Peter J Boyce & Associates

Accredited Building Surveyors

Planning NSW Accreditation No: BPB0043
ABN: 92 616 124 481

t 9868 2855 | f 9868 2655
e info@boycecorp.com.au

PO Box 375, Strathfield NSW 2135
Level 2, 41 Rawson Street, Epping NSW 2121

2 September 2015

Pittwater Council
Attention: The General Manager
PO Box 882
MONA VALE NSW 1660

Dear Sir / Madam

975 Barrenjoey Road, Palm Beach
Submission of Modified Construction Certificate AO787(M)

I have received application for a Modified Construction Certificate ("Modified CC") in respect of the above property in relation to Development Consent N0099/05 & N0099/05/S96/1. The Modified CC has been approved.

As such, please find enclosed:
1. Modified CC
2. Cheque for $36 for the registration of the Modified CC
3. Completed application form
4. Architectural plans

Should any of the above documents not be received please advise me immediately.

Yours faithfully

Peter Boyce

$36 Rec 383930 3/9/15

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Modified Construction Certificate

Certificate No.
AO787(M)

SECTION A. The Application

1. Details of the Applicant

Name: Robert Gilman

Address: 975 Barrenjoey Road

Suburb or town	State	Postcode
Palm Beach	NSW	2108

2. Details of the Property

Unit/Street no.	Street name
975	Barrenjoey Road

Suburb or town	State	Postcode
Palm Beach	NSW	2108

Lot no.	Section	DP / SP no.	Volume/folio
Lot 1		DP 205296	

3. Description of the proposed development

Alterations and additions to the existing dwelling – **This CC does not include the piers already constructed to support the extension of the inclinator or the inclinator.**

4. Development Consent

Date of Development Consent	5 August 2005 & 12 November 2014
Development Consent reference no.	N0099/05 & N0099/05/S96/1
Name of Council	Pittwater Council

5. Date of the application for Modified Construction Certificate

2 September 2015

6. Date Application received by the Certifying Authority

2 September 2015

SECTION B. Certifying Authority

Name: Peter Boyce

Accreditation no.: BPB0043

Address: Level 2, 41 Rawson Street, Epping NSW 2121

SECTION C. Class of building

Class of the proposed building under the Building Code of Australia.
Note: If parts of the building will have different classes, include all classes.

1a

SECTION D. Conditions

☐ This certificate is subject to the conditions set out in the attached Schedule of Conditions (indicate if applicable)

SECTION E. Attachments (indicate as appropriate)

☐ Conditions schedule ☐ Fire safety schedule ☐ Fire link conversion schedule

SECTION F. Date

Date of this Certificate: 2 SEP 2015

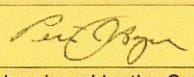
SECTION G. Certification

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*.

The documents listed below accompanied the Application for this Certificate.
Note: The Certificate is to be endorsed upon all relevant plans and specifications.

Jmh living design drawing nos 14_38 01 to 09.

SECTION H. Signature*



* Must only be signed by the Certifying Authority

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2 SEP 2015

Application for a modified construction certificate

Information for the Applicant

- This form may be used to apply for a modified construction certificate to carry out building work under your development consent from Council.
- To minimise delay in receiving a decision about the Application, please fill in all sections and ensure all relevant information and documents are provided.
- Once completed, this Application form should be submitted to Peter J Boyce & Associates for determination.
- A modified construction certificate has no effect if it is issued after the building work or subdivision work to which it relates is physically commenced on the land to which the relevant development consent applies.

SECTION A. Details of the Applicant*

**An application for a modified construction certificate may only be made by a person who has the benefit of the development consent. An application may not be made by person who will carry out the building work or subdivision work unless that person owns the land on which the work is to be carried out.*

i) Where the Applicant is a natural person or persons:

Applicant 1:

Mr ☑ Ms ☐ Mrs ☐ Dr ☐ Other _____

First name: ROBERT

Family name: GILMAN

Applicant 2:

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other _____

First name:

Family name:

ii) Where the Applicant is a corporate entity:

Company (if applicable):

ABN (if applicable):

Unit/Street no.: 975

Street Name: BARRENJOEY Rd PALM BEACH

Suburb or town: PALM BEACH

State: NSW

Postcode: 2108

Daytime telephone:

Fax:

Mobile: 0419208735

Email: ROBERT_GILMAN@HOTMAIL.COM

SECTION B. Location and title details of the land where the building work or subdivision work is to be carried out

Unit/Street no.	Street Name		
975	BARRENJOEY Rd		
Suburb or town		State	Postcode
PALM BEACH		NSW	2108
Lot no.	Section		
1			
DP / SP no.	Volume/folio		
205296			

SECTION C. Description of the building work or subdivision work to be carried out

Briefly describe the development. For example, if a dwelling is proposed, include information such as the type of building (house, townhouse, villa etc), the number of floors, the number of bedrooms, the major building material (brick, brick veneer, timber clad etc).

ALTERATIONS

Class(s) of building(s) under the Building Code of Australia: 1a

SECTION D. Estimated cost of the development

$ NO CHANGE

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including the cost of construction of any building and the preparation of a building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment). GST is also to be included.

SECTION E. Development consent

Date of development consent (if already granted)	5/8/2005 12 November 2014
Development consent reference no.:	N0099/05 Section 96 N0099/05/S.96/1
Name of consent authority:	Pittwater Council
Name of applicant for development consent:	Robert Gilman

Provide:

A copy of the development consent, including:

- approved plans endorsed by the consent authority
- conditions of development consent
- other documents referenced by the development consent that are relevant to this Application.

Application for a modified construction certificate

SECTION F. Planning agreements

If the development or the land upon which the development is to be carried out is subject to a planning agreement as referred to in section 93F EP&A Act, provide a copy of the planning agreement.

SECTION G. Attachments relating to the proposed development

Applicants must provide the documents listed below that are relevant to the type of development that is proposed. Please place a cross in the appropriate box(s) to indicate the type of development involved. Confirm with our office how many copies of each document are required prior to lodging this Application.

1. Does the Application relate ONLY to a FIRE LINK CONVERSION? ☐ *Yes* ☐ *No*

If Yes-provide:

A document that describes the design and construction and mode of operation of the new fire alarm communication link.

2. Does the development involve SUBDIVISION WORK? ☐ *Yes* ☐ *No*

If Yes-provide:

Appropriate subdivision work plans and specifications, which include copies of:

(a) details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
(b) details as to which public authorities have been consulted with as to the provision of utility services to the land concerned
(c) detailed engineering plans as to the following matters:
  (i) earthworks
  (ii) roadworks
  (iii) road pavement
  (iv) road furnishings
  (v) stormwater drainage
  (vi) water supply works
  (vii) sewerage works
  (viii) landscaping works
  (ix) erosion control works
(d) copies of any compliance certificates to be relied on.

3. BUILDINGS

3.1 Does the development involve building work (including in relation to a dwelling house or building or structure ancillary to a dwelling house)? ☐ *Yes* ☐ *No*

If Yes-provide:

(1) A detailed description of the development, indicating:

(a) for each proposed new building:
  (i) the number of storeys (including underground storeys) in the building
  (ii) the gross floor area of the building (in square metres)
  (iii) the gross site area of the land on which the building is to be erected (in square metres)

(b) for each proposed new residential building:
  (i) the number of existing dwellings on the land on which the new building is to be erected
  (ii) the number of those existing dwellings that are to be demolished in connection with the erection of the new building
  (iii) the number of dwellings to be included in the new building
  (iv) whether the new building is to be attached to any existing building
  (v) whether the new building is to be attached to any other new building
  (vi) whether the land contains a dual occupancy
  (vii) the materials to be used in the construction of the new building by completing the table in **SECTION M**

(2) Appropriate building work plans and specifications, which include copies of:

(a) detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show:

3.5 Has the Fire Commissioner granted an exemption under clause 188 EP&A Regulation from compliance with any specified Category 3 fire safety provision?

☐ *Yes* ☐ *No*

If Yes-provide:

A copy of the exemption together with any conditions imposed.

3.6 Is any long service payment levy payable under s.34 of the Building and Construction Industry Long Service Payments Act 1986? ☐ *Yes* ☐ *No*

If Yes-provide:

A copy of a receipt for any long service payment levy that has been made (or, where such a levy is payable by instalments, a receipt for the first instalment of the levy).

Where a council is the certifying authority, the levy may be made to the council when this Application is lodged.

3.7 Does the Application involve a BASIX affected development, or a BASIX optional development for which a BASIX certificate has been obtained? ☐ *Yes* ☐ *No*

If Yes-provide:

The BASIX certificate(s) for the development (being either the BASIX certificate issued when the development consent was granted or some other BASIX certificate(s) that have been issued no earlier than three months before the date of the Application being made), and such other documents as the BASIX certificate(s) for the development requires to accompany the Application.

BASIX (the Building and Sustainability Index) ensures homes are built to be more energy and water efficient. BASIX uses an online program to assess a building's design and compares it against energy and water reduction targets. The design must meet these targets before a BASIX certificate can be printed. Any changes made to a building's design after a BASIX certificate has been issued requires another BASIX assessment and new BASIX certificate. "BASIX affected buildings" contain one or more dwellings (but do not include hotels or motels).

A BASIX certificate MUST be obtained for every "BASIX affected development", which are any of the following (other than development that is "BASIX excluded development"):

- *(a) development that involves the erection (but not the relocation) of a BASIX affected building*
- *(b) development that involves a change of building use by which a building becomes a BASIX affected building*
- *(c) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is $50,000 or more*
- *(d) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000 litres or more.*

"BASIX excluded development" is

- *(a) development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning*
- *(b) alterations, enlargements or extensions to a building listed on the State Heritage Register under the Heritage Act 1977*
- *(c) alterations, enlargements or extensions that result in a space that cannot be fully enclosed (for example, a verandah that is open or enclosed by screens, mesh or other materials that permit the free and uncontrolled flow of air), other than a space can be fully enclosed but for a vent needed for the safe operation of a gas appliance*
- *(d) alterations, enlargements or extensions that the Director-General has declared, by order published in the Gazette, to be BASIX excluded development*

A BASIX Certificate MAY be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called "BASIX optional development". "BASIX optional development" means any of the following development that is not BASIX excluded development:

- *(a) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than $50,000*
- *(b) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.*

If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Further information about BASIX and to obtain a BASIX Certificate, go to http://www.basix.nsw.gov.au

SECTION H. List of documents

Prepare and attach a list of all of the documents to be provided under SECTIONS E, F and G above and as may otherwise be advised as required.

(i) a plan of each floor section
(ii) a plan of each elevation of the building
(iii) the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground
(iv) the height, design, construction and provision for fire safety and fire resistance (if any)

(b) specifications for the development:
(i) that describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and
(ii) that state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used

(c) a statement as to how the performance requirements of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used)

(d) a description of any accredited building product or system sought to be relied on for the purposes of section 79C(4) of the *Environmental Planning and Assessment Act 1979* (EP&A Act)*

(e) copies of any compliance certificate to be relied on

(f) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building

(g) if a BASIX certificate has been obtained for the development, such others matters as the BASIX certificate requires to be included in the plans and specifications.

** S.79C(4) EP&A Act provides that a consent authority must not refuse to grant consent to development on the ground that any building product or system relating to the development does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the EP&A regulation 2000.*

3.2 Does the development involve building work (other than work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house or work that relates only to fire link conversion) ? ☐ *Yes* ☐ *No*

If Yes-provide:

(a) A list of any existing fire safety measures provided in relation to the land or any existing building on the land.

(b) A list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

3.3 Does the development involve an alternative solution under the Building Code of Australia ("BCA") in respect of a fire safety requirement? ☐ *Yes* ☐ *No*

If Yes-provide:

Either or both of the following from a ***"fire safety engineer"*** (a private accredited certifier holding Category C10 accreditation):

(a) A compliance certificate (as referred to in s.109C(1)(a)(v) EP&A Act) that certifies that the alternative solution complies with the relevant performance requirements of the BCA.

(b) A written report that includes a statement that the alternative solution complies with the relevant requirements of the BCA.

