will be available for public access at Council's offices and on Council's website.

LOCATION OF THE PROPOSAL

Address: 45 WARATAH STREET, MONA VALE (Lot 2 DP 103730)

PLEASE ENSURE DETAILS OF ALL LAND PARCELS ARE STATED ABOVE

PROPOSAL

Section 96 Modification of Consent

- ☒ S96(1) - Modifications involving minor error, misdescription or miscalculation.
- ☐ S96(1A) - Modifications involving minimal environmental impact.
- ☐ S96(2) - Modifications intended to have some other effect, as specified in the statement.
- ☐ S96AA - Modifications by consent authorities of consents granted by the Court.

PLEASE PROVIDE DETAILED DESCRIPTION OF PROPOSAL

Does the proposal involve development below mean high water? (If YES the written consent of the Crown is required.) YES NO ☒

RECEIVED

BY LOCAL CERTIFICATION SERVICES P/L

ON 22/9/10 (date)

WHAT IS THE ESTIMATED COST OF THE PROPOSAL: \$ 216,219.86

Please print out and complete the "Estimated Cost of Construction - Calculation Sheet" and attach to this application.

Note: The estimated cost is the value of the works. It is the cost which would be incurred if a contractor carried out the works. This estimate must be supported by an actual quote contract price or independent estimate prepared by a suitably qualified person where a variation from Councils estimate of costs is sought.

STATE ENVIRONMENTAL PLANNING POLICY No 1 - DEVELOPMENT STANDARDS

Is a SEPP 1 objection required to vary a development standard? YES NO ☒

Note: If YES, details need to be provided in the Statement of Effects identifying the development standard to be varied and the grounds for your objection.



PITTWATER COUNCIL

ABN61340837871
Telephone 02 9970 1111
Facsimile 02 9970 7150
Postal Address
PO Box 882
Mona Vale NSW 1660
DX 9018, Mona Vale

Ross McWhirter, Project Leader - Urban Infrastructure
8am to 4:30pm Mon - Fri
Phone 9970 1207 Mobile 0419 629 007

15 July 2010

Hedy Arrisueno
5 Arana Street
MANLY VALE NSW 2093

Dear Sir,

Re: SECTION 139 CONSENT (*Roads Act 1993*) – 3 Fazzolari Avenue, Mona Vale

Council herewith grants the Applicant (Hedy Arrisueno) consent to construct a driveway in the public road at 3 Fazzolari Avenue, Mona Vale.

This Section 139 Consent is granted subject to the following conditions: -

1. The Applicant shall, at all times, keep indemnified Council from and against all actions, suits, proceedings, losses, costs, damages, changes, claims and demands in any way arising out of or by reason of anything done or omitted to be done by the Applicant in respect of the work in question.
2. The Applicant, at all times for the duration of this Consent, will not interrupt or otherwise disturb the traffic flow on the road without first obtaining the consent of Council.
3. The applicant shall make good any damage caused to the property of any person or any property of Council by reason of the carrying out of any work by the Applicant under the Conditions of this Consent.
4. Should the Applicant fail to comply with any of these conditions or any requirement of Council as provided then this Consent shall permanently lapse and any part of the work remaining within the road at that time shall be deemed to be an obstruction or encroachment under Section 107 of the Roads Act 1993.
5. This Consent must be held on the job and produced to any officer of Council when called upon.
6. ***All work within the Public Road Reserve (including excavation) is to be carried out by Council Authorised Contractors only.***
7. Construction of the vehicular access is to be strictly in accordance with the profile supplied.
8. A formwork inspection and approval by Council is required prior to construction of the driveway. **24 HOURS NOTICE IS REQUIRED.**

Email pittwater_council@pittwater.nsw.gov.au Web pittwater.nsw.gov.au

Mona Vale Customer Service Centre
Village Park 1 Park Street, Mona Vale

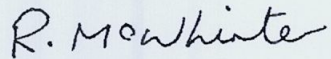
Avalon Customer Service Centre
59A Old Barrenjoey Road, Avalon

Support Services
Units 11, 12, 13 + 16/5 Vuko Place, Warriewood

Boondah Depot
1 Boondah Road, Warriewood

9. **THIS CONSENT AND (PREVIOUSLY ISSUED) APPROVED PROFILE MUST BE RETAINED ON SITE FOR THE INSPECTING OFFICER OF COUNCIL.**
10. Compliance with the Conditions of Consent for Development Application No. N0138/10 which relate to the public road reserve.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. McWhirter', written in a cursive style.

Ross McWhirter
PROJECT LEADER - URBAN INFRASTRUCTURE



PITTWATER COUNCIL

Information for Access Driveway Profiles 1 July 2010 – 30 June 2011

To: Hedy Arrisueno
Postal Address: 5 Arana Street
MANLY VALE 2093

Date: 15 July 2010

Receipt No: 282612
Amount: \$100

ACCESS DRIVEWAY PROFILE AT: 3 Fazzolari Avenue, Mona Vale

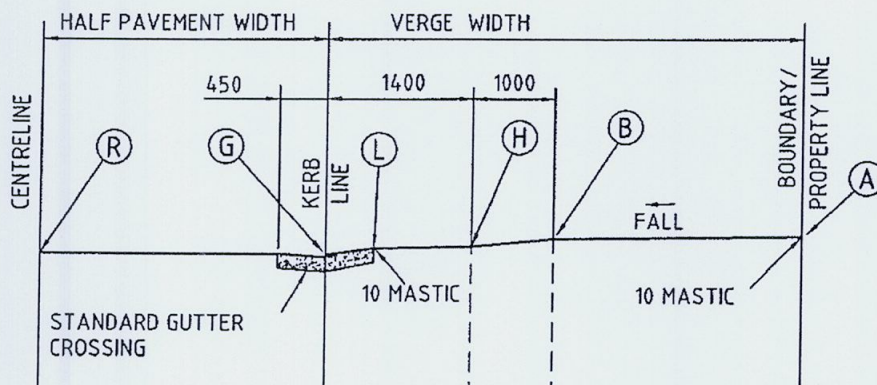
- The proposed vehicular access driveway profile shall be as per the enclosed plan N
- **Type of Construction:** Domestic
 - **For Residential single & dual occupancy** - 20MPa Concrete, 150mm thick
 - **For Other** - 20MPa Concrete, 180mm thick with F72 mesh
- **Slab Construction:** Vehicular access slab 2.6 metres long, 3.5 metres wide at gutter crossing to 3.5 metres wide at the boundary.
- 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 UI302).
3. FAILURE TO OBTAIN SUCH CONSENT PRIOR TO COMMENCING WORK WILL INCUR A PENALTY.

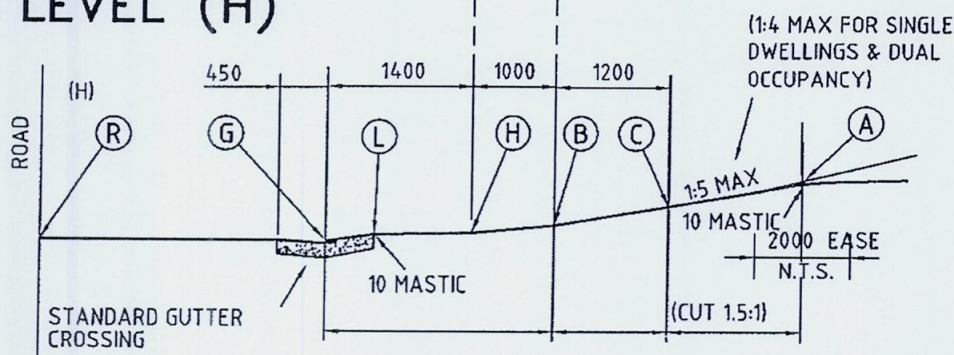
R. McWhirter

Ross McWhirter
PROJECT LEADER – URBAN INFRASTRUCTURE
Telephone: 9970 1207

NORMAL (N)



HIGH LEVEL (H)



**(MAX BATTER FROM EDGE OF DRIVEWAY TO FINAL G.L.)
(WHERE THERE IS NO CONSTRUCTED FOOTPATH)**
(1:6) (1:6 → 1:2) (FILL 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	130 ABOVE "G"
B	2400 FROM KERB LINE	MAX 200 ABOVE "G"
C	3600 FROM KERB LINE	MAX 400 ABOVE "G"
A	BOUNDARY	EASE REQUIRED AT GRADE CHANGE

NOTE

- To be read in conjunction with Pittwater 21 Development Controls.



PITTWATER COUNCIL

Standard Driveway Profile

NORMAL TO HIGH

PLAN No.

PWC-DW01

REV No. B

DATE 17/08/07



PITTWATER COUNCIL List of Council Authorised Concrete Contractors for Vehicle Footpath Crossings and Associated Works

- The following Contractors are authorised to carry out the above construction within the road reserve in the Pittwater Council area. No other persons are permitted to carry out excavation or any other part of this work.
- Please note that the Contractors are specifically authorised as vehicle footpath crossing Contractors only and in some instances the Contractors may not hold a Builder's Licence or a Restricted Builder's Licence.

Company Name	Address1	Address2	Phone	Mobile
A-Grade Concrete	PO Box 6142	Narraweena	9982 2616	0410 565 777
Action Concreting & Construction Pty Ltd	PO Box 521	Collaroy 2097	9982 2135	0414 355 772
AK Concrete Solutions Pty Ltd	164 Madagascar Dr	Kings Park 2148	9837 8322	0412 392 355
Alliance Landscape Group	1A Garden square	Faulconbridge 2776	4751 8256	0414 284 707
Anton Constructions Pty Ltd	730 Ourimbah Creek Rd	Palmgrove 2258	4362 9605	0418 236 651
Antonio Tomaino	97 Wyadra Ave	North Manly 2099	9938 3841	0422 994 938
Attunga Landscapes Central Coast	PO Box 6176	Kincumber 2251	43822886	0415 432 433
Barrie Bree Concreting	29 Seaview Ave	Newport 2106	9997 8840	0415 183 146
S & E Cavalieri Pty Ltd	29 Quinlan Pde	Manly Vale 2093	9948 5442	0412 285 301
Capano Concrete	40 Rowley Street	Smithfield	9604 8715	0409 838 238
Coastline Concreting	53 Parkes Rd	Collaroy Plateau 2097	9982 5796	
Construct ByDesign Pty Ltd	10/16 Clearview Place	Brookvale 2100	9938 9199	0411 174 856
C-Side Concreting Pty Ltd	43 Wesley St	Elanora Heights	9913 1653	0404 872 111
D & M Excavations & Asphaltting Pty Ltd	PO Box 133	South Hurstville 2220	9759 1642	0412 052 427
Diorio Brothers Construction	3 Lees Ave	Croydon Park 2133	9642 8172	0407 468419
Eleveneen Pty Ltd	50 The Esplanade	Drummoyne 2047	9819 7547	0412 255 413
Entire Landscapes	12 Zebra Place	Quakers Hil	9837 6696	0425 287 722
Equip Concrete Pty Ltd	75 Bellevue St	Blacktown	9920 1479	0410 310 671
Frank's Concrete	PO Box 983	Mona Vale 1660		0418 225 871
Freshwater Environmental Constructions	3/72 Harbord Rd	Harbord 2096	9905 3770	0414 543 957
G C Concrete	50 Dryden Ave	Carlingford 2118		0418 651 432
G & D Concrete Pty Ltd	58 Parkes Rd	Collaroy 2097	9982 4780	0418 644 887
Gillett Concreting Services	5 Chilaw Avenue	St Marys 2760	9833 8006	0416 237 065
GJ'S Landscapes Pty Led	13/43 College Street	Gladesville 2111	9817 7715	0434 537 323
Gubler & Associates Pty Ltd	49 Careel Head Rd	North Avalon 2107		
H J Bellamy & Sons Pty Ltd	PO Box 541	Collaroy 2097	9981 4137	0418 280 904
I J Ranson Pty Ltd	PO Box 73	St Ives		0404 095 196
Ingleside Landscapes	145 Wireanda Road	Ingleside 2101	9450 2404	0408 296 359
Kakoda Concrete Pty Ltd	31 Palm Valley	Tumbi Umbi 2261	4389 8111	0421 342 177
Kelpie Concrete Pty Ltd	20 Spring Rd	Curl Curl 2096	9905 8398	0418 164 604
KMD Landscaped & Stone P/L	183 Rainbow Street	Randwick	9664 6600	0418 688 324
L & G Horvath	22 Kanimbla Cres	Bilgola Plateau	9918 4538	0418 202518
L & MC Constructions P/L	PO Box 748	Brookvale 2100	9939 4435	0411 416 777
Lamrock Builders	PO Box 76	Avalon 2107	9918 7037	
L Morlin & Co Pty Ltd	133 Desborough Rd	St Marys 2760		0418 285 015
Luch's Concrete Pty Ltd	15 Milperra Pl	Cromer 2099	9982 8739	0411 879 257
Lloyd Drilling & Underpinning Constructions Pty Ltd	17 Ilya Ave	Bayview 2104		0418 232 523
Martin Wren Formwork	286 Cullamine Rd	Duffys Forest	94502796	0415 282 426
Master Form Pty Ltd	150 Alfred St	Narraweena 2099	9971 6309	0409 244 056
New Edge Concreting Pty Ltd	21 Langland St	Wetherill Park 2164	9604 0774	0414 407 454
Newport Concreting	PO Box 108	Newport 2106	9997 5686	0407 068 716
Nick Johnston Landscapes Pty Ltd	14/1-3 Jubilee Ave	Warriewood 2102	9979 8885	0414 645 334
Northern Beaches Homes	9 Bilberry Aveneu	Bilgola Plateau		0414 209 282
Northside Concreting Services P/L	PO Box 168	Mona Vale 2103	9997 6363	0411 529 004
Northshore Formwork & Concreting P/L	30 Nimbey Ave	Narraweena 2099	9981 4390	0418 169 365
North Shore Paving Co Pty Ltd	16 Moore Ave	Lindfield West 2070	9416 8455	0418 269 697
Ocean Concrete Pty Ltd	7 Nursery Pl	Belrose 2085	9452 1473	0412 449 297
Outback Paving	38 Greensborough Ave	Rouse Hill 2155	9629 8951	0408 238 032
Paradise Landscapes Pty Ltd	PO Box 403	Newport Beach 2106	9918 0539	0414 229 722
Paton Concrete Works	PO Box 1149	Newport 2106	9979 2791	0407 011 907

PITTWATER COUNCIL

RECEIVED MONA VALE

12 JUL 2010

Form No. UI 301

Application for Access Driveway Profiles SERVICE

PLEASE PRINT

Applicant / Owner: HEDY ARRISUENO

Company Name (if applicable):

Postal Address: SARANA ST MONA VALE Postcode: 2090

Phone (Work): Phone (Mobile): 0412 509238

Applicant

Owners consent

Name: Huxley Homes Name: HEDY ARRISUENO

Signature:

Date:

Property Address: 3 FAZZOLARI AV. MONA VALE

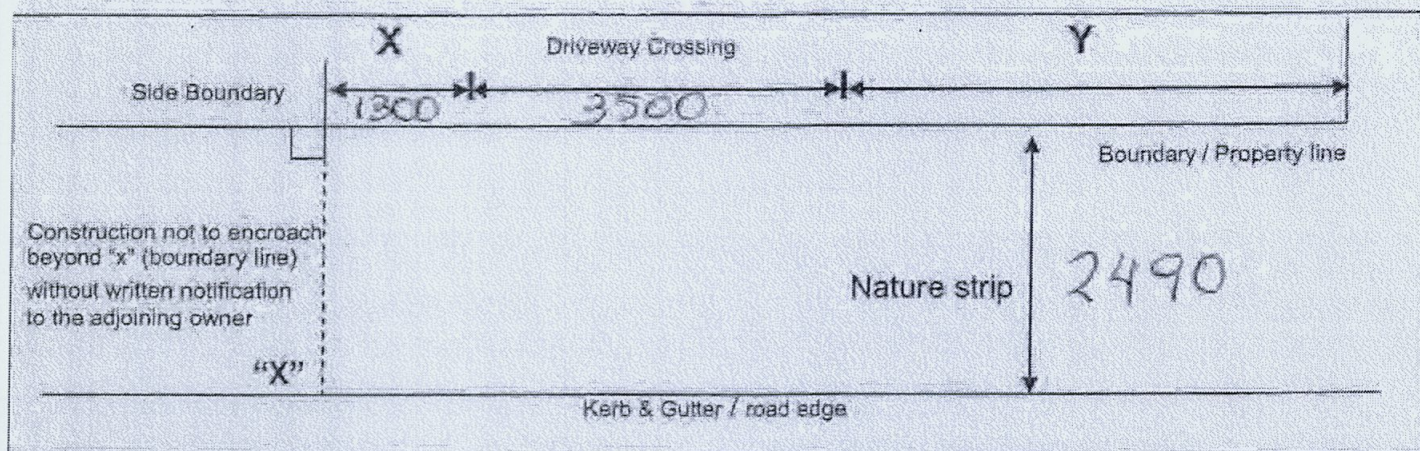
D.A. No. (if applicable): N 0188 / 10

☒ Single/Dual Occ.☐ Single/Dual Occ.-special treatment**☐ Other than Single/Dual Occ.☐ Other than Single/Dual Occ.-special treatment**

I hereby apply for Driveway profiles at the above address.

Note: Indicate significant trees on Nature Strip. If removal of trees is proposed, Applicant will need approval of Tree Preservation Officer.

Insert either X or Y distance from boundary to proposed driveway.



Notes:

1. This application does NOT constitute an approval to proceed with any work.
2. A Section 139 Consent is required under the Roads Act - 1993. An Application to Work in the Road Reserve (Form No: UI 302) must be completed and approved by Council prior to works commencing.
3. **Special treatment includes any of: retaining structures, stairs or landscape treatment.
4. Applicants must check whether they need to lodge a Development Application in respect of this application. Please refer to Pittwater 21 DCP, Exempt and Complying Development.

Office Use Only: (1.7.10 - 30.6.11)

CODE ESTR

Application Fee: \$100.00 incl. GST Late Fee: \$750 when work commenced prior to obtaining Consent

FEE: \$100.00 RECEIPT NO: 282012 ISSUED BY: J. J. DATE: 12.7.10

a Incoming application updated

a Referred to Compliance Admin Assistant

a Proclaim updated

a Profile letter issued and changed to OUTCOW

WITTWATER COUNCIL

RECEIVED MONA VALE

12 JUL 2010

Form No UI 302

CUSTOMER SERVICE

Application to Construct a Driveway in Public Road Reserve

PLEASE PRINT

Applicant / Owner: HEDY ARRISUEÑO

Company Name (if applicable): N

Postal Address: 5 ARANA ST MONA VALE Postcode: 2093

Phone (Work): Phone (Mobile): 0412509238

Applicant Name: Huxley Homes Owner's Consent Name: HEDY ARRISUEÑO

Signature: Signature:

Date: Date:

Property Address: 3 FAZZOLARI AV MONA VALE

D.A. No. (if applicable): N 0138/10

Notes:

1. This application does **NOT** constitute an approval to commence or proceed with any work.
2. A Section 139 Consent is required under the Roads Act 1993.
3. Following payment of the appropriate fee, the application will be assessed by Council's Urban Infrastructure Business Unit. If the application is approved, a written consent, including conditions, will be issued by the Road Authority (Council).
4. **WORK MAY ONLY COMMENCE FOLLOWING RECEIPT OF THE WRITTEN CONSENT FROM COUNCIL AND PAYMENT OF ALL FEES. THE CONSENT AND PROOF OF PAYMENT MUST BE KEPT ON SITE AT ALL TIMES DURING THE WORKS.**

FEES (Includes GST)

Access driveway construction only (includes 2 site inspections) per allotment for RESIDENTIAL SINGLE/ DUAL OCCUPANCY.	\$200.00
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.	\$400.00
Access driveway construction only (includes 2 site inspections) per allotment for OTHER THAN RESIDENTIAL SINGLE/DUAL OCCUPANCY.	\$300.00
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.	\$525.00
Fee per additional site inspection as required	\$240.00

Office Use Only: (1.7.10 - 30.6.11)

CODE: ESTR

Late Fee: \$750 when work commenced prior to issue of Section 139 Consent

FEE PAID: \$200

RECEIPT NO: 282614

ISSUED BY: L. B...

DATE: 12-7-10

Enquiries: - please contact Boondah Works Depot - Ph: (02) 9970 1180

Fax: (02) 9970 7384

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

Our Reference GO091030/LDA:ly
Your Reference 23607



13 November 2009

Ms Kristie Jones
Huxley Homes Pty Ltd
PO Box 6724
BAULKHAM HILLS BC NSW 2153

Dear Kristie,

Re: Lot 34 (No. 3) Fazzolari Avenue, MONA VALE
Client: Arrisueno

We acknowledge receipt of details for this project on 10 November 2009. A preliminary site assessment was carried out on 12 November 2009.

Site Classification

Pursuant to the requirements of Clause 2.1.2 of AS2870-1996, we have classified the site based on a **Visual Classification**. The Site Classification is determined as **M**.

Wind Classification

Pursuant to the requirements of Clause 7 of AS4055-2006 we have classified the site as follows based on Region A:

Terrain Category	3	Shielding Classification	FS
Topographic Classification	TI	Assigned Wind Classification	NI

Snow Load Classification

Not Applicable

Masonry Classification

Pursuant to the requirements of AS 3700-2001 Masonry Code we have classified the durability requirements of the external masonry as **General Purpose**.

Salinity Classification

Not Applicable

Yours faithfully
ACOR Appleyard Consultants Pty Ltd

Per

A handwritten signature in black ink, appearing to read 'Arrisueno', with a long horizontal line drawn underneath it.

ACOR APPLEYARD
CONSULTANTS PTY LTD
ACN 127 012 104
ABN 81 392 991 647

ENGINEERS

MANAGERS

INFRASTRUCTURE PLANNERS

SYDNEY-GOSFORD
BRISBANE-NEWCASTLE

P O Box 778
GOSFORD NSW 2250

Gosford
58 - 62 Hills Street
GOSFORD NSW 2250

Telephone: (02) 4324 3499
Facsimile: (02) 4324 2951

Castle Hill
Unit 35
7 Anella Avenue
CASTLE HILL NSW 2154

Telephone: (02) 9634 6311
Facsimile: (02) 9634 6544

Email
reception@acorappleyard.com.au

Website
www.acor.com.au

Residential Builders' Warranty Insurance

Certificate of Insurance

Policy Number: 42-0011587-BWI-7

Date Issued: 11/05/2010

628 BOURKE STREET
MELBOURNE
VIC 3000
Phone: (03) 92462666
Fax: 02 8275 9999
ABN: 78 003 191 035
AFS License No: 239545



HEDY ARRISUENO
5 ARANA STREET
MANLY VALE NSW 2093

Name of Intermediary
AON-HIA (VIC)

Account Number
42-HIAVIC

Policy Schedule Details

Certificate in Respect of Insurance

Residential Building Work by Contractors

A contract of insurance complying with Sections 92 and 96 of the Home Building Act 1989 has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of Residential Building Work as described in the Schedule herein.

In Respect of	NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At	LOT 34,3 FAZZOLARI AVENUE MONA VALE NSW 2103
Carried Out By	BUILDER HUXLEY HOMES PTY LTD ABN: 41 106 443 216
Declared Contract Price	\$216,219.00
Contract Date	08/02/2010
Builders Registration No.	U 155010C
Building Owner / Beneficiary	HEDY ARRISUENO

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to the Building Owner/Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

For and behalf of

QBE Insurance (Australia) Limited

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

Pittwater Council

ABN: 61340837871

TAX INVOICE
OFFICIAL RECEIPT

29/03/2010 Receipt No 277766

To HUXLEY HOMES

PO BOX 6724

BALLKHAM HILLS NSW 2153

Qty/	Applic Reference	Amount
	GL Receipt	
	TDEV-DA Fees	\$958.17
1 X	NO138/10	
Qty 1,	TADV-DA	\$181.82
	Adv/Notify	
1 X	NO138/10	
	GST	\$18.18
Qty 1,	NODP-DA Sign	\$34.55
1 X	NO138/10	
	GST	\$3.45
Qty 1,	RMIC-Rcrds	\$27.27
	Scanning	
1 X	NO138/10	
	GST	\$2.73
	GLS-Builders LSL	\$756.00
1 X	NO138/10	
Qty 1,	HKER-RR Assur	\$209.09
	Fee	
1 X	NO138/10	
	GST	\$20.91

Total Amount: \$2,212.17

Includes GST of: \$45.27

Amounts Tendered

Cheque \$2,212.17

Total \$2,212.17

Rounding \$0.00

Change \$0.00

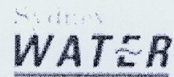
Nett \$2,212.17

Printed 9/04/2010 12:46:00 PM

Cashier LAillison



Application Lodgement Summary



Reference Number 2868811

Date Requested: Wed May 12 2010

Agent	Reece Castle Hill, Unit E/2 Packard Ave Castle Hill
Applicant	huxley homes, 2 burbank pl baulkham hills 2153
Property/Asset	3 Fazzolari Ave, Mona Vale 2103 (Hd Arrisueno) PNum: 5425642 150 mm VC Sewer Main - (3973566)
Product	Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application Fee	\$25.95	\$0.00	\$25.95

Property Special Conditions for Plumbers

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	Gravity

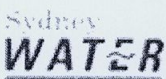
You must contact Sydney Water's Plumbing Inspection and Assurance Services on Ph: 1300 889 099 to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over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



Application Lodgement Summary



Reference Number 2868816 **Date Requested:** Wed May 12 2010

Agent Reece Castle Hill, Unit E/2 Packard Ave Castle Hill

Applicant huxley homes, 2 burbank pl baulkham hills 2153

Property/Asset 3 Fazzolari Ave, Mona Vale 2103 (Hd Arrisueno) PNum: 5425642
150 mm VC Sewer Main - (3973566)

Product Plumbing and Drainage Quality Assurance Application

Charge	Product Cost	GST	Total
Plumbing and Drainage Inspection Application Fee	\$170.35	\$0.00	\$170.35

Property Special Conditions for Plumbers

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	Gravity

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.

