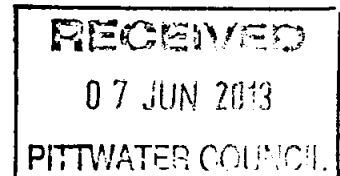


**PRIVATE BUILDING
CERTIFIERS**

5th June 2013

Our Reference: 132134

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



Dear Sir/Madam,

Re: 185 Whale Beach Road, Whale Beach NSW 2107
Development Consent No: N0088/12
Construction Certificate No: 13/2134-1

Under Part 4A of the Environmental Planning and Assessment Act 1979, Private Building Certifiers has issued a Construction Certificate for the above premises.

Please find enclosed the following documentation:

- Cheque for Council's registration fee.
- Construction Certificate No: 13/2134-1
- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in the attachments of the Certificate.

Please provide a receipt upon completion of payment process and post to Suite 2501, 4 Daydream Street, Warriewood NSW 2102.

If you require further information please contact me on (02) 9982 6727.

Regards,

Cheyne James
Accredited Building Surveyor
Private Building Certifiers Pty Ltd
ABN 63 152 183 205

336 REC 342227 7/6/13

Northern Beaches	North Shore	City/Eastern Suburbs	Inner West	Western Sydney
Suite 2501, 4 Daydream Street, Warriewood NSW 2102	Suite 1, 133 Alexander Street, Crows Nest NSW 2065	Level 6, 69 Reservoir Street, Surry Hills NSW 2010	5B North Street, Balmain NSW 2041	Suite 22, 541 High Street, Penrith NSW 2750
P. (02) 9999 6490 F. (02) 8079 6184	P. (02) 9411 2113 F. (02) 8079 6184	P. (02) 9281 5061 F. (02) 8079 6184	P. (02) 9262 2790 F. (02) 8079 6184	P. (02) 9680 2464 F. (02) 8079 6184



CONSTRUCTION CERTIFICATE No. 13/2134-1

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

Owner

Name: Angus Wright
Address: 333 Old South Head Road, Watsons Bay NSW 2030

Property details

Address: 185 Whale Beach Road, Whale Beach NSW 2107
Lot/Portion No: 3
Section: -
DP No: 13909
Municipality: Pittwater Council

Description and value of development

Description: Alterations and additions to existing dwelling.
Value of work: \$200,000

Building Code of Australia Building Classification

Use: Residential
BCA classification: 1a

Determination

Approved/Refused: Approved
Date of Determination: 5 June 2013

Plans and specifications approved

- Architectural Drawings No. 100, 110, 120, 200, 210, 220, 230 and 240 prepared by Palaestra Design Workshop dated 03.03.2012.
- Structural Drawings No. S1 and S2 prepared by Jack Hodgson Consultants dated 24.05.2012.
- Site Survey Drawing No. 900 prepared by Survey Scope dated 01.08.2011.

Attachments

- Application Form for Construction Certificate.
- Record of Site Inspection made by Accredited Certifier in accordance with Clause 143B (EP&A Regulations 2000) prior to issue of Construction Certificate.
- Long Service Levy receipt prepared by Long Service Corporation dated 08.05.2013.
- Home Warranty Insurance prepared by QBE dated 21.05.2013.
- BASIX Certificate prepared by Palaestra Studio dated 07.06.2012.
- Quick Check Approval prepared by Sydney Water dated 09.05.2013.
- Geotechnical Risk Management Policy for Pittwater prepared by Jack Hodgson Consultants dated 10.05.2013.

Development Consent

Certificate No.: N0088/12
Date of Determination: 13 June 2012

Northern Beaches

Suite 2501, 4 Daydream Street,
Warriewood NSW 2102
P. (02) 9999 6490
F. (02) 8079 6184

North Shore

Suite 1, 133 Alexander Street,
Crows Nest NSW 2065
P. (02) 9411 2113
F. (02) 8079 6184

City/Eastern Suburbs

Level 6, 69 Reservoir Street,
Surry Hills NSW 2010
P. (02) 9281 5061
F. (02) 8079 6184

Inner West

5B North Street,
Balmain NSW 2041
P. (02) 9262 2790
F. (02) 8079 6184

Western Sydney

Suite 22, 541 High Street,
Penrith NSW 2750
P. (02) 9680 2464
F. (02) 8079 6184

Certificate / Certifying Authority

I certify that work completed in accordance with the documentation accompanying the application for this certificate (with such modifications, if any, verified by me as may be shown on that documentation) will comply with the requirements of the *Environmental Planning & Assessment Regulation 2000* as referred to in s.81A(5) of the *Environmental Planning & Assessment Act 1979*.

Signature



Cheyne James
Accredited Certifier
BPB Registration No. 1269
Private Building Certifier Pty Ltd
ABN 63 152 183 205

Date of endorsement **05.06.2013**
Certificate Number **13/2134-1**

Note: Prior to commencement of work sections 81A(2)(b), 81A(2)(c), 81A(4)(b) and 81A(4)(c) of the Environmental Planning and Assessment Act 1979 must be satisfied.





Record of inspection

1. Details of application for construction certificate (CC)

Name of applicant

Angus Wright

Name of certifying authority

Cheyne James

Date of application for CC

05/04/13

Date application for CC received by certifying authority

05/04/13

Registered No. of the development application/development consent

0088/12

2. Address of property

Unit/street no.

185

Street name

Whale Beach Road

Suburb or town

Whale Beach

State

NSW

Postcode

2107

3. Details of Inspection (tick as appropriate)

☒ Inspection by accredited certifier

Name of accredited certifier

Cheyne James

Accreditation No.

1269

Date inspection carried out

08/04/13

Type of inspection

Pre-CC building inspection under Cl.143B EP&A Regulation

4. Current fire safety measures

Provide details of the current fire safety measures in the existing building the subject of the inspection

N/A

5. Plans and specifications (tick as appropriate)

Do the plans and specifications that accompany the application adequately and accurately depict the condition of the existing building?

☒ Yes

☐ No

If no, list deficiencies or inaccuracies

6. Commencement of work (tick as appropriate)

Has any building or subdivision work authorised by the development consent commenced on the site?

☐ Yes

☒ No

If YES, provide details

7. Signature

Cheyne James

e. mm

08/04/13

Name of accredited certifier conducting inspection

Signature

Date

Record of Inspection

1



Levy Online Payment Receipt

Building and Construction

ANGUS WRIGHT
333 OLD SOUTH HEAD ROAD
WATSONS BAY
SYDNEY NSW 2030

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

Application Details:

Applicant Name:	ANGUS WRIGHT
Levy Number:	5043621
Application Type:	DA
Application Number:	13/2134-1
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	185 WHALE BEACH RD WHALE BEACH NSW 2107
Value of work:	\$200,000
Levy Due:	\$700.00

Payment Details:

LSC Receipt Number:	137169
Payment Date:	8/05/2013 1:45:57 PM
Bank Payment Reference:	700131131
Levy Paid:	\$700.00
Credit card surcharge:	\$2.80
Total Payment Received:	\$702.80

Home Warranty Insurance
Certificate of Insurance



Home Warranty
Insurance Fund

QBE Insurance (Australia) Ltd
Level 3, 85 Harrington St
SYDNEY NSW 2000
Phone: 1300 790 723
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



Policy Number BN0027249BWI-3

ANGUS WRIGHT
333 OLD SOUTH HEAD ROAD
WATSONS BAY NSW 2117

Name of Intermediary
AON HIA (NSW/ACT)
GPO BOX 2188
CANBERRA ACT 2601

Account Number
BN0006684
Date Issued
21/05/2013

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 as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund.

In Respect of	ALTERATIONS AND ADDITIONS STRUCTURAL
At	LOT 3,185 WHALE BEACH ROAD WHALE BEACH NSW 2107
Carried Out By	BUILDER GRAHAM LAWSON PTY LTD ABN: 71 086 034 666
Declared Contract Price	\$200,000.00
Contract Date	31/05/2013
Builders Registration No.	U 100379C
Building Owner / Beneficiary	ANGUS WRIGHT

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.

Additional Policy Details
JOB WHALE BEACH 185

Signed for and on behalf of NSW Self Insurance Corporation (SICorp)


Ty Ayscough

IMPORTANT NOTICE:
In addition to this certificate of insurance, a policy wording which outlines the terms and conditions of the cover provided is available from the HWIF website. To access that policy wording visit www.homewarranty.nsw.gov.au

BASIX[®] Certificate

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

Alterations and Additions

Certificate number: A140228

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

Director-General

Date of issue: Thursday, 07, June 2012

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



Description of Project

Project address	
Project name	Whale BEach
Street address	185 Whale Beach Road Whale Beach 2107
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 11909
Lot number	3
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Palaestra Studio
ABN (if applicable):	25 215 647 074

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check			
Windows and glazed doors											
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.									✓	✓	✓
Windows and glazed doors glazing requirements											
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type					
			Height (m)	Distance (m)							
W1	N	2.2	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)					

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



Application Lodgement Summary

Sydney
WATER

Reference Number 8426008

Date Requested: Thu May 9 2013

Agent Reece Thornleigh, 2-4 Lymore Avenue Thornleigh
Applicant PALAESTRA DESIGN WORKSHOP, 44 Venice Road Pretty Beach 2257
Property/Asset 185 Whale Beach Rd, Whale Beach 2107 (Apd Wright Kfm Moses) PNum:
3463917
100 mm CICL Watermain - (2469880) (Potable)
63 mm PE Sewer Main - (3895160) (WasteWater)
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$16.71	\$0.00	\$16.71