Note: The above requirement only applies to building work in respect of:
(a) a class 9a building that is proposed to have a total floor area of 3000 square metres or more
(b) any building (other than a class 9a building) that is proposed to have:
(i) a fire compartment with a total floor area of more than 2000 square metres or
(ii) a total floor area of more than 6000 square metres
that involves an alternative solution under the BCA in respect of the requirements set out in EP1.4, EP2.1, EP2.2, DP4 and DP5 in Volume 1 of the BCA.

3.4 Does the Application relate to a residential flat development for which the development application was required under Clause 50(1A) of the EP&A Regulation to be accompanied by a design verification from a qualified designer? ☐ *Yes* ☐ *No*

If Yes-provide:

A statement from a qualified designer which verifies that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles set out in Part 2 of *State Environmental Planning Policy No. 65: Design Quality of Residential Flat Development* (SEPP 65)

Note: If the development application was also required to be accompanied by a BASIX certificate with respect to any building, the statement need not verify the design quality principles set out in SEPP 65 to the extent to which they aim to
- *reduce consumption of mains-supplied potable water, or reduce emissions of greenhouse gases, in the building or in the use of the land that it is built on, or*
- *improve the thermal performance of the building*

3.5 Has the Fire Commissioner granted an exemption under clause 188 EP&A Regulation from compliance with any specified Category 3 fire safety provision?

☐ Yes ☐ No

If Yes-provide:

A copy of the exemption together with any conditions imposed.

3.6 Is any long service payment levy payable under s.34 of the Building and Construction Industry Long Service Payments Act 1986? ☐ Yes ☐ No

If Yes-provide:

A copy of a receipt for any long service payment levy that has been made (or, where such a levy is payable by instalments, a receipt for the first instalment of the levy).

Where a council is the certifying authority, the levy may be made to the council when this Application is lodged.

3.7 Does the Application involve a BASIX affected development, or a BASIX optional development for which a BASIX certificate has been obtained? ☐ Yes ☐ No

If Yes-provide:

The BASIX certificate(s) for the development (being either the BASIX certificate issued when the development consent was granted or some other BASIX certificate(s) that have been issued no earlier than three months before the date of the Application being made), and such other documents as the BASIX certificate(s) for the development requires to accompany the Application.

BASIX (the Building and Sustainability Index) ensures homes are built to be more energy and water efficient. BASIX uses an online program to assess a building's design and compares it against energy and water reduction targets. The design must meet these targets before a BASIX certificate can be printed. Any changes made to a building's design after a BASIX certificate has been issued requires another BASIX assessment and new BASIX certificate. "BASIX affected buildings" contain one or more dwellings (but do not include hotels or motels).

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"BASIX excluded development" is

- *(a) development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning*
- *(b) alterations, enlargements or extensions to a building listed on the State Heritage Register under the Heritage Act 1977*
- *(c) alterations, enlargements or extensions that result in a space that cannot be fully enclosed (for example, a veranda that is open or enclosed by screens, mesh or other materials that permit the free and uncontrolled flow of air), other than a space can be fully enclosed but for a vent needed for the safe operation of a gas appliance*
- *(d) alterations, enlargements or extensions that the Director-General has declared, by order published in the Gazette, to be BASIX excluded development.*

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- *(a) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than $50,000*
- *(b) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.*

If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Further information about BASIX and to obtain a BASIX Certificate, go to http://www.basix.nsw.gov.au

SECTION H. List of documents

Prepare and attach a list of all of the documents to be provided under SECTIONS E, F and G above and as may otherwise be advised as required.

SECTION I. Authority to enter and inspect land

A certifying authority must not issue a modified construction certificate for development on a site which affects an existing building unless the certifying authority, or an accredited certifier, council or consent authority on behalf of the certifying authority, has carried out an inspection of the site of the development.

If the Applicant is the owner of the land, by signing this Application authority is given to the certifying authority, or an accredited certifier, council or consent authority, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this Application. The Applicant undertakes to take all necessary steps make access available to the property to enable the inspection to be carried out.

If the Applicant is not the owner of the land, the owner(s) must sign the following statement.

As the owner(s) of the above property, I/we consent to the certifying authority, or an accredited certifier, council or consent authority, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this Application. I/we undertake to take all necessary steps make access available to the property to enable the inspection to be carried out.

Owners Signature(s) Robert C Gilman

Name(s) ROBERT C. GILMAN

Date 2/9/15

SECTION J. Delivery of the Application

Applications for construction certificates must be delivered by hand, by post or transmitted electronically to this office at:

- Level 2, 41 Rawson Street, Epping NSW 2121; or
- PO Box 375, Strathfield NSW 2135; or
- info@boycecorp.com.au

Applications MAY NOT be sent by facsimile transmission.

SECTION K. Signature of Applicant(s)

Signature of Applicant(s) Robert C Gilman

Name(s) ROBERT C. GILMAN

Date 2/9/15

SECTION L. Date of Receipt of Application

To be completed by the certifying authority **immediately** after receiving this Application.

This Application was received on _____ (insert date)

SECTION M. Development statistics

Place a cross in each appropriate box.

	Walls	Code		Roof	Code		Floor	Code		Frame	Code
☐	Brick (double)	11	☐	Tiles	10	☐	Concrete/slate	20	☐	Timber	40
☐	Brick (veneer)	12	☐	Concrete/slate	20	☐	Timber	40	☐	Steel	60
☐	Concrete/stone	20	☐	Fibre cement	30	☐	Other	80	☐	Aluminium	70
☐	Fibre cement	30	☐	Steel	60	☐	Not specified	90	☐	Other	80
☐	Timber	40	☐	Aluminium	70				☐	Not specified	90
☐	Curtain glass	50	☐	Other	80						
☐	Steel	60	☐	Not specified	90						
☐	Aluminium cladding	70									
☐	Timber/ weatherboard	40									
☐	Other	80									
☐	Not specified	90									

Gross site area (m^2)

Gross floor area of existing building (m^2)

Gross floor area of new building work (m^2)

Number of pre-existing dwellings on the site

How many storeys will the building have

What are the current uses of the building

What will be the new building uses (if changed)

Number of dwellings to be demolished

Number of dwellings to be constructed

Will the new building be attached to an existing building

Does the site contain a dual occupancy

DRAWING LIST				
Sheet Number	Sheet Name	current amendment	current amendment description	Sheet Issue Date
01	COVER SHEET			28.08.15
02	SITE PLAN			28.08.15
03	DEMOLITION PLAN			28.08.15
04	LOWER/GROUND FLOOR PLANS			28.08.15
05	GARAGE FLOOR LEVEL			28.08.15
06	ELEVATIONS			28.08.15
07	CROSS SECTION			28.08.15
08	LONG SECTION			28.08.15
09	SAFETY IN DESIGN			28.08.15

NOTE:

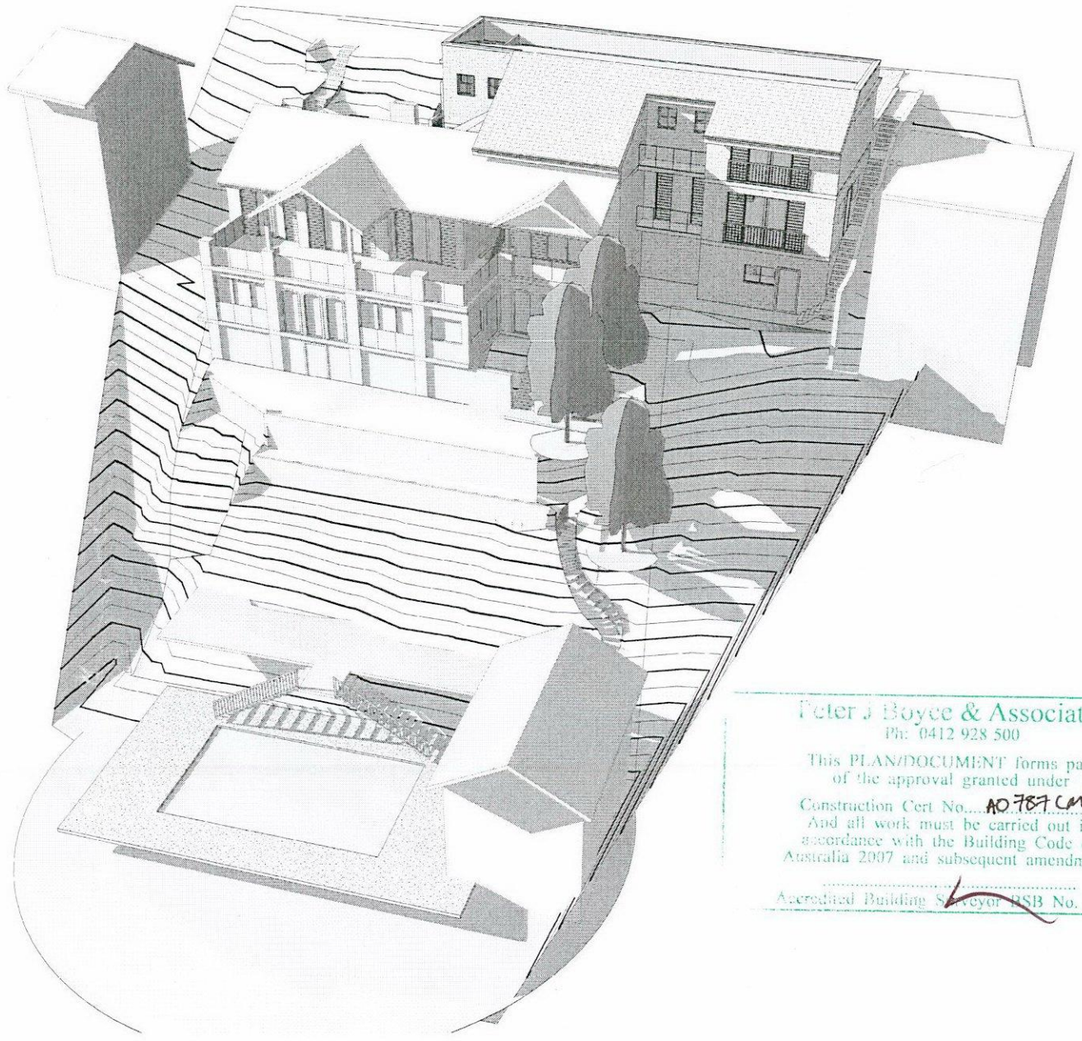
THESE PLANS ARE TO BE READ IN CONJUNCTION WITH:

1. THE APPROVED DEVELOPMENT APPLICATION/ CONSTRUCTION CERTIFCATE PREPARED BY JO GILLIES ARCHITECT, DA N0099/05, CC 0148/05

2. THE APPROVED MODIFICATION OF DEVELOPMENT CONSENT PREPARED BY NIC PYNER, S96 CONSENT NO. N0099/05/S96/1

3. ANY PREVIOUS AND/OR NEW OR MODIFIED ENGINEERING DETAIL DRAWINGS WHICH WERE A INCLUDED IN PREVIOUS APPLICATIONS

AND ARE SUBJECT TO THE LOCAL PITTWATER COUNCIL CONDITIONS OF CONSENT



Peter J Boyce & Associates
Ph: 0412 928 500

This PLAN/DOCUMENT forms part of the approval granted under Construction Cert No. A0787 (CM)
And all work must be carried out in accordance with the Building Code of Australia 2007 and subsequent amendments