Properties in recycled water areas are required to pay twice the number of inspection fees as additional inspections are required to be carried out on the potable and recycled water services. These fees will generally be charged upon payment of the Plumbing and Drainage Inspection application, or as directed by Sydney Water's Plumbing and Drainage inspector.

You must contact the Sydney Water Plumbing & Drainage Inspector on 1300 889 099 at least 2 working days prior to the inspection time to arrange for inspection of the works.

Re-use of greywater (eg washing machine) or blackwater (eg treated sewage) requires the installation/s to be fully inspected by Sydney Water's Plumbing and Inspection Assurance Services, and a testable backflow prevention device fitted to the water service at the meter installation. The application must be supported by written approval from the local council and also include details of the changes to the house drainage/sanitary plumbing.

Recycled water areas require full inspections for all water and sewer drainage installations and a final inspection before occupation. You will need to contact the local Sydney Water Plumbing

& Drainage Inspector to arrange for the inspection to be carried out. Should you have any further inquiries please call 1800 022 220 or visit Sydney Water's website at www.sydneywater.com.au

Conditions

- All fees are NON REFUNDABLE and NON TRANSFERABLE
- Any Plumbing or Drainage work MUST BE carried out by or under the immediate Supervision of Authorised Licensees who MUST lodge a separate Application to commence the work.
- This Application will lapse if the relevant work shown hereon has not commenced within 12 months of the date shown on the receipt.
- Where the Sewer is not available Sydney Water cannot accept any responsibility for the locations, lines and levels of the Supervised work for connection to the Sewer when it becomes available
- Owner's please note: You should obtain a 'Certificate of Compliance' from your Plumber or Drainer. This is your warranty for work done.

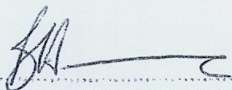
EXTRACT FROM THE WATER BOARD (CORPORATION) ACT 1994 - Clause 21 (5) Water (Finance) Regulation

1. An owner or occupier of land shall not refuse to give, wilfully omit to disclose, or wilfully misstate to an Officer of Sydney Water:-
 - a. any information required for, or likely to affect, a valuation or determination to be made for the purpose of this clause;
 - b. in the case of an occupier, the name of the owner of the land or the person who receives, or is Authorised to receive, the rent for the land. MAXIMUM PENALTY:\$5,000 IN THE CASE OF A CORPORATION, OR IN OTHER CASES, \$2,000.

**SYDNEY 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.
6. Property No. 2868811

Reece, Castle Hill
Quick Check Agent on behalf of
SYDNEY WATER

Per: 

12/5/10

HUXLEY HOMES

Building Lasting Relationships

PLEASE FORWARD A TAX INVOICE
FOR FEES AS DETAILED TO THE
ADDRESS BELOW

ACCOUNTS DEPT USE ONLY

Date 8/3/10 Cheque No. 26186
Requested By: marcela Date 5-3-10
Authorised By: _____ Date _____
Chq Signed by: bel Date 8/3/10
Chq Signed by: nw Date 28-3-10

REQUEST FOR COUNCIL OR PRINCIPLE CERTIFYING AUTHORITY CHEQUE

(DA Cheque Requisition: To be completed when signed contract returned and acceptance fee paid).

(CC Cheque Requisition: To be completed when Engineers Plans are received).

Job No. 23607 Owner: Hedy Arrisueno
Job Address: Lot 34 Street 3 Fazzolari Ave.
Suburb Mona Vale Postcode 2093

Cheque payable to: Pittwater Council

ACTIVITY	DEVELOPMENT APPLICATION	NET	GST	GROSS
001	Development Application Fee			\$957.40
001	State Gov't Plan First Levy			
001	Development Inspection Fee			
001	D.A. Notification			\$200-
001	Advertising Fee (Signage)			\$38-
001	Microfilming			
001	D.A. Archival Fee (scanning)			\$20-
001	Administration Fee			
001	Subdivision Dev. Application			
001	Amended Dev. Application (Road Reserve)			\$230-
001	Inspection Fees			
CONSTRUCTION CERTIFICATE				
001	Construction Certificate Fee			
001	Road Opening			
001	Septic Application Fee			
001	Builders Sanitary Service			
001	Inspection Fees			
001	Additional Plan Fees			
001	Administration Fees			
001	Amended Plan Fees			
001	Advertising Fee			
001	Vehicle Crossing/Footpath			
001	Nathers Assessment			
001	Infrastructure			
	SUBTOTAL	1455.40	-	1455.40
004	Sewer Connection			
004	Water Connection			
	SUBTOTAL			
183	Damage Deposit			
181	Long Service Levy	756.77	-	\$756.77
	CC Registration			
	CHEQUE HEREWITHIN	\$2212.17	\$	\$2212.17

Huxley Homes Pty Ltd A Division of Home Australia
10 Phillip Street Parramatta New South Wales 2150 Telephone 02 9842 9889 Facsimile 02 9842 9898
Email building@huxleyhomes.com.au Website www.homeaustralia.com.au
Lic No 155010C ABN 41 106 443 216



Building Lasting Relationships

GENERAL HOUSING SPECIFICATIONS

For the erection of a brick veneer residence

Mrs Hedy ARRISUENO
Lot 34 No3 Fazzolari Ave.
MONA VALE NSW 2103
Job #23607

This is Annexure B referred to in the Building Agreement Dated _____

Signed by the Owner(s)

Name Mrs Hedy Delia ARRISUENO

Signature Hedy D. de Arsueno

Name _____

Signature _____

In the presence of

Name MARK DAVIDSON

Signature [Signature]

Address C/O HUXLEY HOMES P/L

Builder

Name Andrew Eager

Signature [Signature]

In the presence of

Name M. Della Palma

Signature M. Della Palma

Address c/o Huxley Homes P/L

Huxley Homes Pty Ltd
Level 1 No 2 Burbank Place, Baulkham Hills NSW 2153
PO Box 6724, Baulkham Hills BC NSW 2153
ABN 41 106 443 216 No 155010C



INDEX

1. GENERAL
2. EXCAVATOR
3. CONCRETOR
4. PROTECTION FOR SUBTERRANEAN TERMITES
5. BRICKLAYER
6. STRUCTURAL FRAMING
7. TIMBER FRAMED GROUND FLOORS
8. JOINER
9. ROOFER
10. PLUMBER
11. DRAINER
12. ELECTRICIAN
13. WALL AND FLOOR TILER
14. INTERNAL WALL LININGS
15. GLAZIER
16. PAINTER
17. COMPLETION
18. PRIME COST AND PROVISIONAL ITEMS

GENERAL

- 1.01 Extent of the works: Shall be governed by the Contract Tender Letter Working Drawings
- 1.02 Provide: Means the supply and complete building in of specified materials, fittings etc
- 1.03 Regulations and Notices: The Contractor is to comply with the Building Code of Australia, the relevant state appendix thereto; and/or any amendments thereto; the requirements Legally Constituted Authorities for Local Government and/or for services to the extent as provided for in the Contract Tender Letter. The Contractor is to give all notices, obtain all permits and pay all fees required by such authorities. Damage and Security Bonds are to be paid by the Owner.
- 1.04 Insurance: Insurance of works against fire will be affected by the Contractor. The Contractor shall at his own expense adequately insure against public risk and arrange indemnification in respect to his liability under the Workers Compensation Act of New South Wales.
- 1.05 Labour and Materials: The contractor is to provide all labour, materials, fittings and plant required to construct and complete the building as specified in the Contract Tender Letter. Materials to be the standard specified. Workmanship in each trade to be performed by tradesman of the particular trade and in conformity with current good building practice.
Notwithstanding that certain materials may herein after be specified, the contractor reserves the right to substitute and/or alter any materials herein, however they must comply with relevant ordinances and/or Lending Authority concerned and be of no less a quality than the material they are substituting.
- 1.06 Set Out and Dimensions: The Contractor is to set out and maintain the work substantially in accordance with the drawing. Figured dimensions on plans are to be taken in preference to scale measurements unless otherwise stated, all dimensions are nominal i.e.; Dimensions are to be structural elements and do not include finished surfaces such as plasterboard, tiling etc
- 1.07 Plans and Specification: If any alterations, amendments or variations to the said plans and specifications are required by any Government Authority the cost of such alterations, amendments or variations shall be charged to the Owners account.

- 1.08 Additional Work: Should any additional work (as distinct from authorized extras and variations) not allowed for or included in, or specifically excluded from the Contract Sum or this specification be required to be carried out because of site conditions, requirements of the Lending Authority and/or Statutory Authority, the cost of work shall be to the Owners account.
- 1.09 Final Payment: Final payment shall be by bank cheque on completion and before occupation. The Contractor shall not, under any circumstances release the keys for the building until all outstanding monies have been paid by the Owner to the Contractor.
- 1.10 Survey: The Contractor shall allow the provisional sum as scheduled for the following survey work (a) block peg out; (b) house set out; (c) identification survey when foundation walls are complete; (d) final survey on completion of gutter and eaves. The Contractor shall not be responsible for the maintenance of any Survey pegs after the final survey is completed.
- 1.11 Water: Where water is available within two (2) metres of the property boundary, the Contractor will be responsible for all costs (except for excavation of rock) associated with connecting the water to the site. Where water is not available or the supply authorities' main is further than 2 metres from the property boundary, all associated costs with bringing water or the water service to the site shall be to the Owners account. Unless specified in the tender, the contract includes up to (10) lineal metres of 19mm water service from the main to the building. If water is not available the Owner shall, at the Owners expense, supply adequate water to the site for construction purposes.
- 1.12 Councils Footpath: The contract sum does not include the repair of damage to the Councils kerb and gutter/footpath/roads or any private right of way/driveway caused by construction vehicles and/or work and the contractor accepts no responsibility for damage to the same. Should the contractor be required to repair such damage, the cost shall be to the Owners account.
- 1.13 Existing Structures: The contractor (unless specified in the contract tender letter) shall not be required to protect, repair or otherwise maintain any existing fences, structures, driveways or the like and the contractor accepts no responsibility for any damage caused to the same during the construction period.
- 1.14 Access: All weather access and storage must be available for the delivery of materials by heavy vehicles onto the site and to within three (3) metres of the works. In particular, access must be available around the entire perimeter of the works for concrete delivery trucks to pour the floor slab. Any additional cost incurred by the contractor through inadequate access or storage shall be to the Owners account. Should inclement weather and/or inadequate site conditions cause, in the contractors estimation at the time, the pouring of the foundation floor slab to be impracticable without the use of a concrete pump, then the contractor reserves the right to use such concrete pump and the cost thereof is to be charged to the Owners account.
- 1.15 Provisional Allowances: Works for which provisional allowances are listed at the end of this specification will be charged at the scheduled rate or where no rate is provided at the Contractors cost plus Builders Margin.
- 1.16 Prime Cost Items: Unless otherwise stated in tender, the contractor shall supply and fix all PC items shown on the working drawings and or/detailed in the tender.
- 1.17 Items to be Supplied by the Owner: For all items, stated in tender, to be supplied by the Owner or where, during construction of the dwelling it is agreed between the Owner and the Contractor that the Owner shall and supply any particular item, it is the responsibility of the Owner to arrange payment for, delivery of and protection (and/or insurance) against damage and theft of all of these items. Delivery is to be made when requested by the Contractor, to the site.
- 1.18 Finish as an Exhibition Home: The Contractor shall endeavour at all times to duplicate the finish and fittings in the corresponding exhibition home. However, the Contractor will not be held responsible for changes which occur due to the variations in the building practice and changes in the models of various fittings or materials.
- 1.19 Selections by Owner: If materials become unavailable during the course of the building work, the Contractor must notify the Owner and provide a recommendation for alternative materials. The Owner

must provide the Contractor with the instruction within five (5) working days failing which the contractor may make a substitution. Any substituted materials shall be charged as prime costs in accordance with this clause.

EXCAVATOR

- 2.01 Site: Unless allowed for in the contract sum, the owner is to clear the building site and grub all stumps, roots etc to a minimum distance of three (3) metres outside the building line or to the boundaries of the allotment whichever is less. Unless specifically allowed for in the contract sum, the removal of roots, stumps, trees, undergrowth, excess fill and rubbish on site is not the responsibility of the contractor but shall be stacked on site for removal by the owner, prior to the commencement of slab.
- 2.02 Rock or Shale: The contractor shall allow for all excavation to be in clay or soil. Should rock, shale or any other material requiring use of a compressor or other plant be encountered during construction, the owner shall pay extra for excavation and the removal of such material and shall be charged the contractors invoiced cost of labour and hire of compressor/any other plant equipment plus Builders margin.
- 2.03 Trenches: Excavate for all footings, beams to raft slab etc to secure solid even bearing throughout. Should it be necessary to excavate deeper than 350mm to secure solid bottoms and even bearing throughout, the additional cost shall be charged to the owners account or as provided in the Contract Tender Letter.
- 2.04 Excess Fill: If piercing or excavation is required the removal or spreading of excess filling resulting from such work shall be the responsibility of the owner, if however such work is allowed for in the provisional allowances the cost thereof shall be adjusted in accordance with clause 1.15 hereof. Excess fill included but not limited to Tank soil, footings, internal and external drainage.

CONCRETOR

- 3.01 General: All concrete is to be ready mixed from an approved supplier. Compression strength of concrete shall be noted as per Engineers drawings.
- 3.02 Footings: Provide concrete footings in accordance with Engineers details unless provided otherwise in the Contract Tender Letter.
SHOULD ADDITIONAL FOOTINGS OR PIERING BE REQUIRED BY SITE CONDITIONS, COUNCIL, LENDING AUTHORITY OR ENGINEER, THE ADDITIONAL COST SHALL BE TO THE OWNERS ACCOUNT.
- 3.03 Filled or Unstable Ground: if upon commencements of the works, the nature of the ground is considered unsuitable for the footing system shown on the drawings, then the contractor shall engage a structural engineer to advise on the redesign of the footing system and construct same in accordance with details provided by the engineer. The cost of engaging the Engineer along with any additional work shall be charged to the owners account. Refer to the Building Agreement.
- 3.04 Concrete Floor Slabs: Construct a concrete floor on the ground in accordance with the Engineers detailed drawings; surface to be suitable to lay carpet. Where required, provide concrete floors to bathroom, laundry, external patios, terraces, garage and carport.
- 3.05 Concrete Slabs – Wet Areas: Screed the concrete with a fall to outlets, or level as required and trowel the surface to floors of the external patios, terraces and laundry where applicable to smooth and even finish.
- 3.06 Paths: Provide concrete paths if provided for in the Contract Tender Letter and indicated on plan. Lay paths to even grades, true lines and curves. Provide joints in the paths at a maximum spacing of 2000mm with bitumen impregnated felt jointing strips or equivalent.

PROTECTION FROM SUBTERRANEAN TERMITES

- 4.01 Barrier: Protect the structural elements to the work with a proprietary system which has current accreditation.
- 4.02 Certificates: The Contractor is to provide a Certificate.
- 4.03 It is incumbent upon the Owner to have the house inspected at least annually by a competent pest control operator and to comply with the operator's advice.
THE OWNERS FAILURE TO COMPLY WITH THIS CLAUSE WILL VOID ANY WARRANTY GIVEN IN RELATION TO THE CERTIFICATE.

BRICKLAYER

- 5.01 General: All Brickwork is to be accurately bonded, carried up true and plumb in level courses to various heights and thicknesses as shown on plans. Bricks of clay and/or shale origin are to be sound, hard and well burnt.
- 5.02 Face Bricks: Face bricks to be used for all wall and piers to exposed elevation(s). The Contractor shall endeavour to obtain bricks as selected by the owner, however, if bricks supplied by the manufacturer are not to the approval of the owner, any dispute regarding colour, size, quality, etc shall be between the owner and the manufacturer and the Contractor will be indemnified by the owner for any costs involved as a result of such dispute.
The quantity of bricks the builder is to allow shall be calculated at the same rate of 52 bricks per square metre of brick wall area.
Where special bricks are selected which result in the quantity used in being in excess of the quantity so calculated, the additional cost of material and labour shall be charged to the Owners account.
If bricks selected have to be hand blended on site, the cost to do this work shall be charged to the owners account.
Common Bricks may be used for all other work
- 5.03 Mortar and Joining: Mortar shall comply with the BCA
Coloured Mortar: Under no condition does the contract guarantee, nor does the contractor accept responsibility for the shade or the uniformity of colour where used in mortar.
- 5.04 Engaged Piers: To be shown on the drawings.
- 5.05 Dampcourse: In concrete slab-on-ground construction a continuous cavity flashing shall be provided to the perimeter of the building, built in and securely fixed to the external wall, carried downward and across under the external leaf of brickwork. Weep holes to be provided at a maximum 1000mm centres. Where an external cavity wall extends above an internal portion of the building, either a through flashing or a cavity gutter shall be provided immediately above the surface of the lower abutting section to prevent water penetration to lower walls or areas.
- 5.06 Veneer Wall: To be 110mm brickwork providing a clear cavity of 25 min. from timber frame. Build in 3mm galvanized veneer ties to the BCA requirement. The brick veneer is to be kept 10mm clear below roof framing and/or eaves lining and 10mm clear of window sills. All mortar joints on inside faces are to be flush with brickwork. All mortar droppings are to be moved from wall ties and cavities before internal linings are fixed.
- 5.07 Arch Bars and Angle Irons: Brickwork over openings is to be supported on primed or galvanized mild steel bars or angles.
- 5.08 Flashing: Build in all flashings under window frames and above openings and meter box where required. Provide all necessary weep holes.
- 5.09 Cleaning: Clean all exposed brickwork with diluted spirits of salt and/or specified approved cleaner, wash down with clean water and leave free from cement and mortar stains.

STRUCTURAL FRAMING

- 6.01 Timber: Timber framing and flooring sizes shall conform to the Light Timber Framing Code.
- 6.02 Steel: Steel framing shall conform to the Manufacturers recommendations.
- 6.03 Roof Framing: Slope of Roof is to be as shown on plan. All roof members are to be seated on plates with roof loads transferred to the footings. Provide all rafters, hips, valleys, etc. as appropriate with all sizes and stress grades.
- 6.04 Flooring: Where shown on working drawings, cover floor joists with platform flooring in accordance with Manufacturers directions.
- 6.05 Floor Sander: Timber sheet flooring, where required is to be machine sanded to an even surface.

TIMBER FRAMED GROUND FLOORS

- 7.01 Generally: Where timber floors are shown on the drawings, the following clauses shall apply.
- 7.02 Concrete Footings: Provide concrete strip footings in accordance with the requirements of the Building Code of Australia/or the Engineers Details.
- 7.03 Foundation Walls: On concrete footings, build brick foundation walls to thickness shown on plans, up to the level of underside of the floor bearers. Build 230 x 110 mm engaged piers to support floor bearers elsewhere as indicated on plans.
- 7.04 Sleeper Piers: Provide 230 x 230 mm brick sleeper piers built up off 350 x 350 x 150mm concrete pad footing or two courses 350 x 350mm brickwork. If any pier exceeds 1500mm in height, the additional lower portion of that pier is to be 350mm x 350mm on 470 x 470 x 150mm concrete pad or two courses 470 x 470 mm brickwork.
- 7.05 Floor Level: To comply with the drawings so as to provide not less than 200mm from ground surface at any part to the underside of the floor bearers for a distance of 2000mm back from external wall.
- 7.06 Access: Provide access under floors as shown on plan.
- 7.07 Ventilation: To foundation walls at a height immediately under beams, build in 230 x 150 mm vents to BCA requirements. Similarly, ventilation is to be provided under verandas and/or suspended concrete floor slabs and no section of the underfloor area shall be constructed in such a manner that it will hold still pockets of air.
- 7.08 Dampcourse: On all brickwork and piers, at the level of the underside of the floor bearers, provide an approved dampcourse. The dampcourse material is to be in long lengths, lapped 150mm at joints and full width at intersections.
- 7.09 Vermin Proofing: In brick veneer, provide 10mm mesh galvanised bird wire built into brickwork and taken across cavity and secured from bottom plate.

JOINER

- 8.01 Generally: Joinery material is to be finger joint pine or timber of durable species, seasoned and free of those defects which might affect its appearance and durability. All to be accurately cut fitted and securely fixed.
- 8.02 Jamb Linings and Doors: To all internal door openings provide door jamb linings. Jamb linings with planted on stops may be used. Provide doors as specified. Accurately fit to door jamb linings, hang front, rear and other doors, unless otherwise specified elsewhere with two 85mm steel butt hinges. External doors to be as selected in the Tender. Furnish with selected lock and furniture. Internal doors to be as selected of suitable width. Furnish with selected latch and furniture. External double doors are to be rebated together and suitable weathered. Provide where shown on plan, sliding door frames complete with fittings and doors of selected width and furnish with selected furniture. Provide aluminium doors and frames, if shown on plan.

- 8.03 Windows: Provide windows from approved supplier and install these frames strictly in accordance with the manufacturer's recommendations.
- 8.04 Architraves: Provide architraves to all door, window and other openings internally.
- 8.05 Skirting: Provide skirting to all rooms except tiled areas.
- 8.06 Kitchen Cupboards and Vanities: Provide properly constructed floor and wall cupboards in position and to dimensions indicated on plan. Floor Cupboards to have raised floors with tow space under front face. Cover top of floor cupboards with materials as selected. Provide doors as selected. Doors to be accurately fitted and hung and furnished with selected catches and handles.
- 8.07 Built in Cupboards: Frame up and fix cupboards in position and to dimensions shown on plan. Provide particle board shelves 10mm minimum thickness. Provide doors as selected and furnish with selected catches and handles

ROOFER

- 9.01 Tiles: Cover the roof of the dwelling with first quality roofing tiles as selected. The tiles are to be fixed to approve battens of sizes appropriate to the spacing of rafters/trusses in accordance with manufacturer's recommendations. Cover hips and ridges with capping and all necessary starters and apex caps. Capping and verge tiles are to be well bedded on lime mortar and neatly pointed with coloured cement mortar.
- 9.02 Steel Roof Decking: Were shown on plan, provide and install a steel deck roof together with accessories and all in accordance with the manufacturer's instructions.

PLUMBER

- 10.01 Eaves Gutters: Provide 110 x 0.6mm guttering to all eaves. Set in a position with sufficient fall to downpipes and secure with brackets, if required, spaced at a maximum 1200mm.
- 10.02 Downpipes: Provide downpipes as required. Connect each pipe to gutter and roof water drains and secure to walls at a maximum spacing of 2700mm, minimum of two (2) each downpipe.
- 10.03 Valley Gutters: Selected valley gutters are to be fixed to valley boards with edges beaded well lapped at joints (Approved ribbed valleys may be fixed without valley boards)
- 10.04 Flashing: Flash around chimney stacks, exhaust flues and wherever required with approved material dressed well down onto roof slopes and taken up vertical faces at least 75mm. Wedge stepped flashing into brickwork with approved material and point with cement mortar.
- 10.05 Sanitary Plumber: Sewered and unsewered areas. Fit bath, basin, kitchen sink, wash tub, pan and floor grate to shower recess, in positions shown on plan. Provide waste pipes with traps to the above fittings and connect to the drainage system. The whole of the work to be performed in accordance with the rules and requirements of the authority for water and sewerage.
- 10.06 Floor Wastes: Provide overflow outlet in bathroom and separate WC floors and Laundry. Fit grating and wastes
- 10.07 Water Service: Allow to connect a 19mm mains cock to supply main and two (2) metres of 19mm pipe to the metering position within the property. Provide a stop cock and garden tap. Allow the length scheduled of 19mm pipe to the house. Branch off with 19mm pipe to hot water unit and with a 12mm pipe to bath, breeching piece to shower, basins, laundry tub, washing machine and kitchen sink. Properly secure all piping and provide flange to internal wall faces. Terminate over fittings with approved high pressure taps and with high pressure hose cocks to garden points. Provide fixing cistern and hot water unit. Provide one garden tap on rear wall of house and one at the front wall of the house.
If there is no town water and a tank is required, provide one garden tap only attached to external wall of house.

Extend hot water unit to pipe to points over bath, basins, showers, kitchen sink, laundry tub and washing machine. Terminate at these points with taps or cocks as required. Provide inlet stop cock to hot water unit.

