



Pittwater Council

ABN 61 340 837 871

All Correspondence to be addressed to General Manager

Units 9, 11 & 12/ 5 Vuko Place
WARRIEWOOD NSW 2102
Avalon Customer Service Centre
59A Old Barrenjoey Road, AVALON 2107

Postal Address
P.O. Box 882
MONA VALE NSW 1660
DX 9018 MONA VALE

Telephone (02)9970 1111
Facsimile (02) 9970 7150
Internet www.pittwaterlga.com.au
Email: pittwater_council@pittwater.nsw.gov.au

Environmental Compliance
8am to 6pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1111

05 October 2004

Robert Ensbey
133 Pacific Road
PALM BEACH NSW 2108

1003

Dear Sir

Re: Construction Certificate CC0681/04
Property: 43 ALBERT ROAD AVALON NSW 2107

Please find enclosed your approved Construction Certificate and stamped plans.

Did you know that work is unable to commence until such time as a completed Notification of Commencement Form has been submitted to Council at least two (2) days prior to starting work? Not to do so is a breach of the Environmental Planning and Assessment Act, which would result in a Penalty Infringement Notice (on-the-spot fine) being issued to you and the builder.

To assist you please find enclosed a "Notification of Commencement and Principal Certifying Authority Service Agreement" form to enable you to appoint Pittwater Council as your Principal Certifying Authority (PCA). Please complete this form and return it to Council's Customer Service together with the PCA appointment fee as detailed in the form.

If appointed as the PCA, Council would carry out various inspections as indicated in Part 6 of the enclosed "Notification of Commencement and Principal Certifying Authority Service Agreement" form and ultimately issue an Occupation Certificate for your development. Appointment and inspection fees are also detailed in the enclosed form.

Council will endorse your "Notice of Commencement and Principal Certifying Authority Service Agreement" form and return a copy to the applicant with advice as to the required critical stage and other inspections to be carried out by Council.

Council is committed to providing a quality service and would value your business in being appointed as the Principal Certifying Authority for your development.

An Officer will contact you in the next few days to discuss your development and help ensure your development progresses smoothly.

Yours faithfully
Development Compliance Group

Per:



Pittwater Council

Construction Certificate No: CC0681/04

Site Details: **43 ALBERT ROAD AVALON NSW 2107**

Legal Description: **Lot 50 DP 17189**

Type of Development: **Building Work**

Description: **Alterations and Additions to existing dwelling**

Associated Development Consent No: **N0520/04** Dated: **25/08/2004**

Building Code of Australia Certification: **Class 1a**

copy

Details of plans, documents or Certificates to which this Certificate relates:

- **Working Drawings prepared by Ensbey Building and Design Job No. 43 Albert, Sheet 1 of 3 and Sheet 3 of 3, dated 5 August 2004 with associated Sydney Water Approval Stamp dated 27 September 2004**
- **Structural Engineering Drawings prepared by Jack Hodgson Consultants Pty Ltd, Job No. 22091, Drawing No. S1, dated 21 September 2004**
- **Structural Adequacy Certification prepared by Jack Hodgson Consultants Pty Ltd, dated 27 September 2004 (Page 1)**
- **Sediment Control Plan for alterations and additions**
- **Termite Control Plan prepared by Ensbey Building and Design, Project No. 43 Albert, Sheet 1 of 1, dated 4 June 2004**

I hereby certify that the above plans, documents or Certificates satisfy:

- The relevant provisions of the Building Code of Australia.
- The relevant conditions of Development Consent No: **N0520/04**

Further that the work, completed in accordance with the Building Code of Australia, all relevant Australian Standards and these plans and specifications, will comply with the requirements of Section 81A(5) of the Environmental Planning and Assessment (Amendment) Act, 1997.

Carl Georgeson
Development Compliance Group

05 October 2004
Date of Endorsement

Note: You are reminded that pursuant to provisions of Clause 81A, you must nominate whether Council or an accredited certifier will be the principal certifying authority, also you must give notice to Council of your intention to commence work at least two days beforehand.



Unit 9/5 Vuko Place
Warriewood NSW 2102
PO Box 882
Mona Vale NSW 1660
Tel: (612) 9970 1111
Fax: (612) 9970 7150

NOTIFICATION OF COMMENCEMENT & PRINCIPAL CERTIFYING AUTHORITY SERVICE AGREEMENT

under Environmental Planning and Assessment Act 1979 sections 81A
(2) (b) (ii) or (c), or (4) (b) (ii) or (c), 86 (1) and (2)

About this form

- Use this form to appoint Pittwater Council as the Principal Certifying Authority (PCA) to carry out nominated inspections of the building / subdivision works and to issue the required Occupation Certificate
- This form must be submitted to Pittwater Council a minimum of two (2) days prior to the commencement of works.

Who can complete this form?

- The owner of the property or the person having the benefit of the development consent.

Note: The builder or other contractor cannot complete this form unless they are also the owner of the property.

Applicant's Checklist

- Read this document ☐
- Complete pages 1, 2 & 3 ☐
- Sign on page 8 ☐
- Attach a copy of Owner Builder Permit or Home Owner Warranty Insurance Certificate. ☐

Payment of fees

- At the time of submitting this form to Pittwater Council a fee is to be paid in accordance with the following fee structure, current to 30 June 2005.

Value of Development	Total Fee (including GST)	
	Domestic (class 1 & 10) (Code: HIND)	Commercial (Code: HIND)
\$0 - \$5,000	\$88.00	\$155.00
\$5,001 - \$100,00	\$225.00	\$294.00
\$100,001 - \$250,000	\$370.00	\$412.00
\$250,001 and over	\$464.00	
\$250,001 - \$500,000		\$566.00
\$500,001 - \$1,000,000		\$721.00
\$1,000,001 and over		Fee on application

- Critical Stage Inspection fees (refer to Part 6e of this form) may be paid at the time of booking the inspection or a delayed payment until the request for either an Interim or Final Occupation Certificate.