Accredited Building Surveyor BSB No. 0043

ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE

FOR

MRS D GILMAN

AT

975 BARRENJOEY ROAD, PALM BEACH

28.08.2015

14_38

jmh living design

ABN 41 280 852 869

Principal

John Hatch
Accredited Building Designer
Member no. 6025 NSW

President Building Designers Australia NSW Chapter

Chartered fellow member Building Designers Australia NSW Chapter

National council member Building Designers Australia

Member Master Builders Association

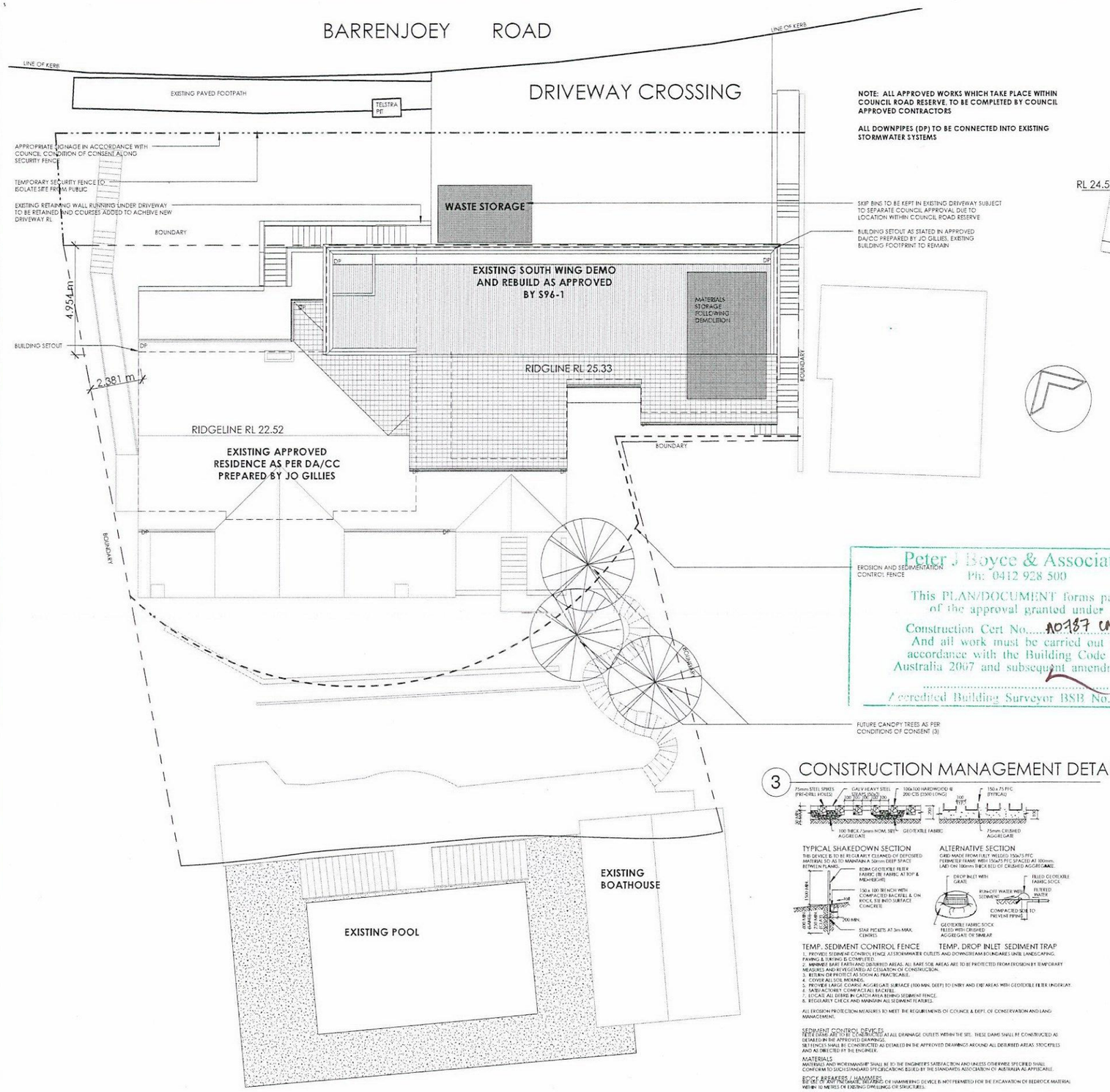
M 0447 681 736
E john@jmhliving design.com.au
W www.jmhliving design.com.au

Office

O 1st floor 8 Park Lane Caringbah NSW 2229
P po box 74 Caringbah NSW 1495
T (02) 9540 3626
F (02) 9525 8339
W www.jmhlivingdesign.com.au

Master Builders Association New South Wales
W www.mbansw.com.au

BUILDING DESIGNERS AUSTRALIA
W www.bdaa.com.au

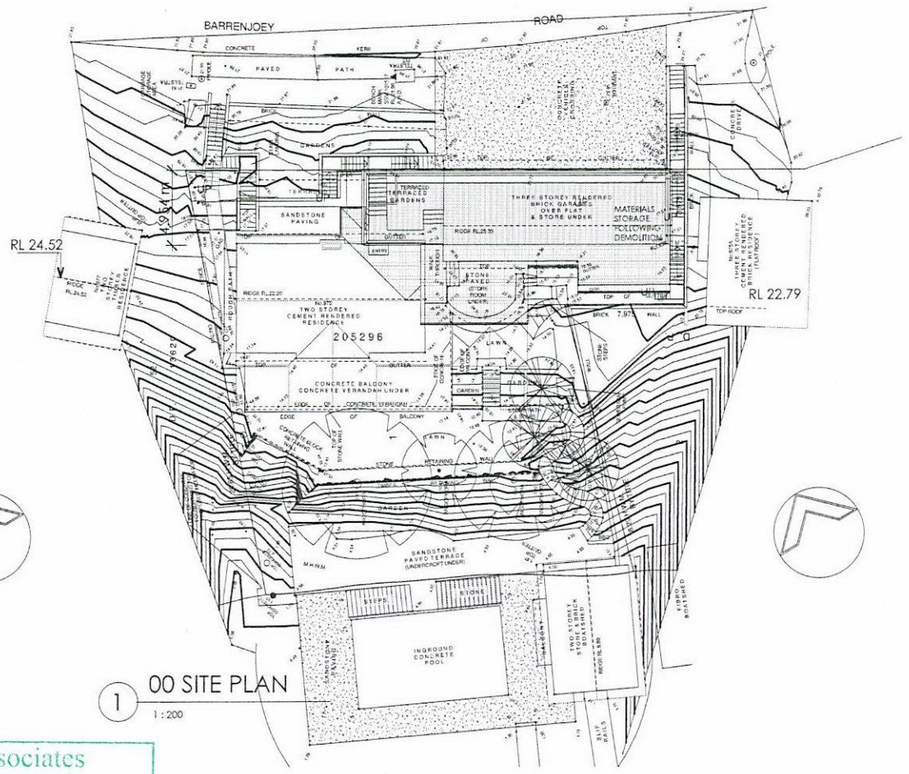


NOTE: ALL APPROVED WORKS WHICH TAKE PLACE WITHIN COUNCIL ROAD RESERVE, TO BE COMPLETED BY COUNCIL APPROVED CONTRACTORS

ALL DOWNPIPES (DP) TO BE CONNECTED INTO EXISTING STORMWATER SYSTEMS

2 CONSTRUCTION MANAGEMENT PLAN

1 : 100



1 00 SITE PLAN

1 : 200

Peter J Boyce & Associates
Ph: 0412 928 500

This PLAN/DOCUMENT forms part of the approval granted under Construction Cert No. 10787 (M)
And all work must be carried out in accordance with the Building Code of Australia 2007 and subsequent amendments

Accredited Building Surveyor BSB No. 0043

3 CONSTRUCTION MANAGEMENT DETAILS

TYPICAL SHAKEDOWN SECTION

THIS DEVICE IS TO BE REGULARLY CLEANED OF DEPOSITED MATERIAL SO AS TO MAINTAIN A 50mm DEEP SPACE BETWEEN PLANKS.

ALTERNATIVE SECTION

GRID MADE FROM FULLY WELDED 150x75 PFC PERIMETER FRAME WITH 150x75 PFC SPACED AT 800mm. LAID ON 100mm THICK BED OF CRUSHED AGGREGATE.

TEMP. SEDIMENT CONTROL FENCE

1. PROVIDE SEDIMENT CONTROL FENCE AT STORMWATER OUTLETS AND DOWNSTREAM BOUNDARIES UNTIL LANDSCAPING, PAVING & TURFING IS COMPLETED.
2. MINIMISE BARE EARTH AND DISTURBED AREAS. ALL BARE SOIL AREAS ARE TO BE PROTECTED FROM EROSION BY TEMPORARY MEASURES AND REVEGETATED AT CESSATION OF CONSTRUCTION.
3. RETURN OR PROTECT AS SOON AS PRACTICABLE.
4. COVER ALL SOIL MOUNDS.
5. PROVIDE LARGE COARSE AGGREGATE SURFACE (100 MIN. DEEP) TO ENTRY AND EXIT AREAS WITH GEOTEXTILE FILTER UNDERLAY.
6. SATISFACTORILY COMPACT ALL BACKFILL.
7. EXCAVATE ALL DEBRIS IN CATCH AREA BEHIND SEDIMENT FENCE.
8. REGULARLY CHECK AND MAINTAIN ALL SEDIMENT FEATURES.

ALL EROSION PROTECTION MEASURES TO MEET THE REQUIREMENTS OF COUNCIL & DEPT. OF CONSERVATION AND LAND MANAGEMENT.

TEMP. DROP INLET SEDIMENT TRAP

SEDIMENT CONTROL DEVICES
INTER-DAMS ARE TO BE CONSTRUCTED AT ALL DRAINAGE OUTLETS WITHIN THE SITE. THESE DAMS SHALL BE CONSTRUCTED AS DETAILED ON THE APPROVED DRAWINGS.
SILT FENCES SHALL BE CONSTRUCTED AS DETAILED ON THE APPROVED DRAWINGS AROUND ALL DISTURBED AREAS, STOCKPILES AND AS DIRECTED BY THE ENGINEER.

MATERIALS
MATERIALS AND WORKMANSHIP SHALL BE TO THE ENGINEER'S SATISFACTION AND UNLESS OTHERWISE SPECIFIED SHALL CONFORM TO SUCH STANDARD SPECIFICATIONS ISSUED BY THE STANDARDS ASSOCIATION OF AUSTRALIA AS APPLICABLE.

ROCK BREAKERS / HAMMERS
NO USE OF ANY PNEUMATIC BREAKERS OR HAMMERING DEVICE IS NOT PERMITTED FOR THE EXCAVATION OF BEDROCK MATERIAL WITHIN 50 METRES OF EXISTING DWELLINGS OR STRUCTURES.

TRANSPORTATION OF MATERIALS
TRANSPORTATION OF MATERIALS AND OFF EARTH SAND, ROAD CONSTRUCTION MATERIAL, LOOSE DEBRIS AND ANY LOOSE MATERIALS TO OR FROM THE SITE WILL BE IN A MANNER THAT WILL PREVENT THE DROPPING OF MATERIAL ON THE SURROUNDING STREETS. LOAD COVERS ARE TO BE USED AT ALL TIMES.

SURVEY MARKS
ADEQUATE PRECAUTIONS ARE TO BE TAKEN TO PROTECT AND PRESERVE ANY SURVEY MARK RELATIVE TO OR AFFECTED BY THE DEVELOPMENT.

EARTHWORKS & CLEARING
DURING SITE CLEARING, CARE SHALL BE TAKEN NOT TO DISTURB ANY BENCHMARK, SURVEY OR LEVEL PEG.
TOPSOIL IS TO BE REMOVED FROM THE WORKS AREA, STOCKPILED AND REPLACED UPON THE DISTURBED AREAS AT THE COMPLETION OF CONSTRUCTION.

VEGETATION PROTECTION
PRIOR TO AND DURING ANY CONSTRUCTION WORKS THE ROOTS, TRUNKS AND BRANCHES OF ALL VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM POLLUTANTS, MACHINERY, CHEMICAL AND FUEL SPILLAGE, COMPACTION OF SURROUNDING SOILS, LEVEL CHANGES WITHIN THE DRIP LINE, STOCKPILING OF SPOIL, AND STOCKPILING OF BUILDING MATERIALS. PROTECTIVE FENCING OF SUCH VEGETATION SHALL BE UNDERTAKEN AS NECESSARY. VEGETATION TO BE LEFT UNDISTURBED OUTSIDE THE APPROVED WORKS AREA.