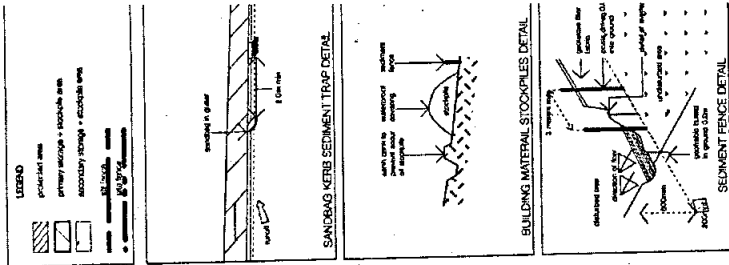
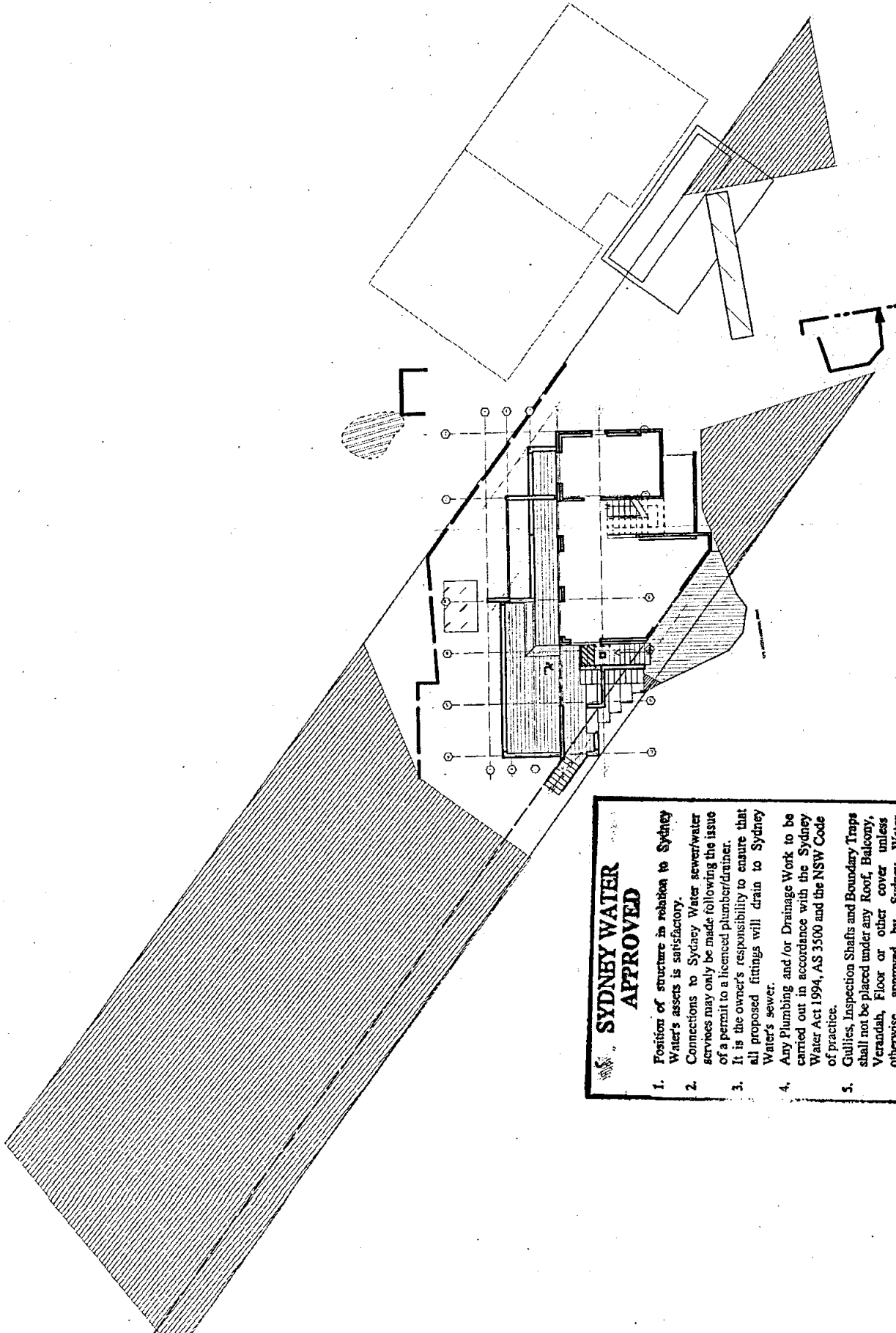
Property Special Conditions for Plumbers

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

You must contact Sydney Water 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.



**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 licenced 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. 3463917

Reece Thornleigh
Quick Check Agent on behalf of
SYDNEY WATER

Per 109000 9/5/13

For Tender - 2/8/12

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

Development Application for _____
Name of Applicant
Address of site 185 WHALE BEACH ROAD, WHALE BEACH

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

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

on this the 10TH MAY, 2013
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least \$2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development and that

Please mark appropriate box

- ☒ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto
☒ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill for both the Excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy

Geotechnical Report Details :

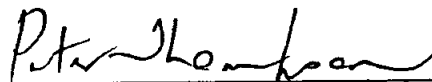
Report Title: RISK ANALYSIS & MANAGEMENT FOR PROPOSED DECK REPLACEMENT AT 185 WHALE BEACH ROAD, WHALE BEACH - MM 27754
Report Date: 2ND SEPTEMBER, 2011
Author : BEN WHITE
Author's Company/Organisation: JACK HODGSON CONSULTANTS PTY LTD

Structural Documents list:

DRAWING NO 27754- SA1 & S2A

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

Signature



Name PETER THOMPSON

Chartered Professional Status MIE Aust CPEng

Membership No. 146800

Company JACK HODGSON CONSULTANTS

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – PART B - To be submitted with detailed design for construction certificate

PART B Declaration made by Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer (where applicable) in relation to the incorporation of the Geotechnical issues into the project design

I, BEN WHITE on behalf of Jack Hodgson Consultants Pty Ltd
(insert name) (trading or company name)

on this the 10TH MAY, 2013
(date)

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater – 2009 and I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least \$2million. I also certify that I have reviewed the design plans and structural design plans in accordance for the Construction Certificate Stage and that I am satisfied that:

Please mark appropriate box

- ☒ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto
☒ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy

Geotechnical Report Details :

Report Title: RISK ANALYSIS & MANAGEMENT FOR PROPOSED DECK REPLACEMENT AT 185 WHALE BEACH ROAD, WHALE BEACH – MM 27754

Report Date: 2ND SEPTEMBER, 2011

Author: BEN WHITE

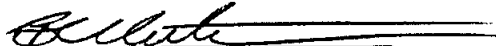
Documentation which relates to or is relied upon in report preparation:

ARCHITECTURAL PLANS RPREPARED BY PALAESTRA DESIGN WORKSHOP dwg no: 110, 115, 116, 117& 125 DATED 14TH MARCH, 2013

STRUCTURAL PLANS PRPARED BY JACK HODGSON CONSULTANTS DWG NO: 27754-S1A & S2A DATED MARCH 2013

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

BEN WHITE
(name)


(signature)

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.in the Report and that reasonable and practical measures have been identified to remove foreseeable risk

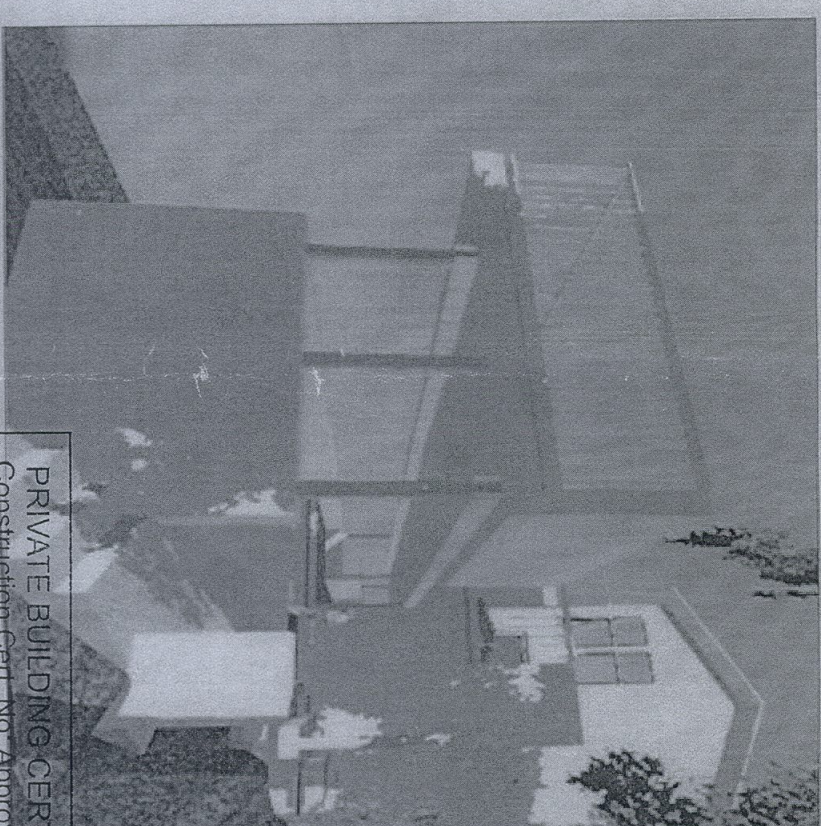
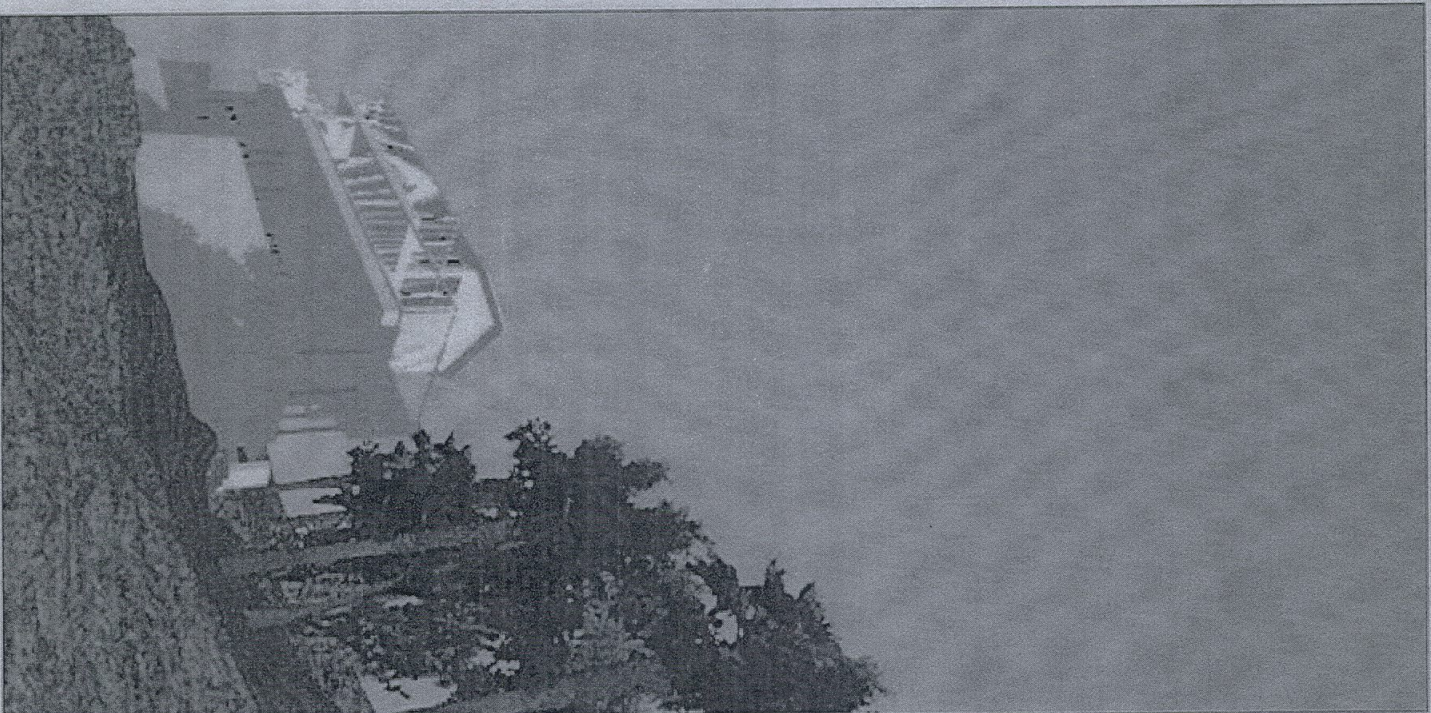
Signature

Name Ben White

Chartered Professional Status M.Sc Geol AusIMM CP Geol

Membership No. 222757

Company Jack Hodgson Consultants Pty Ltd



PRIVATE BUILDING CERTIFIERS
Construction Cert. No. Approved Date:

APPROVED BY: **Certifying Authority: Cheyne James**
 Accreditation No. **BPB 1269**

CONSENT PLANS

This Development is subject to the following energy provision:

THESE PLANS MUST BE READ IN CONJUNCTION WITH THE E6-BASIC REQUIREMENTS OF THE NSW Energy Efficiency Provisions

☐ - BCA Volume 1, NEW Section Provisions

THIS APPROVAL DOES NOT AUTHORIZE ANY

WORK ON THE ADJACENT ROAD, BUT THE Occupancy Certificate

OR ANY COUNCIL RESERVELESS compliance is met.