OFFICE USE ONLY

Date of receipt:	Receipt No:	Amount Paid:	Accepted by:
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1. DEVELOPMENT INFORMATION

1a) DEVELOPMENT CONSENT

Development Application No:	Determination Date:
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1b) CONSTRUCTION CERTIFICATE

Construction Certificate No:	Date of Issue:
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1c) DEVELOPMENT DETAILS

Type of Work: ☐ New Building ☐ Additions / Alterations ☐ Subdivision	Brief description of development:
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1d) SITE DETAILS

Unit/Suite:	Street No:	Street:	
Suburb:		Lot No:	Deposit /Strata Plan:

1e) VALUE OF PROPOSED DEVELOPMENT

Estimated value of proposed works: \$

1f) DATE WORK IS TO COMMENCE

Minimum notice of two (2) days is required to be given prior to commencement of works.
Date of commencement:

2. APPLICANT DETAILS

Note: The builder or other contractor cannot complete this form unless they are also the owner of the property.

Name (owner):	
Postal Address:	Phone (H/B): Mobile: Email: Fax:

3. **PRINCIPAL CERTIFYING AUTHORITY**

PITTWATER COUNCIL

PO Box 882
Mona Vale NSW 1660

Ph: 9970 1111
Fax: 9970 7150

4. **COMPLIANCE WITH DEVELOPMENT CONSENT**

Have all conditions to be addressed prior to the commencement of works been satisfied?

☐ YES

☐ NO (see Note below)

Note: If **NO** work must not commence.

Please be aware that failure to address these conditions may leave you liable and in Breach of the Environmental Planning and Assessment Act 1979 (as amended). Penalties may include an on-the-spot fine and/or legal action.

If you are uncertain as to these requirements please contact Council's Development Compliance Group.

5. **WHO WILL BE DOING THE BUILDING WORKS?**

☐ Owner Builder

Owner Builders Permit No:

Copy of Owner Builders permit
attached:

☐ YES

**If you are an Owner-Builder for the residential building work exceeding \$5000 you must apply for a permit at NSW Office of Fair Trading, 1 Fitzwilliam Street, Parramatta NSW 2150 Australia.
Tel: 61 2 98950111 Fax: 61 2 9895 0222.**

OR

☐ Licensed Builder

Builder's License Number

Name of Builder:

Phone:

Contact person:

Mobile:

Address:

Fax:

Insurance Company:

Insurance Certificate attached:

☐ Yes

☐ No – statement attached & signed by each owner of the property that the reasonable market cost of the labour & materials to be used is less than \$12,000.

If you are using a licensed builder for residential building work exceeding \$12,000 you must obtain Home Building Act Insurance. A certificate of insurance must be provided with this application.

6. RESPONSIBILITIES OF THE PRINCIPAL CERTIFYING AUTHORITY (PCA)

6a) Quality of Service:

Pittwater Council will carry out PCA and inspection services in a professional manner and in accordance with the requirements of the Environmental Planning & Assessment Act 1979 and Council's Code of Conduct.

6b) Site Signage:

Pittwater Council will erect a sign on the site to advise the general public of the contact details of the PCA. The sign will be erected during the Commencement Inspection, on Council's acceptance of appointment as PCA.

6c) Inspections:

Pittwater Council officers will undertake the Critical Stage Inspections of the work during construction and prior to issuing an Occupation Certificate to ascertain compliance of specified stages of construction with the Development Consent, Construction Certificate, Building Code of Australia & relevant standards of construction. On appointment as the PCA, Pittwater Council will notify the applicant in writing of the Critical Stage & other Inspections.

6d) Critical Stage and other inspections:

The following stages of construction are required to be inspected by Council (as indicated by a ✓ in the relevant box).

Note: Council's Development Compliance Officer will complete this section of the form.

Office Use Only

- ☒ Footing Inspection (prior to placement of concrete)
- ☐ Slab and other Steel Inspection (prior to placement of concrete)
- ☒ Frame Inspection (prior to fixing floor, wall & ceiling linings)
- ☐ Wet Area Waterproofing Inspection (prior to covering)
- ☒ Stormwater Inspection (prior to backfilling of trenches)
- ☐ Swimming Pool Safety Fence Inspection (prior to placement of water)
- ☒ Final Inspection (all works completed and prior to occupation of the building)

4
Office Use Only

Note: Should the building works be completed in parts & not all aspects of a Critical Stage Inspection be ready, additional inspections maybe required – with a further inspection fee payable.

Eg: If two slabs are prepared at separate times, two separate inspection bookings and fees are required.

6e) Critical Stage and other inspection fees:

An inspection fee is required for each inspection identified in Part 6d of this form. A separate inspection fee is required for each Critical Stage Inspection. Should works be either incomplete or incorrect at the time of inspection a further separate reinspection fee will be required.

Each inspection fee may be paid at the time of requesting an inspection or delayed for payment with the request for either an Interim or Final Occupation Certificate.

Critical Stage or other Inspection Fee Scale current to 30 June 2005

(Code: HINR)

Value of Development	Fee per Inspection
\$0 - \$150,000	\$122
\$150,001 and over	\$225

Final Inspection Fee Scale current to 30 June 2005

(Code:FOCC)

Type of Development	Interim Occupation Certificate	Final Occupation Certificate
Domestic (Class 1 and 10 buildings)	\$258	\$258
Commercial (Class 2 – 9 buildings)	\$310	\$310

Please note that a failure to give correct notification of required inspections may result in the issuing of a Penalty Infringement Notice (PIN or on-the-spot fine) and/or a Notice and Order by Council and may result in refusal to issue an Occupation Certificate.

6f) Inspection Results:

Pittwater Council will provide written confirmation to the applicant of the inspection results and indicate if satisfactory or if additional works are required prior to reinspection.

7. RESPONSIBILITIES OF THE APPLICANT

7a) Inspections:

A minimum of forty-eight (48) hours notice (excluding weekends and public holidays) must be given to Council to enable the specified stages of construction to be inspected as identified in Item 6 of this agreement.

Should an inspection be missed, the applicant must advise Council in writing (as soon as practicable after the event) of that fact, the circumstances causing the inspection to be missed and supporting documentation for Council's consideration. In such cases, the inspection fee, which would normally have been required, must still be paid.

The applicant must ensure that the Principal Contractor (Builder/Owner Builder) is advised of the required inspections and that the directions of Council's Development Compliance Officers are to be observed to ensure compliance with the Development Consent, Construction Certificate, Building Code of Australia and the terms of this agreement.

7b) Booking of Inspections:

The applicant shall request an inspection via Pittwater Council's Inspection Booking Hotline on 9970 1300. A minimum of forty-eight (48) hours notice must be provided to Council to arrange for completion of the inspection.

At the time of requesting the inspection, Pittwater Council will confirm an inspection time and day, name of inspecting officer and mobile contact number.