4 CONDITIONS AND STANDARDS

1. Compliance with Local Government Act 1993, Ordinances and Building Code of Australia.
2. Erect sign indicating builder's name, builders license number, site address and Building Approval number at the front boundary of the property.
3. Protect and support any neighbouring buildings as required by clause 94, Local Government (Approvals) Regulations 1993.
4. Install runoff and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment to adjoining land. Section 16, Clean Waters Act 1970.
5. The building shall not be occupied or used until the approval of Council has been obtained and where applicable a Building Compliance Certificate endorsed by an accredited Building Surveyor has been acknowledged as accepted by Council.
6. The owner or builder shall notify Council, in writing, of the name, address, accreditation number and contact phone number of the Certifier prior to the release of the approved plans by Council.
7. The nominated Certifier must acknowledge, in writing, the appointment for inspection and certification of the proposed works.
8. Regular inspections to be undertaken of the following stages:
   a) Placement of piers or foundations prior to placing footings.
   b) Steel reinforcing prior to pouring concrete.
   c) Framework of structure prior to lining or cladding being fixed.
9. Further inspections to be undertaken if required by Council to confirm that the specified works have been completed before proceeding to the next stage:
   a) The placement of first floor sheets prior to sheeting.
   b) Wet areas have been treated prior to lining or tiling.
   c) Fencing before filling the pool with water.
   d) Final completion of all building works and other works covered by Council.
10. Before construction is commenced, plans and specifications prepared and endorsed by a suitably qualified and experienced structural engineer to be submitted to Council for approval.
11. An appropriately qualified engineer for the works shall submit a Certificate of Adequacy and work shall not proceed beyond that stage until Council acknowledges receipt.
12. In the case of alterations and additions, certifying the ability of the existing structure to support the additional construction loads and specifying any required structural works. No work can commence until certification is supplied.
13. The stormwater shall be discharged to Council's requirements.
14. All balustrades for balconies and landings and handrails for ramps and stairways shall be designed and constructed to comply with Clause D2.16 and D2.17 of the BCA respectively which require a minimum height of 1.0 metre with no opening exceeding 125mm.
15. Timber used complying with the National Framing Code AS1684-1992 in regard to size, span, spacing & method of fixing.
16. The following certification is required to ensure that the properties and performance of a building material or method of construction or design fulfil specific requirements of the Local Government Act 1993 Council Regulations and the Building Code of Australia:
   a) Certification that the subsurface area of the floor/slab/ timber floor frame has been treated/protected in accordance with AS3660.1(Protection of Buildings from Subterranean Termites, shall be submitted to Council prior to the final inspection. The certification is to be endorsed by accredited building surveyor, accredited building consultant, or accredited pest/ control company. Note: Treatment by chemicals does not satisfy AS3660.1 where the chemical has a limited life and therefore is not acceptable.
17. Wet areas including showers shall be waterproofed in accordance with Clause F1.7 of the BCA and AS3740 (Wet Areas in Residential Buildings).
18. A fire and smoke alarm complying with AS3786 and connected to the mains power supply is to be installed at between habitable areas and bedrooms and (b) in each storey of the dwelling , so as to comply with the Building Code of Australia Part 3.7 (NSW) and Specification E1.7(b). A letter of certification from a Licensed Electrical Contractor stating that the detector complies with AS3786 and has been wired to the mains power supply is to be forwarded to Council prior to the occupation or final inspection of the premises.
19. Removal and disturbance of vegetation and topsoil shall be confined to within 3m of the approved building area. Run-off and erosion controls are to be installed prior to the commencement of any site works and shall incorporate:
   a) Diversion of uncontaminated run-off around cleared or disturbed areas.
   b) A silt fence or other device to prevent sediment and other debris escaping from the cleared or disturbed areas into drainage systems or waterways.
   c) Controls to prevent tracking of sediment by vehicles onto adjoining roadways.
   Topsoil, excavated material, construction and landscaping supplies and similar debris are to be stockpiled within the erosion containment boundary and shall not encroach upon the footpath, nature strip or road.
   All disturbed areas are to be rendered erosion resistant by turfing, mulching, paving or other methods approved by Council. Erosion controls shall be continuously maintained to Council's satisfaction through out construction.

AMENDMENTS

DRAWING TITLE
SITE PLAN

PROJECT STATUS
CONSTRUCTION CERTIFICATE

PROJECT
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE

ADDRESS
975 BARRENJOEY ROAD, PALM BEACH

CLIENT
MRS D GILMAN

Date: 28.08.2015
Drawing No: 14_38
Sheet No: 02
Scale: As indicated
Drawn: JS
Checked: JMH

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Use written dimensions in preference to scaled dimensions.

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28/08/2015 8:45:12 AM A1

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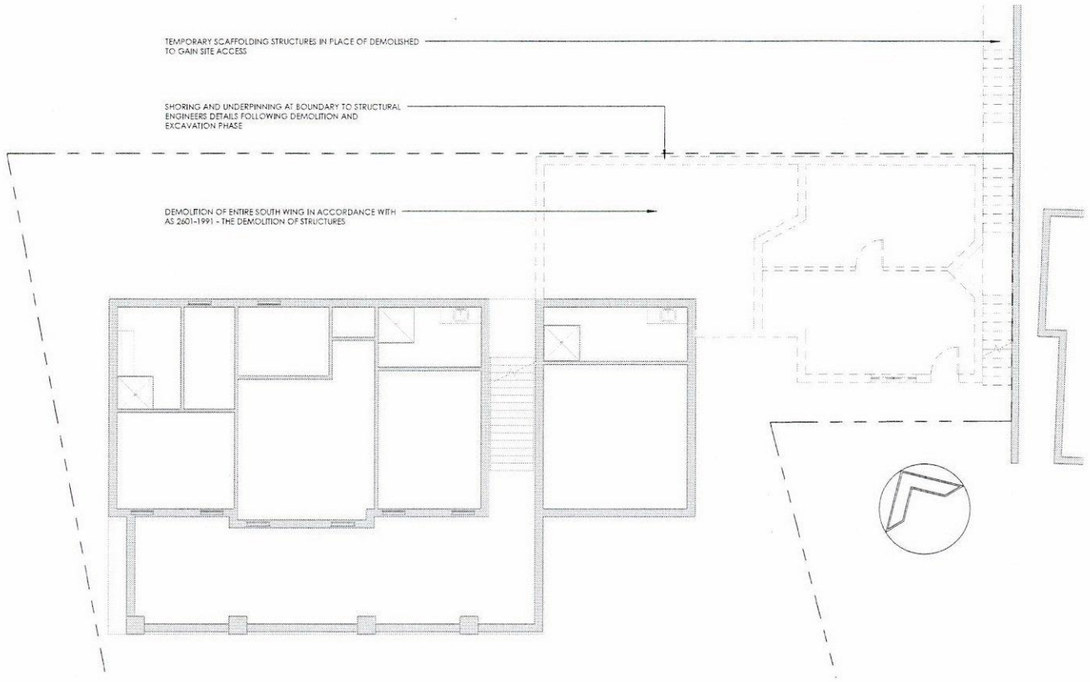

1 01 LOWER DEMOLITION

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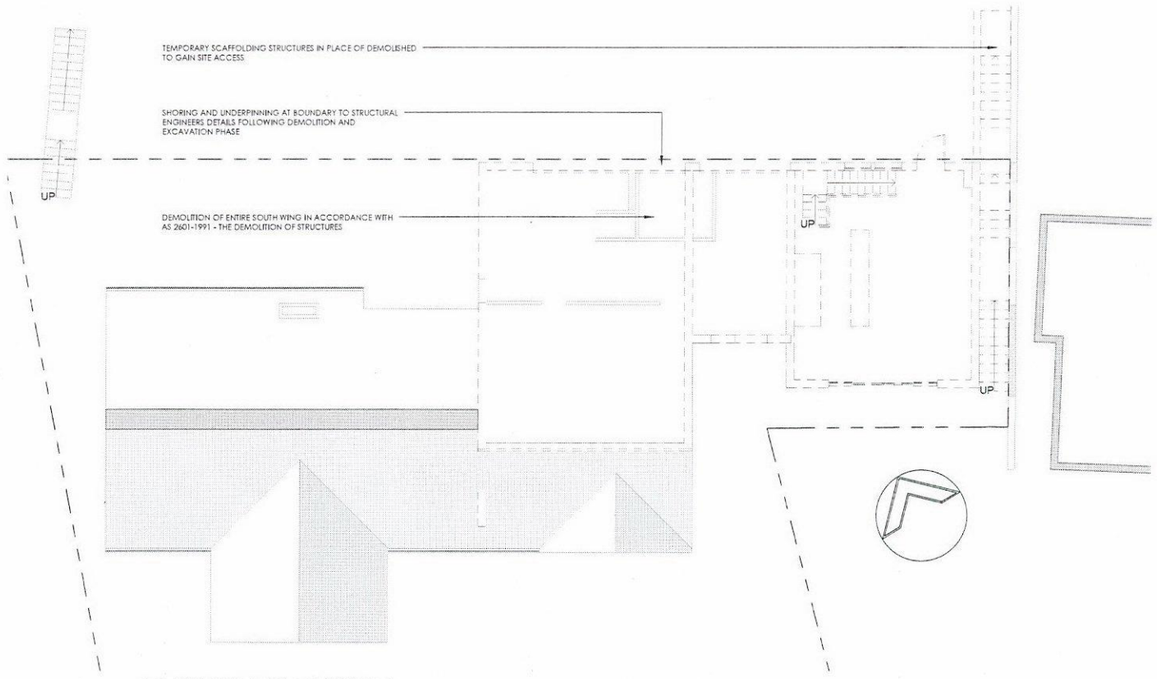

2 02 UPPER DEMOLITION

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3 PRELIMINARY NOTES

SITE SET
Tenderers are advised to visit the site of the proposed alterations and additions before tendering. They must satisfy themselves as to the preliminary work involved and the nature and the extent of all the work to be done as no extras will be allowed for necessary work unforeseen by the builder through lack of his having taken this precaution.

INSPECTION OF BUILDING
Tenderers must inspect the existing building for definite information regarding parts and portions which are to be altered, remodelled or removed, present conditions of work and all other information required in the preparation of tenders. They must satisfy themselves as to the levels, nature and extent of all work to be done as no extras will be allowed for necessary work unforeseen by the builder through lack of his taken this precaution.

DRAWINGS
Where any item of work is not wholly indicated on the drawings, the builder shall in the execution of the work, complete same to correspond entirely with existing work of a similar nature. In making alterations to the existing building, the builder must necessarily be guided by existing dims in preference to scale or figures on drawings.

INSURANCES
The builder shall take out policies for the amounts as follows:
* Public liability insurance $ 20,000,000.00
* Workers compensations and Employers liability insurance $ 20,000,000.00
* Contract Works Insurance Full reinstatement+ unfixed materials on site.

WORKMANSHIP AND MATERIALS
The whole of the work shall be faithfully executed in the most tradesmanlike manner. All materials shall be new and of the best quality of their respective kinds. Except where otherwise stated, the standard of quality shall be that which would comply with the relevant S.A.A. code. All work shall be completed to the satisfaction of the proprietor.

DAMAGED WORK
Any work damaged as a result of the execution of this contract shall be repaired to a state equivalent to the existing adjacent undamaged work of a similar nature.

BARRIERS ETC.
The builder shall provide, erect and maintain all necessary temporary hoardings, screens, footways, cartways etc., together with night lighting for the protection of the public, land and property and of the completion of the works adjacent, all traces of the same. All of these items shall conform to the requirements of the relevant authorities. They shall be erected prior to the commencement of demolition or building operations.

CLEAN UP
The premises and site affected by this contract shall be cleaned up on completion and all debris removed from the site and building. Clean all new glass and leave premises thoroughly clean and fit for occupation.

PRECAUTIONS DURING ERECTION
The builder shall be responsible for and shall take precautions to support or stay the partly completed structure until it is completed or until it has developed through fabrication or curing, its full working strength.