These plans form part of and are to be read in conjunction with the conditions of consent. Please make yourself aware of your legal position. Mandatory inspections are applicable.

Received on 5/4/13

DA. APPLICATION ONLY - 2/3/12

56

100

New Deck & Room
185 Whale Beach Road
Ardous & Fleur Wright

Perspect

Perspectives

Drawn C

SCALE	DATE	ISSUE
1:100	FEB '12	1

palaestra DESIGN WORKSHOP

NOTES

Issue 6 November

Charles W. Palaestra
44 Vanice Road Pretty Beach 2257
T.021 4360 1844.
charlie@palaestra.com.au
www.palaestra.com.au

■ **Copyright in all domestic and foreign patents by Theodore W. Smith & Co. and other specialists from known domestic & foreign firms, inventors & attorneys.** 1000 Broadway, New York 10003. Tel. 212-675-1700.

No.	Date	Note
A	3/3/12	Dev. Application

[illegible]

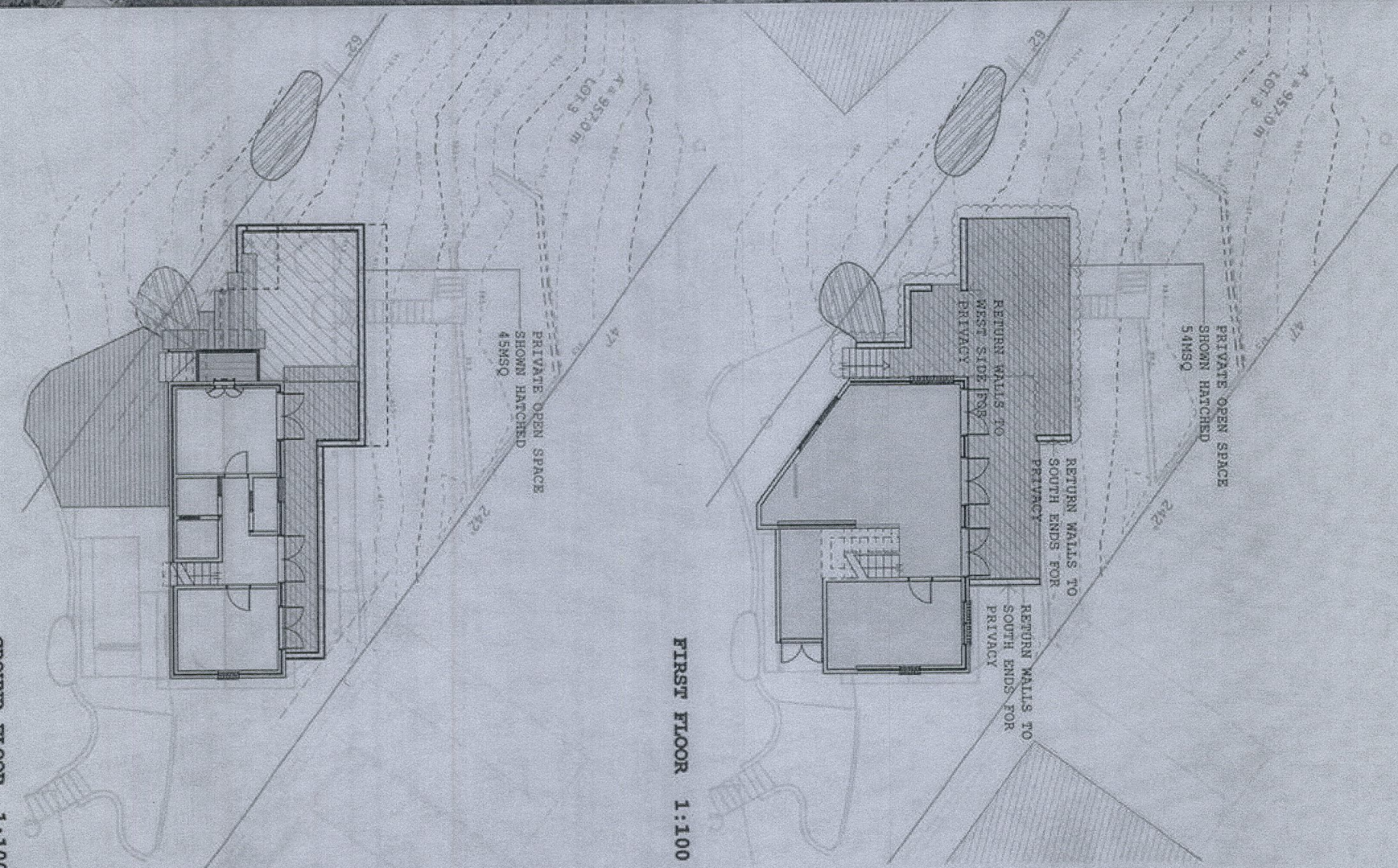


SITE 1:1000

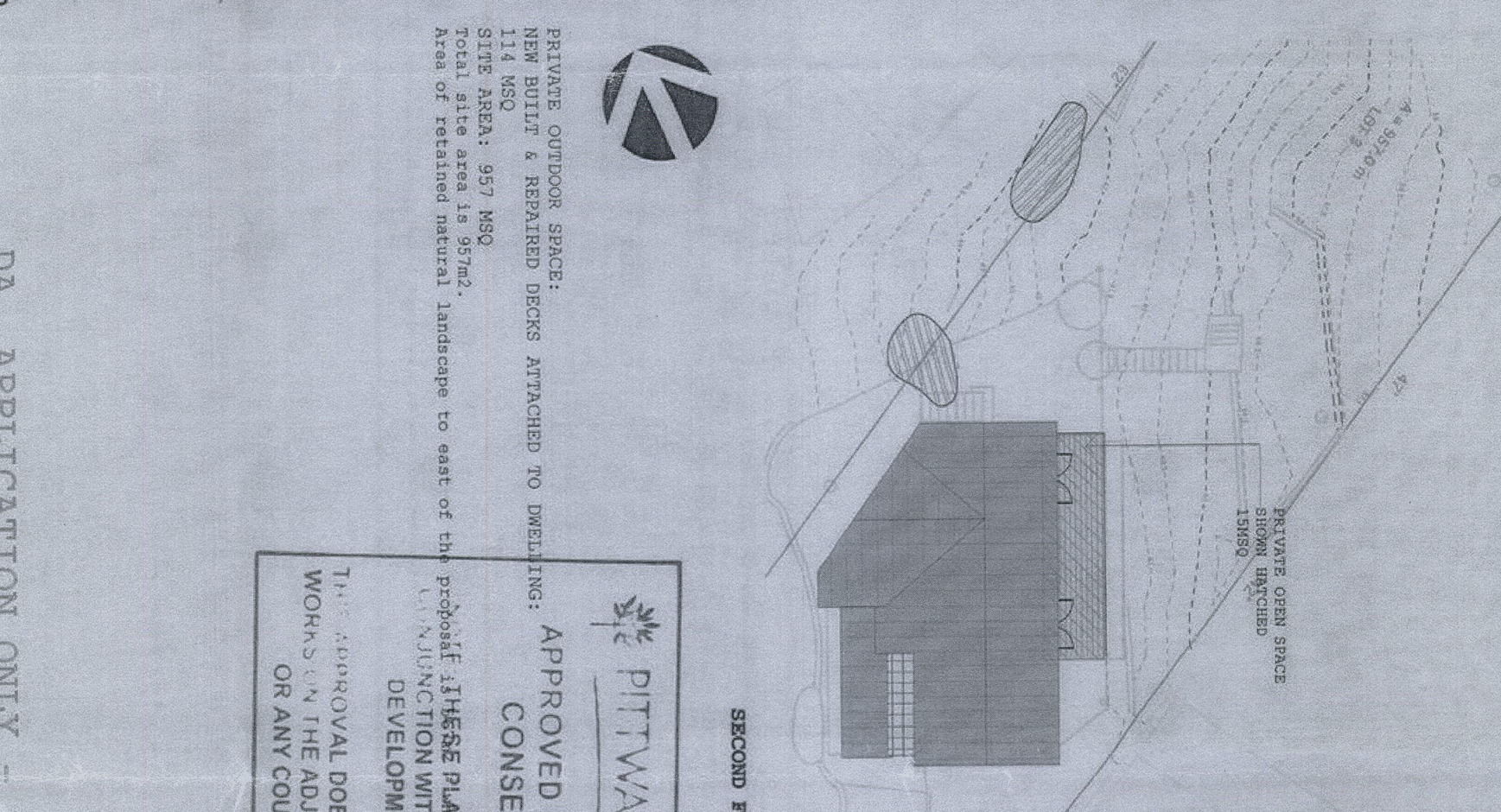
palaestra

DESIGN WORKSHOP

charles wright p-arch
44 Ventnor Road Pletty Beach 2257
T: 021 4360 1844
char114@palaestra.com.au
www.palaestra.com.au



FIRST FLOOR 1:100



SECOND FLOOR 1:100



PRIVATE OUTDOOR SPACE:
NEW BUILT & REPAIRED DECKS ATTACHED TO DWELLING:
114 MSQ
SITE AREA: 957 MSQ
Total site area is 957m².
Area of retained natural landscape to east of the

**APPROVED DEVELOPMENT
CONSENT PLANS**

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

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

These plans form part of and are to be read in conjunction with the conditions of consent. Please make yourself aware of your legal position. Mandatory inspections are applicable.