Building works must **not** proceed to the subsequent stages of construction prior to obtaining a satisfactory inspection from Council for each stage of construction specified in Item 6d of this agreement.

7c) Site Signage:

The applicant is responsible to maintain the PCA signage provided by Pittwater Council at the site until the work is completed.

The applicant is responsible to ensure that the Owner Builder or Principal Contractor (Builder) provide a rigid durable sign at the site, visible from the public place and maintained at the site until the work is completed. Such a sign shall display: (a) the name, address and telephone number of the person; (b) an after-hours emergency telephone number for the person and (c) stating "Unauthorised Entry to the Site is Prohibited".

7d) Compliance with the Development Consent and Construction Certificate:

All works must be carried out in accordance with the terms and conditions of Council's Development Consent and the Construction Certificate and relevant provisions of the Building Code of Australia and Environmental Planning and Assessment Act 1979.

Development Consent and a Construction Certificate must be obtained for any amendments or variations to the development, prior to the commencement of the amendment or variation.

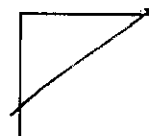
Works not in accordance with the approval and Building Code of Australia may result in the refusal to issue an Occupation Certificate. Council may also serve a Notice and Order to comply with the approval and/or the institution of legal proceedings.

7e) Structural Engineering and Other Specialist Details:

The following details are to be forwarded to the PCA prior to commencement of the relevant stage of construction (as identified by a ✓). The details are to be prepared by a suitably qualified person to confirm compliance with the relevant provisions of the BCA and Australian Standards:

Note: Council's Development Compliance Officer will complete this section of the form.

- ☐ Timber framing details including bracing and tie-downs
- ☐ Roof construction or roof truss details
- ☐ Termite control measures
- ☐ Glazing details
- ☐ Mechanical ventilation details
- ☐ Wet area construction details
- ☐ Details of fire resisting construction
- ☐ Details of essential fire and other safety measures
- ☐ Sound transmission and insulation details
- ☒ Details of compliance with development consent conditions



Office Use Only

Office Use Only

7f) Certification of Works:

To ensure compliance with the Construction Certificate and Building Code of Australia (BCA), the applicant is to provide certification, verifying that the following specialist matters (identified by a ✓) have been carried out.

Each certification must:

- reference the approved Construction Certificate number, property address, relevant provisions of the BCA, Australian Standards and approved drawings.
- be prepared by an accredited certifier or other suitably qualified & experienced person to the satisfaction of Pittwater Council.

Note: Council's Development Compliance Officer will complete this section of the form.

Office Use Only

- ☒ Survey detailing building setbacks, reduced levels of floors & ridge by a registered surveyor
 - ☐ Shoring and support for adjoining premises and structures by a structural engineer
 - ☐ Contiguous piers or piling by a structural engineer
 - ☐ Underpinning works by a structural engineer
 - ☐ Structural engineering works by a structural engineer
 - ☐ Retaining walls by a structural engineer
 - ☐ Stormwater drainage works by a hydraulic engineer and surveyor
 - ☐ Landscaping works by the landscaper
 - ☐ Condition of trees by an Arborist
 - ☐ Mechanical ventilation by a mechanical engineer
 - ☒ Termite control and protection by a licensed pest controller
 - ☐ Waterproofing of wet areas by a licensed waterproofer or licensed builder
 - ☒ Installation of glazing by a licensed builder
 - ☐ Installation of smoke alarm systems by a licensed electrician
 - ☐ Completion of construction requirements in a bush fire prone area by a competent person
 - ☐ Completion of requirements listed in the BASIX Certificate by a competent person
 - ☐ Fire resisting construction systems by a competent person
 - ☐ Smoke hazard management systems by a competent person
 - ☐ Essential fire safety and other safety measures by a competent person (Form 15a)
 - ☐ Completion of Bushland Management requirements by a suitably qualified person.
 - ☐ Installation of Waste Water Management System by a suitably qualified person
 - ☐ Installation of the inclined lift by a suitably qualified person
 - ☐ Installation of sound attenuation measures by an acoustic engineer
- 3

Office Use Only

7g) Occupation Certificate:

A *Final* Occupation Certificate must be obtained from the PCA prior to the occupation or use of a new building (or part of a building) or prior to the change of an existing building use/classification. An inspection fee is to be paid to the PCA in accordance with the fee scale in Part 6e of this agreement.

An application may be made to the PCA for an *Interim* Occupation Certificate, which will be considered in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and conditions of development consent.

Only the Principal Certifying Authority can issue an Occupation Certificate and the Environmental Planning and Assessment Act 1979 contains penalty provisions for failing to obtain a required Occupation Certificate.

An application for an *Interim* or *Final* Occupation Certificate must be accompanied by a final or interim *fire safety certificates* as required by the EP&A Regulations, Clauses 80E or 80F for buildings other than Class 1 and 10.

7h) Miscellaneous requirements:

The applicant is required to ensure that valid public liability insurance cover to the value of \$10,000,000 (minimum) is held by the applicant and/or builder.

The applicant is required to notify Council, in writing, of any change in the details or address of the applicant or head contractor.

Pittwater Council may cancel the agreement if there is a breach of the agreement.

8. YOUR SIGNATURE

I accept the terms and conditions of this service agreement, including the associated payment of fees and appoint Pittwater Council as the Principal Certifying Authority for the subject development.

Signature: Date:

9. COUNCIL'S AGREEMENT TO APPOINTMENT

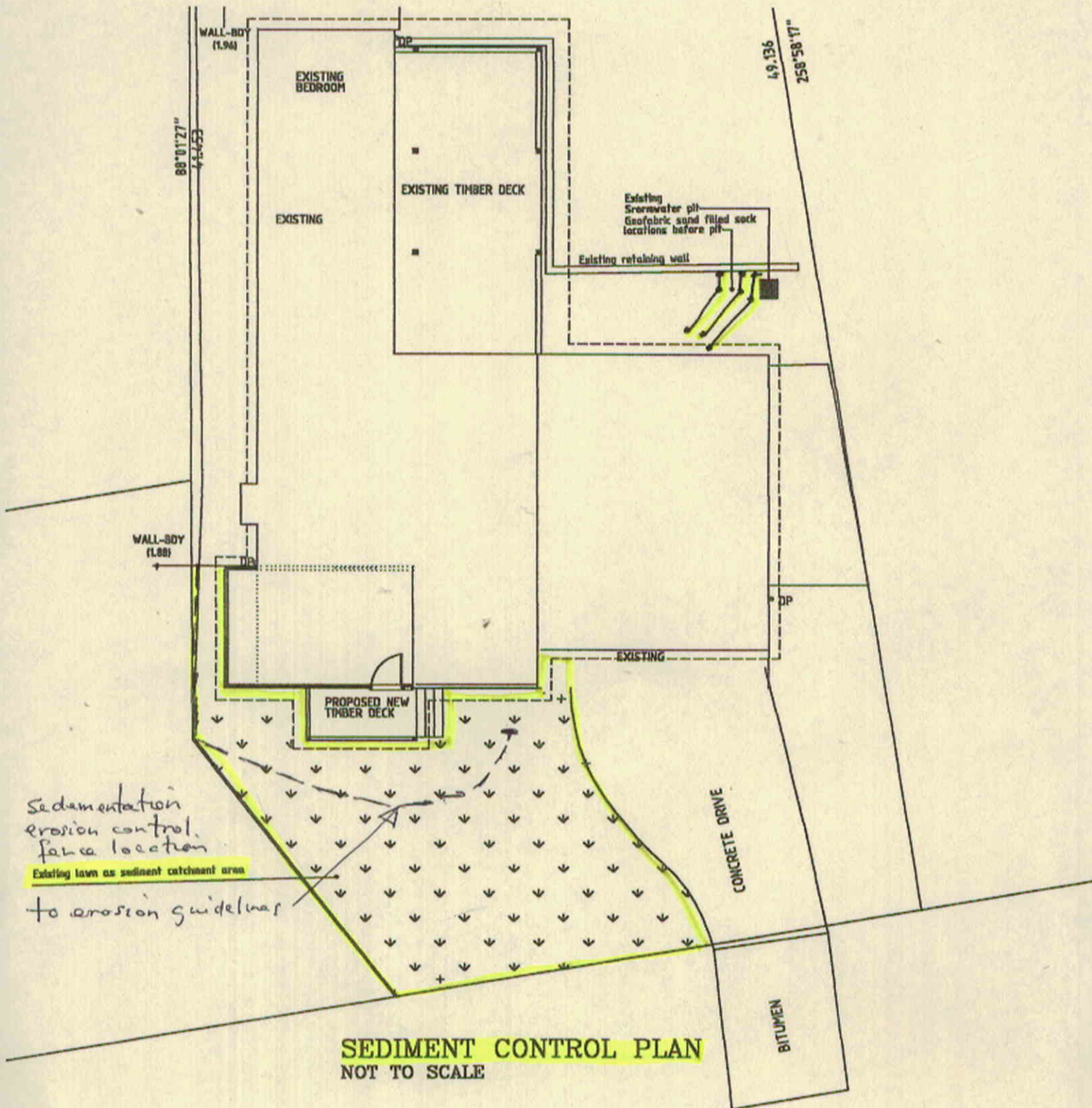
The relevant details in Parts 6d, 7e & 7f of this agreement have been completed and I acknowledge the appointment of Pittwater Council as the Principal Certifying Authority.

Officer's name: on behalf of Pittwater Council

Officer's signature: Date:

PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE

Purpose of collection:	To enable Council to act as the Principal Certifying Authority for the development.
Intended recipients:	Pittwater Council staff
Supply:	The information is required by legislation
Consequence of Non-provision:	Your application may not be accepted, not processed or rejected for lack of information
Storage:	Pittwater Council will store details of this form in a register that can be viewed by the public.
Retention period:	Hard copies will be destroyed after 7 years and electronic records will be kept indefinitely.
Please contact Council if this information you have provided is incorrect or changes.	



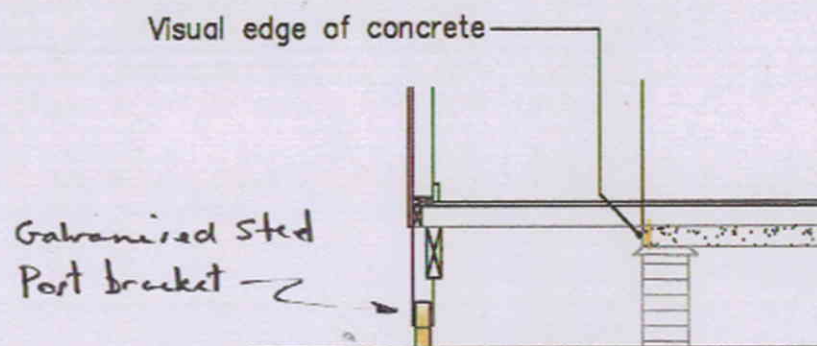
PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number: CC	0681/04
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.	
Endorsed by:	<i>[Signature]</i>
Date:	05 OCT 2004

ALBERT

ROAD

TERMITE CONTROL METHODS:

1. All timber posts are to be mounted on galvanised steel brackets with 75mm min. visual exposure all round
2. Where possible, 75mm clear visual to edge of susp' concrete slab
3. Kordon chemical termite barrier to be used where physical termite shields are not possible



SECTION

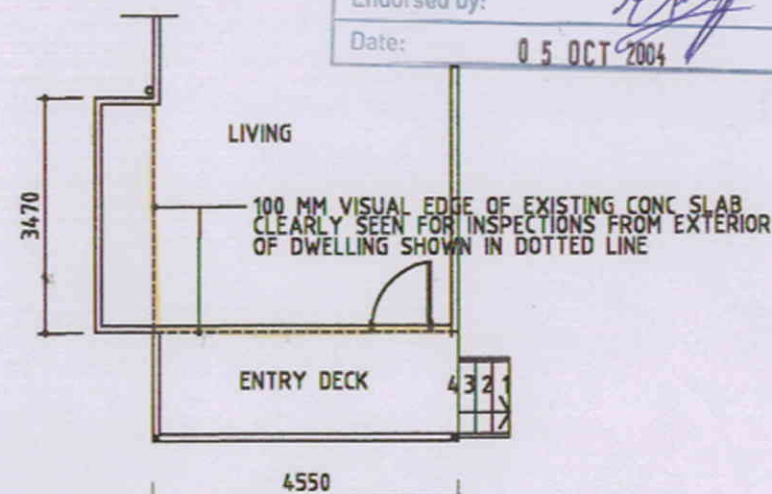
PITTWATER COUNCIL CONSTRUCTION CERTIFICATE

Number: CC 0681/04

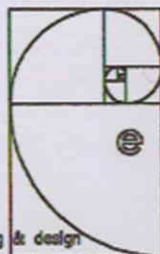
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.