VARIATIONS
No variation of any kind will allowed or paid for without written order for each item signed by the proprietor. The cost of any variation shall be agreed upon, before work is put in hand.

BUILDERS LICENCE
The builder shall provide proof to the proprietor that he holds a current builder's licence.

DEMOLITION
The work of demolition shall be executed in a careful safe and orderly manner. Properly shore up and temporarily support all work that the builder may decide requires support. Shoring shall conform to standard methods. Cut away, break down, take up and remove or reposition to make way for new work.

PROTECTION
All openings made in the existing building during the progress of the works shall be made and kept waterproof by means of tarpaulins or other approved manner until the affected portions are completed.

AMENDMENTS

DRAWING TITLE
DEMOLITION PLAN

CONSTRUCTION CERTIFICATE

PROJECT
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE

ADDRESS
975 BARRENJOEY ROAD, PALM BEACH

CLIENT
MRS D GILMAN

Date: 28.08.2015
Drawing No: 14_38
Sheet No: 03
Scale: 1 : 100
Drawn: JS
Checked: JMH

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bda BUILDING DESIGNERS AUSTRALIA
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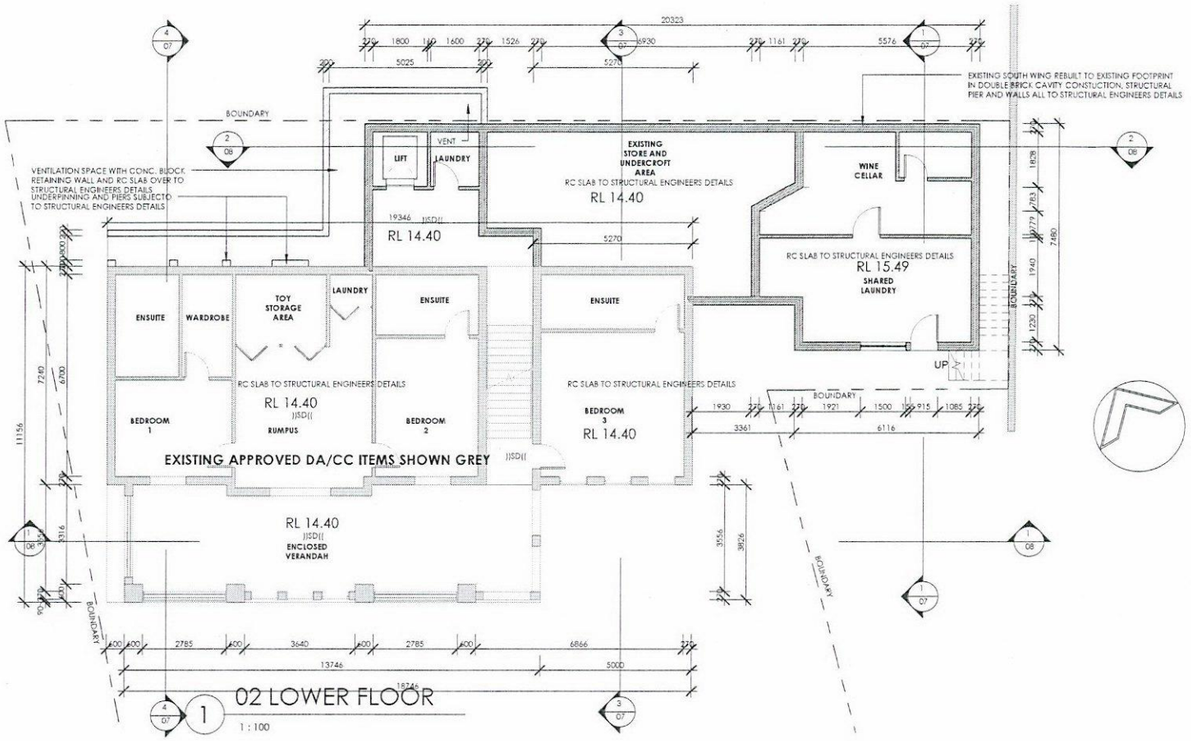

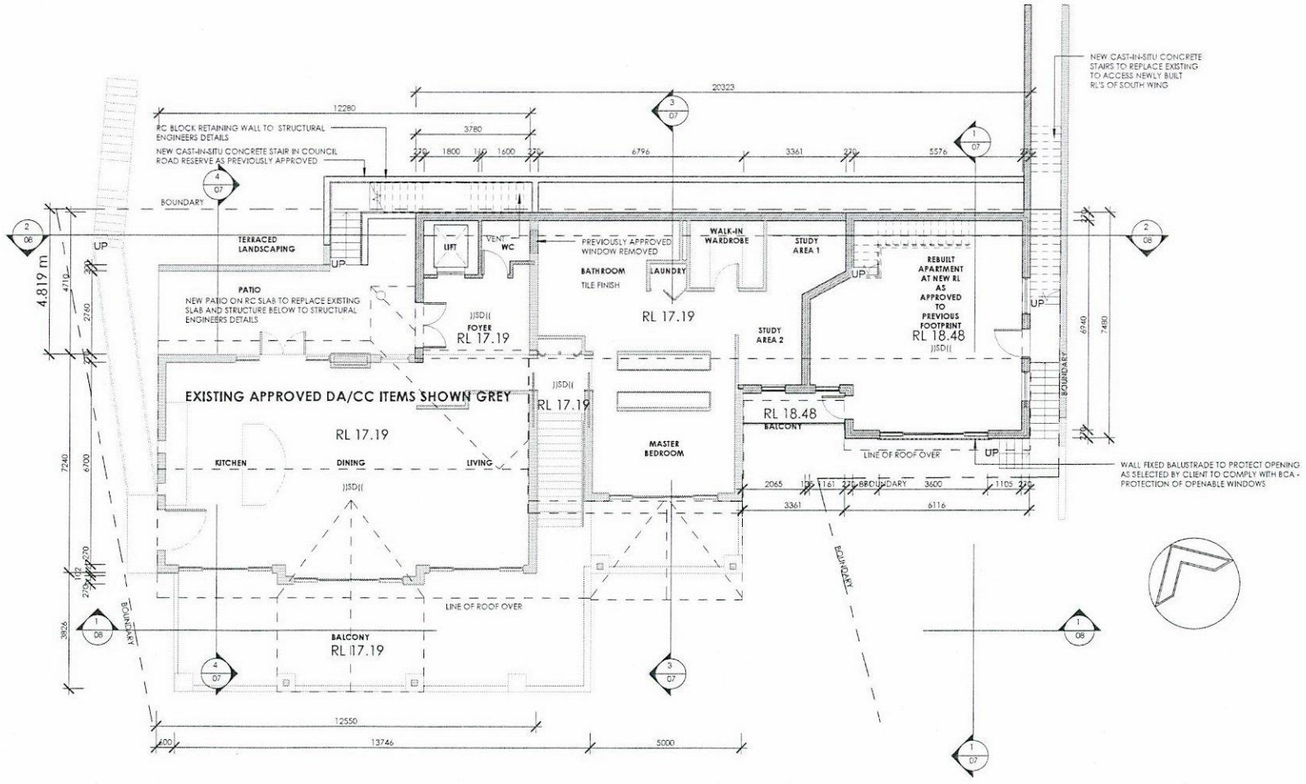

PROTECTION OF OPENABLE WINDOWS

EXTRACT FROM NCC VOL 1 SECTION D ACCESS AND EGRESS, CLAUSE 2.24 AND NCC VOL 2 SAFE MOVEMENT AND ACCESS, PART 3.9.2.5
Protection of openable windows

(a) A window opening must be provided with protection, if the floor below the window is 2 m or more above the surface beneath it—
  (i) a bedroom in a Class 2 or 3 building or Class 4 part of a building; or
  (ii) a Class 9b early childhood centre.

(b) Where the lowest level of the window opening is less than 1.7 m above the floor, a window opening covered by (a) must comply with the following:
  (i) The openable portion of the window must be protected with—
    (A) a device capable of restricting the window opening; or
    (B) a screen with secure fittings.
  (ii) A device or screen required by (i) must—
    (A) not permit a 125 mm sphere to pass through the window opening or screen; and
    (B) resist an outward horizontal action of 250 N against the—
      (aa) window restrained by a device; or
      (bb) screen protecting the opening; and
    (C) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.

(c) A barrier with a height not less than 865 mm above the floor is required to an openable window—
  (i) in addition to window protection, when a child resistant release mechanism is required by (b)(ii)(C); and
  (ii) where the floor below the window is 4 m or more above the surface beneath if the window is not covered by (a).

(d) A barrier covered by (c) must not—
  (i) permit a 125 mm sphere to pass through it; and
  (ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.

3 GENERAL NOTES

)SD(DENOTES LOCATION OF APPROVED SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH BCA PART 3.7.4

STORMWATER TO BE DIRECTED TO RAINWATER TANK TO BE INSTALLED. COLLECTED RAINWATER TO BE RE-USED FOR GARDENS AND TOILET & LAUNDRY. OVERFLOW TO BE DIRECTED TO THE STREET

RC SLABS, SUSPENDED RC SLABS, PIERS, BEAMS & FOOTINGS TO STRUCTURAL ENGINEER'S DETAILS

ALL EXTERNAL WINDOW AND DOORS TO BE SELECTED BY CLIENT AND ARE SUBJECT TO MANUFACTURERS STANDARD WINDOW AND DOOR SIZES. WINDOWS AND DOORS WILL BE MANUFACTURED BY SYDNEY WOODWORKERS WINDOWS+DOORS AND ARE SUBJECT TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION REQUIREMENTS AND SHALL ADHERE TO CONTROLS SET OUT BY THE AMENDED BASIX CERTIFICATE (A201718_02, DATED 9 OCTOBER 2014)

Peter J Boyce & Associates
Ph: 0412 928 500
This PLAN/DOCUMENT forms part of the approval granted under Construction Cert No. 407767 CM)
And all work must be carried out in accordance with the Building Code of Australia 2007 and subsequent amendments
Accredited Building Surveyor BSB No. 0043

AMENDMENTS

DRAWING TITLE
LOWER/GROUND FLOOR PLANS

PROJECT STATUS
CONSTRUCTION CERTIFICATE

PROJECT
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE

ADDRESS
975 BARRENJOEY ROAD, PALM BEACH

CLIENT
MRS D GILMAN

Date: 28.08.2015
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Sheet No: 04
Scale: 1 : 100
Drawn: JS
Checked: JMH