PRIVATE BUILDING CERTIFIERS
Construction Cert. No: Approved Date:
13/03/14-1
5/6/13

Certifying Authority: Cheyne James
Accreditation No. BPB 1269

This Development is subject to the following energy provision:

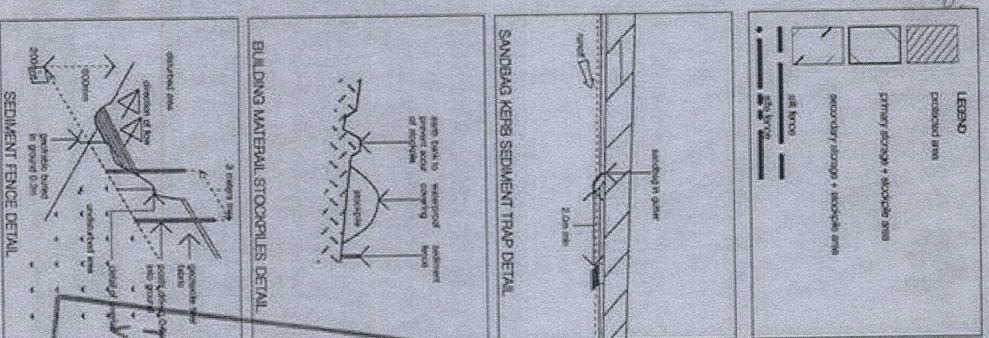
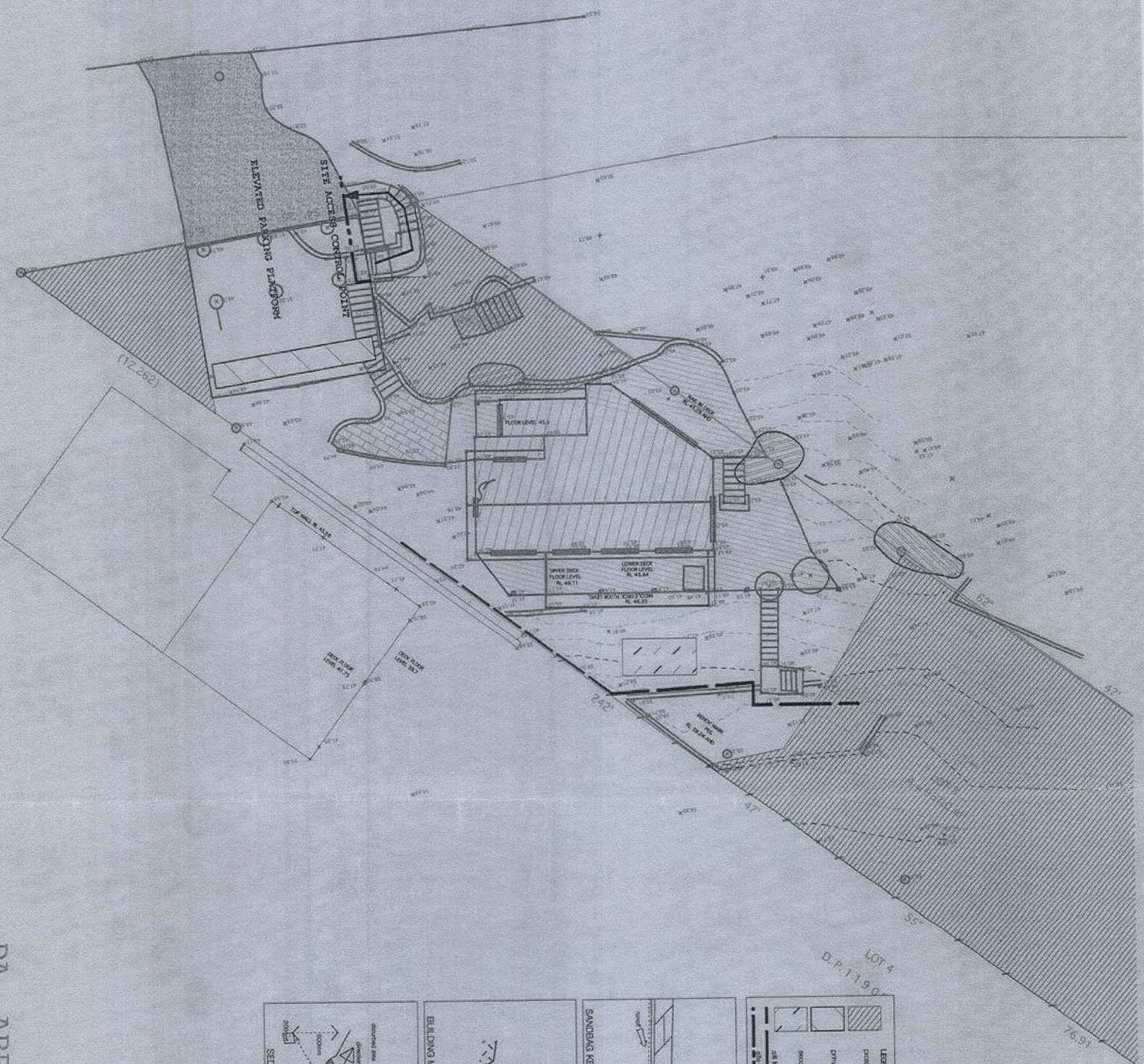
- ☒ - BASIX - NSW Energy Efficient measures for Domestic Dwellings
- ☐ - BCA Volume 2 - NSW Energy Efficiency Provisions
- ☐ - BCA Volume 1 - NSW Section J Provisions

We will not issue a Final Occupancy Certificate unless compliance is met.

DA. APPLICATION ONLY - 2/3/12

CONSULT WITH RELEVANT AUTHORITIES PRIOR TO SUBMITTING THIS APPLICATION TO THE COUNCIL.
THIS APPLICATION IS FOR THE PROPOSED DEVELOPMENT OF A NEW BUILDING AND OUTDOOR SPACE.
THE DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF DEVELOPMENT CONSENT.
THE COUNCIL RESERVE THE RIGHT TO REFUSE OR VARY THE CONSENT.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF PERFORMANCE.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF COMPLETION.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF MAINTENANCE.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REPAIRS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REPLACEMENT.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REMEDIATION.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF RESTORATION.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REUSE.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF RECYCLING.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF CARBON EMISSIONS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF WATER CONSUMPTION.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF WASTE GENERATION.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF NOISE GENERATION.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF AIR POLLUTION.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF SOIL POLLUTION.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF WATER POLLUTION.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF LAND POLLUTION.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF CLIMATE CHANGE IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF BIODIVERSITY LOSS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF CULTURAL HERITAGE IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF SOCIAL IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF ECONOMIC IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF VISUAL IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF LANDSCAPE IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF HISTORIC LANDSCAPE IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF CULTURAL LANDSCAPE IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF NATURAL LANDSCAPE IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF WILDLIFE IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF PLANT AND ANIMAL IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF MICROCLIMATE IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF SOIL EROSION IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF WATER EROSION IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF LANDSLIDE IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF CLIMATE CHANGE IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF BIODIVERSITY LOSS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF CULTURAL HERITAGE IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF SOCIAL IMPACTS.
THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF ECONOMIC IMPACTS.
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THE COUNCIL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO PROVIDE A GUARANTEE OF REDUCTION OF LANDSLIDE IMPACTS.

DCP Analysis	Scale	56	1:100	DATE	13/03/14
New Deck & Room	Scale	56	1:100	DATE	13/03/14
185 Whale Beach Road	Scale	56	1:100	DATE	13/03/14
Angus & Fleur Wright	Scale	56	1:100	DATE	13/03/14



This Development is subject to the following energy provision:

- ☒ - BASIX - NSW Energy Efficient measures for Domestic Dwellings
- ☐ - BCA Volume 2 - NSW Energy Efficiency Provisions.
- ☐ - BCA Volume 1 - NSW Section J Provisions

We will not issue a Final Occupancy Certificate unless compliance is met.

PRIVATE BUILDING CERTIFIERS
Construction Cert. No: Approved Date:
13/01/2014-1

Certifying Authority: Cheyne James
Accreditation No. BPB 1269

These plans form part of and are to be read in conjunction with the conditions of consent. Please make yourself aware of your legal position. Mandatory inspections are applicable.

5/4
PITTSBURGH
CITY COUNCIL
APPROVED DEVELOPMENT
CONSENT PLANS

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

palæstra

DESIGN WORKSHOP

charles.wright.b.arch
44 Venice Road Pretty Beach 2257
T.(02) 4360 1844.
charlie@palaestra.com.au
www.palaestra.com.au

NOTES

ISSUE & ABSTRACTS

A	3/3/12	Dev. Application
No.	Date	Note

DA. APPLICATION ONLY - 2/3/12

New Deck & Room

185 Whale Beach Road

Angus & Fleur Wright

Site Management

DRINK CH

NOTE

56

120

DATE _____

This Development is subject to the following energy provision:

- ☒ BASIX - NSW Energy Efficient measures for Domestic Dwellings
- ☐ BCA Volume 2 - NSW Energy Efficiency Provisions
- ☐ BCA Volume 1 - NSW Section J Provisions

We will not issue a Final Occupancy Certificate unless compliance is met.

These plans form part of and are to be read in conjunction with the conditions of consent. Please make yourself aware of your legal position. Mandatory inspections are applicable.