DRAINER

- 11.01 Sewered Areas: Provide a drainage system from the WC pan and from wastes of all fittings and connect to the sewer main, all to be in accordance with the rules and requirements of the relevant authority. Provide at least one gully outside the building.
- 11.02 Septic System: Where applicable, provide and install a septic system to the requirements of the Local Authority and in accordance with manufacturer's instructions.
- 11.03 Stormwater Drains: Provide 90mm PVC stormwater drains laid to an even and regular fall so as to have a minimum cover of 150mm. Drains to discharge into street gutter where possible. Where outlets are shown within the site they are to discharge at least 3000mm clear of the building into rubble packed sumps. Should onsite storage be required, work to be done in accordance with the approved hydraulic detail; such work to be to the Owners account unless provided for in the Contract Sum.
- 11.04 Additional Requirements: Should site conditions make it necessary to supply, in order to satisfy the appropriate authorities, additional back vents, concrete encasing of drainage lines, sewer boundary traps, cast iron drainage wastes and any other requirements, such items shall be additional to the contract sum. The tender sum does not include excavation to rock or shale or the removal of excess filling resulting in the drainage installation and should such work be required, it shall be additional to the contract sum.

Where a provisional allowance is included in the tender for external drainage then the work executed shall be adjusted against the provisional allowance included in the contract sum and calculated at the rates scheduled or where no rate is provided, at the contractors invoiced cost plus Builders margin.

ELECTRICIAN

- 12.01 General: Provide all labour and materials necessary for the proper installation of electricity service in accordance with appropriate rules and the requirements of the local supply authority. Arrange with supply authority for the connection from the supply mains to the meter board. Should connection of the mains be underground or special brackets or additional poles are required, the extra cost shall be charged to the owners account. Provide for the proper installation and connect scheduled number of light and power points in positions to be indicated. Connect all appliances indicated on plan to local authorities' requirements.
- 12.02 Meter Box: Provide box to enclose meters in accordance with the requirements of the authority concerned.
- 12.03 Smoke Detectors: Provide smoke detectors to the BCA and connect to mains power supply. Note: Electrician has the discretion to move any item to meet the requirements of the BCA.

WALL AND FLOOR TILER

- 13.01 Walls: Supply and fix ceramic wall tiles to the extent shown on the detail drawings or mentioned in the tender documents.
Tiles are to be fixed with appropriate adhesive, to a backing of approved materials.
- 13.02 Floors: Cover the floor surfaces as per the Tender with selected ceramic floor tiles-
A) Wet Areas; on a bed of mortar consisting of three (3) parts sand and one (1) part cement
B) Living Areas; fix with approved adhesive.
- 13.03 General: SHADE VARIATION IN AN INHERANT FACTOR IN THE MANUFACTURE OF CERAMICS PARTICULARLY IN DECORATIVE EFFECTS.

All ceramic tiles are subject to crazing. The degree of craze resistance varies from tile to tile, depending on the type of product and the method of fixing. No tiles are guaranteed against crazing. Fully glazed floor tiles with high gloss finish are very susceptible to scratching during normal building operations: the contractor does not guarantee that such scratching will not occur nor will the contractor be responsible for any rectification thereof.

- 13.04 Waterproofing Wet Areas: Use a proprietary system which is approved for use in wet areas, shower recess bases, associated floors and wall/floor junctions which are to be tiled.

INTERNAL WALL LININGS

- 14.01 General: Line all walls, except to wet areas, gypsum plaster board. To wet areas approved water repellent sheets shall be used. Fit approved water proofing angle to internal corners of shower recesses.
- 14.02 Gypsum Plaster Board: Fix horizontally with full length sheets, end joints to be staggered, to ceiling heights. Sheets are to have recessed edges and to be minimum 10mm thick when fixed to studs spaced at up to 600mm centres. Fixing to be strictly in accordance with manufacturers recommendations. Internal and external angles from floor to ceiling to be set.
- 14.03 Ceiling fixer: Provide Gypsum plaster board to all ceilings. Sheets to have recessed edges and to be a minimum of 10mm thick. Fixing is to be strictly in accordance with manufacturers recommendations.
- 14.04 Cornice: Set corners or provide 90mm cove cornices to ceilings as required, properly fixed and set at all angles. Cornices to be in full wall lengths where practicable.

GLAZIER

- 15.01 General: All glass to be in accordance with BCA and installed in a tradesman like manner. Clean all glass on completion of works.

PAINTER

- 16.01 Generally all paint used shall be a quality suitable for the purpose intended and the application shall be as per the manufacturer's recommendations. The colours used shall be as per Colour Schedule. All surfaces to be painted shall be properly prepared to the manufacturers recommendations.

COMPLETION

- 17.01 The building is to be completed in every trade. Sashes and doors to be eased, locks oiled and all paint surplus building materials and rubbish removed from the site. Gutter and drains to be cleared and the building generally to be left clean and fit for occupation.

PROPOSED RESIDENTIAL DEVELOPMENT

No 3 FAZZOLARI AVENUE, MONA VALE

STORMWATER MANAGEMENT PLANS

GENERAL NOTES
1. THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT, CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS. WHERE DISCREPANCIES ARE FOUND ACOR APPELYARD CONSULTANTS MUST BE CONTACTED IMMEDIATELY FOR VERIFICATION
2. WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR CONSTRUCTION PURPOSES
3. SUBSOIL DRAINAGE SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER. SUBSOIL DRAINAGE SHALL NOT BE CONNECTED INTO THE STORMWATER SYSTEM IDENTIFIED ON THESE PLANS UNLESS APPROVED BY ACOR APPELYARD CONSULTANTS

LEGEND
100 DIA 1% MIN
 STORMWATER PIPE, GRADE AND SIZE
 STORMWATER PIT (SOLID COVER)
 STORMWATER PIT (GRATED COVER)
 GRATED DRAIN
 DOWNPIPE
 INSPECTION OPENING
 ABSORPTION TRENCH
 DIAMETER
 FINISHED SURFACE LEVEL
 NATURAL SURFACE LEVEL
 NON RETURN VALVE
 PUMP
 STOP TAP (ISOLATION VALVE)
 240v REQUIRED

STORMWATER CONSTRUCTION NOTES
1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500 (CURRENT EDITION) AND THE REQUIREMENTS OF THE LOCAL COUNCIL'S POLICIES AND CODES
2. THE MINIMUM SIZES OF THE STORMWATER DRAINS SHALL NOT BE LESS THAN DN90 FOR CLASS 1 BUILDINGS AND DN100 FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY
3. THE MINIMUM GRADIENT OF STORMWATER DRAINS SHALL BE 1%, UNLESS NOTED OTHERWISE
4. COUNCIL'S TREE PRESERVATION ORDER IS TO BE STRICTLY ADHERED TO. NO TREES SHALL BE REMOVED UNTIL PERMIT IS OBTAINED
5. PUBLIC UTILITY SERVICES ARE TO BE ADJUSTED AS NECESSARY AT THE CONTRACTOR'S EXPENSE
6. ALL PITS TO BE BENCHED AND STREAMLINED. PROVIDE STEP IRONS FOR ALL PITS OVER 1.2m DEEP
7. CATCH DRAINS ARE TO BE CONSTRUCTED AS REQUIRED BY COUNCIL'S ENGINEER
8. MAKE SMOOTH JUNCTION WITH ALL EXISTING WORK
9. VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION
10. SERVICES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND FIELD INVESTIGATIONS AND ARE NOT GUARANTEED COMPLETE NOR CORRECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL PRIOR TO CONSTRUCTION
IMPORTANT: THE CONTRACTOR IS TO MAINTAIN A CURRENT SET OF 'DIAL BEFORE YOU DIG' DRAWINGS ON SITE AT ALL TIMES.
11. ANY VARIATION TO THE WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY ACOR APPELYARD CONSULTANTS PRIOR TO THEIR COMMENCEMENT



RAINWATER RE-USE SYSTEM NOTES
1. RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS AS REQUIRED BY BASIX CERTIFICATE (BY OTHERS)
2. TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF SYDNEY WATER. THIS MAY REQUIRE PROVISION OF: 2.1. PERMANENT AIR GAP 2.2. BACKFLOW PREVENTION DEVICE
3. NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY
4. AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK
5. PROVIDE AT LEAST ONE EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING
6. PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL
7. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENCED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE
8. PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENCED ELECTRICIAN
9. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK. SURFACE WATER INLETS ARE NOT TO BE CONNECTED
10. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS/NZS3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345)
11. EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319
12. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY

LOCAL CERTIFICATION SERVICES
PTY LTD
RECEIVED

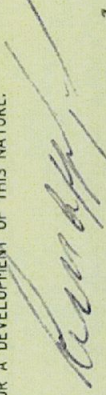
PITTWATER COUNCIL REQUIREMENTS
SITE AREA (m ²)..... 911 EXISTING IMPERVIOUS AREAS (m ²)..... 391 PROPOSED DWELLING AREA (m ²)..... 327 PROPOSED DRIVEWAY + PATH AREA (m ²)..... 74 TOTAL NEW IMPERVIOUS AREA (m ²)..... 401 INCREASE IN IMPERVIOUS AREA (m ²)..... 60 1. PROVIDE 6300L RAINWATER RE-USE, IN ACCORDANCE WITH CONSENT CONDITION C.5 2. OSD NOT REQUIRED DESIGN PREPARED IN ACCORDANCE WITH PITTWATER COUNCIL'S DCP 21 - SECTION B5.8, SECTION 3.1.2 OF BCA, AR88 AND AS/NZS 3500.

SHEET INDEX
COVER SHEET & NOTES..... SHEET C1 STORMWATER MANAGEMENT PLAN..... SHEET C2 STORMWATER MANAGEMENT DETAILS..... SHEET C3

DESIGN CERTIFICATE

THIS DESIGN HAS BEEN PREPARED HAVING REGARD FOR THE STORMWATER POLICIES OF PITTWATER COUNCIL AND FOR CONDITIONS C.3 & C.5 OF DEVELOPMENT CONSENT N0138/10.

WE CERTIFY THAT OUR DESIGN COMPLIES WITH THE GENERAL REQUIREMENTS AND PERFORMANCE CRITERIA ESTABLISHED BY PITTWATER COUNCIL'S DCP 21 - SECTION B5.8, SECTION 3.1.2 OF BCA AND AS/NZS 3500 FOR A DEVELOPMENT OF THIS NATURE.


L.D. APPELYARD M.L.E. AUST. NPER-3
(CIVIL AND STRUCTURAL) DATE: 1 JUL 2010

ISSUED FOR CONSTRUCTION CERTIFICATE

© COPYRIGHT. THIS DESIGN AND PLAN IS THE PROPERTY OF ACOR APPELYARD CONSULTANTS PTY LTD AND MUST NOT BE USED, REPRODUCED, OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.		DRAWING		PROJECT	
CLIENT		ACOR Appleyard Consultants Pty Ltd ACN 121 012 004 ABN 81 391 991 841 Email: reception@acorappleyard.com.au 59-62 HILLS STREET, Gosford NSW 2250 U35, 7 ANELLA AVE, Castle Hill NSW 2145		COVER SHEET & NOTES	
HUXLEY HOMES - ARRISUENO		ACOR APPELYARD		PROPOSED RESIDENTIAL DEVELOPMENT No 3 FAZZOLARI AVENUE, MONA VALE	
Description		LA		G0091030	
Approved		07/2010		Drawing No.	
1		CONSTRUCTION CERTIFICATE		G0091030/C1	
Issue		1		Job No.	
				L.D. APPELYARD M.L.E. AUST. NPER-3 (CIVIL AND STRUCTURAL)	
				Authorised for Issue	



RAINWATER RE-USE TANK

REFER TO SHEET C3 FOR DETAILS

PROVIDE 1 x 6,300 litre ABOVE GROUND TANK FOR RE-USE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BASIC CERTIFICATE. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION, AS/NZS 3500, DEPARTMENT OF HEALTH AND COUNCIL'S GUIDELINES.

RE-USE STORAGE = 6.3m³

RE-USE TO BASIC CERTIFICATE REQUIREMENTS, AS3500, DEPARTMENT OF HEALTH AND COUNCIL'S GUIDELINES. PROVIDE TANK RE-USE PUMP CONTROL UNIT METER BOX MOUNTED ON DWELLING WALL. PROVIDE FIRST FLUSH DEVICE TO EACH DOWNPIPE OR EQUIVALENT PRIOR TO DISCHARGING TO TANK.

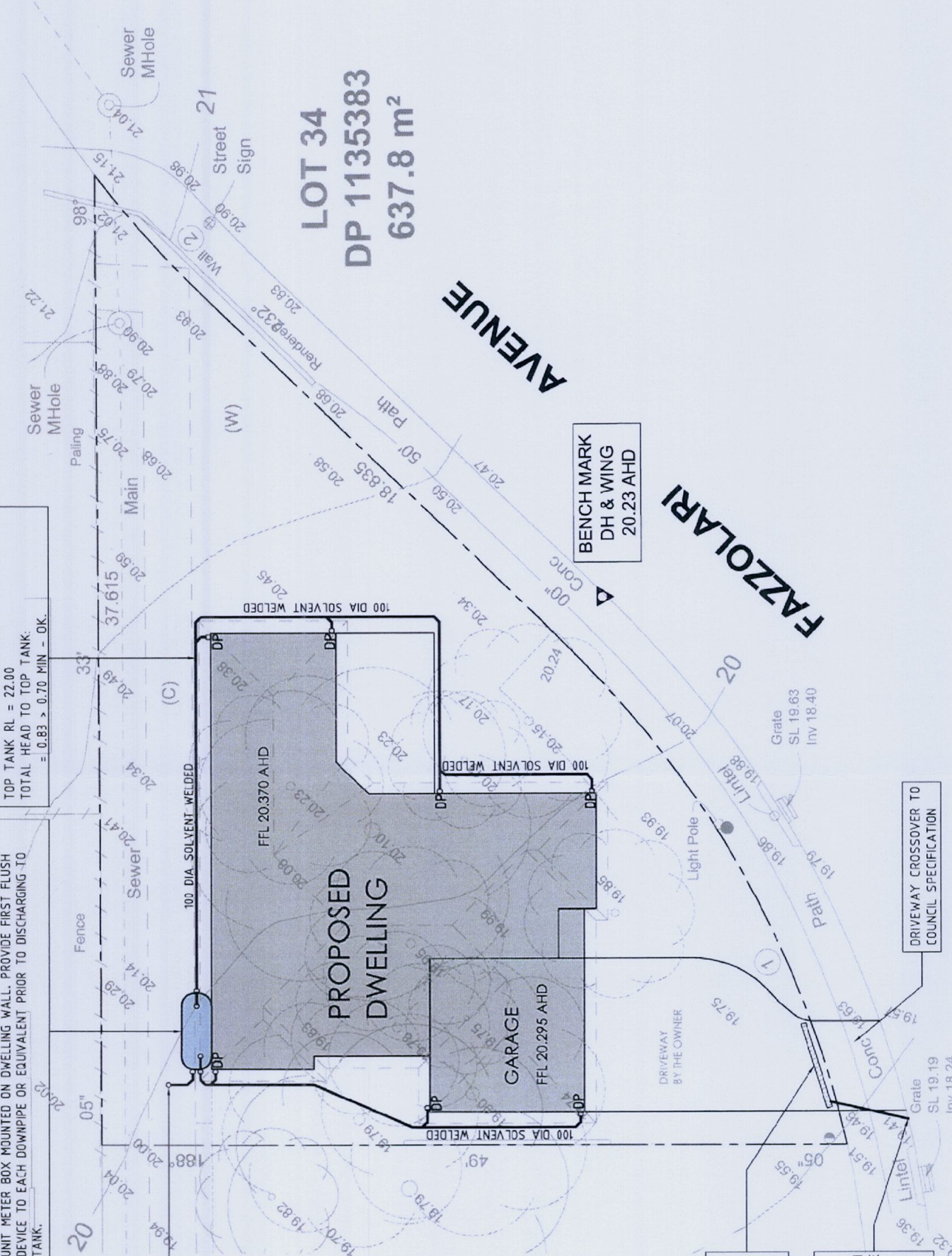
CHARGED ROOF DRAINAGE SYSTEM
DRAINAGE SYSTEM TO BE FULLY SEALED FROM ROOF GUTTER LEVEL TO TOP OF RAINWATER TANK. SEAL ALL PIPEWORK FROM RE-USE TANK TO LEAVE LINE USING SOLVENT WELDED JOINTS. PROVIDE GUTTER GUARD TO ROOF GUTTERS OR EQUIVALENT 'FIRST FLUSH' DEVICE TO MANUFACTURER'S SPECIFICATION. ROOF GUTTER = 22.83 nom
TOP TANK RL = 22.00
TOTAL HEAD TO TOP TANK:
= 0.83 > 0.70 MIN - OK.

DISCHARGE TO EXISTING EASEMENT TO THE SATISFACTION OF COUNCIL. MAKE GOOD EXISTING CONSTRUCTION INVERT LEVEL OF OUTLET SHALL BE SITE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS

CONSTRUCT 150 WIDE GRATED BOX DRAIN MIN 200 DEEP INVERT TO GRADE TO OUTLET AT A MINIMUM GRADE OF 2%
TOP OF GRATE 19.60 nom

DISCHARGE STORMWATER TO K & G TO THE SATISFACTION OF COUNCIL. MAKE GOOD EXISTING CONSTRUCTION INVERT LEVEL OF OUTLET SHALL BE SITE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS
DESIGN INVERT: IL 19.26

NOTE: TOP OF GRATE LEVELS HAVE BEEN DETERMINED FROM THE SURVEY DETAIL PROVIDED. FOLLOWING EARTHWORKS AND BENCHING, VALIDITY OF GRATE LEVELS SHOULD BE ASSESSED AND ADJUSTED AS REQUIRED TO MEET THE INTENT OF THE DESIGN. WHERE IN DOUBT CONTACT THE DESIGN ENGINEER.



PLAN - STORMWATER MANAGEMENT
SCALE - 1:100/A1, 1:200/A3

1	CONSTRUCTION CERTIFICATE	LA	07/2010	Approved	Date

HUXLEY HOMES - ARRISUENO

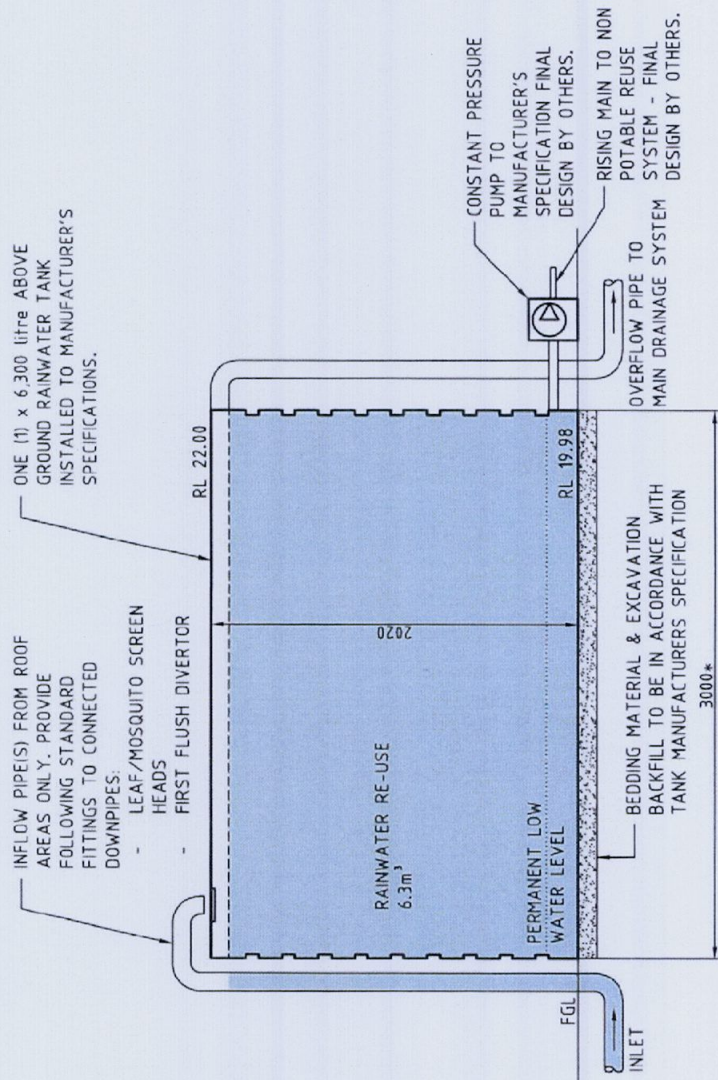


ACOR Appleyard
Consultants Pty Ltd
Email: reception@acorappleyard.com.au
58-62 HILLS STREET,
Gosford NSW 2250 F (02) 4324 2951
U35, 7 ANELLA AVE, P (02) 9634 6311
Castle Hill NSW 2145 F (02) 9634 6344

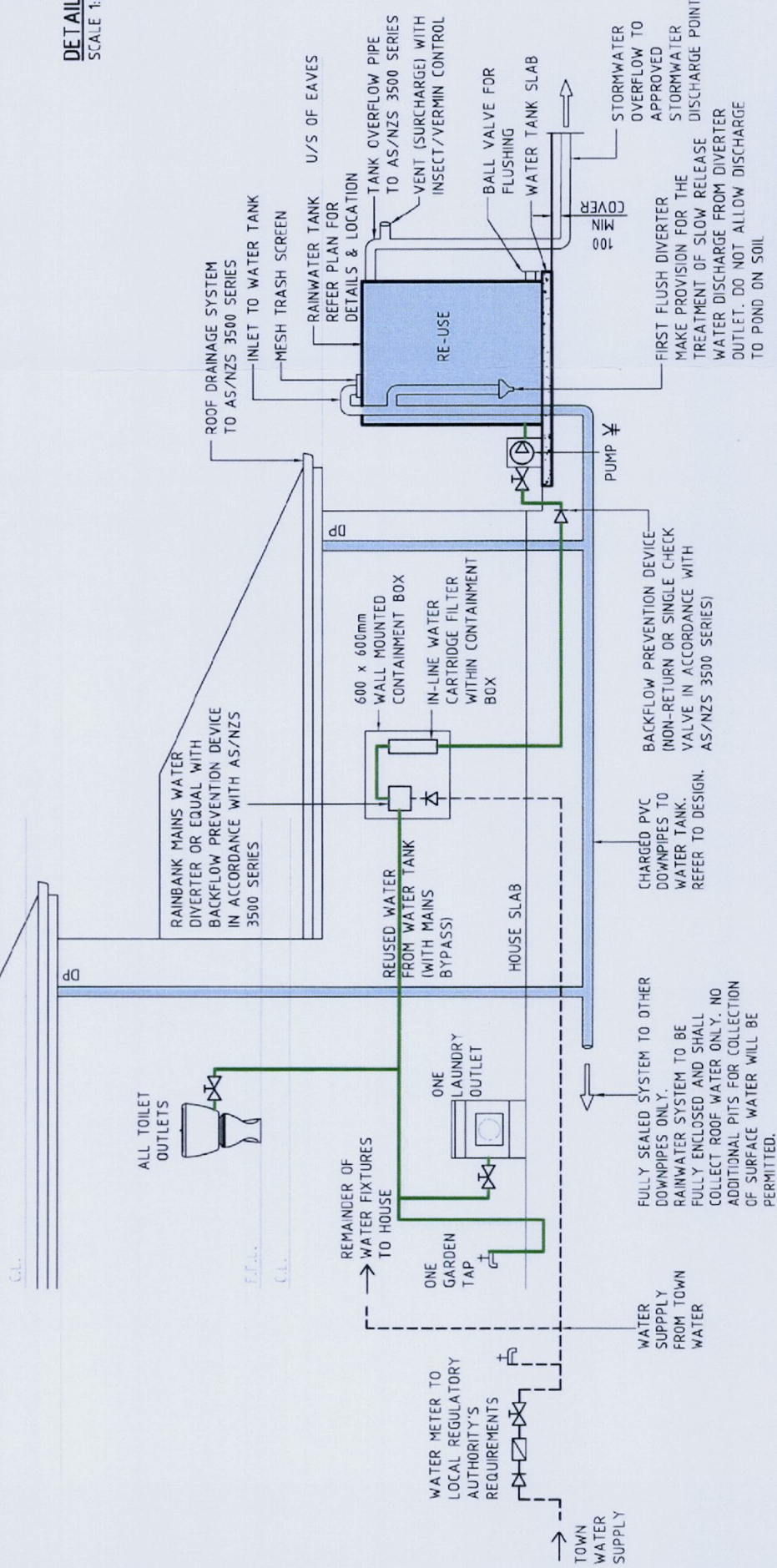
STORMWATER MANAGEMENT PLAN

PROPOSED RESIDENTIAL DEVELOPMENT
No 3 FAZZOLARI AVENUE, MONA VALE

Designed	BK	Authorised for Issue
Drawn	DF	
Checked	LDA	
Job No.	G0091030	
Drawing No.	G0091030/C2	
Issue	1	



1. THE R.C. STORMWATER PIPE SHALL BE PERCED BY A NEAT OPENING AS SHOWN TO ALLOW THE CONNECTION OF A SQUARE, SLOPED JUNCTION OR BEND WHICH SHALL NOT PROTRUDE BEYOND THE INNER SURFACE OF THE R.C. STORMWATER PIPE
2. THE INTERNAL JUNCTION SHALL BE SMOOTHLY FINISHED WITH 2:1 CEMENT SO AS TO PRESENT NO OBSTRUCTION WITHIN THE INTERNAL SURFACE OF THE R.C. STORMWATER PIPE. THE LINE IS NOT TO EXTEND BEYOND JOINT 1 UNTIL APPROVED BY COUNCIL
3. THE HOLE IN COUNCIL'S PIPE IS TO BE FORMED BY CAREFUL DRILLING TO NEATLY ACCEPT THE OUTSIDE DIAMETER OF THE PIPE
4. ANY DAMAGE TO THE STRUCTURE OF COUNCIL'S PIPE IS TO BE MADE GOOD TO THE SATISFACTION OF THE CHIEF ENGINEER, IF NECESSARY BY REPLACEMENT OF THE PIPE
5. PIPE FITTINGS TO BE VITRIFIED CLAY OR S.H. SEWER QUALITY U.P.V.C
6. COUNCIL LINE TO BE FREE OF DROPPED CLAY, CONCRETE, MORTAR, E.T.C.