Endorsed by:

Date: 05 OCT 2004



TERMITE CONTROL PLAN



ensbey

building & design

Lic no. 16841C

133 Pacific Rd, Palm Beach NSW 2108
(tel)99741771 (fax)99741771(mobile)0414355300

ALTERATIONS AND ADDITIONS
43 ALBERT ROAD
AVALON BEACH 2107

For: David Este and Ute Hoffmann

SCALE
1:200,100,50,20

DATE
4 JUNE 2004

SHEET No. 1 OF 1

DRAWN
R.J.E.

CHECKED

PROJECT No.
43 ALBERT



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VP 22091.

27th September, 2004.

Page 1.

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

Dear Sir,

43 ALBERT ROAD, AVALON.

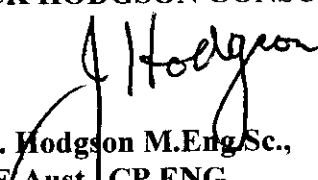
This Report on Structural Adequacy is based on a surface inspection of the subject property. No opening up of the existing developments or excavations have been carried out

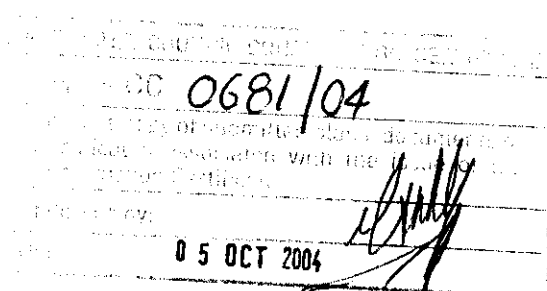
On 27th September 2004 we inspected the existing house at the subject address and examined the plans of the proposed additions and renovations.