Received on 5/4/13

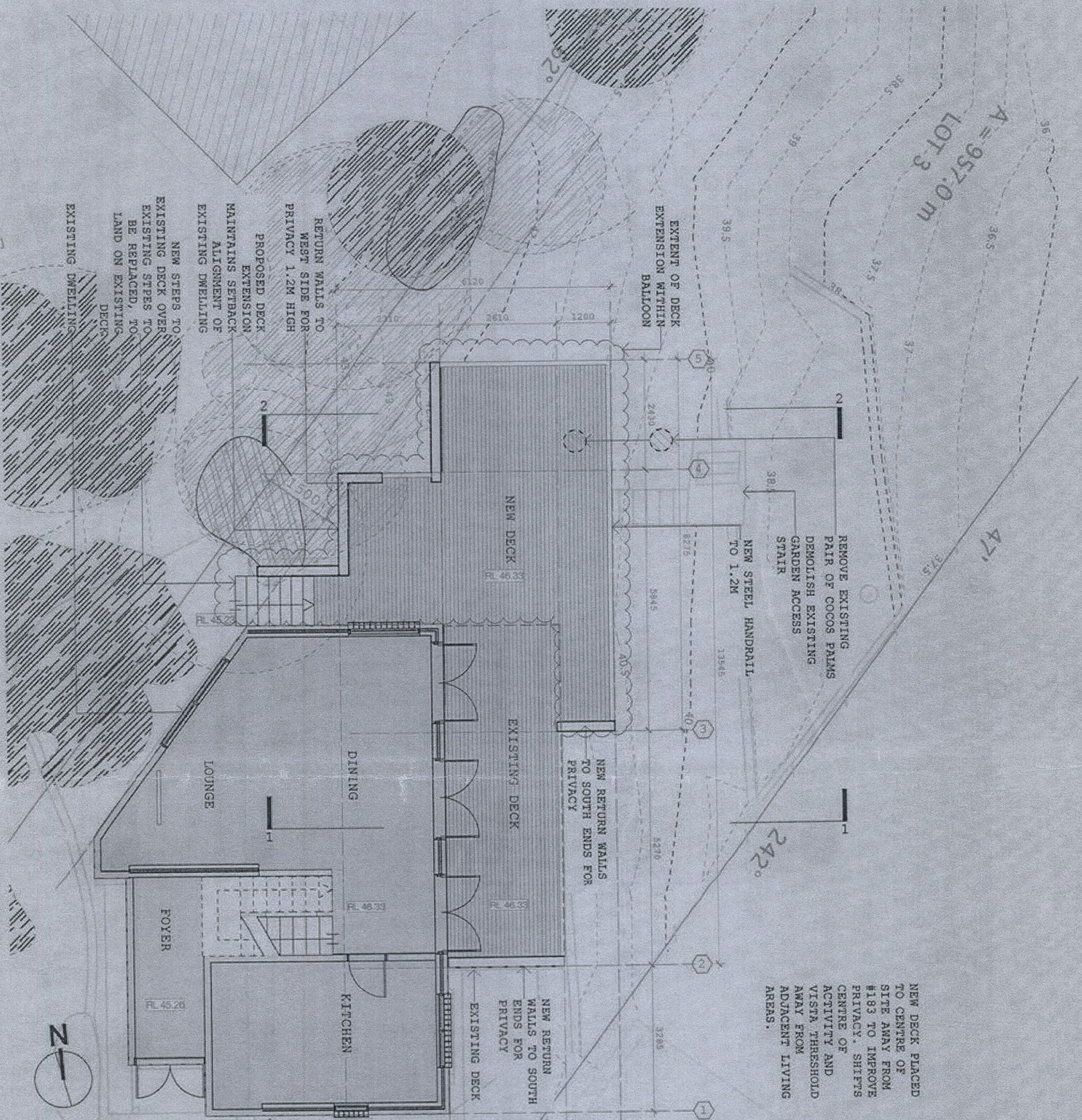
PRIVATE BUILDING CERTIFIERS
Construction Cert. No: Approved Date:

13/2/2014-1
5/6/13
PILGATWATER COUNCIL

APPROVED DEVELOPMENT
Certifying Authority: Cheyne James
BPPB 1269

CONSENT PLANS

NOTE THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.
THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.



FIRST FLOOR 1:100

palaestra DESIGN WORKSHOP

Charles Wright B.Arch
44 Venice Road, Pretty Beach 2257
T. (02) 4360 1844
charlie@palaestra.com.au
www.palaestra.com.au

NOTES

TABLE 1: ADDENDUM

A 3/3/12 Dev. Application
No. Date Notes

DA APPLICATION ONLY - 2/3/12

2
New Deck & Room
185 Whale Beach Road
Angus & Fleur Wright
FIRST FLOOR NEW DECK
Drawn By: SCALE: 1:100 DATE: FEB '12 1

PRIVATE BUILDING CERTIFIERS
Construction Cert. No: Approved Date:
13/01/34-1 5/6/13
Certifying Authority: Cheyne James
Accreditation No. BPB 1269

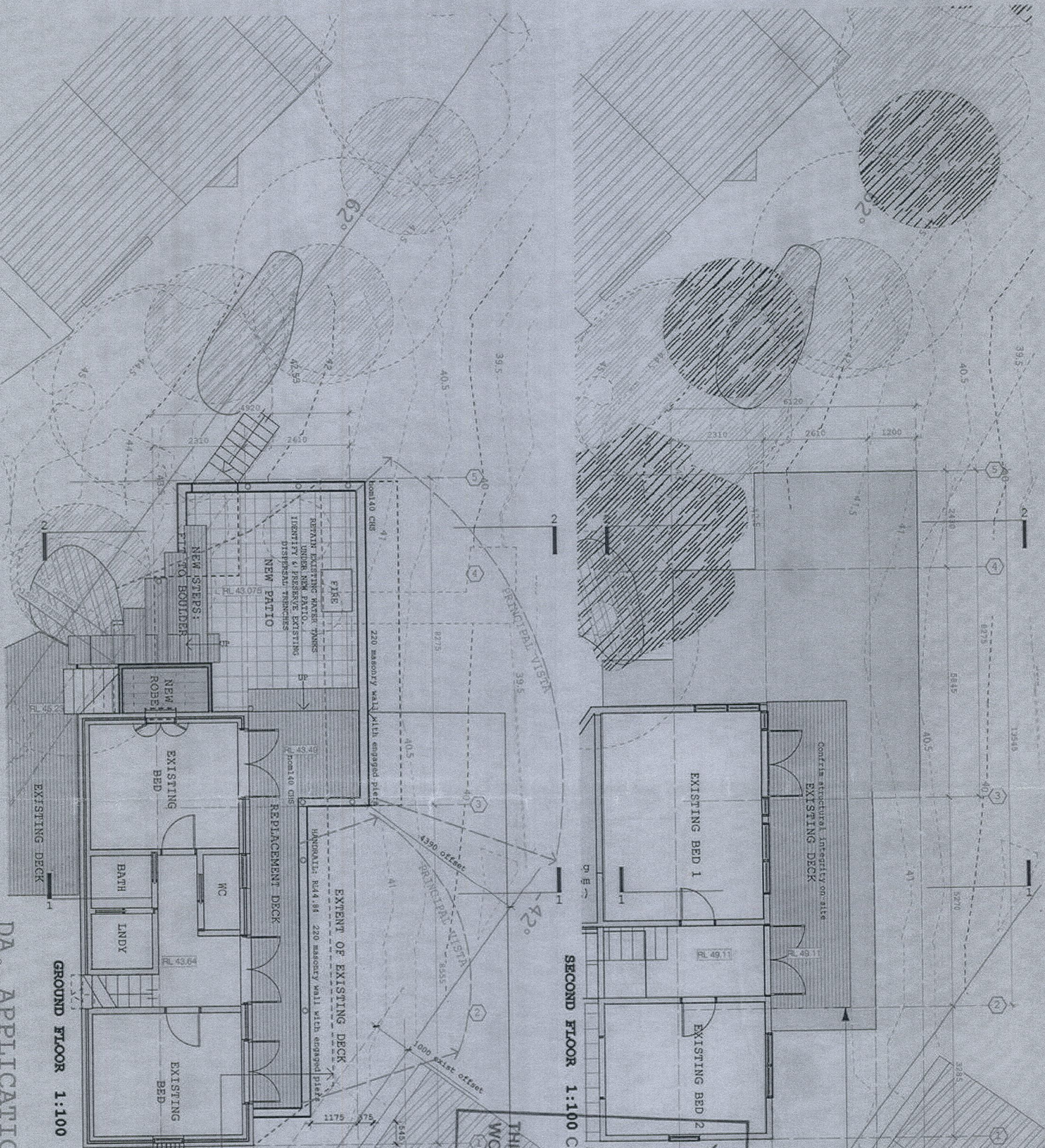
EXTENT OF EXISTING SECOND
FLOOR DECK UNCHANGED
CHECK INTERNAL STRUCTURE
FOR WEATHERING AND SAFETY
OF HANDRAIL.
REPLACE HANDRAIL TO MATCH
NEW LEVEL 1

PITTSWATER COUNCIL
ABOVE #183
This Development is subject to the following energy provision:
NSW Energy Efficient measures for Domestic Dwellings
BCA Volume 2 - NSW Energy Efficiency Provisions
BCA Volume 1 - NSW Section J Provisions

APPROVED DEVELOPMENT
CONSENT PLANS
NOTE: THESE PLANS MUST BE REBUILT a Final Occupancy Certificate
SECOND FLOOR 1:100 CONJUNCTION WITH THE CONDITIONS of compliance is met.
DEVELOPMENT CONSENT.

THIS APPROVAL DOES NOT A NEW PATIO, SITED CENTRAL TO
WORKS ON THE ADJACENT ROADS RESEALING THE
OR ANY COUNCIL RESEALING THE
NEW ROBE TO EXISTING
BEDROOM UNDER STAIR.
REPLACE EXISTING EXTERNAL
STEPS FROM UPPER WEST
DECK ADJACENT TO BOULDER
MAINTAIN BUILT ALIGNMENT
1000mm FROM SPONGE PART of and are to be
read in conjunction with the conditions
of consent. Please make yourself
aware of your legal position. Mandatory
inspections are applicable.

Receivd at home, existing, 5/4/13
GROUND LEVEL DECK ADJACENT
#183
MAINTAIN ACCESS TO
EXISTING BEDROOM
NEW MASONRY WALL TO 1.35
ABOVE DECK LEVEL FOR
PRIVACY