ABOVE GROUND RAINWATER TANK - SCHEMATIC LAYOUT
NTS

© COPYRIGHT. THIS DESIGN AND PLAN IS THE PROPERTY OF ACOR APPELYARD CONSULTANTS PTY LTD AND MUST NOT BE USED, REPRODUCED, OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.		DRAWING		PROJECT		Authorised for issue		Issue	
CLIENT HUXLEY HOMES - ARRISUENO		ACOR APPELYARD		ACOR Applyard Consultants Pty Ltd ACN 127 012 94 ABN 81 392 991 647 Email: reception@acorapplyard.com.au 58-62 HILLS STREET, Gosford NSW 2250 P (02) 4324 3499 F (02) 4324 2951 U35, 7 ANELLA AVE, Cardle Hill NSW 2145 P (02) 9634 6311 F (02) 9634 6544		Designed Drawn Checked LDA		Job No. Drawing No. G0091030 G0091030/C3	
07/2010 Date		LA Approved		PROPOSED RESIDENTIAL DEVELOPMENT No 3 FAZZOLARI AVENUE, MONA VALE		G0091030		1	
CONSTRUCTION CERTIFICATE Description		1 Issue		STORMWATER MANAGEMENT DETAILS		G0091030		1	

SLAB SPECIFICATIONS:

SLAB THICKNESS (mm) :	85
RESIDENCE POD DEPTH (mm) :	225
GARAGE POD DEPTH (mm) :	150
PATIO POD DEPTH (mm) :	150
FABRIC : (TOP COVER: 20mm INTERNAL , 30mm EXTERNAL.)	SL72
TYP. EDGE BEAM REBATE (mm) :	172
GARAGE EDGE BEAM REBATE (mm) :	86
SITE CLASSIFICATION:	M

- NOTES:
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE NOTES SHEET S2 AND THE SUBSEQUENT DETAIL SHEETS. REFER TO SHEET S2 FOR PIERING REQUIREMENTS.

2. LOAD BEARING AREAS SHOWN HATCHED THUS  TO BE PIERED IN ACCORDANCE WITH PIERING NOTES. PATIO EDGE BEAM TO BE PIERED UNDER LOAD BEARING POINTS. REFER TO ARCHITECTURAL DETAILS.

3. SHOULD FILL WITHIN BUILDING PLATFORM EXCEED 900mm REFER PIERING REQUIREMENTS SHEET S2, NOTE E.2.

4. VERTICAL BRICKWORK ARTICULATION JOINTS MUST BE PROVIDED IN ACCORDANCE WITH CLAUSE 3.3.18 OF BCA HOUSING PROVISIONS.

5. UNLESS NOTED OTHERWISE, SERVICES IN THE EASEMENT(S) ADJACENT TO THIS PROPERTY HAVE NOT BEEN ASSESSED. EVALUATION OF THE EFFECTS OF ANY SERVICES WILL BE MADE FOLLOWING RECEIPT OF FURTHER INFORMATION. THIS INFORMATION WILL BE DOCUMENTED AS AN AMENDMENT TO THESE DRAWINGS IF REQUIRED.

6. SITE CLASSIFICATION AS NOTED IS PURSUANT TO CLAUSE 2.1.1 OF AS2870 CLASSIFIED BY L.D. APPELYARD M.E. AUST. CPENG. REFER TO NOTES SHEET S2 FOR FURTHER INFORMATION.

B	PATIO SLAB ADDED	LDA10/0406	13.07.10
A	ISSUED FOR CONSTRUCTION	LDA10/0279	02.06.10
REV	AMENDMENTS	APPROVED	DATE

THIS DRAWING HAS BEEN ASSIGNED AN ELECTRONIC CODE. THE PRESENCE OF THIS CODE SIGNIFIES THAT THE DRAWING HAS BEEN CHECKED AND APPROVED BY: L.D. APPELYARD M.E. AUST. NPER3 (CIVIL & STRUCT)

© COPYRIGHT OF THIS DESIGN AND PLANS ARE THE PROPERTY OF ACOR APPELYARD CONSULTANTS PTY LTD AND MUST NOT BE MODIFIED, REPRODUCED, OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.



ACOR Appleyard
Consultants Pty Ltd
58-62 HILLS STREET
GOSFORD NSW 2250
P (02) 4324 3499
F (02) 4324 2351
U35, 7 ANELLA AVENUE
CASTLE HILL NSW 2154
P (02) 9634 6311
F (02) 9634 6544
Inspection Booking Line: 1 300 132 219
Email: reception@acorappleyard.com.au

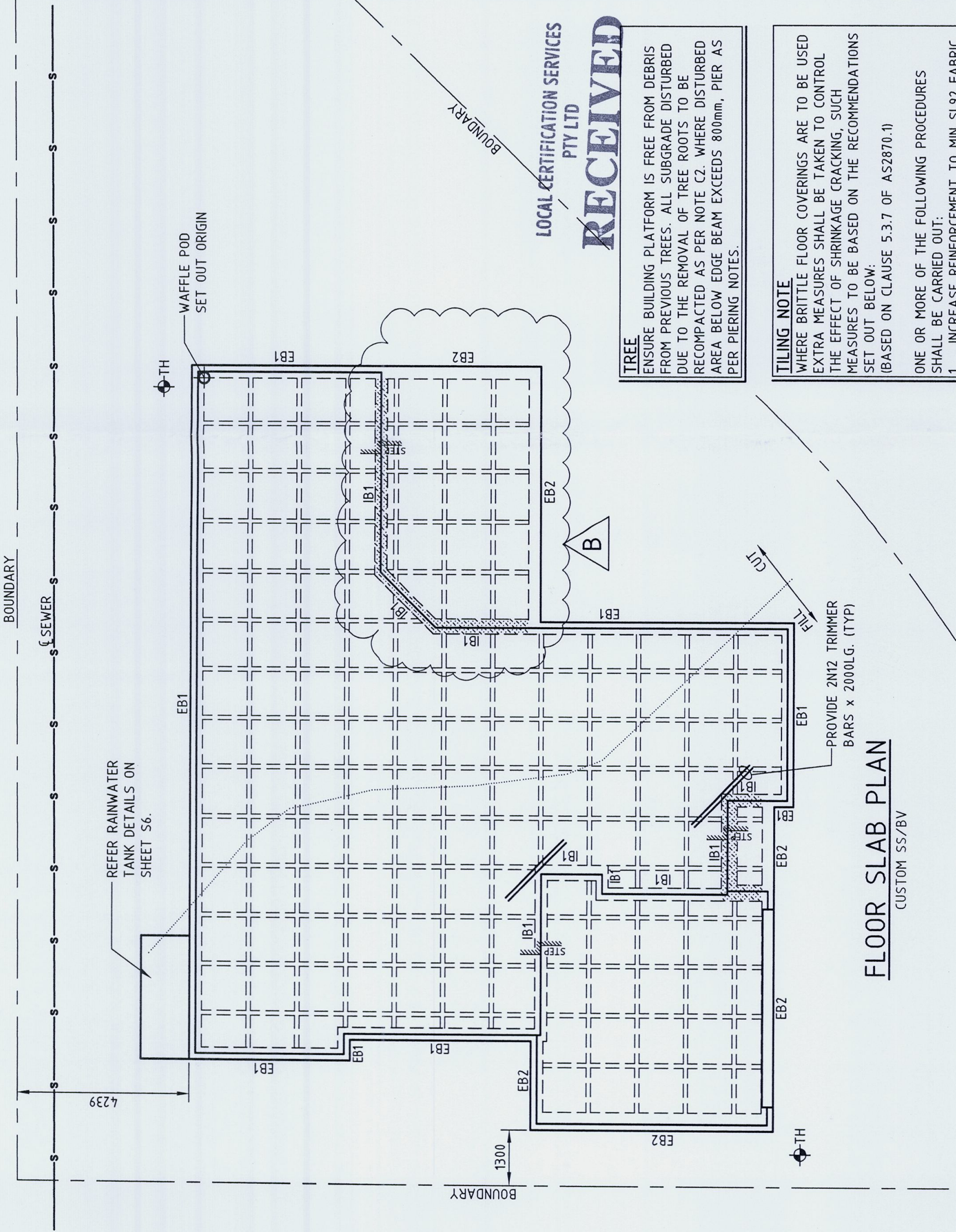
PROJECT
PROPOSED RESIDENCE FOR
MRS ARRISUENO

AT LOT 34
FAZZOLARI AVENUE
MONA VALE



Building Lasting Relationships

YOUR REF: 23607	DATE 31.05.10	JOB No.
DRAWN JDL	DESIGNED LDA	SCALE 1:100
CHECKED JR	No. OF SHEETS 1 of 7	SHEET No.
PRINT ISSUED		REVISION
		S1
		B



TEST HOLE
PROVIDE TEST HOLES AS SHOWN.  TH
TO STIFF NATURAL CLAY STRATA.
PROVIDE PIERS THROUGHOUT PERIMETER EDGE
BEAMS TO STIFF NATURAL CLAY.

SEWER
SEWER DEPTH NOT AVAILABLE AT TIME OF SLAB
DESIGN. DEPTH AND ZONE OF INFLUENCE TO BE
CONFIRMED UPON RECEIPT OF THE INVERT LEVELS
OF SEWER.

TREE
ENSURE BUILDING PLATFORM IS FREE FROM DEBRIS
FROM PREVIOUS TREES. ALL SUBGRADE DISTURBED
DUE TO THE REMOVAL OF TREE ROOTS TO BE
RECOMPACTED AS PER NOTE C2. WHERE DISTURBED
AREA BELOW EDGE BEAM EXCEEDS 800mm, PIER AS
PER PIERING NOTES.

TILING NOTE
WHERE BRITTLE FLOOR COVERINGS ARE TO BE USED
EXTRA MEASURES SHALL BE TAKEN TO CONTROL
THE EFFECT OF SHRINKAGE CRACKING, SUCH
MEASURES TO BE BASED ON THE RECOMMENDATIONS
SET OUT BELOW:
(BASED ON CLAUSE 5.3.7 OF AS2870.1)

- ONE OR MORE OF THE FOLLOWING PROCEDURES
SHALL BE CARRIED OUT:
- INCREASE REINFORCEMENT TO MIN SL92 FABRIC
OR EQUIVALENT.
 - ALLOW A MIN. PERIOD OF (3) MONTHS DRYING
OF CONCRETE PRIOR TO PLACEMENT OF ANY
BRITTLE FLOOR COVERINGS.
 - PLACE TILES ON A FLEXIBLE BEDDING
MATERIAL.

A. GENERAL

A.1 THIS SET OF DRAWINGS IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS.

A.2 ALL SET OUT DIMENSIONS ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS UNLESS SPECIFIC DIMENSIONS ARE GIVEN ON THE ENGINEERING DRAWINGS.

A.3 THESE DRAWINGS SHOULD NOT BE SCALED.

A.4 ALL MATERIALS AND WORKMANSHIP ARE TO BE OF THE HIGHEST STANDARD AND IN ACCORDANCE WITH ANY RELEVANT S.A.I. GLOBAL CODES RELATING TO THEIR APPLICATION. CERTIFICATES TO THIS EFFECT FROM A N.A.T.A. APPROVED TESTING LABORATORY SHALL BE FURNISHED ON REQUEST.

A.5 DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART OF THE STRUCTURE SHALL BE OVER STRESSED.

A.6 CONCRETE FLOOR SLABS HAVE BEEN DESIGNED FOR THE FOLLOWING SUPERIMPOSED LIVE LOADINGS:
INTERNAL: 1.5 kPa
GARAGE/BALCONY: 3.0 kPa

B. SITE CLASSIFICATION

B.1 A SITE CLASSIFICATION HAS BEEN CARRIED OUT PURSUANT TO CLAUSE 2.1.1 OF AS2870.

BY: **L.D. APPLEYARD M.I.E. AUST. CPENG**
ON: **12 NOVEMBER 2009**
GEOTECHNICAL REPORT APPLICABLE: ☐ YES/☒ NO

REPORT NO: _____

B.2 THE SITE CLASSIFICATION ASSIGNED IS **M**

B.3 THE FOOTING SYSTEM SPECIFIED ON THESE DRAWINGS IS INTENDED TO RESULT IN ACCEPTABLE PROBABILITIES OF SERVICEABILITY AND SAFETY OF THE BUILDING DURING ITS DESIGN LIFE.

B.4 APPENDIX B OF AS2870 PROVIDES INFORMATION AND GUIDANCE ON THE MAINTENANCE OF THE FOUNDATIONS AND SITE CONDITIONS. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THE SITE IS PROPERLY MAINTAINED.

B.5 APPENDIX C OF AS2870 PROVIDES INFORMATION AND GUIDANCE ON POSSIBLE CATEGORIES OF DAMAGE WHICH MAY OCCUR. BUILDINGS MAY BE EXPECTED TO EXPERIENCE USUALLY NO DAMAGE, A LOW INCIDENCE OF DAMAGE CATEGORY 1 AND/OR AN OCCASIONAL INCIDENCE OF DAMAGE CATEGORY 2.

B.6 THE FOOTING DETAILS SHOWN ARE FOR THE SITE CLASSIFICATION STIPULATED. WHILST EVERY CARE HAS BEEN TAKEN TO VERIFY THAT THE INFORMATION SHOWN IS CORRECT, ACOR APPLEYARD CONSULTANTS PTY. LTD. TAKES NO RESPONSIBILITY FOR VARIATIONS WHICH MAY OCCUR IN SITE CONDITIONS SUBSEQUENT TO CONSTRUCTION.

C. EXCAVATOR

C.1 ALL EXCAVATION AND BACKFILL SHALL BE CARRIED OUT NEATLY TO THE LINES, LEVELS AND GRADES SPECIFIED.

C.2 ANY BACKFILL MATERIAL REQUIRED OR SPECIFIED SHALL BE COMPACTED GENERALLY TO A DENSITY EQUIVALENT TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY (TEST METHOD IN ACCORDANCE WITH AS1289-E11 STANDARD COMPACTIVE EFFORT).

C.3 FILL USED IN THE CONSTRUCTION OF A SLAB EXCEPT WHERE THE SLAB IS SUSPENDED SHALL CONSIST OF CONTROLLED FILL OR ROLLED FILL IN ACCORDANCE WITH AS2870 SECTION 6.4.2.

C.3.1ROLLED FILL CONSISTS OF MATERIAL COMPACTED IN LAYERS BY REPEATED ROLLING WITH AN EXCAVATOR. ROLLED FILL SHALL NOT EXCEED 600mm COMPACTED IN LAYERS NOT MORE THAN 300mm FOR SAND MATERIAL OR 400mm COMPACTED IN LAYERS NOT MORE THAN 150mm FOR OTHER MATERIAL.

C.3.2CONTROLLED FILL CONSISTS OF WELL GRADED SAND FILL UP TO 800mm DEEP, WELL COMPACTED IN NOT MORE THAN 300mm LAYERS BY VIBRATING PLATE OR VIBRATING ROLLER, OR NON-SAND FILL UP TO 400mm DEEP, WELL COMPACTED IN NOT MORE THAN 150mm LAYERS BY A MECHANICAL ROLLER. CLAY FILL SHOULD BE MOIST DURING COMPACTION. THE DEPTHS OF FILL GIVEN ABOVE ARE DEPTHS MEASURED AFTER COMPACTION. FOR COMPACTED DEPTHS GREATER THAN THOSE GIVEN ABOVE THE FILL SHALL BE SUBJECT TO CONTROL AND TESTING. IF TESTING FAILS THEN PIERS WILL BE REQUIRED. THE ENGINEER IS TO BE CONTACTED PRIOR TO CONSTRUCTION PROCEEDING.

C.4 TOP SOIL CONTAINING GRASS, ROOTS, OR OTHER ORGANIC MATERIAL SHALL BE REMOVED FROM THE AREA ON WHICH THE SLAB IS TO REST.

C.5 IF THE SITE HAS BEEN THE SUBJECT OF A GEOTECHNICAL INVESTIGATION REQUIRING ADHERENCE TO PARTICULAR CONSTRUCTION PROCEDURES AND/OR TECHNIQUES, THE REQUIREMENTS OF THE APPROPRIATE GEOTECHNICAL ENGINEER'S REPORT SHALL BE COMPLIED WITH IN FULL.

C.6 IF THE SITE CONDITIONS ENCOUNTERED APPEAR TO DIFFER SUBSTANTIALLY FROM THE CONDITIONS DEPICTED ON THESE PLANS OR REPORTED IN THE GEOTECHNICAL REPORT, THE STRUCTURAL ENGINEER AND/OR THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.

D. FOOTINGS

D.1 GENERAL
FOOTINGS HAVE BEEN DESIGNED FOR A UNIFORM BEARING PRESSURE OF **200 kPa** ON **SANDY CLAY**

D.2 STRIP FOOTING AND EDGE BEAM DEPTHS ARE MINIMUM REQUIREMENTS ONLY AND SHOULD BE INCREASED IF REQUIRED.

E. PIERING REQUIREMENTS

E.1 PIERING SHOULD NOT BE NECESSARY PROVIDED THAT VEGETATION AND TOPSOIL HAVE BEEN REMOVED FROM THE FILLING MATERIAL AND THE FILL HAS BEEN PLACED IN ACCORDANCE WITH C.3.1 AND C.3.2.

E.2 SHOULD FILL EXCEED 900mm IN BUILDING PLATFORM, INTERNAL BEAMS TO BE PIERED AT MAX. 2400mm CTS. AT RIB INTERSECTIONS.

E.3 FINAL DEPTH AND EXTENT OF PIERING WORKS ARE TO BE DETERMINED ON SITE SUBJECT TO THE RESULTS OF THE TEST HOLE EXCAVATION AND VERIFICATION BY THE STRUCTURAL ENGINEER.

E.4 WHERE REQUIRED ALL PIERING IS TO CONFORM TO THE FOLLOWING TABLES:

BEARING STRATA	SINGLE STOREY BRICK VENEER WITH TRUSSED ROOF	
	DESIGN BEARING CAPACITY	BORED PIERS AT 1800mm MAX. CTS
SAND	100 kPa	600mm Ø 800 x 300mm
CONTROLLED CLAY FILL	150 kPa	500mm Ø 600 x 300mm
STIFF NATURAL CLAY	250 kPa	400mm Ø N/S
SHALE/ROCK	450 kPa	300mm Ø N/S

BEARING STRATA	DOUBLE STOREY BRICK VENEER WITH TRUSSED ROOF	
	DESIGN BEARING CAPACITY	BORED PIERS AT 1800mm MAX. CTS
SAND	100 kPa	600mm Ø AT 1200mm CTS OR CONTINUOUS EDGE BEAM DEEPENING
CONTROLLED CLAY FILL	150 kPa	600mm Ø AT 1500mm MAX. 800 x 300mm CTS
STIFF NATURAL CLAY	250 kPa	400mm Ø AT 1500mm MAX. N/S
SHALE/ROCK	450 kPa	400mm Ø AT 1800mm MAX. N/S

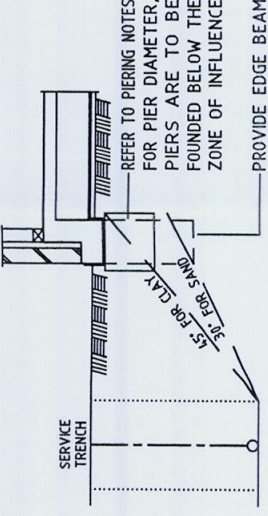
N/S = NOT SUITABLE

E.5 WHERE REQUIRED, PIER REINFORCEMENT IS TO CONFORM TO THE FOLLOWING TABLE OR AS DIRECTED BY ENGINEER ON SITE:

TENSILE REINFORCEMENT FOR 400 DIAMETER PIERS				
SITE CLASS	PIER DEPTH (m)	3-4	4-N12	6-N12
M	0-2	2-3	2-N12	6-N12
H	NIL	NIL	4-N12	6-N12
E	NIL	4-N12	6-N12	10N12 or 6N16

E.6 WHERE SHALE OR ROCK STRATA IS ENCOUNTERED LESS THAN 600mm BELOW FINISHED GROUND LEVEL, PROVIDE PIERS TO SHALE/ROCK STRATA IN ACCORDANCE WITH PIERING NOTES.

E.7 WHERE A SERVICE TRENCH IS PARALLEL TO A SIDE OF THE SLAB, WHETHER THE SLAB BE IN AN EXCAVATED OR FILLED AREA, THEN PIERING TO SUPPORT THE SLAB BESIDE THE SERVICE TRENCH IS ONLY REQUIRED IF THE SERVICE LINE IS BELOW A LINE OF INFLUENCE DRAWN FROM THE BOTTOM OF THE EDGE BEAM. (SEE DIAGRAM A)



FOR CONSTRUCTION NEXT TO OR OVER EXISTING/PROPOSED SERVICES EASEMENT FINAL EXTENT AND ZONE OF INFLUENCE TO BE DETERMINED BY ENGINEER PRIOR TO CONSTRUCTION OF FLOOR SLAB. DETAILS TO BE SUPPLIED ON SHEET S1 FOLLOWING RECEIPT OF SEWER PEG OUT DETAILS.

DIAGRAM A

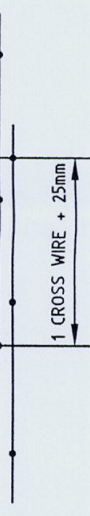
E.8 THESE NOTES ARE INTENDED AS A GUIDE. THERE IS ALWAYS A POSSIBILITY OF SITE CONDITIONS REQUIRING VARIATION TO THESE PROCEDURES. IN SUCH CASES, THE ENGINEER MUST BE CONSULTED.

F. STEEL FIXER

F.1 ALL REINFORCING BAR AND FABRIC SHALL BE DESIGNATED AS SHOWN IN THE FOLLOWING TABLE AND SHALL COMPLY WITH THE APPROPRIATE CODES AS NOTED BELOW:

SYMBOL	TYPE
R	STRUCTURAL GRADE ROUND BARS TO AS4671 (230MPa)
S	STRUCTURAL GRADE DEFORMED BARS TO AS4671 (230MPa)
N	TEMPCORE DEFORMED BARS TO AS4671 (500MPa)
RL/SL	FABRIC TO AS4671 (500MPa)
TM	TRENCH MESH TO AS4671 (500MPa)
NOTE: THE NUMBER FOLLOWING THE SYMBOL IS THE BAR DIAMETER IN MILLIMETRES.	

F.2 MINIMUM LAP TO FABRIC TO BE AS SHOWN IN THE DIAGRAM BELOW:



F.3 TRENCH MESH SHALL BE SPLICED WHERE NECESSARY BY A LAP OF 500mm. ALL CROSS WIRES TO TRENCH MESH SHALL BE CUT FLUSH WITH OUTER MAIN WIRES.

F.4 SPLICES IN REINFORCEMENT SHALL BE MADE IN ACCORDANCE WITH THE PROVISIONS OF TABLE 13.12.2.A OF AS3600 OR IN ACCORDANCE WITH THE FOLLOWING TABLE:

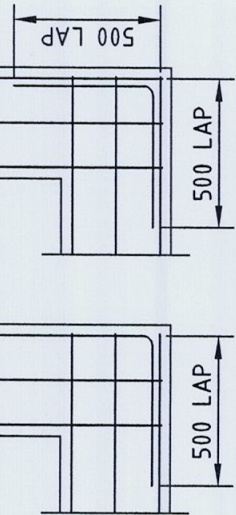
BAR SIZE	N12	N16	N20	N24	N28	N32
SPLICE LENGTH	400	600	800	1200	1350	1650

F.5 REINFORCEMENT SHALL BE SUPPORTED AT 800mm MAXIMUM CENTRES TO MAINTAIN THE NOMINATED POSITION AND COVER UNLESS REDUCED SPACING IS SPECIFIED.

F.6 BAR CHAIRS SHOULD BE PLACED SUCH THAT REINFORCEMENT IS ALWAYS POSITIONED WITH SPECIFIED COVER.

F.7 WELDING OF REINFORCEMENT OTHER THAN TACK WELDING FOR PURPOSE OF MAINTAINING BARS IN CORRECT POSITION IS NOT PERMITTED UNLESS SPECIFICALLY NOMINATED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER.