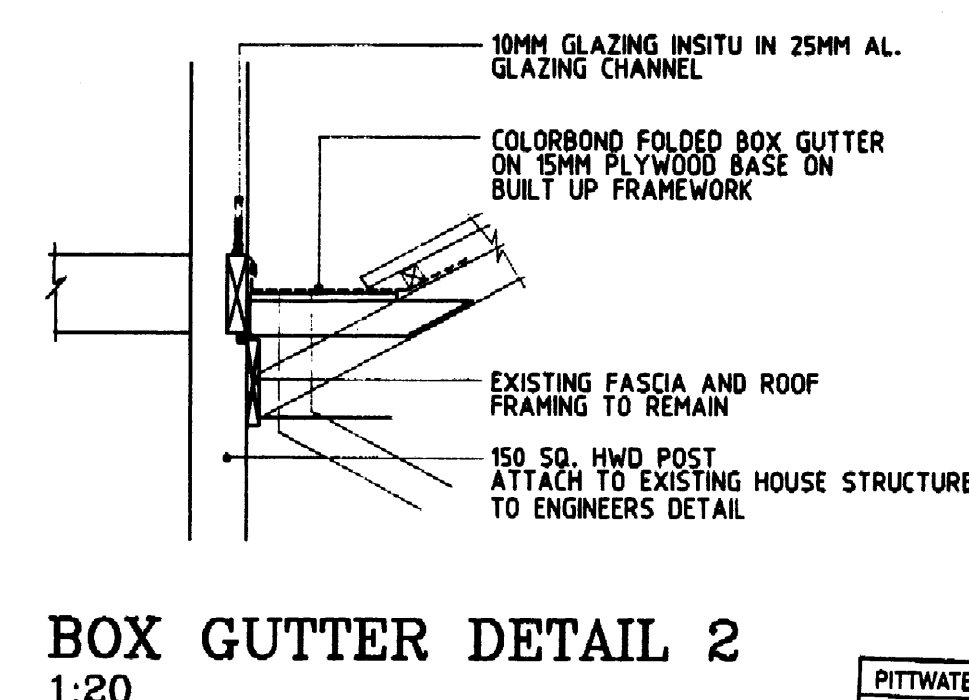
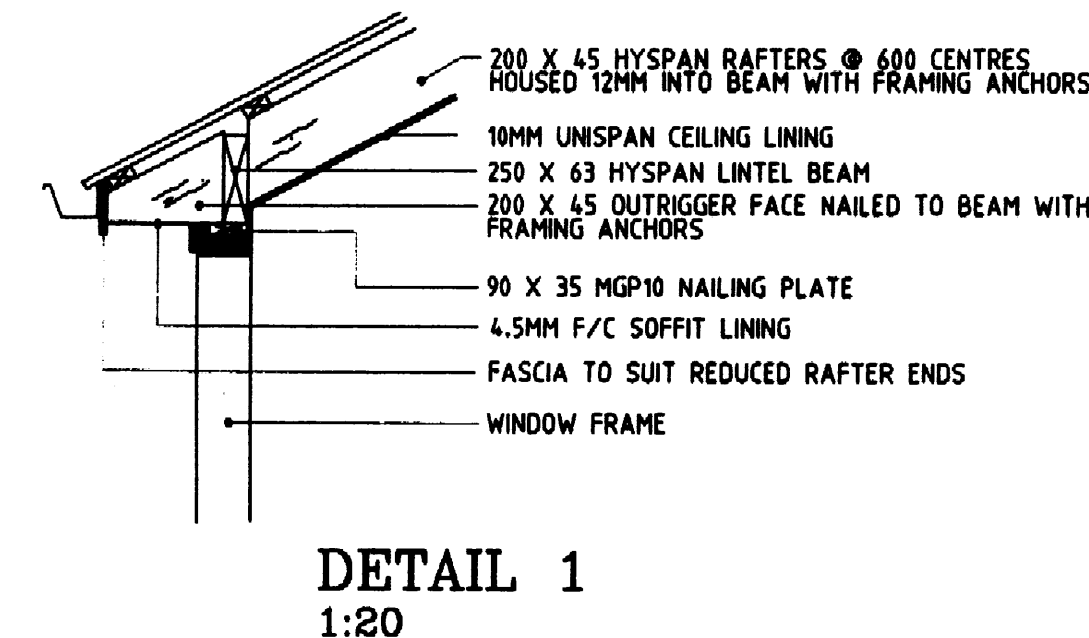
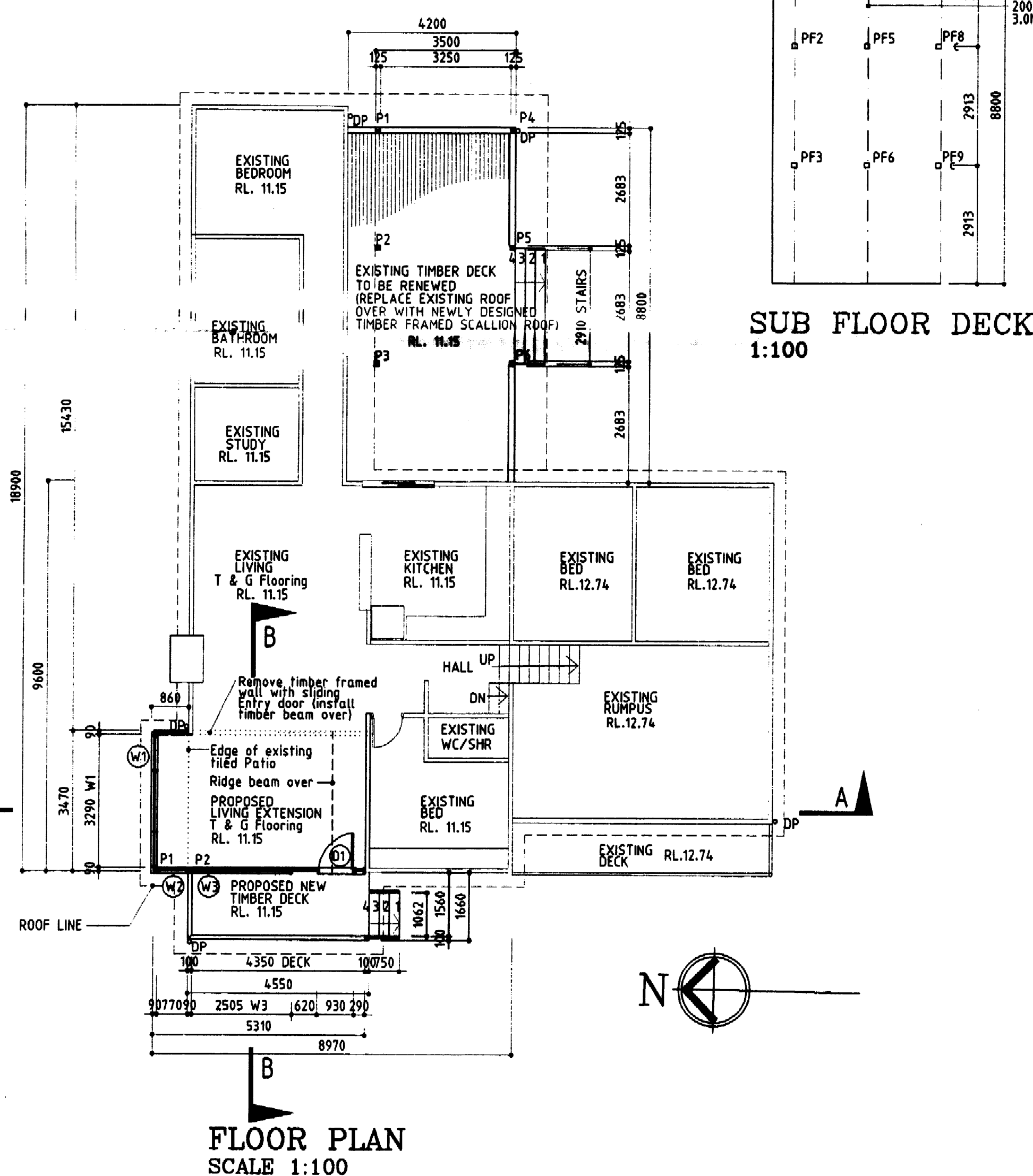