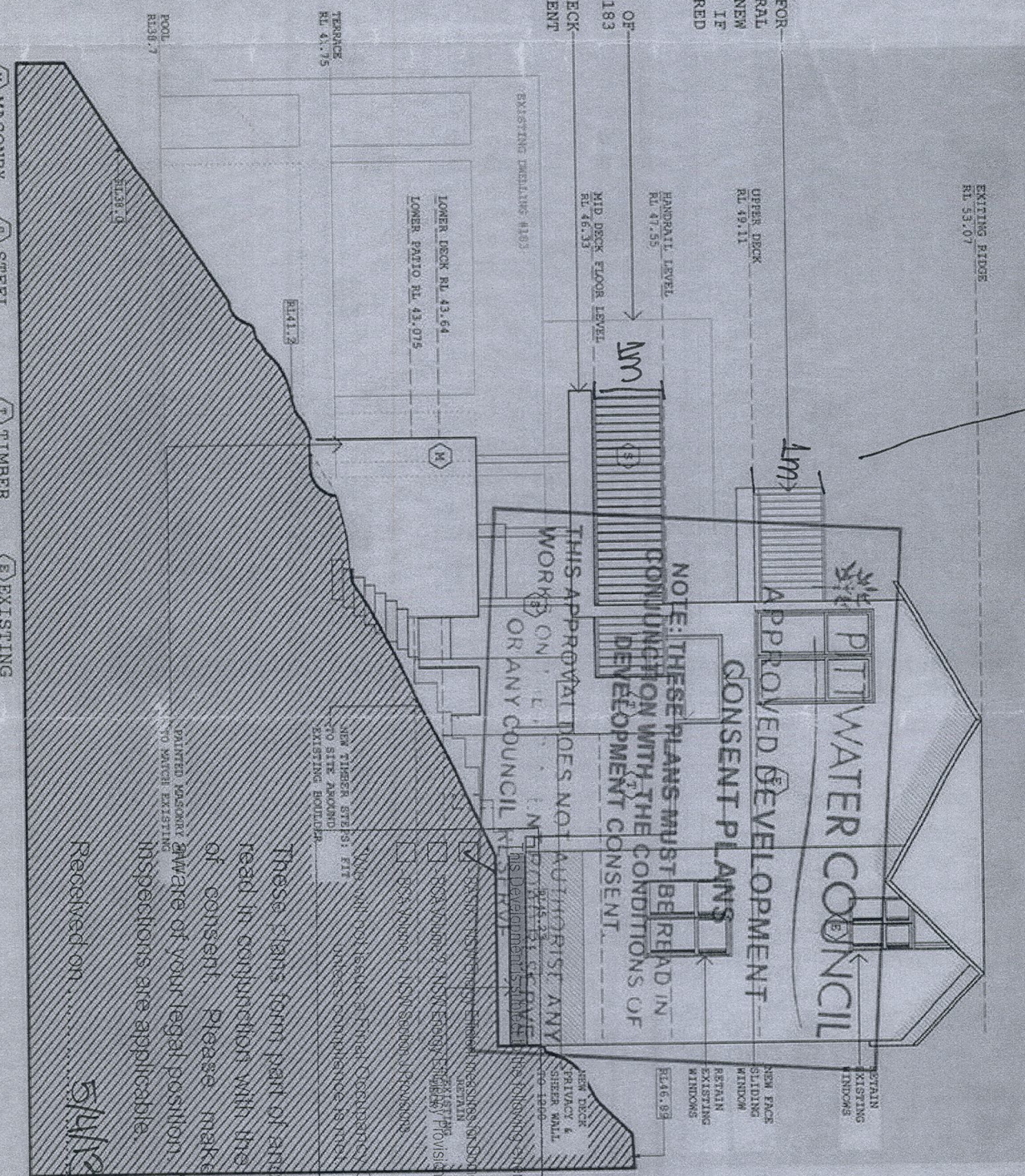
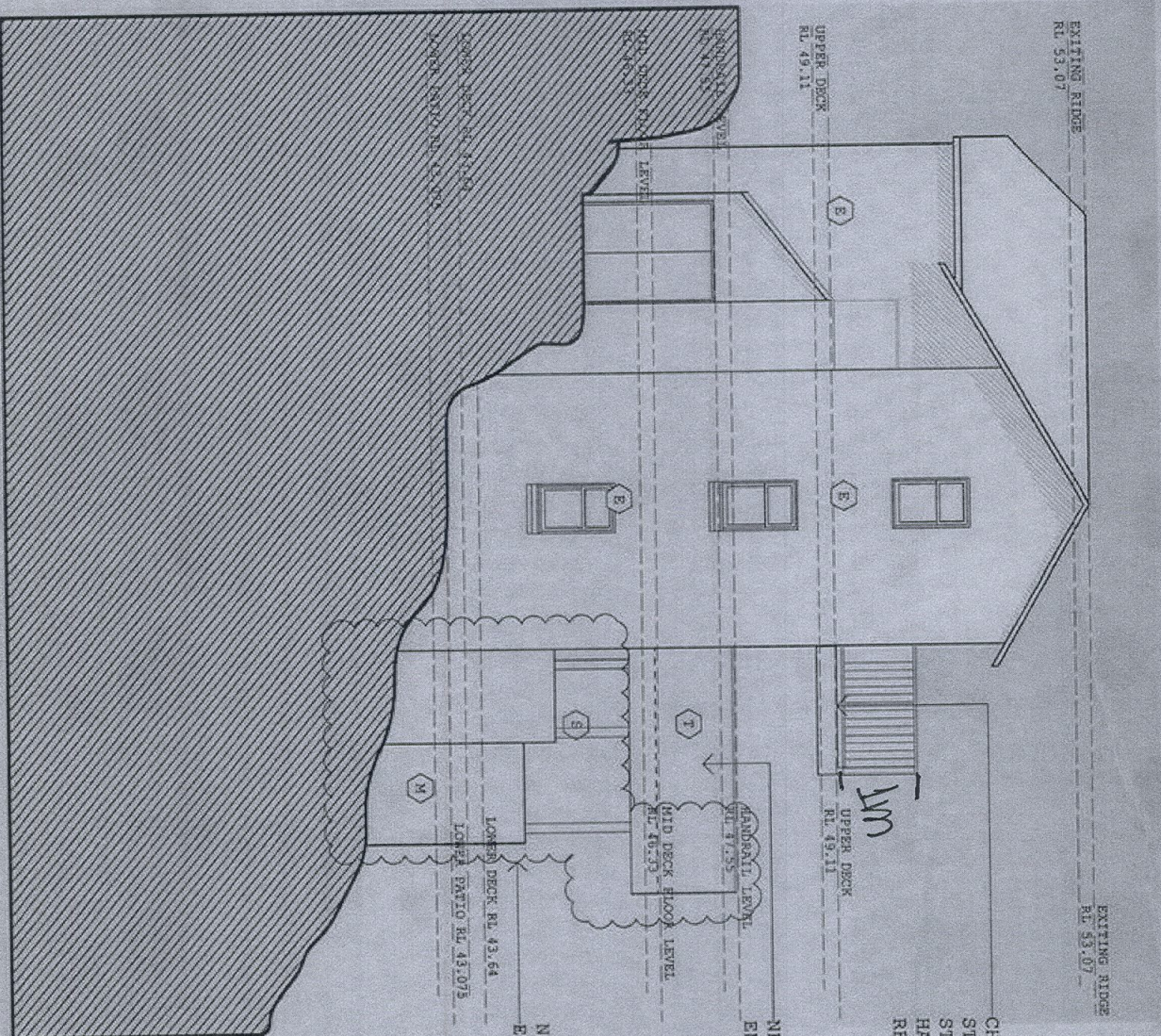
palaestra DESIGN WORKSHOP
charles wright b.arch
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charlie@palaestra.com.au
www.palaestra.com.au

NOTES
1. All structural work must be approved by a structural engineer.
2. All work must be completed in accordance with the relevant building codes.
3. All work must be completed in accordance with the relevant council requirements.
4. All work must be completed in accordance with the relevant industry standards.
5. All work must be completed in accordance with the relevant safety requirements.
6. All work must be completed in accordance with the relevant environmental requirements.
7. All work must be completed in accordance with the relevant social requirements.
8. All work must be completed in accordance with the relevant cultural requirements.
9. All work must be completed in accordance with the relevant heritage requirements.
10. All work must be completed in accordance with the relevant conservation requirements.
11. All work must be completed in accordance with the relevant landscape requirements.
12. All work must be completed in accordance with the relevant urban design requirements.
13. All work must be completed in accordance with the relevant infrastructure requirements.
14. All work must be completed in accordance with the relevant transport requirements.
15. All work must be completed in accordance with the relevant telecommunications requirements.
16. All work must be completed in accordance with the relevant energy requirements.
17. All work must be completed in accordance with the relevant water requirements.
18. All work must be completed in accordance with the relevant waste management requirements.
19. All work must be completed in accordance with the relevant health and safety requirements.
20. All work must be completed in accordance with the relevant equality and diversity requirements.
21. All work must be completed in accordance with the relevant human rights requirements.
22. All work must be completed in accordance with the relevant anti-discrimination requirements.
23. All work must be completed in accordance with the relevant consumer protection requirements.
24. All work must be completed in accordance with the relevant contract law requirements.
25. All work must be completed in accordance with the relevant tort law requirements.
26. All work must be completed in accordance with the relevant criminal law requirements.
27. All work must be completed in accordance with the relevant civil law requirements.
28. All work must be completed in accordance with the relevant public law requirements.
29. All work must be completed in accordance with the relevant private law requirements.
30. All work must be completed in accordance with the relevant international law requirements.

DA APPLICATION ONLY - 2/3/12
New Deck & Room
185 Whale Beach Road
Angus & Fleur Wright
Ground & Second
Drawn by: 56
Scale: A
Date: FEB 12
1

PRIVATE BUILDING CERTIFIERS
Construction Cert. No: Approved Date:
13/02/34-1
5/6/13
Certifying Authority: Cheyne James
Accreditation No. BPB 1269

no openings greater
than 25mm.



SOUTH ELEVATION
(M) MASONRY (S) STEEL (T) TIMBER (E) EXISTING

NORTH ELEVATION
(M) MASONRY (S) STEEL (T) TIMBER (E) EXISTING

palaestra DESIGN WORKSHOP

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charlie@palaestra.com.au
www.palaestra.com.au