F.8 REINFORCING BARS SHALL HAVE A LAP LENGTH AT SPLICES NOT LESS THAN 400mm. AT 'T' AND 'L' INTERSECTIONS, THE BARS SHALL BE CONTINUED ACROSS THE FULL WIDTH OF THE INTERSECTION. AT L-INTERSECTIONS, ONE OUTER BAR SHALL BE BENT AND CONTINUED 500mm, OR A BENT LAP BAR 500mm LONG ON EACH LEG SHALL BE PROVIDED TOP AND BOTTOM.



EQUIVALENT REINFORCING BAR SIZES IN ACCORDANCE WITH TABLE 3.2 - AS2870	
REINFORCING BAR	TRENCH MESH ALTERNATIVE
2-N12	2-L12TM
3-N12	3-L12TM
4-N12	4-L12TM

TOTAL REINFORCEMENT REQUIREMENTS WITHIN BEAMS IN ACCORDANCE WITH TABLE 3.4 - AS2870	
STEM WIDTH (mm)	TOP STEEL
151 - 220	N12
221 - 330	2N12
331 - 440	3N12
BEAM BASE WIDTH (mm)	BOTTOM STEEL
300 - 330	3N12
331 - 440	4N12
441 - 550	5N12

G. CONCRETE

G.1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

G.2 CONCRETE QUALITY:

ELEMENT	STRENGTH GRADE. F _{ck}	MAX. SLUMP	COARSE AGG.	ENTRAINED AIR	EARLY AGE STRENGTH GRADE. F _{ck}
PIERS	20MPa	80	20mm		
SLAB	20MPa	80	20mm		

G.3 DESIGN COVER TO THE REINFORCEMENT SHALL BE 40mm TO UNPROTECTED GROUND, 40mm TO EXTERNAL EXPOSURE; 30mm TO THE MEMBRANE IN CONTACT WITH THE GROUND AND 20mm TO THE INTERNAL SURFACE. THE SLAB FABRIC SHALL BE DEFINED TOWARDS THE TOP OF THE SLAB WITHIN THE ZONE DEFINED BY THESE LIMITS.

G.4 ALL CONCRETE FOR WAFFLE RAFT CONSTRUCTION TO BE COMPACTED WITH A MECHANICAL VIBRATOR.

G.5 THE CONCRETE SLAB SHALL BE CURED USING AN APPROVED COMMERCIAL CURING COMPOUND AND IN ACCORDANCE WITH CLAUSE 19.1.5 OF AS3600. CURING OF THE CONCRETE SHALL START IMMEDIATELY AFTER FINISHING.

H. PLUMBING

H.1 PIPES SHALL BE PLACED A MINIMUM 450mm FROM TOP OF SLAB TO TOP OF PIPE. ALTERNATIVELY, PENETRATIONS OF EDGE OR STIFFENING BEAMS SHALL BE PERMITTED THROUGH THE MIDDLE THIRD. WAFFLE PODS MAY BE CUT AROUND EXPOSED PLUMBING AND ANY OTHER RESULTING GAPS MAY BE TAPED AND SEALED.

H.2 FOR 'H' & 'E' CLASS SITES - ALL PENETRATIONS THROUGH FOOTINGS AND EDGE BEAMS SHALL BE SLEEVED TO ALLOW MINIMUM 20mm ('H' CLASS) & 40mm ('E' CLASS) MOVEMENT AS PER AS2870, CLAUSE 5.5.4(A). ALL PLUMBING AND DRAINAGE SERVICES ARE TO BE FITTED WITH FLEXIBLE CONNECTIONS AS PER AS2870 CLAUSE 5.5.4 (B).

H.3 DISCONTINUATION OF REINFORCEMENT IN INTERNAL BEAMS DUE TO PLUMBING PENETRATIONS SHOULD BE IN ACCORDANCE WITH DIAGRAM B BELOW:
ENSURE 400 LAP TO ALL N12 BARS

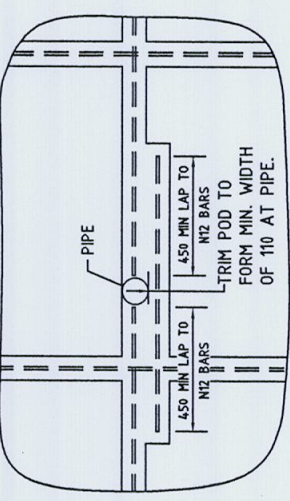


DIAGRAM B

ACOR

APPLEYARD

ACOR Appleyard Consultants Pty Ltd

58-62 HILLS STREET
GOSFORD NSW 2250
P (02) 4324 3499
F (02) 4324 2951

U35, 7 ANELLA AVENUE
CASTLE HILL NSW 2154
P (02) 9634 6311
F (02) 9634 6544

Inspection Booking Line: 1 300 132 219
Email: reception@acorappleyard.com.au

ACN No. 127 012 104

REV

A

ISSUED FOR CONSTRUCTION

LDA10/0279

APPROVED

02.06.10

AMENDMENTS

DATE

THIS DRAWING HAS BEEN ASSIGNED AN ELECTRONIC CODE. THE PRESENCE OF THIS CODE SIGNIFIES THAT THE DRAWING HAS BEEN CHECKED AND APPROVED BY: L.D. APPLEYARD M.I.E. AUST. NPERS3 (CIVIL & STRUCT)

© COPYRIGHT OF THIS DESIGN AND PLANS ARE THE PROPERTY OF ACOR APPLEYARD CONSULTANTS PTY LTD AND MUST NOT BE MODIFIED, REPRODUCED, OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.

PROJECT

PROPOSED RESIDENCE FOR MRS ARRISUENO

AT LOT 34 FAZZOLARI AVENUE MONA VALE

YOUR REF: 23607

DRAWN JDL
DESIGNED LDA
CHECKED JR
PRINT ISSUED

DATE 31.05.10
SCALE N/A
No. OF SHEETS 2 of 7

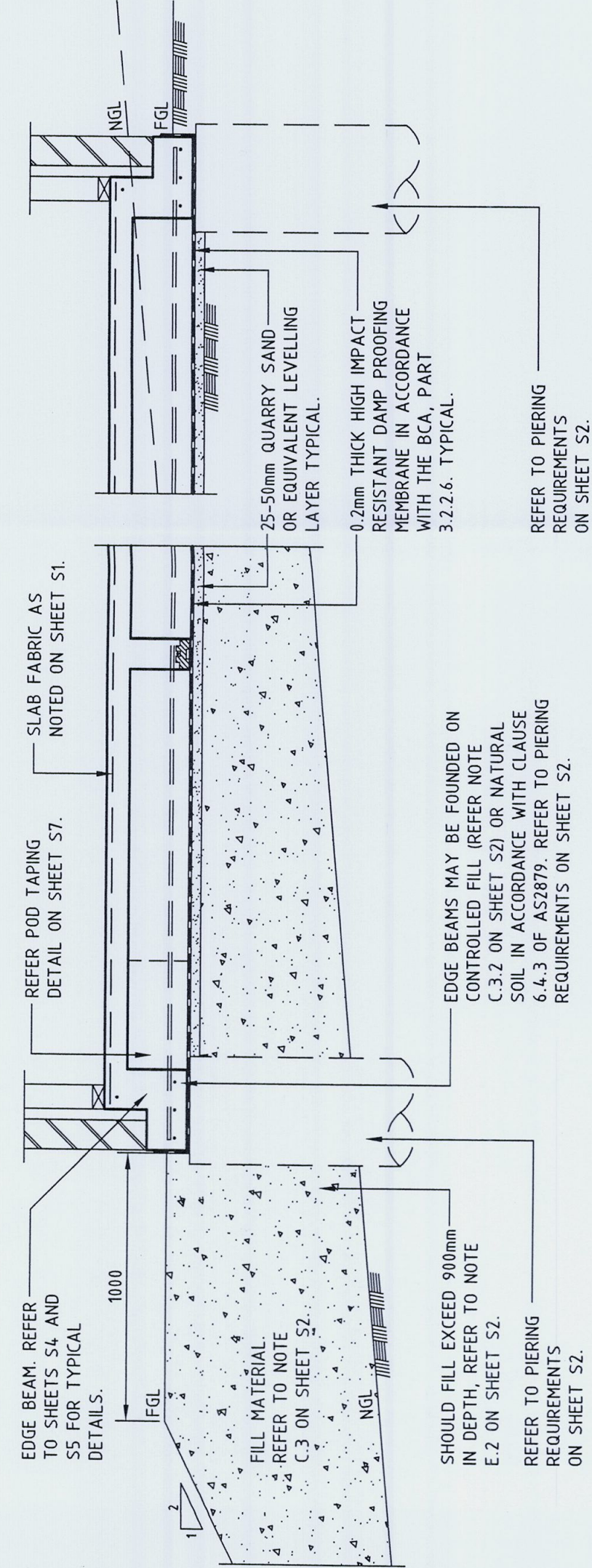
JOB No. G0091030

SHEET No. S2

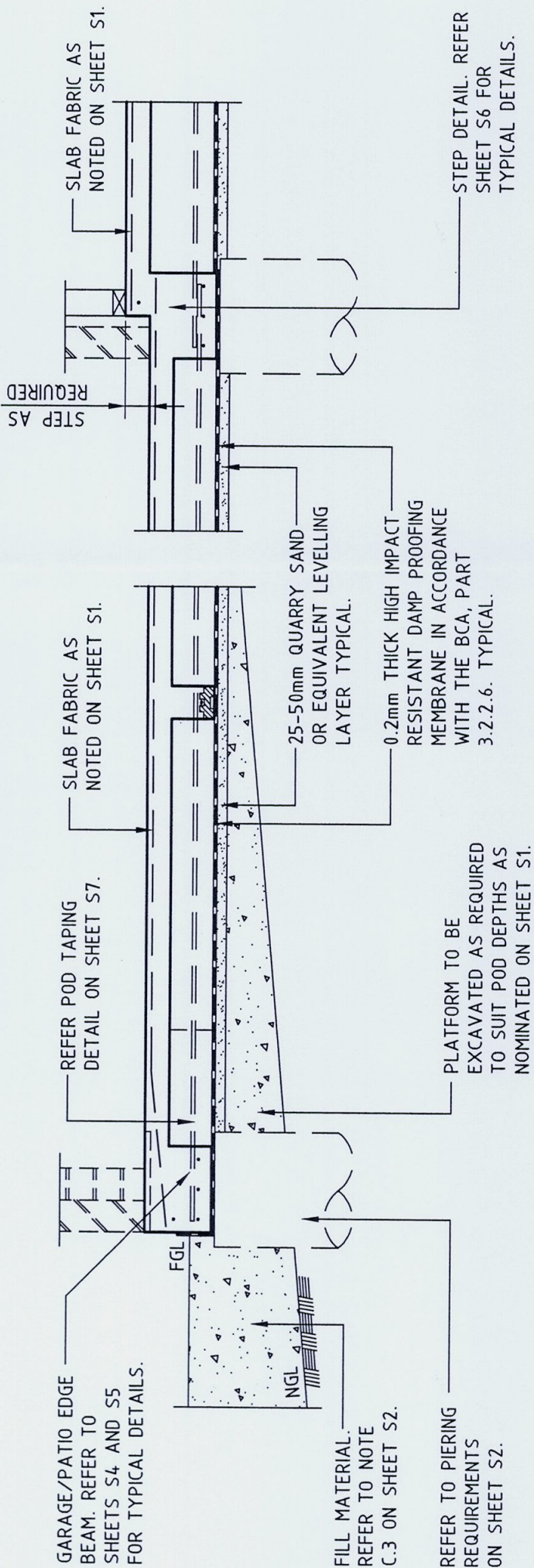
REVISION A

HUXLEY HOMES

Building Lasting Relationships



TYPICAL SLAB SECTION



TYPICAL GARAGE/PATIO SLAB SECTION

NOTES:

1. FOR POD SIZES REFER TO TABLE ON SHEET S1.
2. BEAM AND STEM WIDTHS NOMINATED ARE MINIMUM ONLY. IF THESE WIDTHS ARE EXCEEDED ADDITIONAL REINFORCEMENT SHALL BE REQUIRED IN ACCORDANCE WITH FIGURE 3.4. AS2870. REFER TO 'TOTAL REINFORCEMENT REQUIREMENTS' TABLE ON SHEET S2.

A	ISSUED FOR CONSTRUCTION	LDA10/0279	02.06.10
REV	AMENDMENTS	APPROVED	DATE
THIS DRAWING HAS BEEN ASSIGNED AN ELECTRONIC CODE. THE PRESENCE OF THIS CODE SIGNIFIES THAT THE DRAWING HAS BEEN CHECKED AND APPROVED BY: L.D. APPLEYARD M.E. AUSTRALIAN PER3 (CIVIL & STRUCT)			
© COPYRIGHT OF THIS DESIGN AND PLANS ARE THE PROPERTY OF ACOR APPLEYARD CONSULTANTS PTY LTD AND MUST NOT BE MODIFIED, REPRODUCED, OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.			



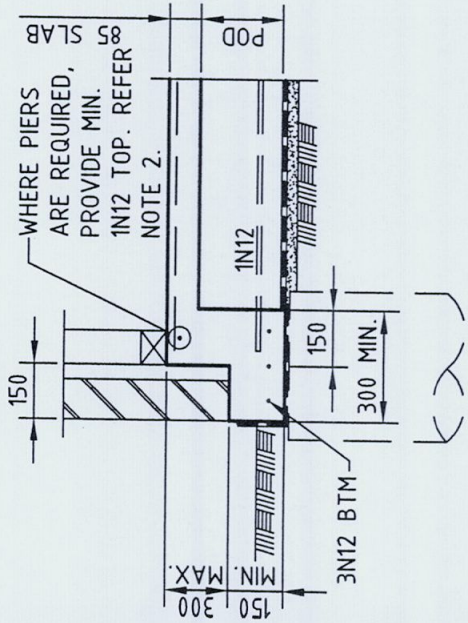
ACOR Appleyard
Consultants Pty Ltd
58-62 HILLS STREET
GOSFORD NSW 2250
P (02) 4324 3499
F (02) 4324 2951
Inspection Booking Line: 1 300 132 219
Email: reception@acorappleyard.com.au

PROJECT
PROPOSED RESIDENCE FOR
MRS ARRISUENO
AT LOT 34
FAZZOLARI AVENUE
MONA VALE

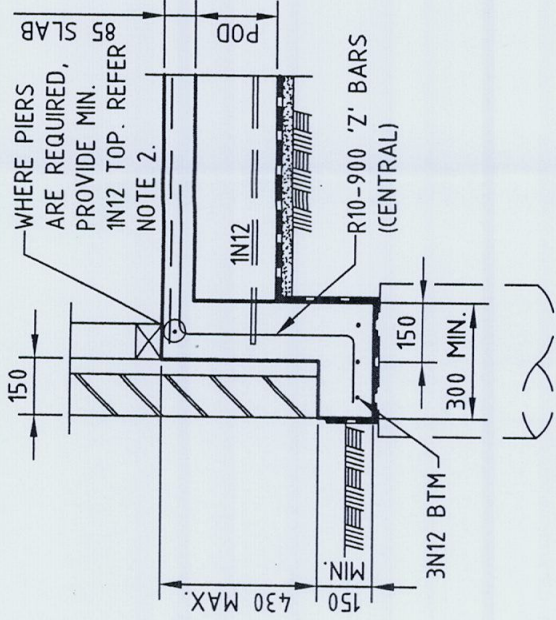


Building Lasting Relationships

YOUR REF: 23607		JOB No.	
DRAWN	DATE	31.05.10	G0091030
JDL	SCALE	1:20	
DESIGNED	LDA		
CHECKED	JR	No. OF SHEETS 3 of 7	SHEET No. S3
PRINT ISSUED			REVISION A

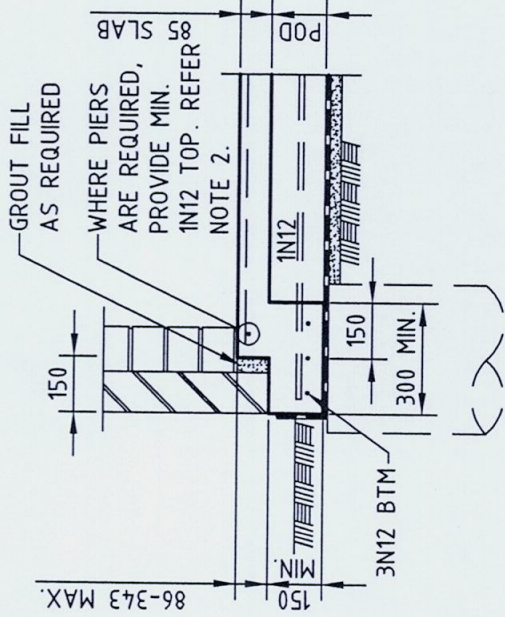


350 (4 COURSES) MAX. REBATE (EB1)

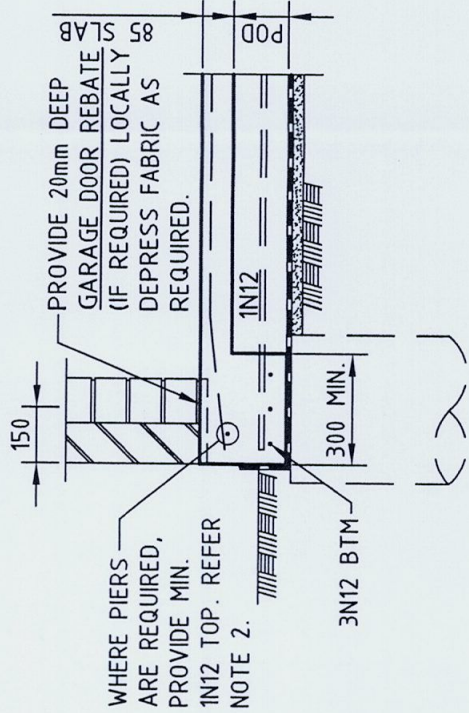


430 (5 COURSES) MAX. REBATE (EB1-A)

TYPICAL EDGE BEAM DETAIL VARIATIONS (EB1)



GARAGE EDGE BEAM DETAIL
(REBATE)

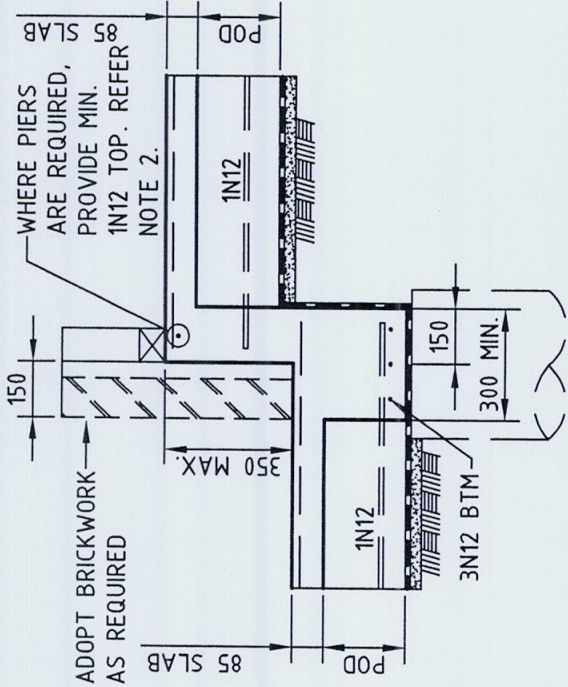


GARAGE/PATIO EDGE BEAM DETAIL
(NO REBATE)

TYPICAL GARAGE/PATIO EDGE BEAM DETAIL VARIATIONS (EB2)

NOTES:

- FOR POD SIZES REFER TO TABLE ON SHEET S1.
- BEAM AND STEM WIDTHS NOMINATED ARE MINIMUM ONLY. IF THESE WIDTHS ARE EXCEEDED ADDITIONAL REINFORCEMENT SHALL BE REQUIRED IN ACCORDANCE WITH FIGURE 3.4 AS2870. REFER TO 'TOTAL REINFORCEMENT REQUIREMENTS' TABLE ON SHEET S2.
- REFER TO SHEET S3 FOR TYPICAL SLAB DETAILS.



350 STEP (4 COURSES) MAX. (IB1)

REV	ISSUED FOR CONSTRUCTION	AMENDMENTS	APPROVED	DATE
A			LDA10/0279	02.06.10
THIS DRAWING HAS BEEN ASSIGNED AN ELECTRONIC CODE. THE PRESENCE OF THIS CODE SIGNIFIES THAT THE DRAWING HAS BEEN CHECKED AND APPROVED BY: LD. APPLEYARD M.L.E. AUST. MPEK-3 (CIVIL & STRUCT)				
© COPYRIGHT OF THIS DESIGN AND PLANS ARE THE PROPERTY OF ACOR APPLEYARD CONSULTANTS PTY LTD AND MUST NOT BE MODIFIED, REPRODUCED, OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.				



ACOR Appleyard
Consultants Pty Ltd
58-62 HILLS STREET U35, 7 ANELLA AVENUE
GOSFORD NSW 2250 CASTLE HILL NSW 2154
P (02) 4324 3499 P (02) 9634 6311
F (02) 4324 2951 F (02) 9634 6544
Inspection Booking Line: 1 300 132 219
Email: reception@acorappleyard.com.au
ACN No. 127 012 104

PROJECT
PROPOSED RESIDENCE FOR
MRS ARRISUENO

AT LOT 34
FAZZOLARI AVENUE
MONA VALE

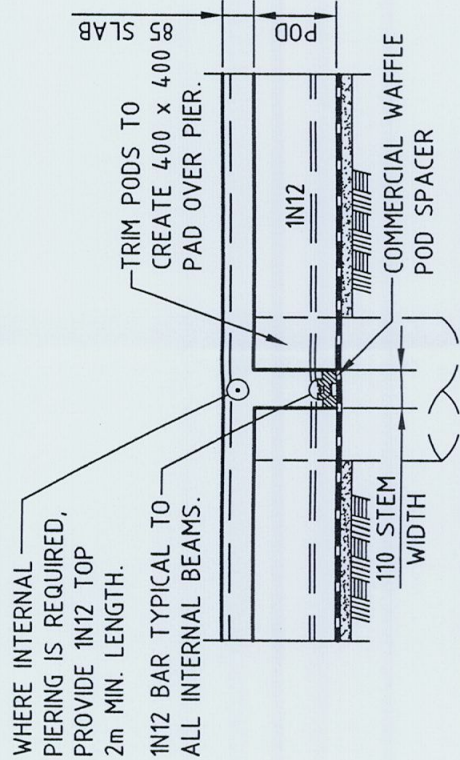


Building Lasting Relationships

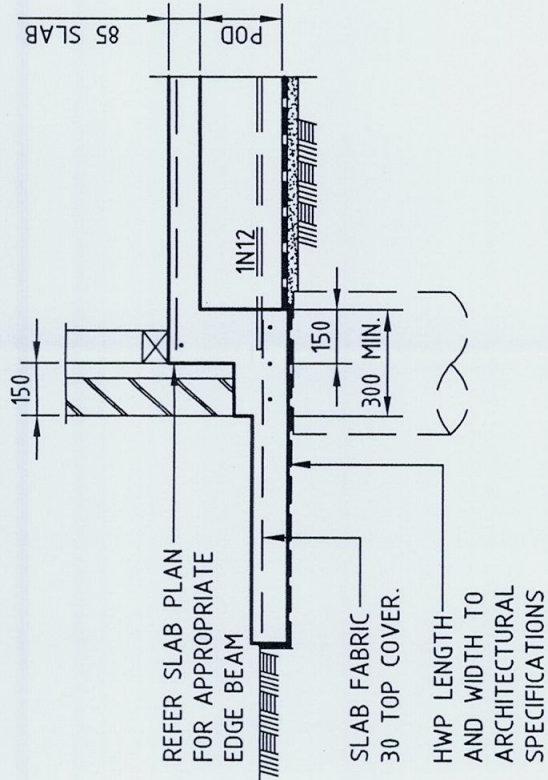
YOUR REF: 23607		JOB No.	
DRAWN JDL	DATE 31.05.10	G0091030	
DESIGNED LDA	SCALE 1:20		
CHECKED JR	No. OF SHEETS 4 of 7	SHEET No.	REVISION
PRINT ISSUED		S4	A

NOTES:

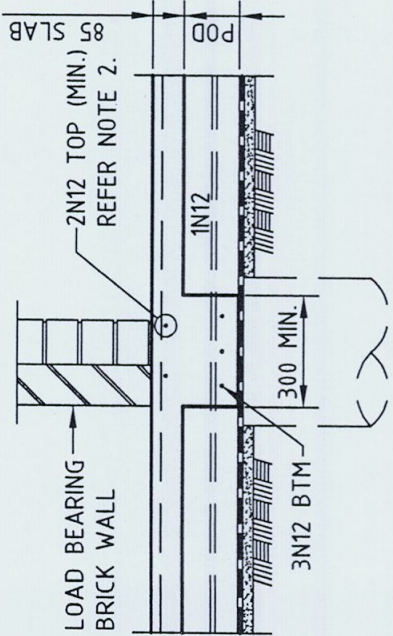
- 1. FOR POD SIZES REFER TO TABLE ON SHEET S1.
- 2. BEAM AND STEM WIDTHS NOMINATED ARE MINIMUM ONLY. IF THESE WIDTHS ARE EXCEEDED ADDITIONAL REINFORCEMENT SHALL BE REQUIRED IN ACCORDANCE WITH FIGURE 3.4. AS2870. REFER TO 'TOTAL REINFORCEMENT REQUIREMENTS' TABLE ON SHEET S2.
- 3. REFER TO SHEET S3 FOR TYPICAL SLAB DETAILS.