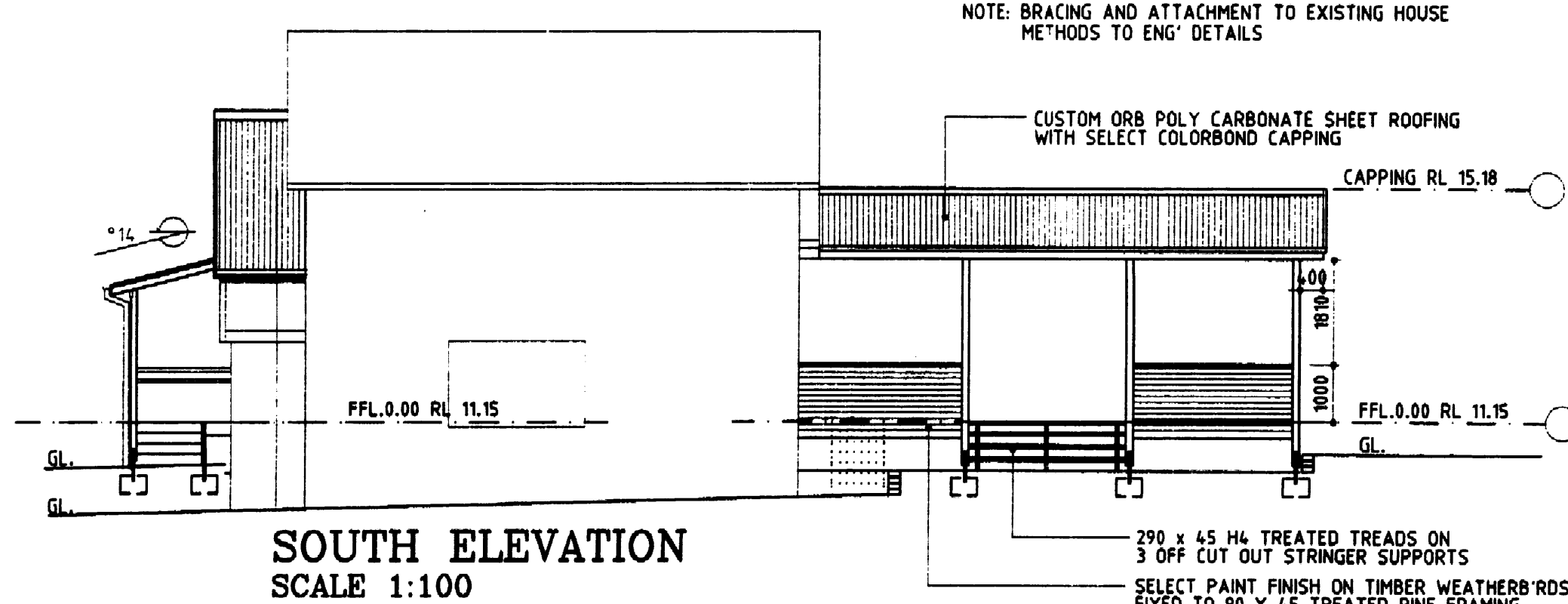
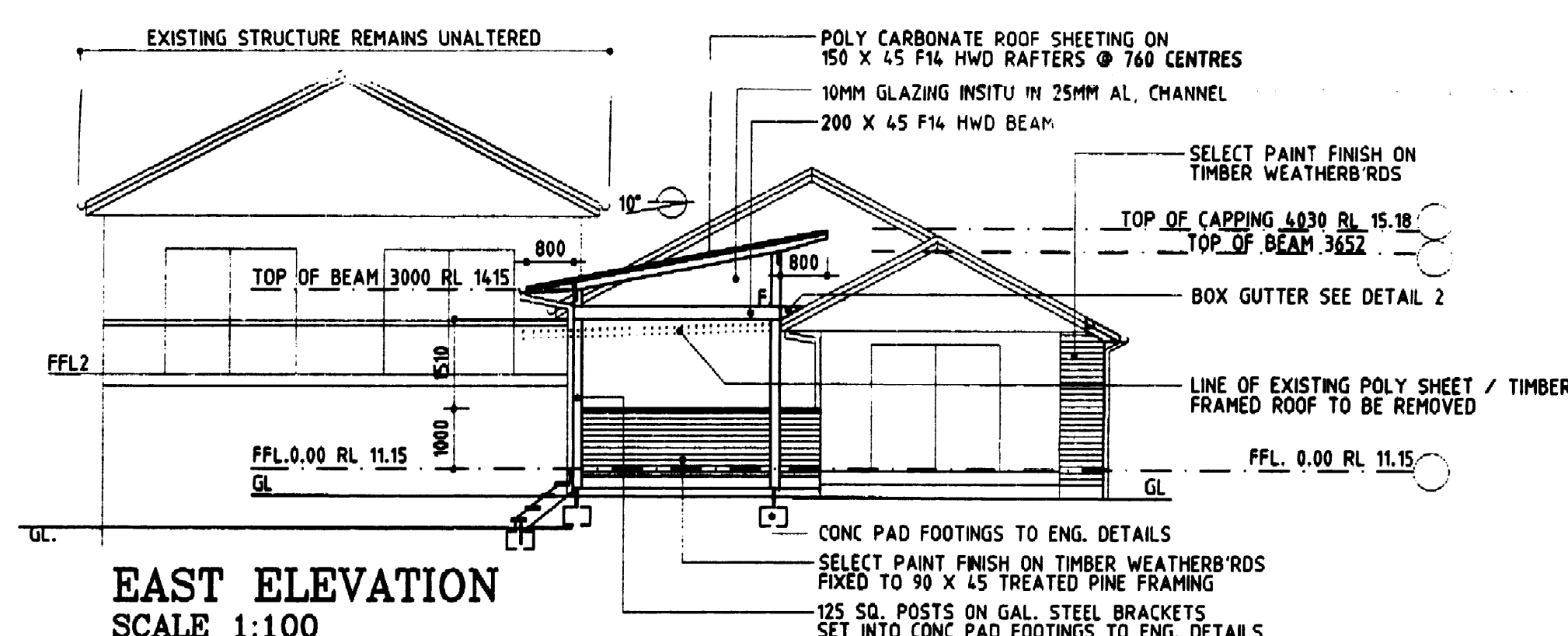