NOTES

ISSUE & AMENDMENT

A 3/3/12 Dev Application
Mo. Date Note

DA. APPLICATION ONLY - 2/3/12

New Deck & Room
185 Whale Beach Road
Angus & Fleur Wright

Elevations

Drawn: CM
Scale: 1:100
Date: 12/12/12
Page: 1

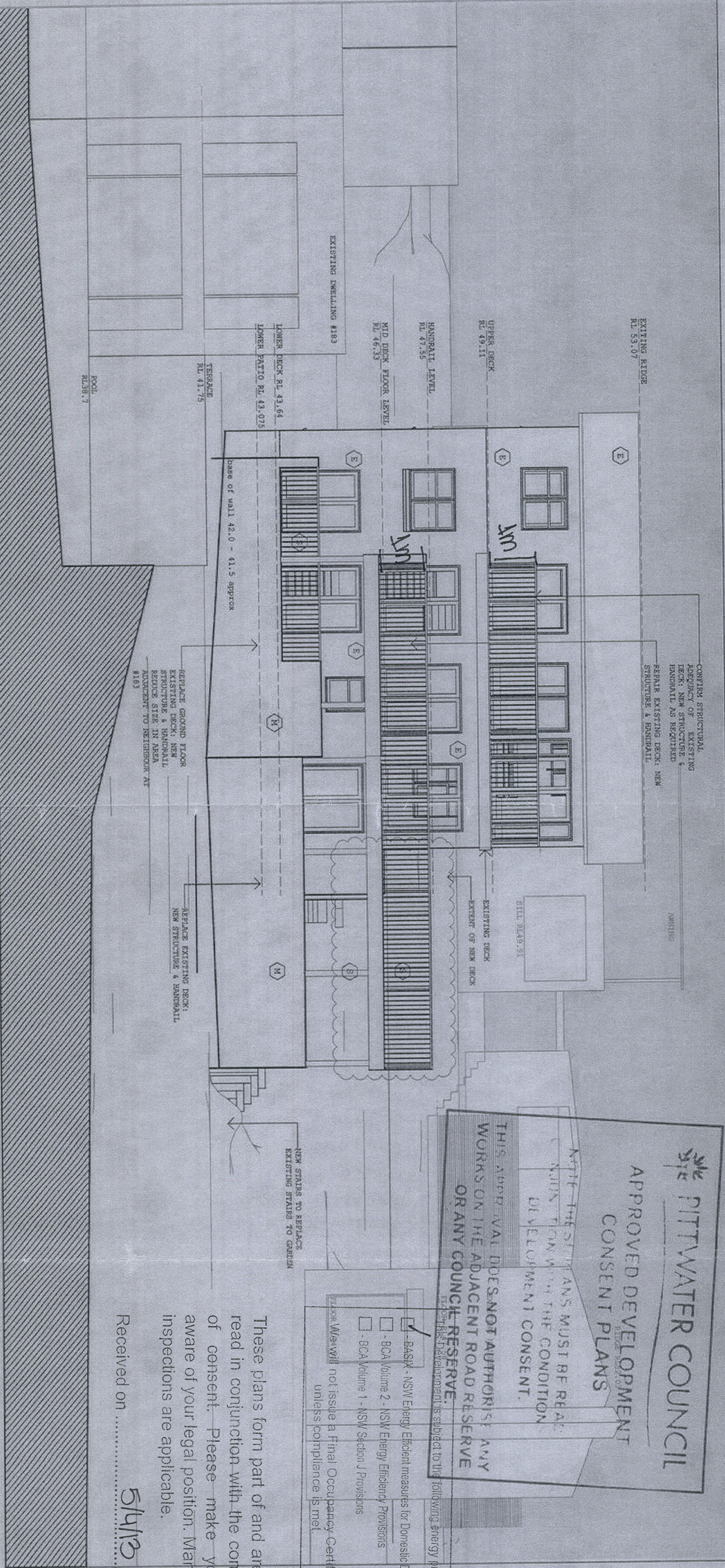
These plans form part of and are to be read in conjunction with the conditions of consent. Please make yourself aware of your legal position. Mandatory inspections are applicable.

Received on 5/4/13

These plans form part of and are to be read in conjunction with the conditions of consent. Please make yourself aware of your legal position. Mandatory inspections are applicable.

PRIVATE BUILDING CERTIFIERS
Construction Cert. No: Approved Date:
13/2/24-1
5/6/13
Certifying Authority: Cheyne James
Accreditation No. BPB 1269

PITTWATER COUNCIL
APPROVED DEVELOPMENT
CONSENT PLANS
NOT THE STAIRS MUST BE RE-
CONSTRUCTED TO THE CONDITION
DEVELOPMENT CONSENT.
THIS APPROVAL DOES NOT AUTHORISE ANY
WORKS ON THE ADJACENT ROAD RESERVE
OR ANY COUNCIL RESERVE.
This Development is subject to the following energy provision:
- BASM - NSW Energy Efficient measures for Domestic Dwellings
- BCA Volume 2 - NSW Energy Efficiency Provisions
- BCA Volume 1 - NSW Section J Provisions
The Council will not issue a Final Occupancy Certificate
unless compliance is met.



EAST ELEVATION
MASONRY
STEEL
TIMBER
EXISTING

palaestra
DESIGN WORKSHOP
Charles Wright b.arch
44 Venice Road Pretty Beach 2257
T: (02) 4360 1844
charlie@palaestra.com.au
www.palaestra.com.au

NOTES
1. APPROVED FOR ALL WORKS AND MATERIALS PROVIDED TO THE LOCAL COUNCIL FOR CONSIDERATION. THE COUNCIL WILL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE WORKS.
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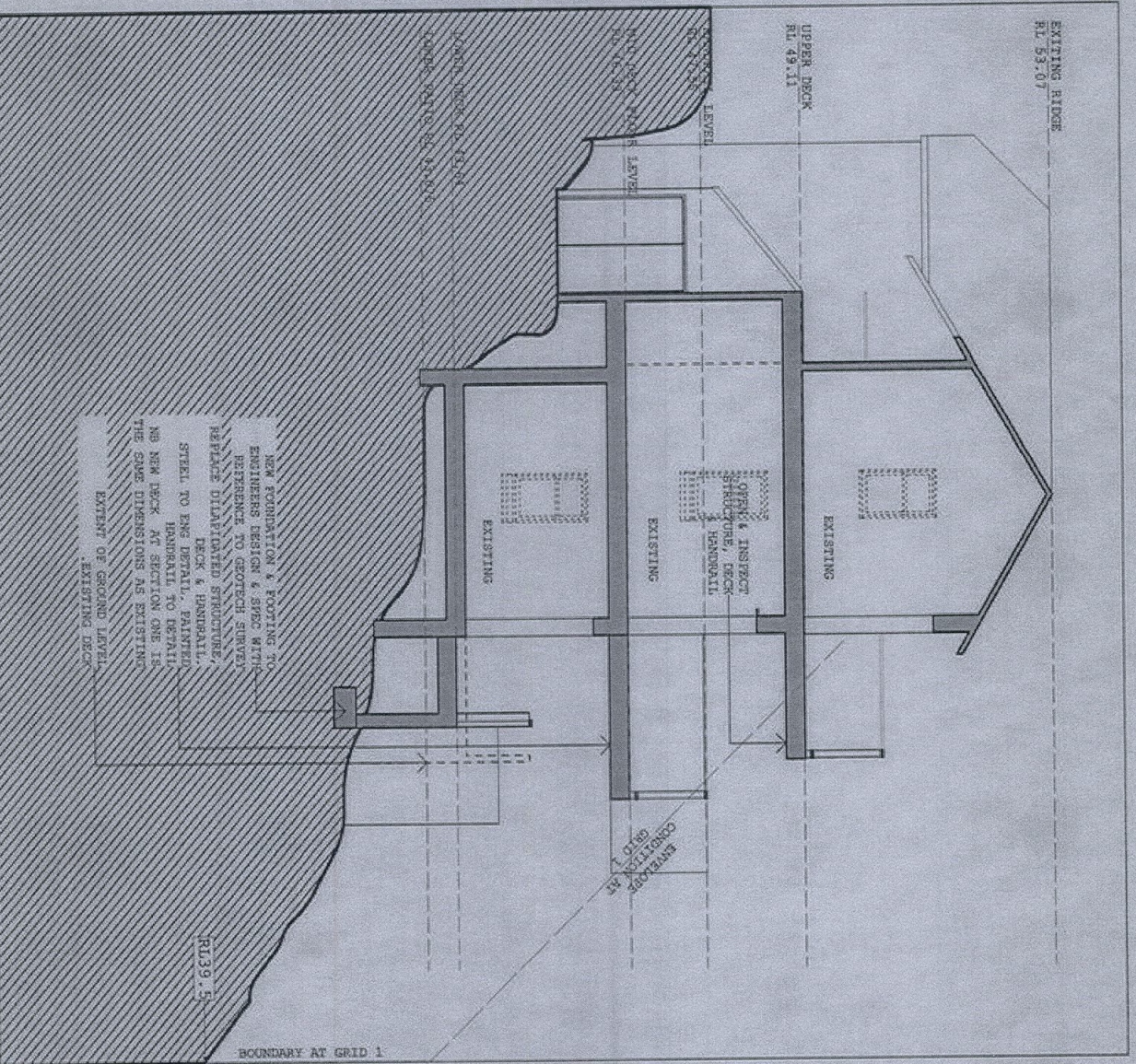
DA. APPLICATION ONLY - 2/3/12

New Deck & Room
185 Whale Beach Road
Angus & Fleur Wright
East Elevation
Drawn by: 11/10/00
Date: FEB '12
1

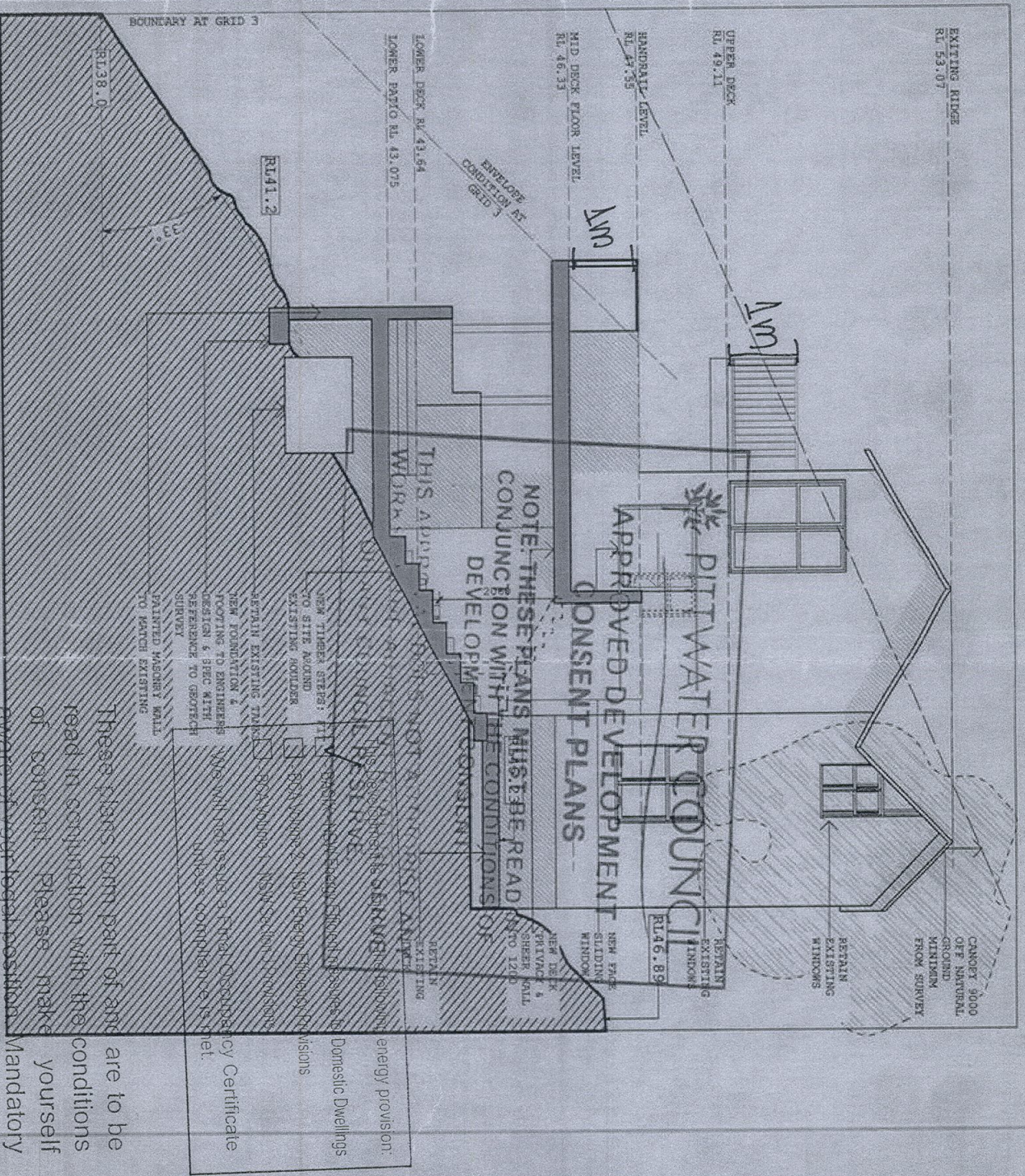
Received on 5/4/13

These plans form part of and are to be read in conjunction with the conditions of consent. Please make yourself aware of your legal position. Mandatory inspections are applicable.