TYPICAL INTERNAL BEAM DETAIL



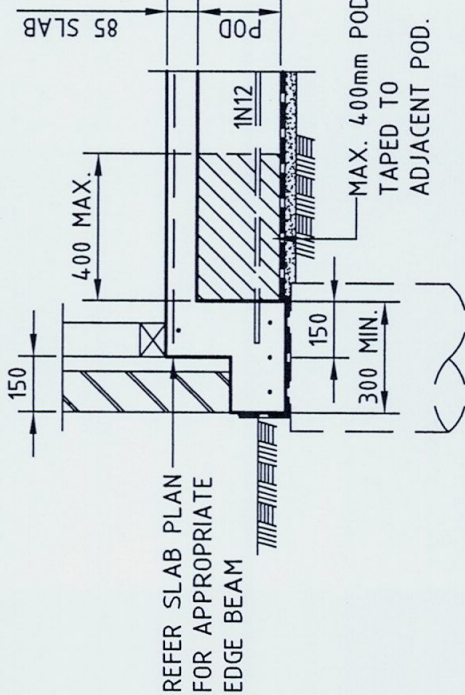
HOT WATER PAD DETAIL (EB1)



STIFFENING BEAM DETAIL (SB1)



TOOLED JOINT DETAIL (TJ)



TYPICAL POD TAPING DETAIL

NOTE:

- 1. PODS LESS THAN 400mm WIDE AS DEPICTED MAY BE TAPED TO REDUCE FINAL EDGE BEAM/STEM WIDTHS WHICH EXCEED MINIMUM SIZES.
- 2. POD TAPING IS ONLY PERMISSIBLE FOR AN ENTIRE LENGTH OF EDGE BEAM OR STEP BEAM AND IF ALL INTERNAL RIBS REMAIN CONTINUOUS.

A	ISSUED FOR CONSTRUCTION	LDA10/0279	02.06.10
REV	AMENDMENTS	APPROVED	DATE
THIS DRAWING HAS BEEN ASSIGNED AN ELECTRONIC CODE. THE PRESENCE OF THIS CODE SIGNIFIES THAT THE DRAWING HAS BEEN CHECKED AND APPROVED BY: LD. APPELEYARD M.L.E. AUSTRALIA (CIVIL & STRUCTURAL)			
© COPYRIGHT OF THIS DESIGN AND PLANS ARE THE PROPERTY OF ACOR APPELEYARD CONSULTANTS PTY LTD AND MUST NOT BE MODIFIED, REPRODUCED, OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.			



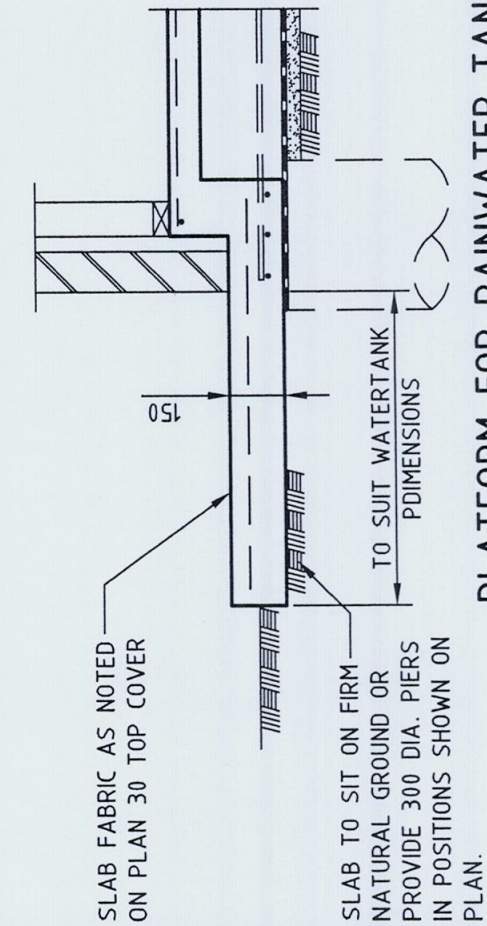
ACOR Appleyard
Consultants Pty Ltd
58-62 HILLS STREET
GOSFORD NSW 2250
P (02) 4324 3499
F (02) 4324 2951
U35, 7 ANELLA AVENUE
CASTLE HILL NSW 2154
P (02) 9634 6311
F (02) 9634 6544
Inspection Booking Line: 1 300 132 219
Email: reception@acorappleyard.com.au
ACN No. 127 012 104

PROJECT
PROPOSED RESIDENCE FOR
MRS ARRISUENO
AT LOT 34
FAZZOLARI AVENUE
MONA VALE

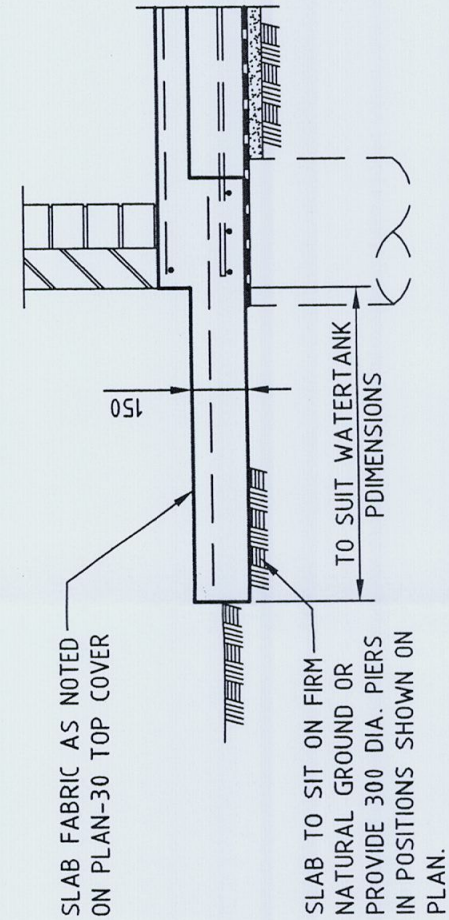


Building Lasting Relationships

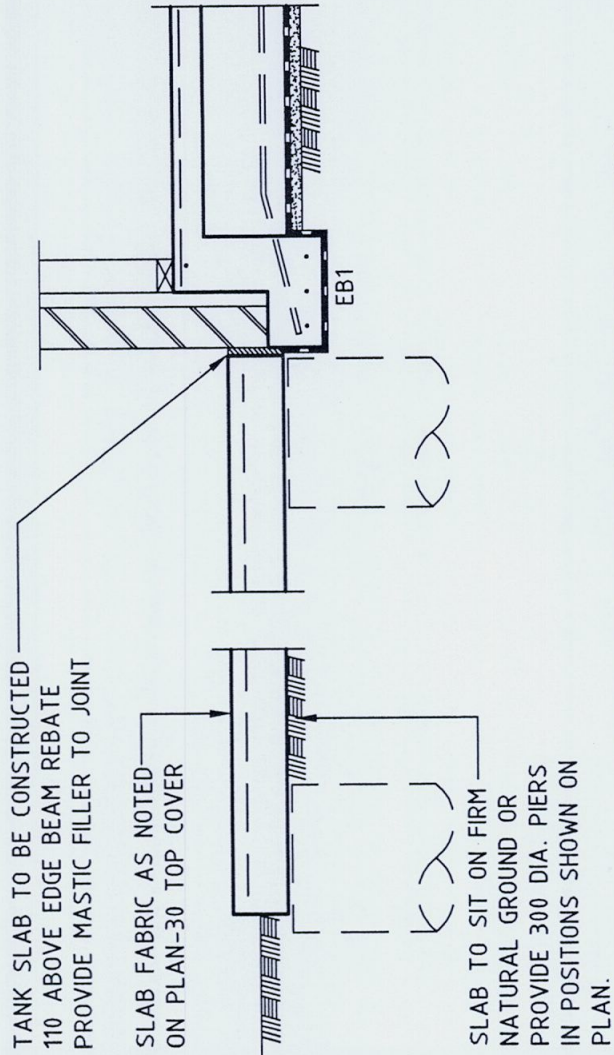
YOUR REF: 23607	DATE 31.05.10	JOB No.	G0091030	
DRAWN JDL	DESIGNED LDA	SCALE 1:20		
CHECKED JR	PRINT ISSUED	No. OF SHEETS 5 of 7	SHEET No.	REVISION
			S5	A



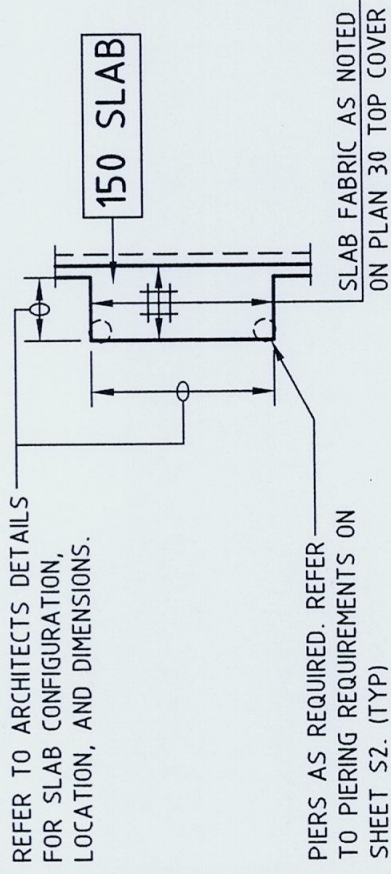
PLATFORM FOR RAINWATER TANK
EDGE BEAM DETAIL (EB1)



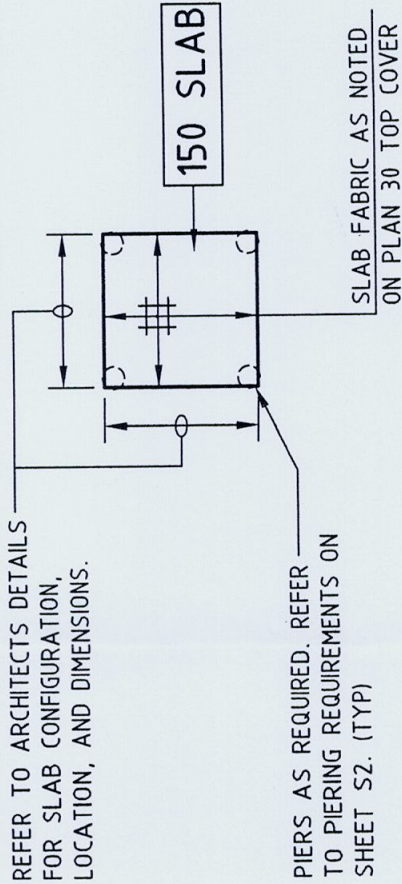
PLATFORM FOR RAINWATER TANK
EDGE BEAM DETAIL (EB2)



PLATFORM FOR RAINWATER TANK



RAINWATER TANK SLAB PLAN



ISOLATED RAINWATER TANK SLAB PLAN

NOTE
ALL CONCRETE FOR THE SLAB CONSTRUCTION TO BE COMPACTED WITH A MECHANICAL VIBRATOR.

NOTE
CONFIGURATION OF TANK SLABS DEPICTIONAL ONLY. REFER TO ARCHITECTURAL FOR FINAL DIMENSIONS AND CONFIGURATION.

REV	ISSUED FOR CONSTRUCTION	AMENDMENTS	APPROVED	DATE
A			LDA10/0279	02.06.10

THIS DRAWING HAS BEEN ASSIGNED AN ELECTRONIC CODE. THE PRESENCE OF THIS CODE SIGNIFIES THAT THE DRAWING HAS BEEN CHECKED AND APPROVED BY: LD. APPEYARD M.L.E. AUST. NPER-3 (CIVIL & STRUCT)

© COPYRIGHT OF THIS DESIGN AND PLANS ARE THE PROPERTY OF ACOR APPEYARD CONSULTANTS PTY LTD AND MUST NOT BE MODIFIED, REPRODUCED, OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.

ACOR
APPEYARD

ACOR Appleyard
Consultants Pty Ltd
58-62 HILLS STREET U35, 7 ANELLA AVENUE
GOSFORD NSW 2250 CASTLE HILL NSW 2154
P (02) 4324 3499 P (02) 9634 6311
F (02) 4324 2951 F (02) 9634 6544
Inspection Booking Line: 1 300 132 219
Email: reception@acorappleyard.com.au

PROJECT
PROPOSED RESIDENCE FOR
MRS ARRISUENO

AT LOT 34
FAZZOLARI AVENUE
MONA VALE

HUXLEY HOMES

Building Lasting Relationships

YOUR REF: 23607

DATE	JOB No.
31.05.10	G0091030
SCALE	No. OF SHEETS
1:20	6 of 7
DESIGNED	CHECKED
JDL	JR
PRINT ISSUED	REVISION
LDA	S6
	A

S. RESIDENTIAL STRUCTURAL STEEL WORK

S.1 ALL STRUCTURAL STEEL WORK SHALL COMPLY WITH AS 1111, AS 1112, AS 1163, AS 1554, AS 4100, AND THE A.C.S.E. STRUCTURAL STEEL FABRICATION AND ERECTION SPECIFICATIONS WHERE DEEMED APPROPRIATE BY THE CONTRACT DOCUMENTS.

S.2 ABBREVIATIONS USED ARE AS FOLLOWS:

- UB - UNIVERSAL BEAM
- UC - UNIVERSAL COLUMN
- PFC - PARALLEL FLANGE CHANNEL
- EA - ROLLED STEEL EQUAL ANGLE
- UA - ROLLED STEEL UNEQUAL ANGLE
- RHS - RECTANGULAR HOLLOW SECTION
- SHS - SQUARE HOLLOW SECTION
- BW - BUTT WELD
- FW - FILLET WELD

S.3 THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION IS THE BUILDER'S RESPONSIBILITY. ADEQUATE TEMPORARY BRACING SHALL BE PROVIDED WHERE NECESSARY AND AS DIRECTED BY THE SUPERVISING ENGINEERING.

S.4 ALL SHOP CONNECTIONS SHALL BE FULLY WELDED UNLESS NOTED OTHERWISE.

S.5 BOLT DESIGNATION:
4.6/5 COMMERCIAL BOLTS OF GRADE 4.6 TO AS1111 SNUG TIGHTENED.

8.8/5 HIGH STRENGTH STRUCTURAL BOLTS OF GRADE 8.8 TO AS 1252 SNUG TIGHTENED.

S.6 UNLESS NOTED OTHERWISE ALL BOLTS SHALL BE M16 GRADE 8.8/5. NO CONNECTION SHALL HAVE LESS THAN 2 BOLTS.

S.7 UNLESS NOTED OTHERWISE ALL WELDS SHALL BE 6mm CONTINUOUS FILLET TYPE GP. BUTT WELDS, WHERE SPECIFIED, SHALL BE COMPLETE PENETRATION BUTT WELDS TO AS 1554. USE E413.07.10 ELECTRODES FOR ALL WELDING UNLESS NOTED OTHERWISE.

S.8 UNLESS NOTED OTHERWISE ALL GUSSET AND CONNECTION PLATES TO BE 10mm.

S.9 THE BUILDER SHALL PROVIDE ALL CLEATS AND DRILL ALL HOLES NECESSARY FOR FIXING STEEL TO STEEL AND TIMBER TO STEEL WHETHER OR NOT DETAILED ON THE DRAWINGS.

S.10 ALL COLUMNS AND BEAMS SHOWN ON THE DRAWINGS FOR TIMBER FRAMED BUILDINGS SHALL BE Laterally RESTRAINED BY THE BUILDING FRAME AT EACH SUPPORT LOCATION THROUGH POSITIVE SCREW FIXING OF WALL STUDS TO THE COLUMNS AND EITHER JOISTS OR NOGGINGS TO THE BEAMS.

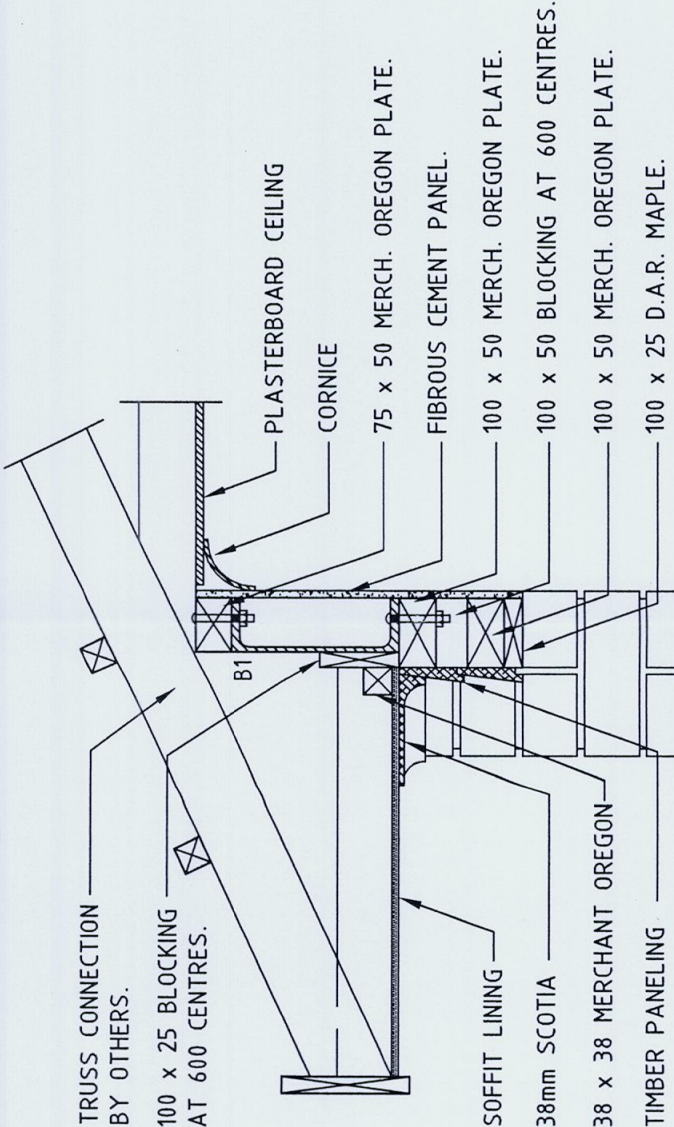
S.11 ALL COLUMNS AND BEAMS SHOWN ON THE DRAWINGS FOR FULL BRICK BUILDINGS SHALL BE Laterally RESTRAINED BY THE BRICKWORK AT EACH SUPPORT THROUGH POSITIVE FIXING OF WALL TIES TO THE COLUMNS AND EITHER JOISTS OR NOGGINGS TO THE BEAMS. NO ADDITIONAL RESTRAINT IS REQUIRED WHERE A BEAM DIRECTLY SUPPORTS A CONCRETE FLOOR SLAB.

S.12 SURFACE TREATMENT AND COATINGS SHALL BE AS SPECIFIED WITHIN THE TABLE BELOW:

ELEMENT	SURFACE CLEANING TO AS 1627 PART 4	COATINGS
ALL EXTERNAL STEELWORK	SUITABLE FOR GALVANISING	HOT DIPPED GALVANISED
ALL INTERNAL STEELWORK	CLASS 1	R.O.Z.P. 1 COAT

S.13 REFERENCE SHOULD BE MADE TO AS 2312 FOR GUIDANCE ON APPROPRIATE COATING SYSTEMS FOR ALL EXTERNAL APPLICATIONS. COATING OF EXTERNAL LINTELS SHALL BE IN ACCORDANCE WITH BCA96 CLAUSES 3.3.4 AND 3.4.4 OR AS3700 CLAUSE 3.4.3. THE BUILDER MUST CLARIFY HIS CONTRACTUAL OBLIGATIONS IN THIS REGARD.

S.14 CONCRETE ENCASED STEEL WORK SHALL BE WRAPPED WITH 10 S.W.G. WIRE AT 100mm PITCH AND SHALL HAVE A MINIMUM CONCRETE COVER OF 150mm UNLESS NOTED OTHERWISE.



HIPPED ROOF/ CLAD DOOR HEAD

- B1 - 230 x 75 PFC 230 MINIMUM END BEARING.
- 4800 MAXIMUM BEAM SPAN,
- 11000 MAXIMUM TRUSS SPAN

TYPICAL GARAGE BEAM DETAIL

A	ISSUED FOR CONSTRUCTION	LDA10/0279	APPROVED	DATE
REV	AMENDMENTS			
THIS DRAWING HAS BEEN ASSIGNED AN ELECTRONIC CODE. THE PRESENCE OF THIS CODE SIGNIFIES THAT THE DRAWING HAS BEEN CHECKED AND APPROVED BY: LD. APPLEYARD M.E. AUST. NPER-3 (CIVIL & STRUCT)				
© COPYRIGHT OF THIS DESIGN AND PLANS ARE THE PROPERTY OF ACOR APPLEYARD CONSULTANTS PTY LTD AND MUST NOT BE MODIFIED, REPRODUCED, OR COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.				



ACOR Appleyard
Consultants Pty Ltd

58-62 HILLS STREET U35, 7 ANELLA AVENUE
GOSFORD NSW 2250 CASTLE HILL NSW 2154
P (02) 4324 3499 P (02) 9634 6311
F (02) 4324 2951 F (02) 9634 6544

Inspection Booking Line: 1 300 132 219
Email: reception@acorappleyard.com.au
ACN No. 127 012 104

PROJECT
PROPOSED RESIDENCE FOR
MRS ARRISUENO

AT LOT 34
FAZZOLARI AVENUE
MONA VALE



Building Lasting Relationships

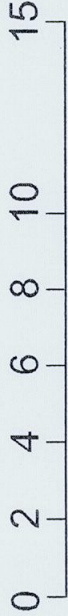
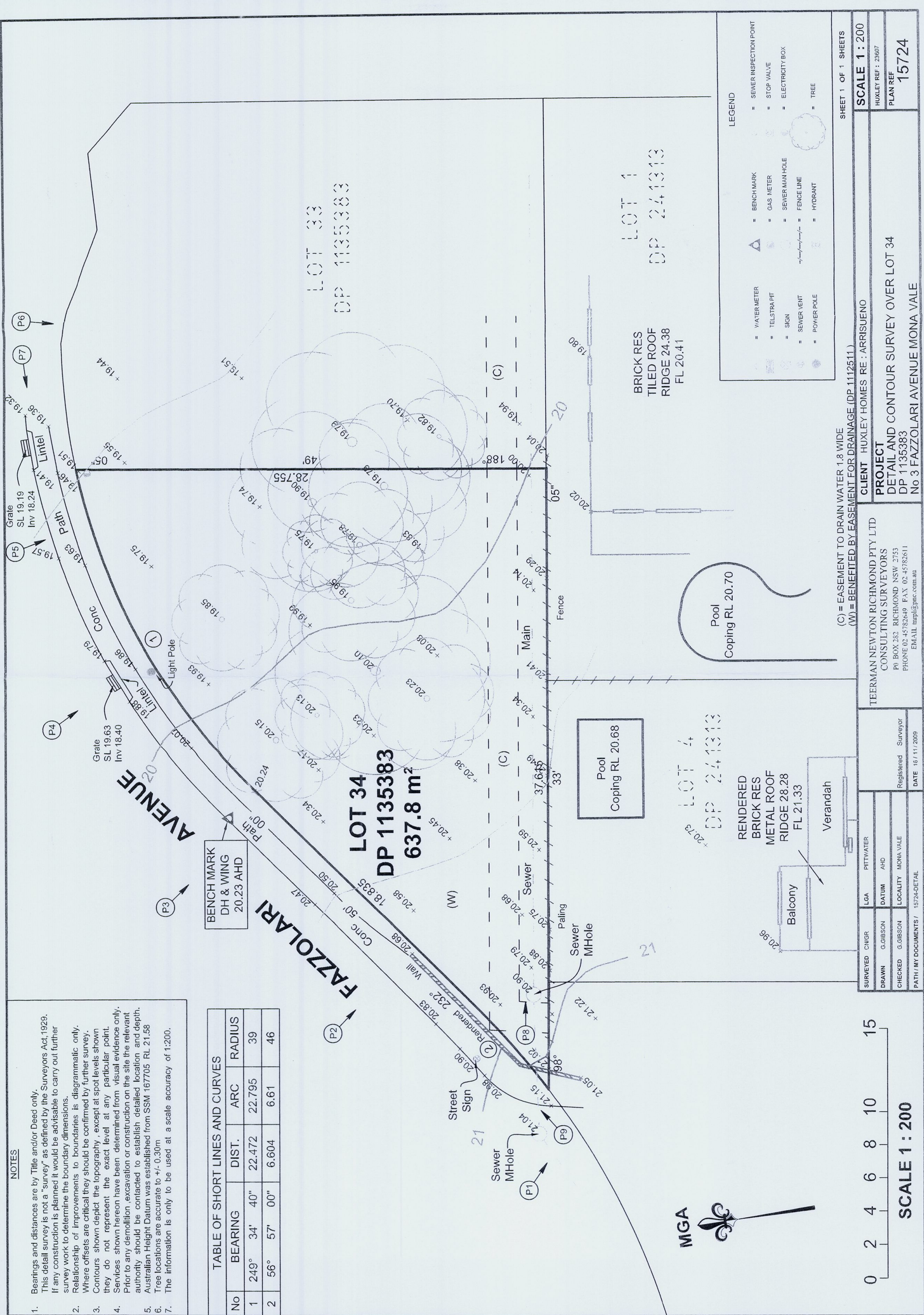
YOUR REF: 23607		JOB No.	
DRAWN JDL	DATE 31.05.10	G0091030	
DESIGNED LDA	SCALE 1:10		
CHECKED JR	No. OF SHEETS 7 of 7	SHEET No.	REVISION
PRINT ISSUED		S7	A

NOTES

- Bearings and distances are by Title and/or Deed only.
This detail survey is not a "survey" as defined by the Surveyors Act, 1929. If any construction is planned it would be advisable to carry out further survey work to determine the boundary dimensions.
- Relationship of improvements to boundaries is diagrammatic only. Where offsets are critical they should be confirmed by further survey.
- Contours shown depict the topography, except at spot levels shown they do not represent the exact level at any particular point.
- Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth.
- Australian Height Datum was established from SSM 167705 RL 21.58
- Tree locations are accurate to +/- 0.30m
- The information is only to be used at a scale accuracy of 1:200.