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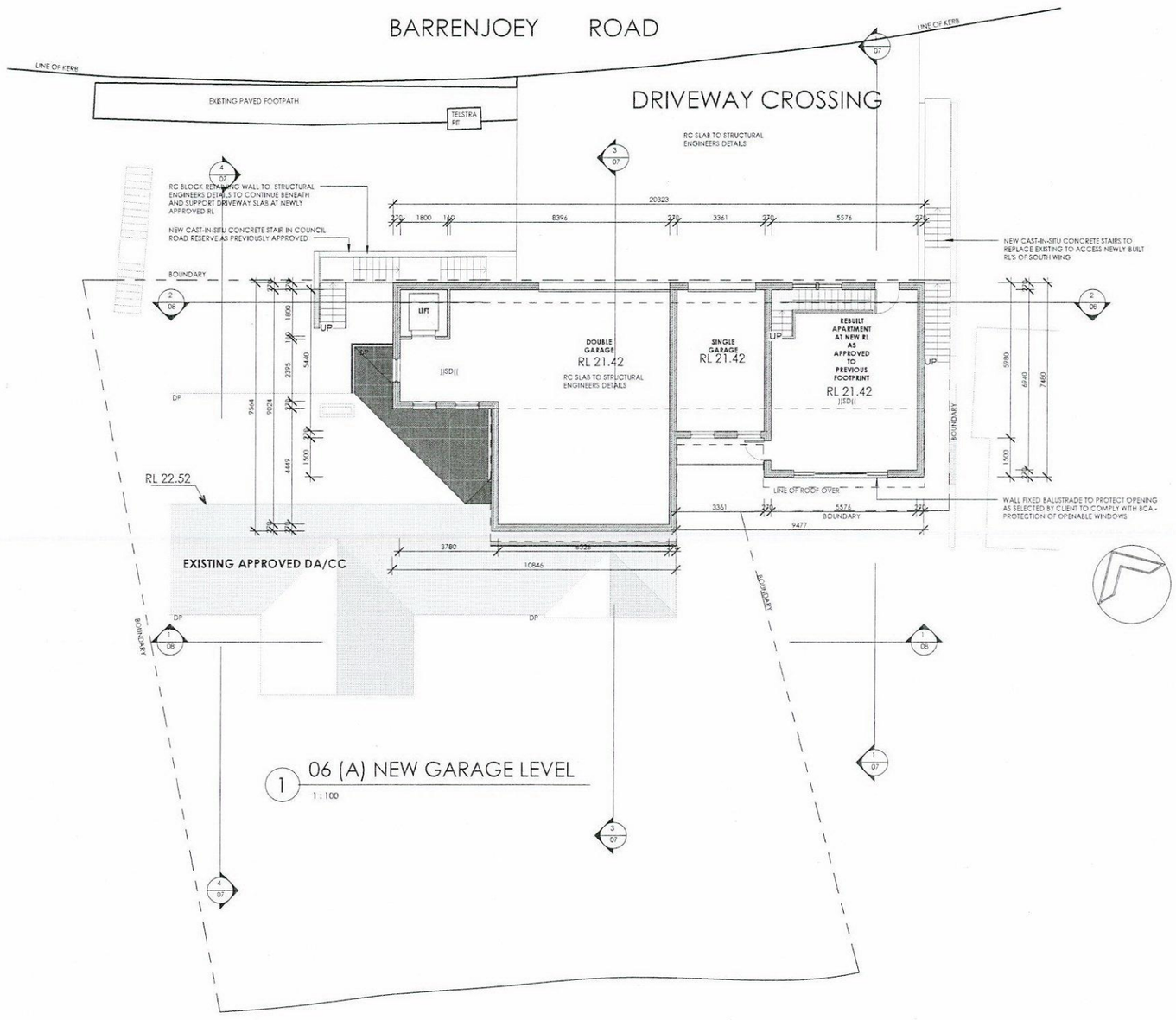

1 06 (A) NEW GARAGE LEVEL
1 : 100

PROTECTION OF OPENABLE WINDOWS

EXTRACT FROM NCC VOL 1 SECTION D ACCESS AND EGRESS, CLAUSE 2.24 AND NCC VOL 2 SAFE MOVEMENT AND ACCESS, PART 3.9.2.5
Protection of openable windows

(a) A window opening must be provided with protection, if the floor below the window is 2 m or more above the surface beneath in—
  (i) a bedroom in a Class 2 or 3 building or Class 4 part of a building; or
  (ii) a Class 9b early childhood centre.

(b) Where the lowest level of the window opening is less than 1.7 m above the floor, a window opening covered by (a) must comply with the following:
  (i) The openable portion of the window must be protected with—
    (A) a device capable of restricting the window opening; or
    (B) a screen with secure fittings.
  (ii) A device or screen required by (i) must—
    (A) not permit a 125 mm sphere to pass through the window opening or screen; and
    (B) resist an outward horizontal action of 250 N against the—
      (aa) window restrained by a device; or
      (bb) screen protecting the opening; and
    (C) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.

(c) A barrier with a height not less than 865 mm above the floor is required to an openable window—
  (i) in addition to window protection, when a child resistant release mechanism is required by (b)(ii)(C); and
  (ii) where the floor below the window is 4 m or more above the surface beneath if the window is not covered by (a).

(d) A barrier covered by (c) must not—
  (i) permit a 125 mm sphere to pass through it; and
  (ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.

Peter J Boyce & Associates
Ph: 0412 928 500
This PLAN/DOCUMENT forms part of the approval granted under Construction Cert No. AD787(M)
And all work must be carried out in accordance with the Building Code of Australia 2007 and subsequent amendments
Licensed Building Surveyor BSB No. 0043

AMENDMENTS
DRAWING TITLE
GARAGE FLOOR LEVEL

PROJECT STATUS
CONSTRUCTION CERTIFICATE

PROJECT
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE

ADDRESS
975 BARRENJOEY ROAD, PALM BEACH

CLIENT
MRS D GILMAN

Date: 28.08.2015
Drawing Type: 14_38
Sheet No: 05
Scale: 1 : 100
Drawn: JS
Checked: JMH

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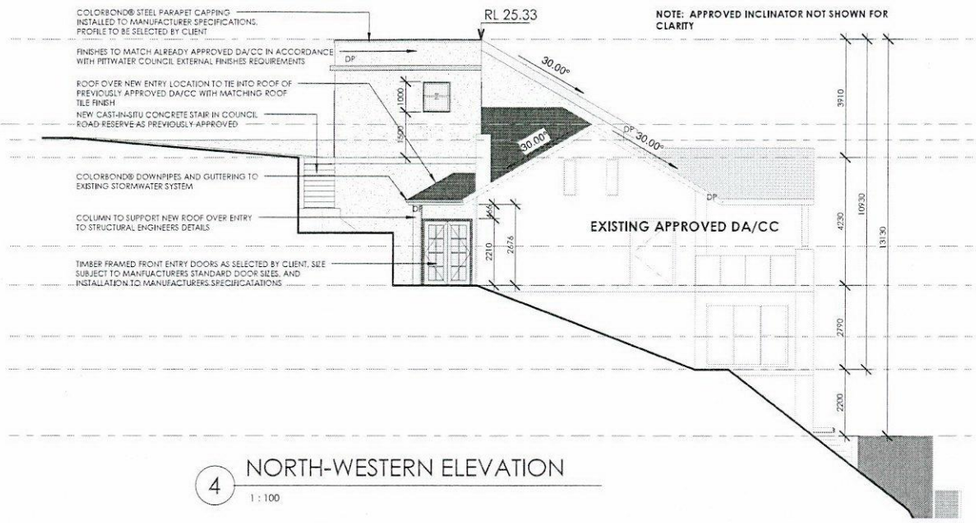

4 NORTH-WESTERN ELEVATION

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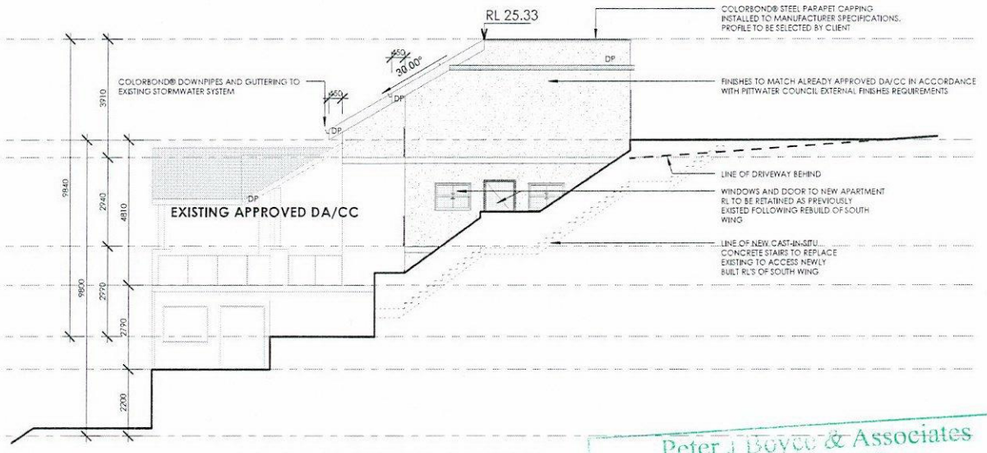

1 SOUTH-EASTERN ELEVATION

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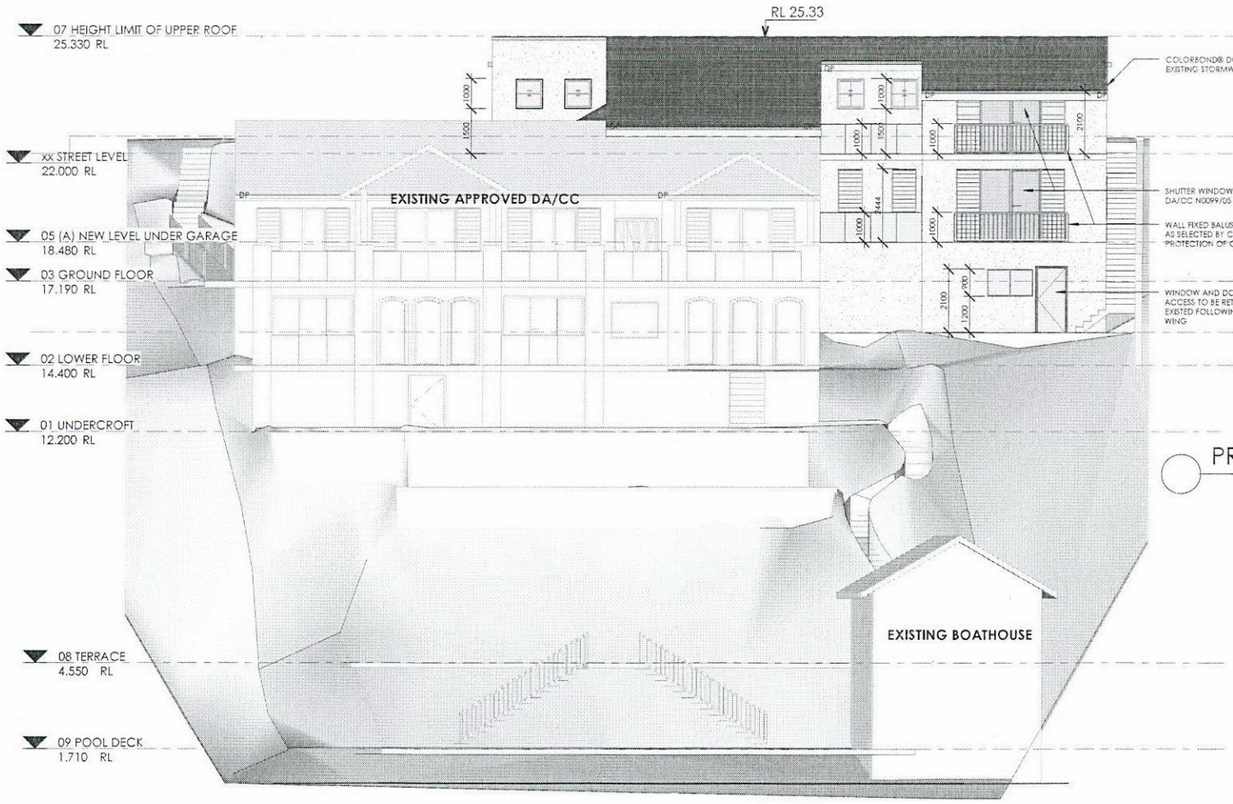
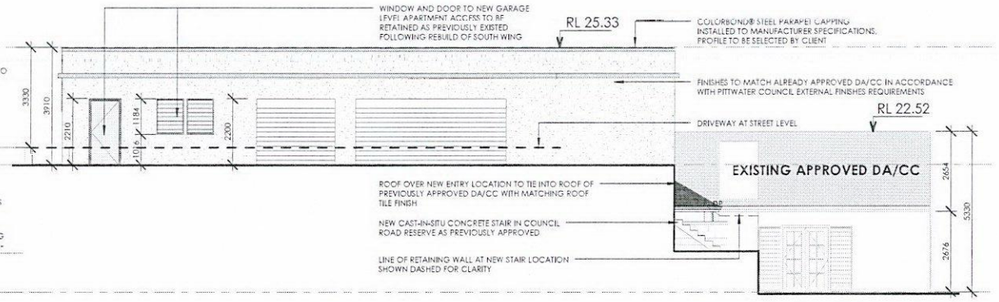


2 SOUTH-WESTERN ELEVATION

1 : 100



3 NORTH-EASTERN ELEVATION

1 : 100

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  (ii) A device or screen required by (i) must—
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  (ii) where the floor below the window is 4 m or more above the surface beneath if the window is not covered by (a).