PRIVATE BUILDING CERTIFIERS
Construction Cert. No: Approved Date:
13/2134-1
5/6/13
Certifying Authority: Cheyne James
Accreditation No. BPB 1269



SECTION 1-1



SECTION 2-2

DA. APPLICATION ONLY - 2/3/12

Received on 5/4/13

These plans form part of an application for a Development Consent. They are to be read in conjunction with the conditions of consent. Please make yourself aware of your legal position. Mandatory inspections are applicable.

palaestra DESIGN WORKSHOP

Charles Wright P. Arch
44 Venice Road, Pretty Beach 2357
T. (02) 4360 1844
charlie@palaestra.com.au
www.palaestra.com.au

SCALE

DATE

REVISION

PROJECT

CLIENT

56

240

1882

1

New Deck & Room
185 Whale Beach Road
Angus & Fleur Wright

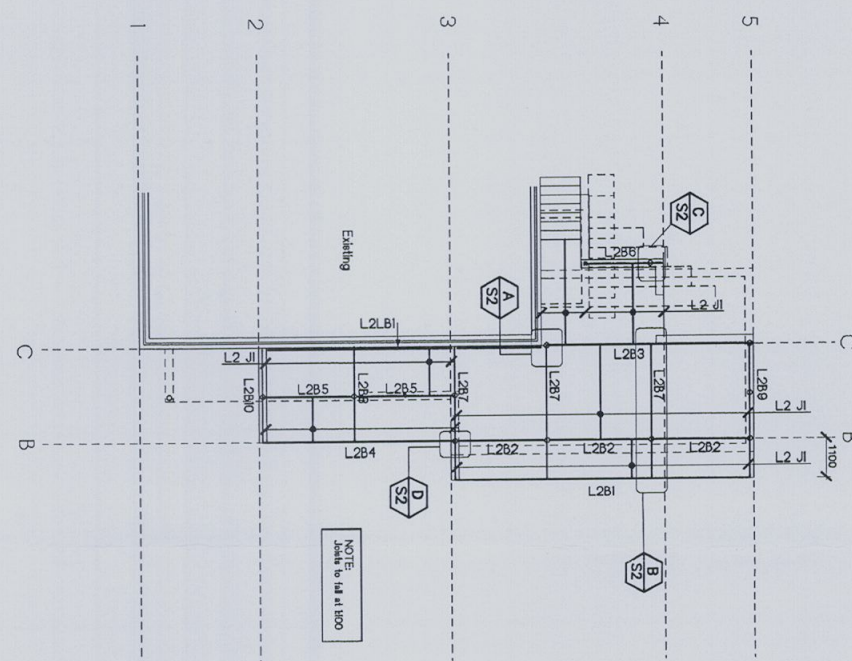
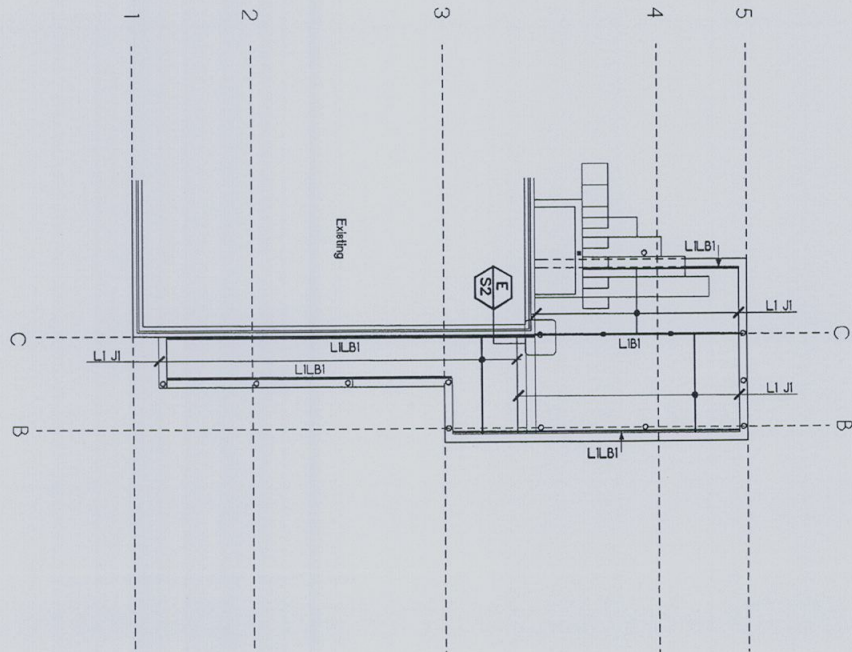
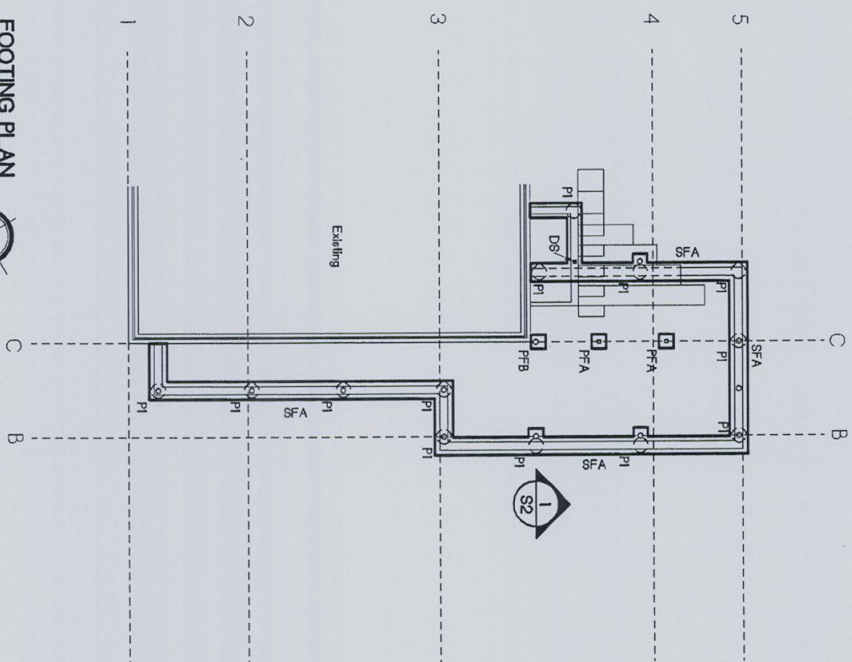
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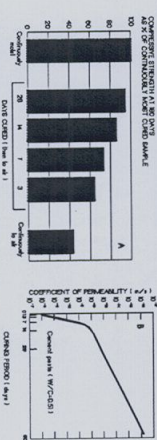
1



Element	Cover (mm)	Concrete strength (MPa)	Reinforcement (mm) ²	Reinforcement yield strength (MPa)
Piers	65	50	25 MPa	50 MPa
Footings			25 MPa	50 MPa
Block Flying				
Slab Ground				
- top	30	45	32 MPa	32 MPa
- bottom	50	50	40 MPa	40 MPa
- column	30	45	40 MPa	40 MPa
- beams	30	45	40 MPa	40 MPa
- slabs	30	45	40 MPa	40 MPa
- walls	30	45	40 MPa	40 MPa

Acceptance manufacturers and processors of steel reinforcement must hold a valid certificate of approval, issued by the Australian Certification Authority for Reinforcing Steel Ltd (ACRS), or to an equivalent certification system as may be approved in writing by the specifier. Evidence of compliance with this clause must be obtained when the contract bids are received.

IMPORTANCE OF CURING CONCRETE



Effect of curing duration on : (A) compressive strength and (B) concrete permeability

TIMBER NOTES:
1. All work (including

2. Refer to the Architect Drawings and the specification for all timber sizes not shown on these drawings.
3. All timber shall be free of Gum veins, pockets, knots holes or splits within 255mm of any connection.
4. Refer to specification for preservatives and finishes to timbers.
5. All bolts, nuts, washers and timber connectors shall be hot dip galvanized unless noted otherwise.
6. All F5 timber shown are nominal sizes only.

STEELWORK NOIES

1. With AS 36801, AS 4100, AS 1554, and the specification, do not oil dimensions by sealing the structural elements.
2. Cap all welds free of slag.
3. All steelwork to be hot dipped Galvanized. Unless Otherwise Noted.
4. Unless otherwise noted use a 6mm continuous fillet weld to form thick gusset, in end and plates, weld all round, to form ds. 4/B, a bolts
5. Minimum end bearing 150mm.

No.	Appendix	Drawn
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PLAN OR DOCUMENT CERTIFICATION

I hold the following qualifications or licence No.....MEngS

Further I am appropriately qualified to certify this component of the

I hereby state that these plans or details comply with the conditions of the Building Code of Australia, and that I have obtained the necessary development consent, the provisions of the Building Code of Australia, AS/NZS 1170.1, AS/NZS 1170.2, AS 1684, AS 2870, LA.S.3500, AS 4570, AS 4700, AS 4100 & AS 1163. On behalf of Jack Hodgson Construction Pty Ltd

Name	Date	Signature
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DECK STRUCTURAL MARKING PLANS
PROPOSED ALTERATIONS & ADDITIONS
185 WHALE BEACH ROAD
WHALE BEACH

WRIGHT RESIDENCE

Our design and drawings are based upon and derived from information (including specs, surveys, etc) provided by the owner/architect/designer. PALMISTRA DESIGN WORKSHOP Nov 11

Should the information provided to us be found to be deficient, unincorporated or inaccurate then our design/drawings may require more work. We take no responsibility for verifying the accuracy of the information that forms the basis of our brief and it is your obligation to verify the correctness of the information for the commencement of building operations.

NO Certificate will be issued for work NOT in accordance with the

Consulting Civil, Geotechnical, and Structural Engineers Inc.
67 Darby Street, MONA VALE 2103, P.O. Box 389, Post Code 1560.

Designed IAS	Drawn ABC	Job No.
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