TABLE OF SHORT LINES AND CURVES

No	BEARING	DIST.	ARC	RADIUS
1	249° 34' 40"	22.472	22.795	39
2	56° 57' 00"	6.604	6.61	46



SCALE 1 : 200

SURVEYED	CWGR	LGA	PITT/WATER
DRAWN	G.GIBSON	DATUM	AHD
CHECKED	G.GIBSON	LOCALITY	MONA VALE
PATH / MY DOCUMENTS /		15724-DETAIL	

Registered Surveyor

DATE 16/11/2009

TEERMAN NEWTON RICHMOND PTY LTD
CONSULTING SURVEYORS
PO BOX 232 RICHMOND NSW 2753
PHONE 02 45782649 FAX 02 45782611
EMAIL tnpl@nrc.com.au

CLIENT HUXLEY HOMES RE : ARRISUENO

PROJECT
DETAIL AND CONTOUR SURVEY OVER LOT 34
DP 1135383
No 3 FAZZOLARI AVENUE MONA VALE

(C) = EASEMENT TO DRAIN WATER 1.8 WIDE
(W) = BENEFITED BY EASEMENT FOR DRAINAGE (DP 1112511)

SHEET 1 OF 1 SHEETS

SCALE 1 : 200

HUXLEY REF : 23607

PLAN REF

15724

BASIX REQUIREMENTS

WATER

PROVIDE CONNECTION FOR THE RETICULATION OF RECYCLED WATER: INCLUDING THE CONNECTION POINT FOR A BACK UP POTABLE WATER CONNECTION TO THE WASHING MACHINE STOP TAPS, TOILET FLUSHING AND FRONT AND REAR EXTERNAL TAPS COMPLETE WITH POWER SUPPLY TO EXTERNAL WALL

PROVIDE MINIMUM 3000 LITRE ABOVE GROUND COLORBOND CORRUGATED SLIMLINE WATER TANK COLLECTING 100% ROOF WATER, INCLUDING: TANK, FLOAT SWITCH, AUTOMATIC MAINS WATER, BACKUP CONTROL UNIT, 90mm FIRST FLUSH SYSTEM, IN LINE WATER FILTER AND SUBMERSIBLE PRESSURE PUMP AND THERE CONNECTION TO TANK SITTING ON A REINFORCED CONCRETE SLAB (TANK SIZE 2020H x 1000W x 2700L) CONNECTED TO TOILETS, LAUNDRY AND GARDEN

PROVIDE UPVC PAINTED DOWNPIPES IN LIEU OF COLORBOND DOWNPIPE SYSTEM

PROVIDE 3 STAR RATING TAPS TO THE BASINS, VANITIES AND SHOWERHEADS AS PER THE DETAILED SPECIFICATION

PROVIDE TOILETS WITH 3 STAR RATING PAN AND CISTERN

PROVIDE KITCHEN SINK MIXER WITH 3 STAR RATING

THERMAL PERFORMANCE

WAFLE POD CONCRETE SLAB

PROVIDE R1.5 INSULATION BATTS TO EXTERNAL WALLS (EXCLUDING GARAGE)

PROVIDE R1.5 INSULATION BATTS TO THE INTERNAL WALLS BETWEEN HOUSE AND GARAGE

PROVIDE R1.5 INSULATION BATTS TO COMMON WALLS BETWEEN MEALS/BATHROOMS AND HALLWAY TO BEDROOM 3 & 4 AND LAUNDRY

PROVIDE R3.5 INSULATION BATTS TO STANDARD ROOF AREAS

PROVIDE AUTOMATIC WEATHER SEAL/DRAUGHT EXCLUDER TO ALL EXTERNAL HUNG DOORS INCLUDING THE DOOR FROM THE HOUSE TO THE GARAGE (IF SHOWN ON PLAN) GAINSBOROUGH DRAUGHT EXCLUDER GS3 TO THE BOTTOM AND GS30 WEATHER STRIP (BROWN SELF ADHESIVE) TO THE SIDES AND THE TOP

PROVIDE SARKING TO UNDERSIDE OF ROOF TILES

PROVIDE 2 WHIRLY BIRD ROOF VENTILATORS IN POWDERCOATED FINISH IN COLOUR TO MATCH ROOF CLADDING WITH 4 No TORCO 250mm x 250mm SNAP IN EAVE VENTS ALL TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

PROVIDE MEDIUM WALLS AND DARK ROOF COLOUR

ENERGY

PROVIDE A 5 STAR RHEEM INTEGRITY, 26 LITRE INSTANTANEOUS GAS WATER UNIT MODEL No. 871026mf AS STANDARD

PROVIDE TO THE KITCHEN DUCTED RANGEHOOD WITH MANUAL ON/OFF SWITCH (STANDARD RANGE HOOD COMPLIES TO THIS)

THE OWNER MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT AS DEFINED IN THE BASIX SPECIFICATION

PROVIDE REFRIGERATOR SPACE IN THE DEVELOPMENT SO THAT IT IS WELL VENTILATED, AS DEFINED IN THE BASIX SPECIFICATION

PROVIDE GAS COOKTOP AND ELECTRIC OVEN AS PART OF THE DEVELOPMENT AS DEFINED IN THE BASIX SPECIFICATION

NON DUCTED EXHAUST FANS TO BATHROOMS & LAUNDRY WITH MANUAL ON/OFF SWITCH

NO ALLOWANCE HAS BEEN MADE FOR AIR CONDITIONING TO BE INCLUDED IN THE BASIX ASSESSMENT

NO ALLOWANCE HAS BEEN MADE FOR CONSTRUCTION IN BUSH FIRE AREAS

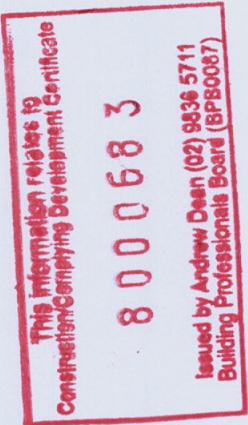
This information relates to
Construction/Complying Development Certificate

8000683

Issued by Andrew Deen (02) 9836 5711
Building Professionals Board (BPB0087)

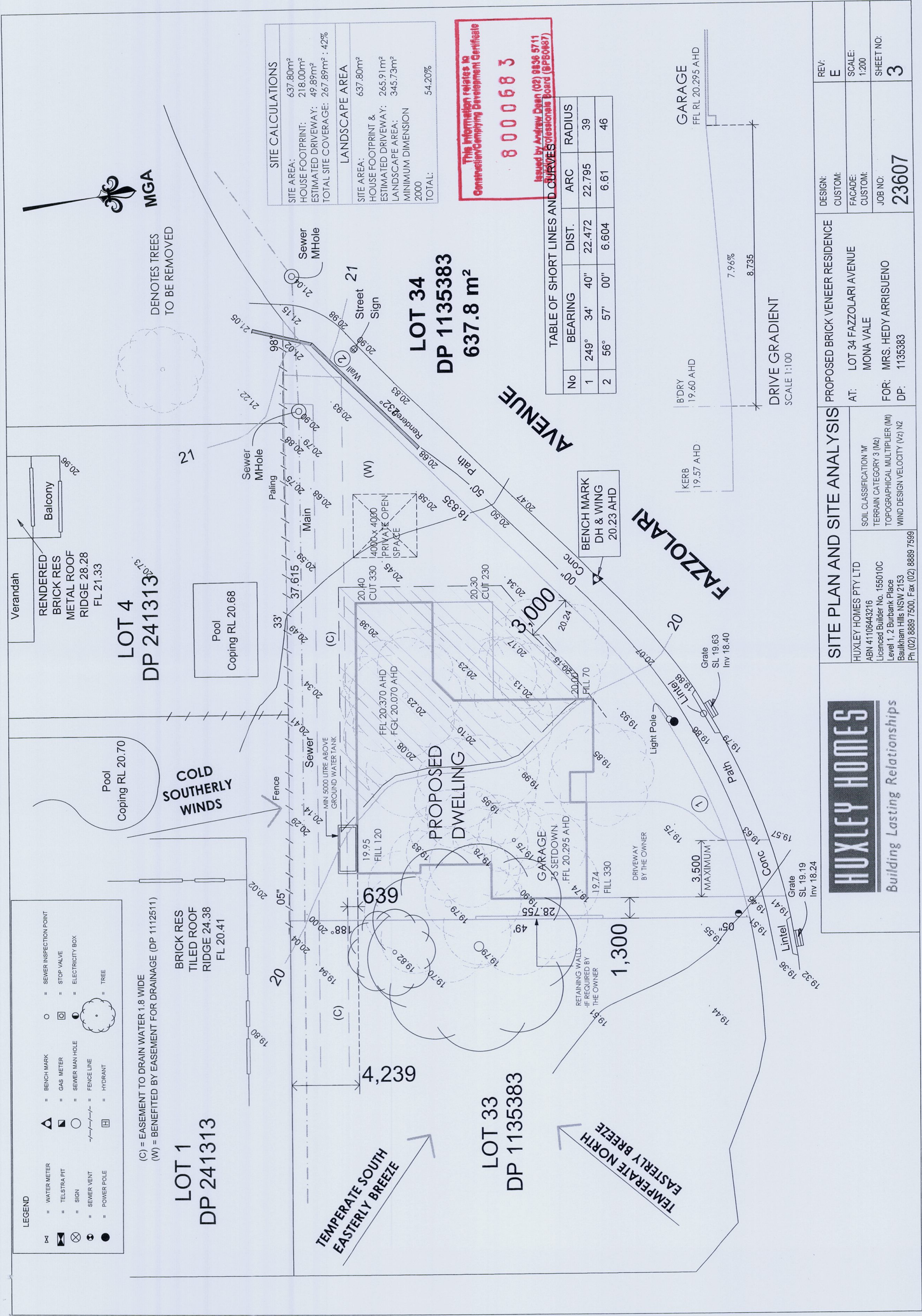


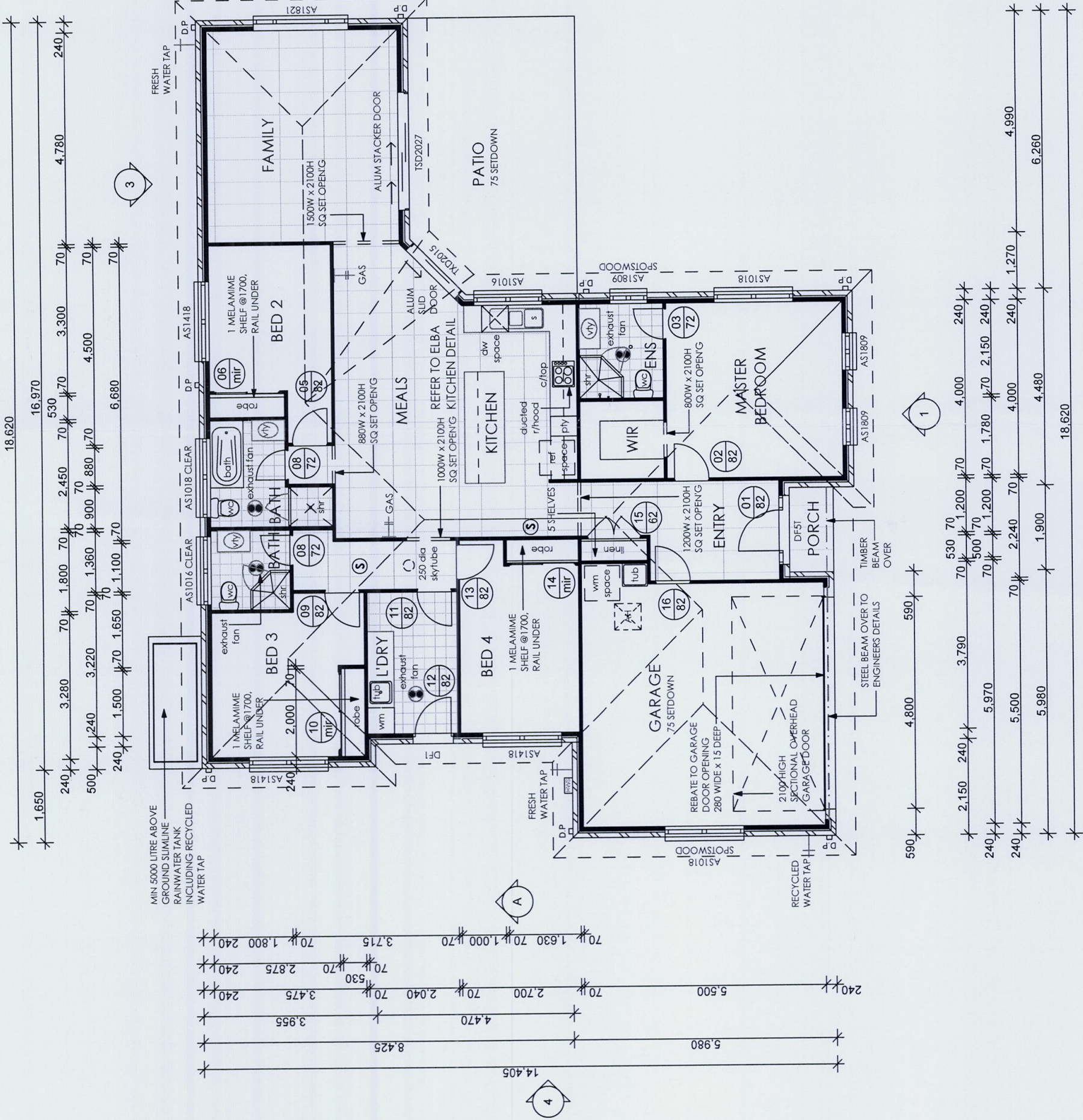
DATE	AMENDMENTS	DRN	REV	COVER SHEET				DESIGN:	REV:
28.01.10	CONTRACT PLANS PREPARED	MB	A	HUXLEY HOMES PTY LTD				CUSTOM:	E
23.02.10	COUNCIL PLANS PREPARED	MB	B	ABN 41106443216				FACADE:	
04.03.10	BEDROOM 3 INCREASED IN SIZE	MB	C	Licenced Builder No. 155010C				CUSTOM:	NO SCALE
19.05.10	CONSTRUCTION PLANS	MB	D	Level 1, 2 Burbank Place Baulkham Hills NSW 2153 Ph (02) 8889 7500. Fax (02) 8889 7599				JOB NO:	SHEET NO:
				SOIL CLASSIFICATION 'M' TERRAIN CATEGORY 3 (Mz) TOPOGRAPHICAL MULTIPLIER (M) WIND DESIGN VELOCITY (Vz) N2				23607	1
				PROPOSED BRICK VENEER RESIDENCE					
				AT: LOT 34 FAZZOLARI AVENUE MONA VALE					
				FOR: MRS. HEDY ARRISUENO DP: 1135383					



46	6.61	6.604	00"	57'	56°	2
39	22.795	22.472	40"	34'	249°	1
RADIUS	ARC	DIST.	BEARING			No
TABLE OF SHORT LINES AND CURVES						

 Building Lasting Relationships	EXISTING CONDITIONS		PROPOSED BRICK VENEER RESIDENCE AT: LOT 34 FAZZOLARI AVENUE MONA VALE FOR: MRS. HEDY ARRISUENO DP: 1135383	DESIGN: CUSTOM: FACADE: CUSTOM: JOB NO: 23607	REV: E SCALE: 1:200 SHEET NO: 2
	HUXLEY HOMES PTY LTD ABN 41106443216 Licenced Builder No. 155010C Level 1, 2 Burbank Place Bulkhurst Hills NSW 2153 Ph (02) 8889 7500, Fax (02) 8889 7599	SOIL CLASSIFICATION "M" TERRAIN CATEGORY 3 (Mz) TOPOGRAPHICAL MULTIPLIER (M4) WIND DESIGN VELOCITY (Vz) N2			





AREAS:	
GROUND:	157.86m ²
PORCH:	1.90m ²
GARAGE:	35.26m ²
PATIO:	22.98m ²
TOTAL:	218.00m ²

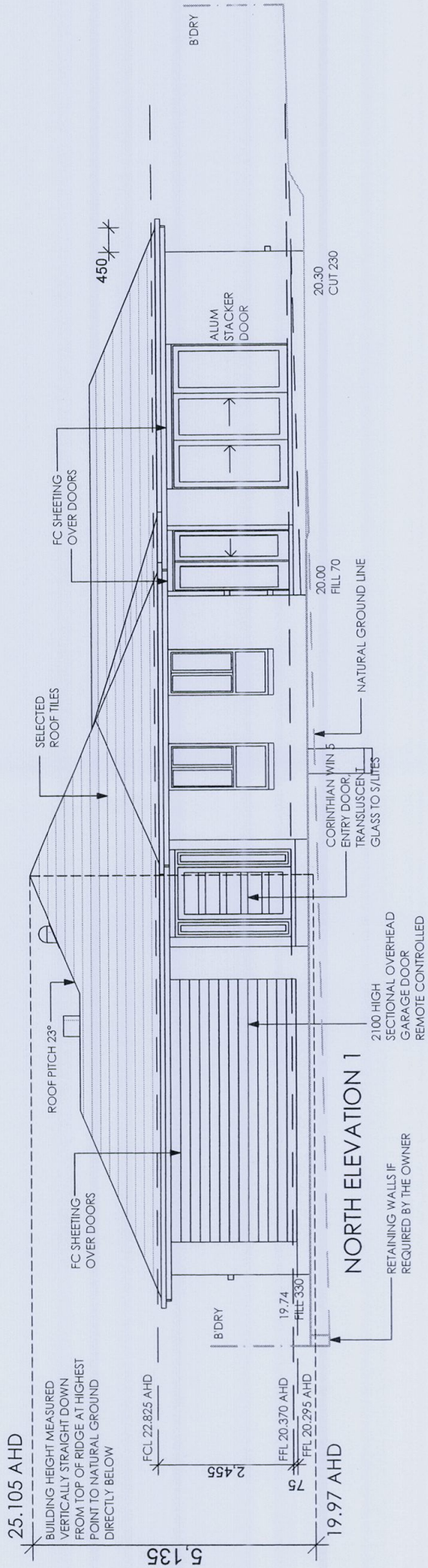


GROUND FLOOR PLAN

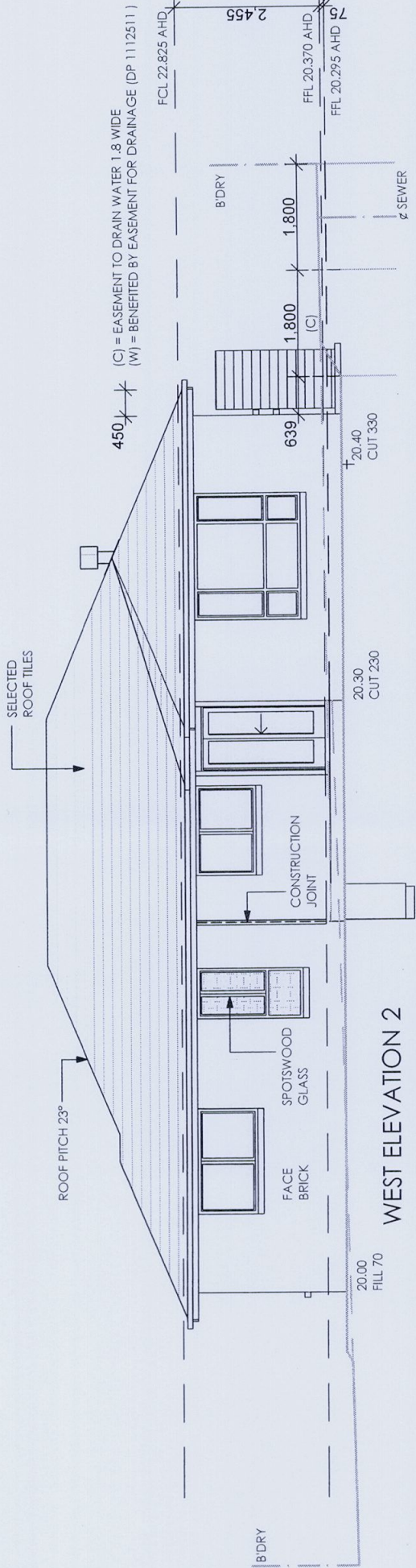
HUXLEY HOMES PTY LTD ABN 41106443216 Licenced Builder No. 155010C Level 1, 2 Burbank Place Baulkham Hills NSW 2153 Ph (02) 8889 7500, Fax (02) 8889 7599	SOIL CLASSIFICATION 'M' TERRAIN CATEGORY 3 (M2) TOPOGRAPHICAL MULTIPLIER (M1) WIND DESIGN VELOCITY (V2) N2
---	---

PROPOSED BRICK VENEER RESIDENCE
AT: LOT 34 FAZZOLARI AVENUE
MONA VALE
FOR: MRS. HEDY ARRISUENO
DP: 1135383

DESIGN: CUSTOM:	REV: F
FACADE: CUSTOM:	SCALE: 1:100
JOB NO: 23607	SHEET NO: 4



NORTH ELEVATION 1



WEST ELEVATION 2

This information relates to
Construction/Complying Development Certificate
8000683
Issued by Andrew Dean (02) 9836 5711
Building Professionals Board (BPB0087)

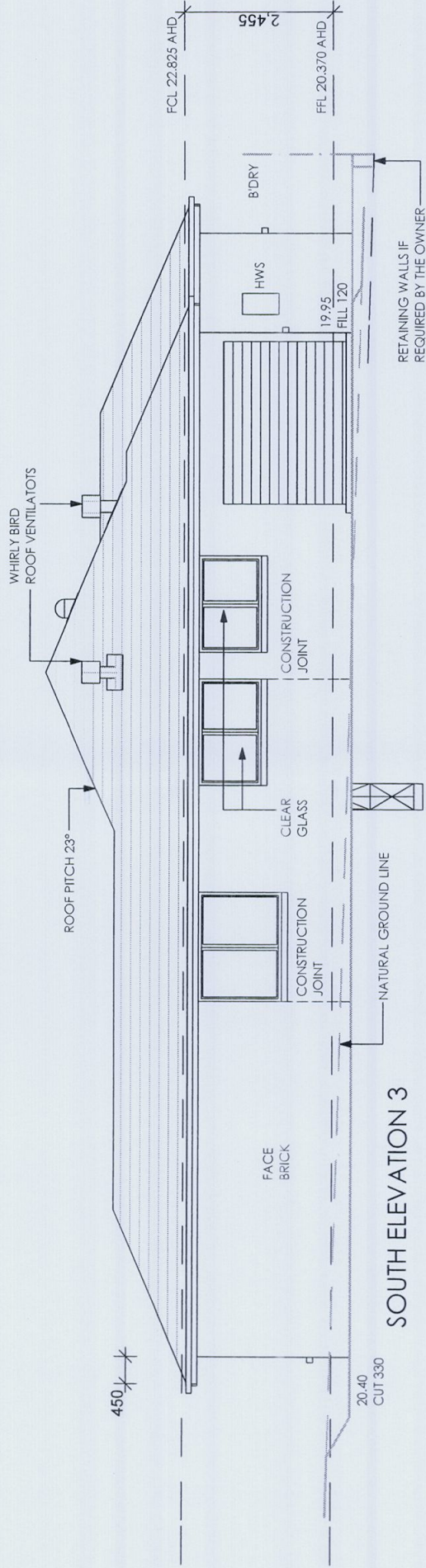
HUXLEY HOMES
Building Lasting Relationships

HUXLEY HOMES PTY LTD
ABN 41106443216
Licenced Builder No. 155010C
Level 1, 2 Burbank Place
Baulkham Hills NSW 2153
Ph (02) 8889 7500, Fax (02) 8889 7599