(d) A barrier covered by (c) must not—
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  (ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.

AMENDMENTS

DRAWING TITLE
ELEVATIONS

PROJECT STATUS
CONSTRUCTION CERTIFICATE

PROJECT
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE

ADDRESS
975 BARRENJOEY ROAD, PALM BEACH

CLIENT
MRS D GILMAN

Date: 28.08.2015
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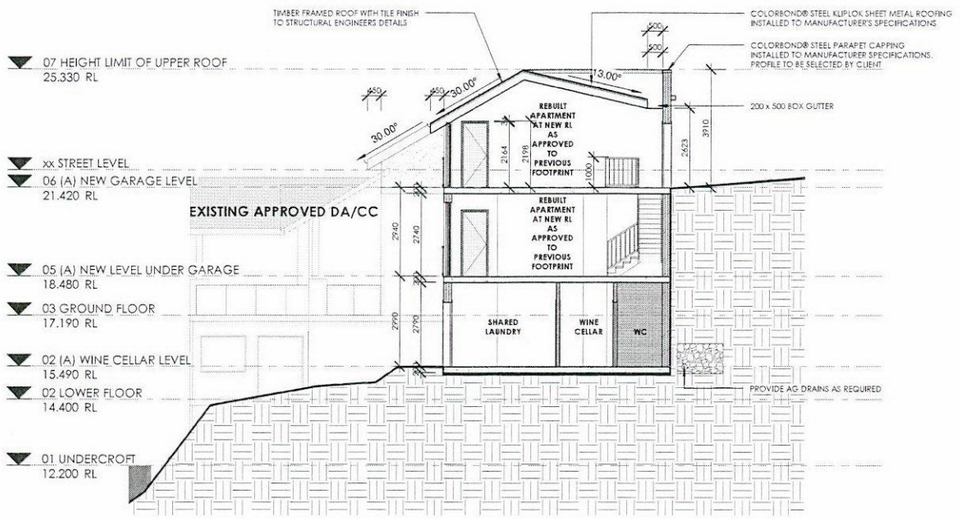
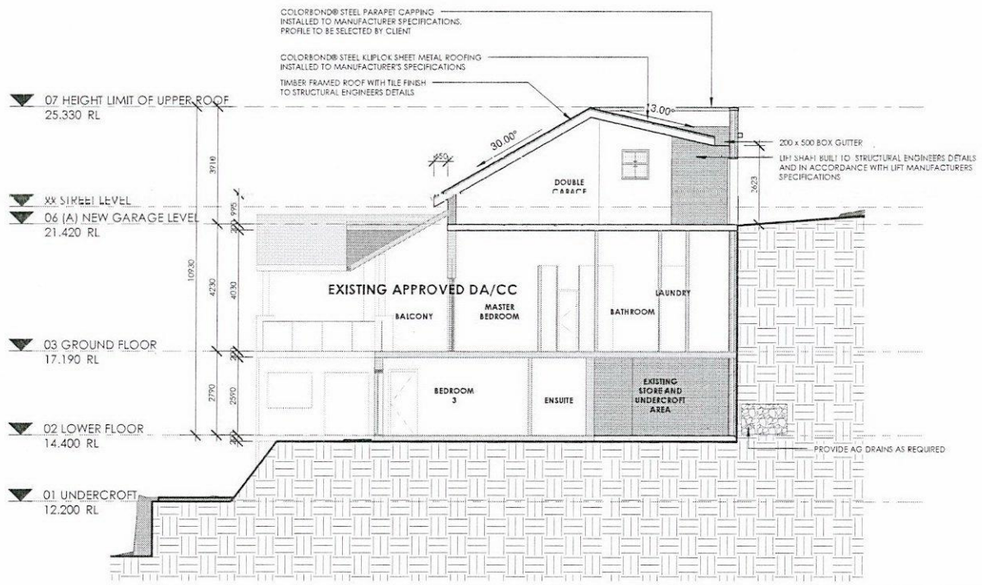


1 CROSS SECTION - APT/LDY/CELLAR

1 : 100



3 CROSS SECTION - BEDROOMS/GARAGE

1 : 100

2 SECTION NOTES

1 : 100

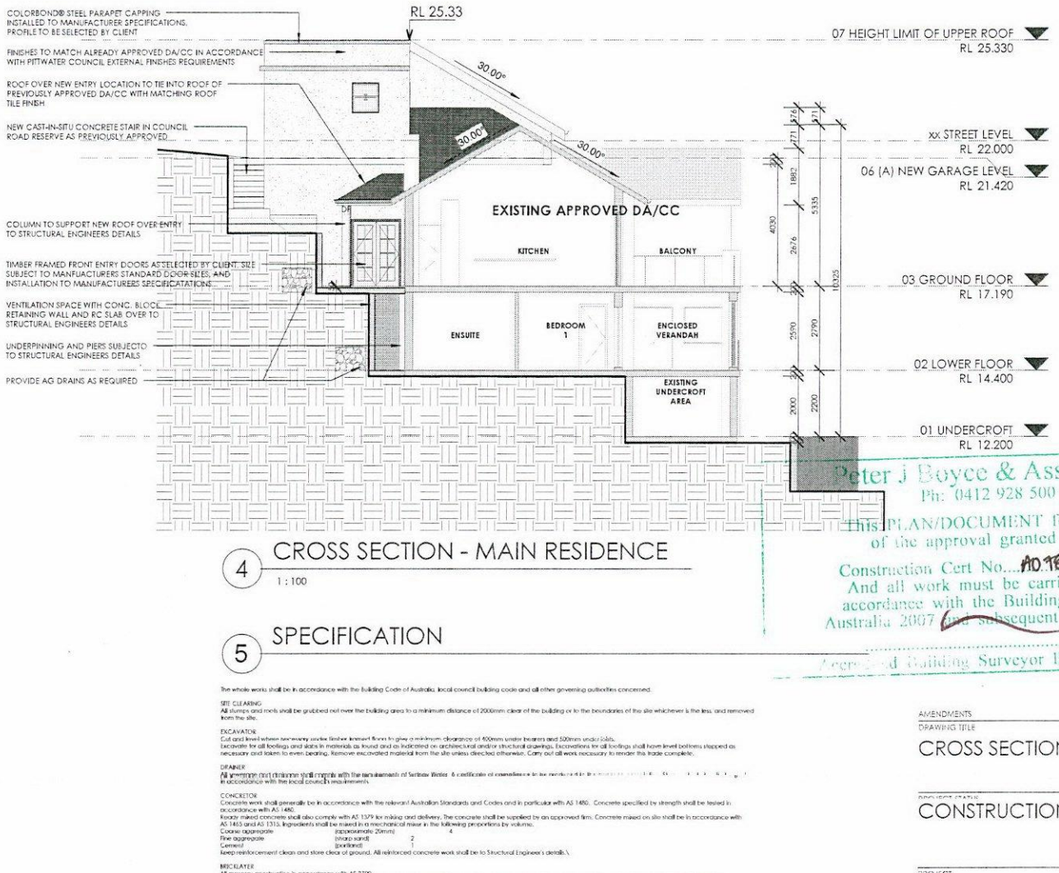
ALL TIMBER FRAMING IN ACCORDANCE WITH SAA TIMBER FRAMING CODE AS1684

RC SLABS, SUSPENDED RC SLABS, PIERS, BEAMS & FOOTINGS TO STRUCTURAL ENGINEER'S DETAILS

ROOF PITCH, EAVES AND BARGE OVERHANGS AS NOTED

LINE WALLS & CEILINGS WITH PLASTERBOARD, & 'VILLABOARD' OR SIMILAR TO WET AREAS

PROVIDE INSULATION & SISALATION TO ROOF, CEILINGS, WALLS & FLOORS IN ACCORDANCE WITH BASIX COMMITMENTS



4 CROSS SECTION - MAIN RESIDENCE

1 : 100

6 ENERGY INFORMATION

FLOOR:
- CONSTRUCTION: RC SLAB ON GROUND AND SUSPENDED RC SLAB
- FINISH: AS SELECTED BY OWNER

WALLS:
- CONSTRUCTION: BRICK AND BLOCK MASONRY
- FINISH: SANDSTONE CLADDING AND CEMENT RENDER
- COLOUR: AS APPROVED BY PITTWATER COUNCIL EXTERNAL FINISH REQUIREMENTS

ROOF:
- MATERIAL: TERRACOTTA TILES AND COLORBOND® ROOF SHEETING
- COLOUR: DARK SHADE

INSULATION:
- ROOF/CEILING: R3.0 COMBINED MINIMUM
- WALLS: R1.5 MINIMUM
- FLOOR: R2.0 MINIMUM

THE FOLLOWING SERVICES AND FACILITIES WHERE NEWLY INSTALLED OR THEIR REPLACEMENT IS PROPOSED, SHALL BE INCORPORATED INTO THE PROPOSED BUILDING:
HOT WATER SYSTEM 3.5 RATING
'AAA' RATED SHOWER HEADS, WASH BASINS, KITCHEN SINK AND TOILET CISTERNS
3.5 STAR CLOTHES DRYER

5 SPECIFICATION

The whole works shall be in accordance with the Building Code of Australia, local council building code and all other governing authorities concerned.

SITE CLEARING
All stumps and roots shall be grubbed out over the building area to a minimum distance of 2000mm clear of the building or to the boundaries of the site whichever is the less, and removed from the site.

EXCAVATION
Cut and level between necessary under finished ground floors to give a minimum clearance of 400mm under bearers and 500mm under joists.
Excavate for all footings and slabs in materials as found and as indicated on architectural and/or structural drawings. Excavations for all footings shall have level bottoms stepped as necessary and taken to even bearing. Remove excavated material from the site unless directed otherwise. Carry out all work necessary to render this trade complete.

DRAINAGE
All stormwater and rainwater shall comply with the requirements of Sydney Water & certificate of compliance to be provided to the principal certifying authority in accordance with the local council's requirements.

CONCRETE
Concrete work shall generally be in accordance with the relevant Australian Standards and Codes and in particular with AS 1480. Concrete specified by strength shall be tested in accordance with AS 1480.
Ready mixed concrete shall also comply with AS 1379 for mixing and delivery. The concrete shall be supplied by an approved firm. Concrete mixed on site shall be in accordance with AS 1465 and AS 1315. Ingredients shall be mixed in a mechanical mixer in the following proportions by volume.

Coarse aggregate	(approximately 20mm)	4
Fine aggregate	(sharp sand)	2
Cement	(portland)	1

Keep reinforcement clean and store clear of ground. All reinforced concrete work shall be to Structural Engineer's details.\

BRICKLAYER
All masonry construction in accordance with AS 3700.
All brickwork shall be accurately bonded, carried up true and plumb in level courses to heights and thicknesses as indicated. Exposed brickwork shall be as selected or to match existing.
Thoroughly clean down with diluted spirits of salts, wash down with clean water and leave free from stains.
Build in galvanised steel ties, galvanised steel lintels, flashing, vents and damp proof courses as required.
Galvanised steel lintels shall be as selected from the following table:

SPAN	LINTEL	LENGTH
up to 1200mm	76 x 10 bar	opening + 200mm
up to 1500mm	76 x 76 x 10 angle	opening + 230mm
up to 2400mm	127 x 76 x 10 angle	opening + 450mm
up to 3000mm	152 x 89 x 10 angle	opening + 450mm

Spans greater than 3000mm to Structural Engineer's details.

STRUCTURAL STEEL
Supply, fabricate and erect steelwork shown on the structural engineer's drawings including holding and fixing in positions. All work to be in accordance with relevant SAA codes and standards.

CARPENTER AND JOINER
Timber used shall be sound, well seasoned and free from defect, accurately cut, fitted and fixed. Timber sizes, centre spacings and spans only apply to the grade indicated. Bearers, floor joists, stud work, ceiling joists, rafters, battens and other timber framework to be as indicated and/or in accordance with AS1684 S.A.A. Light Timber Framing Code.
Supply and install new windows and doors as indicated.
Supply and fix eaves lining to match underside of existing to underside of external ceiling areas.
Supply and fix either selected sheet flooring, tongue and groove timber flooring or fibrous cement sheet flooring to floor joists where indicated all in accordance with manufacturer's recommendations and instructions.
Architraves and skirtings to be selected and/or to match existing.

ROOFING
Supply and fix roofing specified or as selected in accordance with relevant Australian Standard and manufacturer's instructions.
Sheet roofing: Shall be metal sheet roofing without transverse laps that complies with AS 1562 and with manufacturer's instructions.
Tile roofing: Shall comply with AS2050 and manufacturer's instructions.

PLUMBER
All work shall comply with the requirements of and to the approval of Sydney Water. Extend existing services and connect to new fittings as indicated. Water supply shall be connected to all fittings from the supply authority's water main in accordance with its requirements. All internal works shall be copper tubing with hot water pipes suitably insulated. A certificate of satisfactory completion shall be obtained.
Provide selected guttering and downpipes to roof and drain roof water to stormwater line as required.

ELECTRICIAN
All work to be carried out in accordance with the supply authority's requirements and the S.A.A. Wiring Rules. Connect into existing service. Provide power points and light points to client's requirements.
Smoke detectors to be installed in Class 1A buildings to comply with Clause E1.7 (C) of the building code of Australia.

GLAZIER
Glass and glazing shall be in accordance with AS 1288. All glass to be free of defects and of proper weights relative to sheet size. Glazing to be selected or to match existing. Obscure glazing shall be provided as selected and to the proprietor's instructions.

PLASTERER
Gypsum plasterboard sheets for internal wall and ceiling linings shall be of an approved type; 13mm thick for studwork, ceiling joists and/or rafters at 600mm centres, 10mm thick for studwork, ceiling joists and/or rafters at 450mm centres. Fix to manufacturer's written instructions and all joints to be set level and smooth. Line walls as indicated with 6mm Villaboard sheeting fixed to manufacturer's instructions.
All internal brickwork or masonry surfaces as indicated shall be cement rendered in accordance with AS CA27 to a minimum thickness of 13mm. Internal cement render shall be 9 parts clean sand, 1 part fresh cement, 2 parts lime.
Make good where new work abuts existing, at new openings and as indicated.
Cornice to be selected and/or to match existing.

PAINTER
The proprietor to attend to all painting, staining and varnishing.
All paints or other coatings shall be of best quality materials and of approved manufacture. All priming materials shall be of an approved brand acceptable to the manufacture of the finishing coats to be used. All surfaces shall be finished to match existing.
External joinery shall be primed on all faces, before assemble. Where joinery is to be other than painted it shall be treated at place of assemble with a primer having preservative and water repellent properties. All other exposed external woodwork shall be primed at time of fixing and shall receive finish as selected. All internal surfaces shall be suitably and adequately painted to the client's requirements.
All exposed metalwork shall receive two coats metal primer, one undercoat, and one coat full gloss.
All lined surfaces (except weave fibre) to be given one coat sealer, and two coats of flat plastic paint.
All colours to be selected by the proprietor.

INSULATION
Supply and fit selected insulation and sisalation to walls, roofs and ceiling as directed by the proprietor and indicated on plans.

P.C. ITEMS
The P.C. Items are to be selected by the owner and installed by the builder.

COMPLETION
The works shall be complete in every trade. Sashes, doors, locks and all other equipment shall be checked and left in a satisfactory operating condition. Surplus materials and rubbish shall be removed from the site. All to be left clean and fit for occupation with glass cleaned, gutters and drains cleared and all approvals given.

ADDENDUM

AMENDMENTS

DRAWING TITLE
CROSS SECTION

CONSTRUCTION CERTIFICATE

PROJECT
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE

ADDRESS
975 BARRENJOEY ROAD, PALM BEACH

CLIENT
MRS D GILMAN

Date: 28.08.2015
Drawing No: 14_38
Sheet No: 07
Scale: 1 : 100
Drawn: JS
Checked: JMH

The whole works to be in accordance with the Building Code of Australia, all relevant Australian Standards and all other governing authorities concerned.

All dimensions to be in millimetres unless otherwise stated.

Use written dimensions in preference to scaled dimensions.

The builder to check all dimensions on site prior to the commencement of work.

No responsibility will be accepted by JMH Living Design for builders details, methods, setout or design contradictions, nor council variations and conditions.

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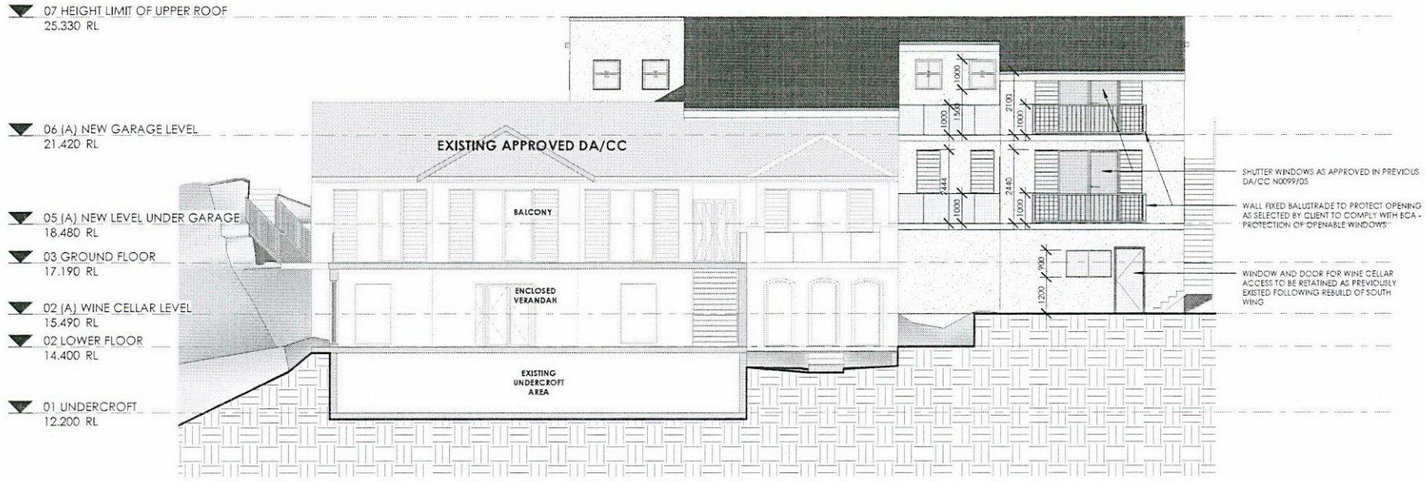
BUILDING DESIGNERS AUSTRALIA W www.bdaa.com.au



1 LONG SECTION - COVERED VERANDAH/UNDERCROFT AREA

1 : 100

PROTECTION OF OPENABLE WINDOWS

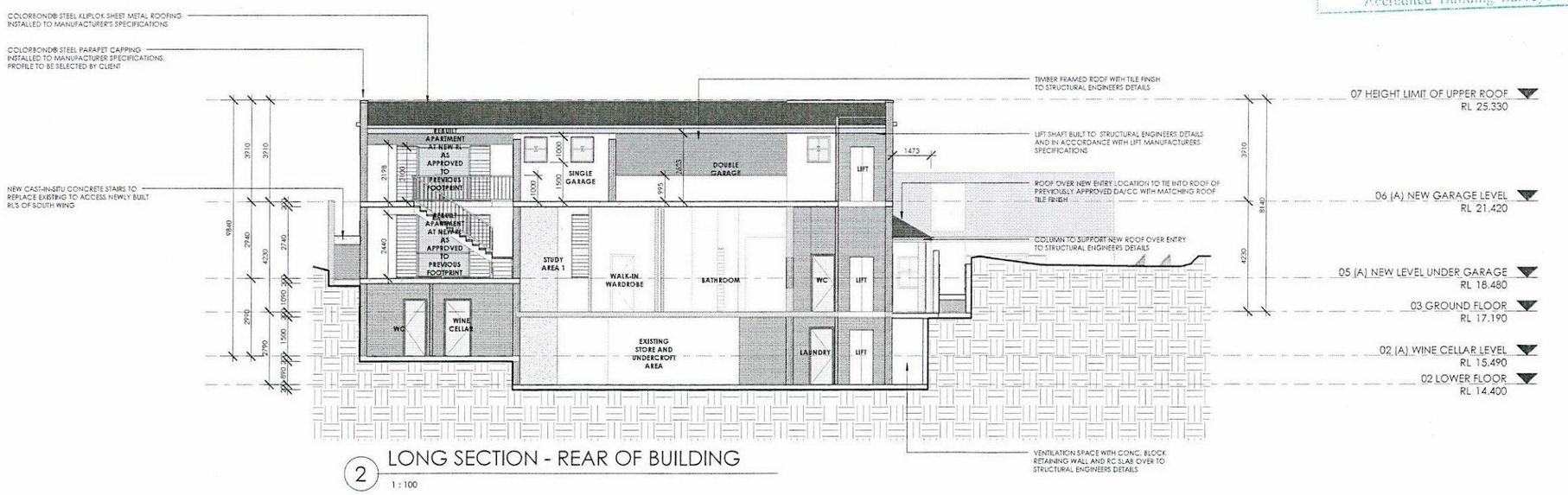
EXTRACT FROM NCC VOL 1 SECTION D ACCESS AND EGRESS, CLAUSE 2.24
AND NCC VOL 2 SAFE MOVEMENT AND ACCESS, PART 3.9.2.5
Protection of openable windows

(a) A window opening must be provided with protection, if the floor below the window is 2 m or more above the surface beneath in—
  (i) a bedroom in a Class 2 or 3 building or Class 4 part of a building; or
  (ii) a Class 9b early childhood centre.

(b) Where the lowest level of the window opening is less than 1.7 m above the floor, a window opening covered by (a) must comply with the following:
  (i) The openable portion of the window must be protected with—
    (A) a device capable of restricting the window opening; or
    (B) a screen with secure fittings.
  (ii) A device or screen required by (i) must—
    (A) not permit a 125 mm sphere to pass through the window opening or screen; and
    (B) resist an outward horizontal action of 250 N against the—
      (aa) window restrained by a device; or
      (bb) screen protecting the opening; and
    (C) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.

(c) A barrier with a height not less than 865 mm above the floor is required to an openable window—
  (i) in addition to window protection, when a child resistant release mechanism is required by (b)(ii)(C); and
  (ii) where the floor below the window is 4 m or more above the surface beneath if the window is not covered by (a).

(d) A barrier covered by (c) must not—
  (i) permit a 125 mm sphere to pass through it; and
  (ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.



2 LONG SECTION - REAR OF BUILDING

1 : 100

AMENDMENTS

DRAWING TITLE
LONG SECTION

CONSTRUCTION CERTIFICATE

PROJECT
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE

ADDRESS
975 BARRENJOEY ROAD, PALM BEACH

CLIENT
MRS D GILMAN

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1 SAFETY IN DESIGN

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

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

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
FLOOR FINISHES By Owner
If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.
STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

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

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

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

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

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

TREATED TIMBER

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

VOLATILE ORGANIC COMPOUNDS

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

SYNTHETIC MINERAL FIBRE

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

TIMBER FLOORS

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

7. CONFINED SPACES

EXCAVATION

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

ENCLOSED SPACES

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

SMALL SPACES

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

8. PUBLIC ACCESS

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

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

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

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

Peter J Boyce & Associates
Ph: 0412 928 500
This PLAN/DOCUMENT forms part of the approval granted under Construction Cert No. 10787 (M)
And all work must be carried out in accordance with the Building Code of Australia 2007 and subsequent amendments
Accredited Building Surveyor BSB No. 0043

AMENDMENTS
DRAWING TITLE
SAFETY IN DESIGN

CONSTRUCTION CERTIFICATE

PROJECT
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE

ADDRESS
975 BARRENJOEY ROAD, PALM BEACH

CLIENT
MRS D GILMAN

Date: 28.08.2015
Drawing No: 14_38
Sheet No: 09
Scale: 1 : 60
Drawn: JS
Checked: JMH

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