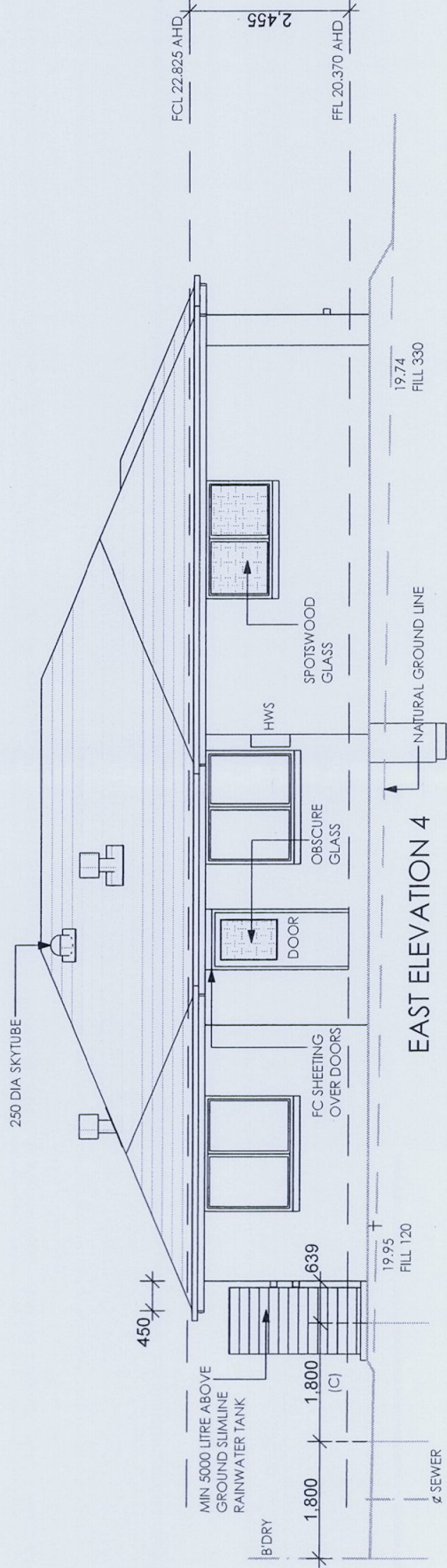
SOIL CLASSIFICATION 'M'
TERRAIN CATEGORY 3 (Mz)
TOPOGRAPHICAL MULTIPLIER (M_t)
WIND DESIGN VELOCITY (V_z) M2

PROPOSED BRICK VENEER RESIDENCE
AT: LOT 34 FAZZOLARI AVENUE
MONA VALE
FOR: MRS. HEDY ARRISUENO
DP: 1135383

DESIGN:	REV:
CUSTOM:	E
FACADE:	SCALE:
CUSTOM:	1:100
JOB NO:	SHEET NO:
23607	5



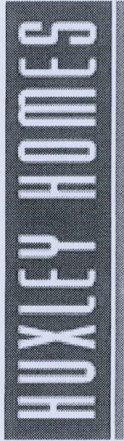
SOUTH ELEVATION 3



EAST ELEVATION 4

(C) = EASEMENT TO DRAIN WATER 1.8 WIDE
(W) = BENEFITED BY EASEMENT FOR DRAINAGE (DP 11112511)

This information relates to
Construction/Complying Development Certificate
8000683
Issued by Andrew Dean (02) 9836 5711
Building Professionals Board (BP80087)



ELEVATIONS 2

HUXLEY HOMES PTY LTD
ABN 41106443216
Licenced Builder No. 155010C
Level 1, 2 Burbank Place
Baulkham Hills NSW 2153
Ph (02) 8889 7500, Fax (02) 8889 7599

SOIL CLASSIFICATION 'M'
TERRAIN CATEGORY 3 (Mz)
TOPOGRAPHICAL MULTIPLIER (M)
WIND DESIGN VELOCITY (Vz) N2

PROPOSED BRICK VENEER RESIDENCE

AT: LOT 34 FAZZOLARI AVENUE

MONA VALE

FOR: MRS. HEDY ARRISUENO

DP: 1135383

DESIGN:
CUSTOM:

FACADE:
CUSTOM:

JOB NO:

23607

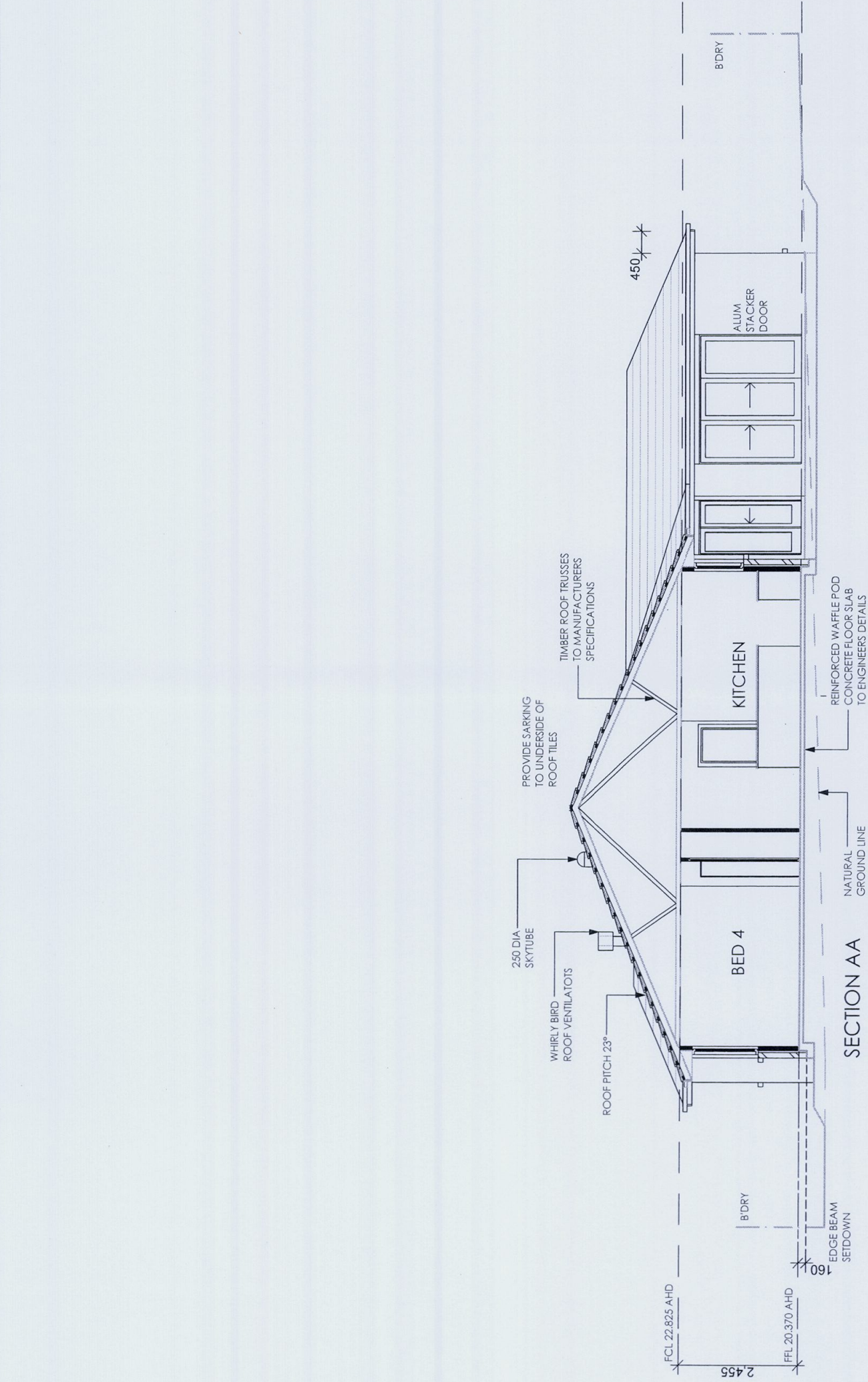
REV:

E

SCALE:
1:100

SHEET NO:

6



Building Lasting Relationships

SECTIONS

HUXLEY HOMES PTY LTD
ABN 41106443216
Licenced Builder No. 155010C
Level 1, 2 Burbank Place
Baulkham Hills NSW 2153
Ph (02) 8889 7500, Fax (02) 8889 7599

SOIL CLASSIFICATION 'M'
TERRAIN CATEGORY 3 (Mz)
TOPOGRAPHICAL MULTIPLIER (M)
WIND DESIGN VELOCITY (Vz) N2

PROPOSED BRICK VENEER RESIDENCE

AT: LOT 34 FAZZOLARI AVENUE
MONA VALE

FOR: MRS. HEDY ARRISUENO
DP: 1135383

DESIGN:
CUSTOM:

CUSTOM:

FACADE:
CUSTOM:

JOB NO:

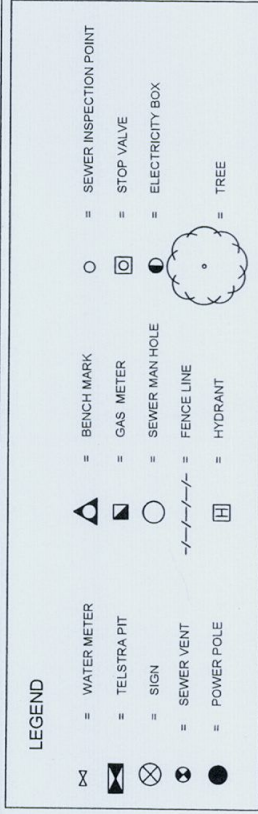
23607

REV:
E

SCALE:
1:100

SHEET NO:

7



(C) = EASEMENT TO DRAIN WATER 1.8 WIDE
(W) = BENEFITED BY EASEMENT FOR DRAINAGE (DP 1112511)

LOT 1
DP 241313

LOT 4
DP 241313

Pool
Coping RL 20.68

PROPOSED DWELLING

LOT 33
DP 1135383

LOT 34
DP 1135383
637.8 m²

This information relates to
Construction/Compiling Development Certificate

8 0 0 0 6 8 3

Issued by Andrew Dean (02) 9636 5711
Building Professionals Board (BPB0067)

No	BEARING		DIST.	ARC	RADIUS
1	249°	34'	40"	22.472	39
2	56°	57'	00"	6.604	46

NOTE: AREA LESS THAN 2000 NOT INCLUDED IN TOTAL LANDSCAPE AREA

FAZZOLARI

HUXLEY HOMES

Building Lasting Relationships

LANDSCAPE AREA PLAN

HUXLEY HOMES PTY LTD ABN 41106443216 Licensed Builder No. 155010C Level 1, 2 Burbank Place Bankham Hills NSW 2153 Pk (02) 8889 7500. Fax (02) 8889 7599	SOIL CLASSIFICATION M' TERRAIN CATEGORY 3 (Mz) TOPOGRAPHICAL MULTIPLIER (M) WIND DESIGN VELOCITY (Vz) N2
--	---

PROPOSED BRICK VENEER RESIDENCE

AT: LOT 34 FAZZOLARI AVENUE
MONA VALE

FOR: MRS. HEDY ARRISUENO

DP: 1135383

REV:

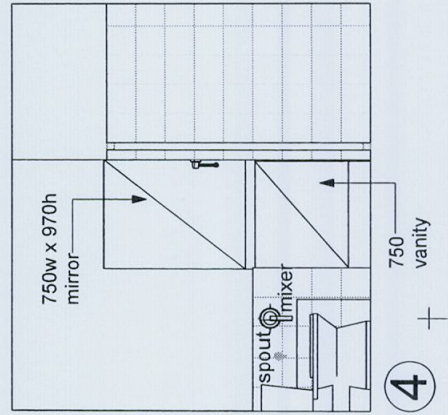
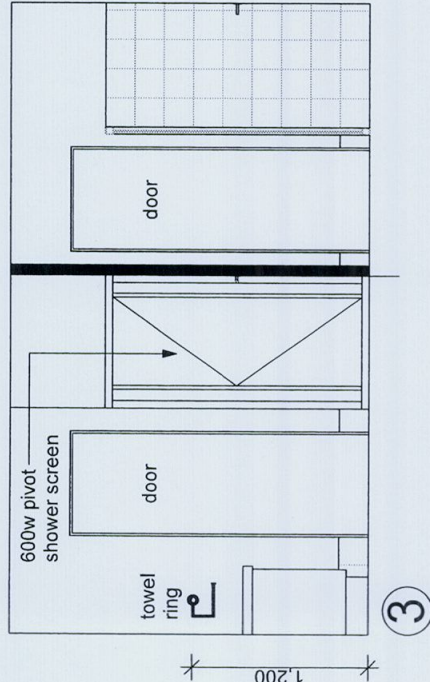
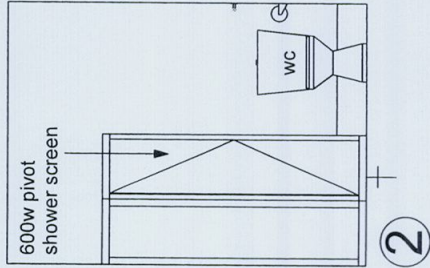
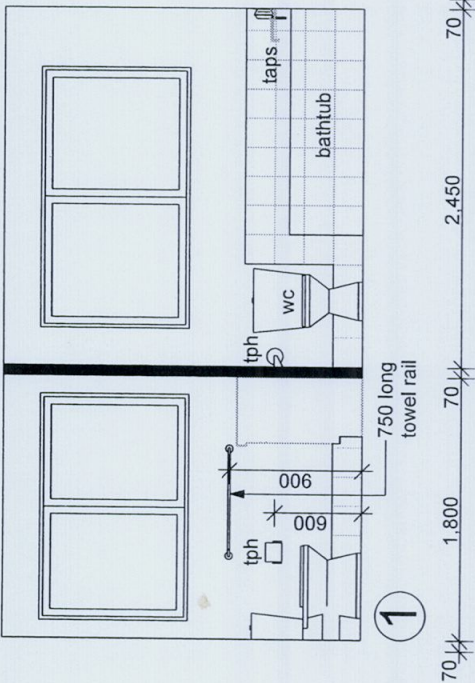
U

SCALE:

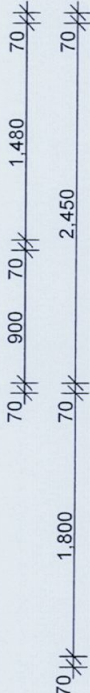
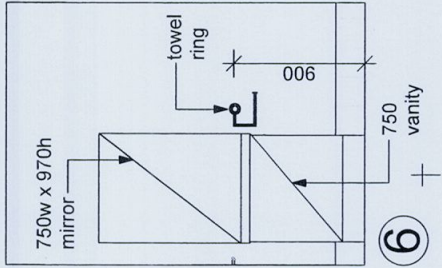
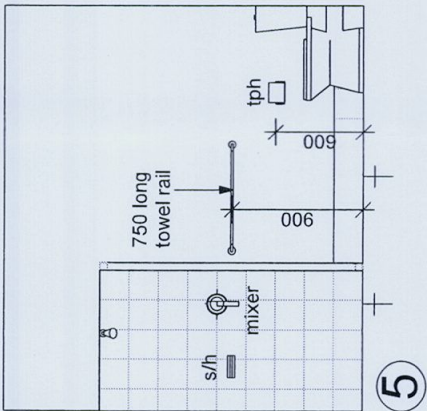
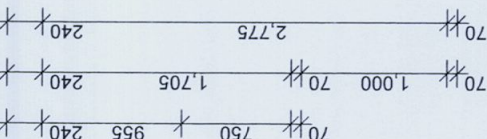
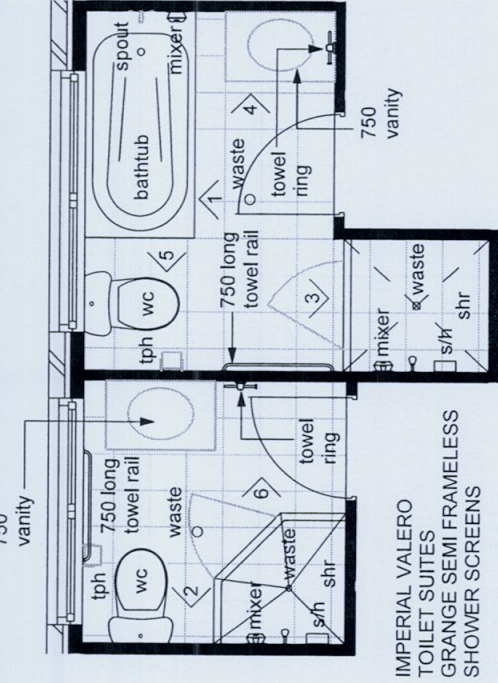
1:200

SHEET NO:

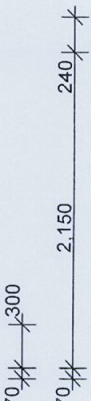
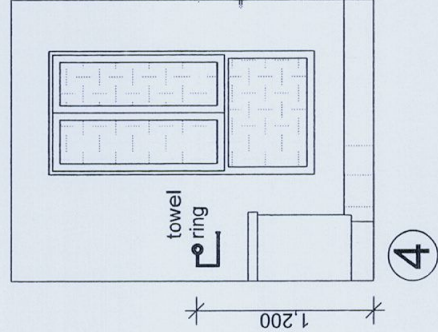
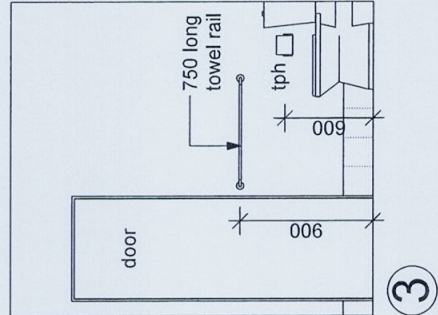
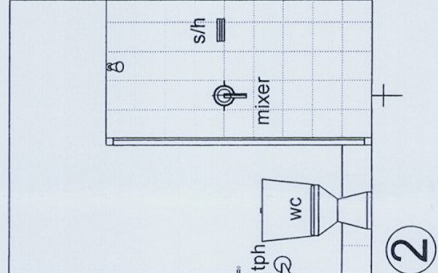
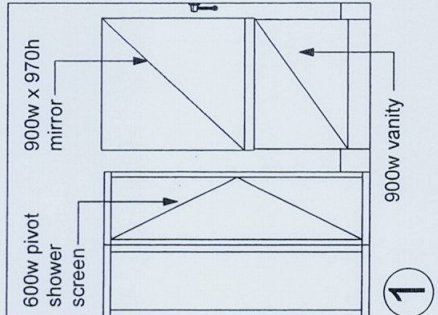
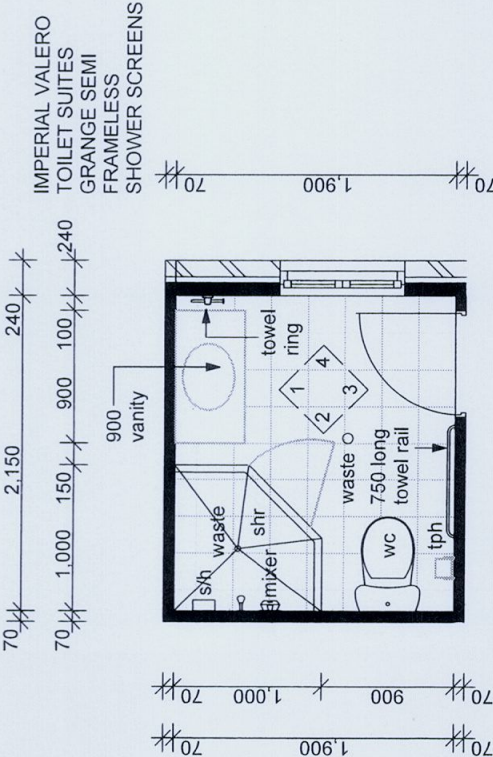
11



NOTE: BATH BUILT INTO WALL FRAMING



BATHROOMS LAYOUT
SCALE 1:50



ENSUITE LAYOUT
SCALE 1:50

This information relates to
Construction/Complying Development Certificate
8000683
Issued by Andrew Dean (02) 9836 5711
Building Professionals Board (SPB0087)

REFER TO ELBA KITCHENS
DETAILS FOR ALL VANITIES
FLOOR STANDING VANITIES

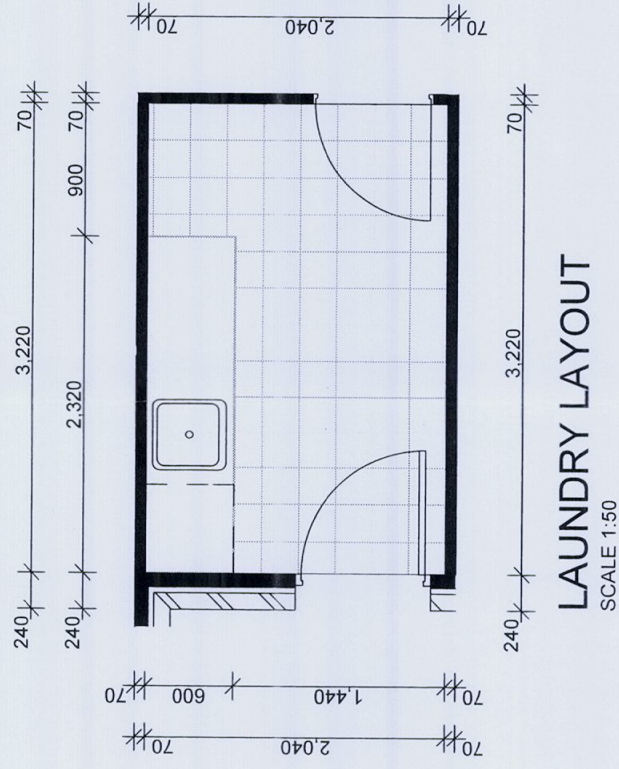
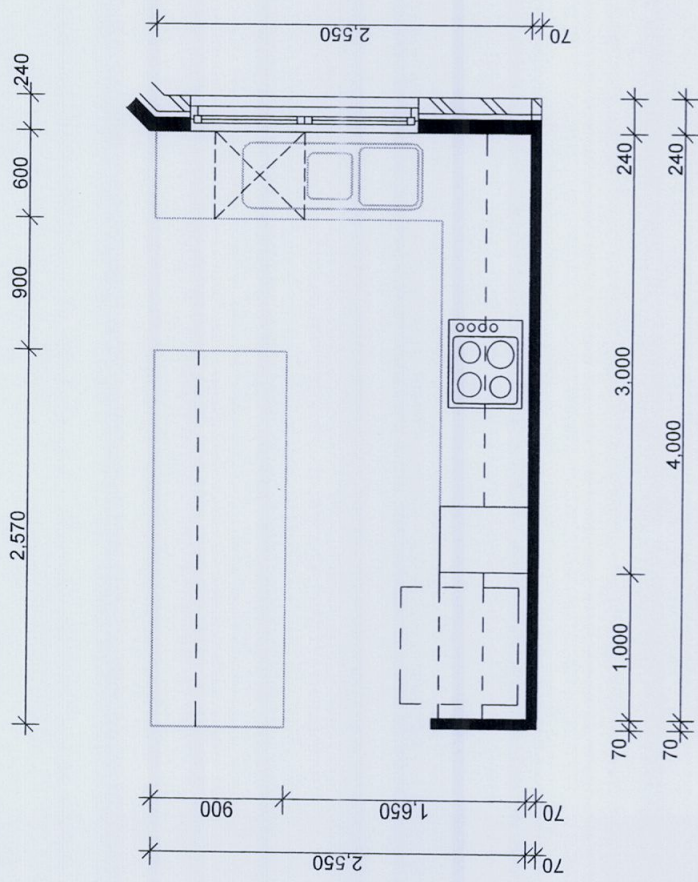
HUXLEY HOMES
Building Lasting Relationships

INTERNAL DETAILS

HUXLEY HOMES PTY LTD
ABN 41106443216
Licenced Builder No. 155010C
Level 1, 2 Burbank Place
Baulkham Hills NSW 2153
Ph (02) 8889 7500, Fax (02) 8889 7599

PROPOSED BRICK VENEER RESIDENCE
AT: LOT 34 FAZZOLARI AVENUE
MONA VALE
FOR: MRS. HEDY ARRISUENO
DP: 1135383

DESIGN: CUSTOM: E
FACADE: CUSTOM: SCALE: 1:200
JOB NO: 23607
SHEET NO: 12



REFER TO ELBA KITCHEN LAYOUT

REFER TO ELBA KITCHEN LAYOUT



 Building Lasting Relationships	INTERNAL DETAILS 2		SOIL CLASSIFICATION 'M' TERRAIN CATEGORY 3 (Mz) TOPOGRAPHICAL MULTIPLIER (M4) WIND DESIGN VELOCITY (Vz) N2	PROPOSED BRICK VENEER RESIDENCE	DESIGN: CUSTOM:	REV: E
	HUXLEY HOMES PTY LTD ABN 41106443216 Licenced Builder No. 155010C Level 1, 2 Burbank Place Baulkham Hills NSW 2153 Ph (02) 8889 7500, Fax (02) 8889 7599	AT: LOT 34 FAZZOLARI AVENUE MONA VALE			FACADE: CUSTOM:	SCALE: 1:200
				JOB NO: 23607	SHEET NO: 13	
				FOR: MRS. HEDY ARRISUENO DP: 1135383		