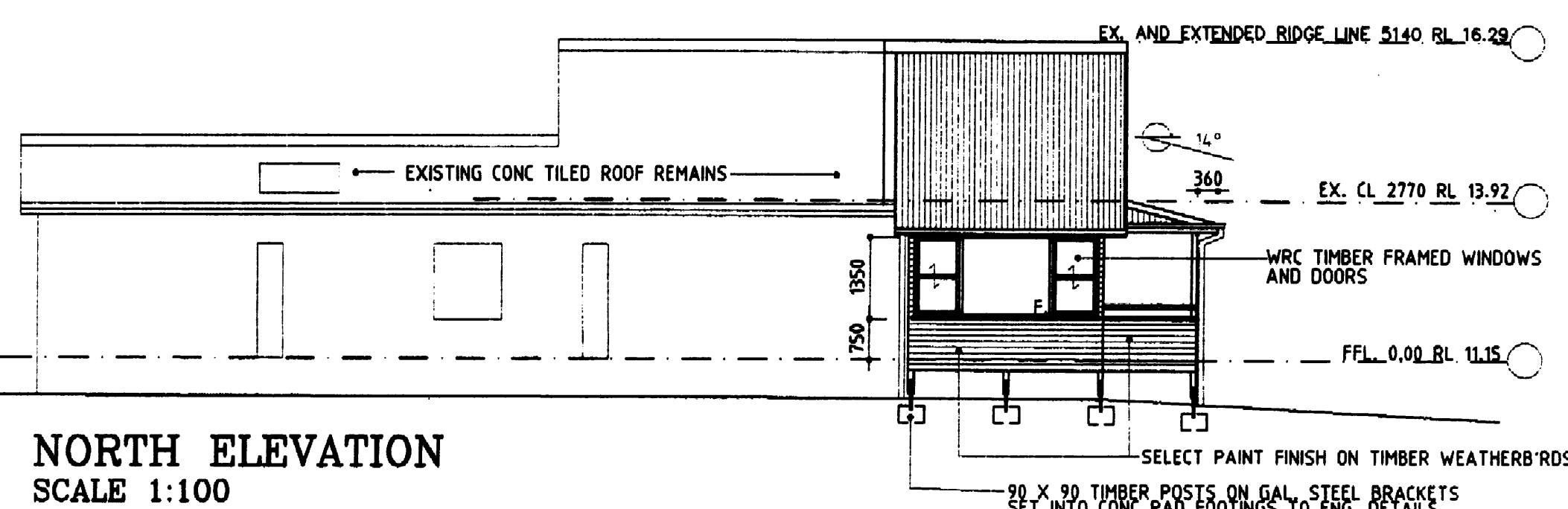
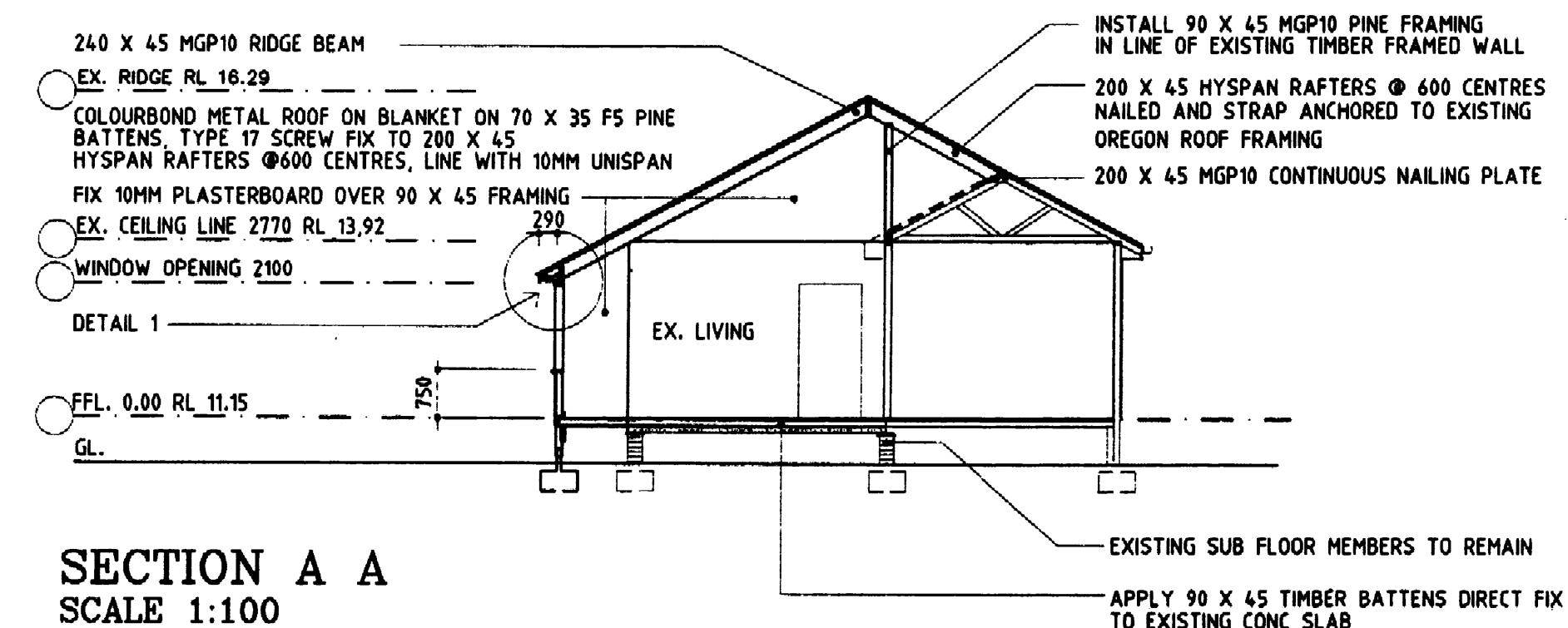
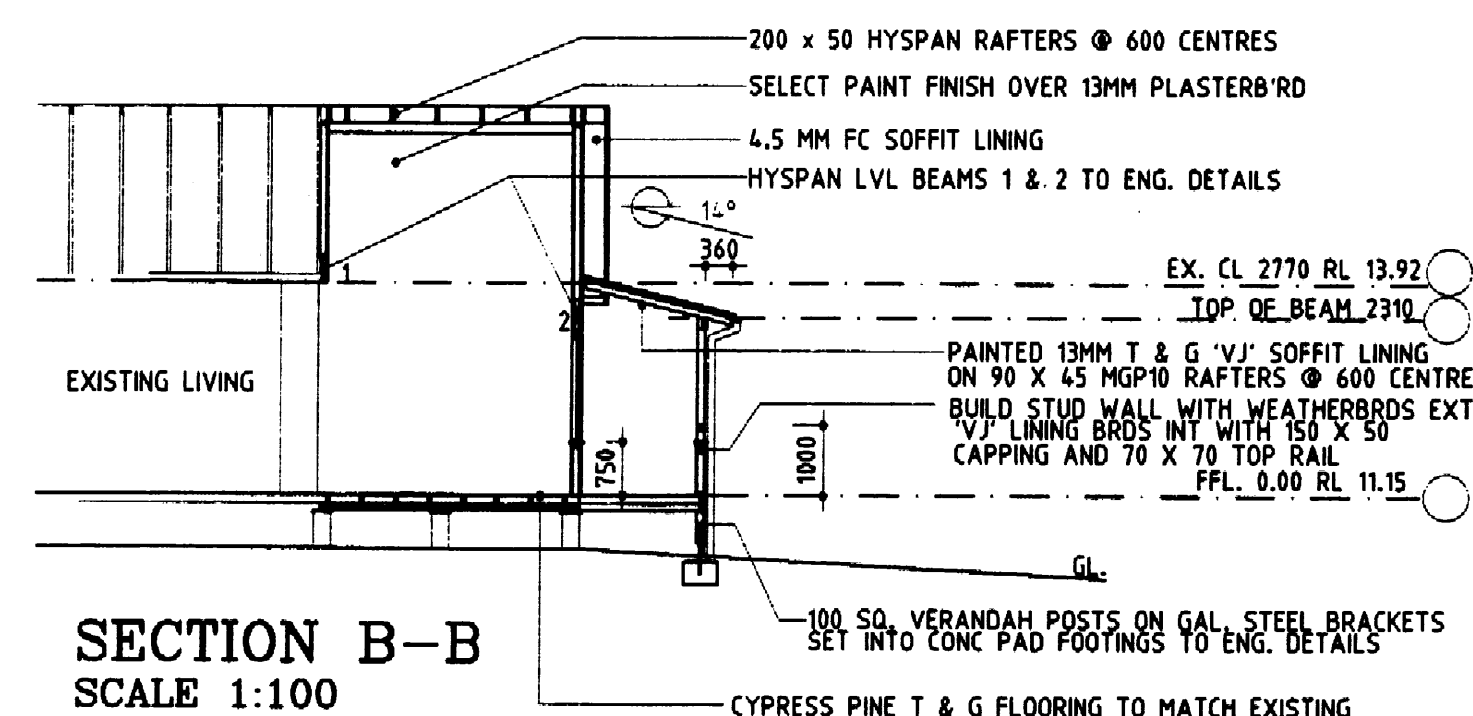
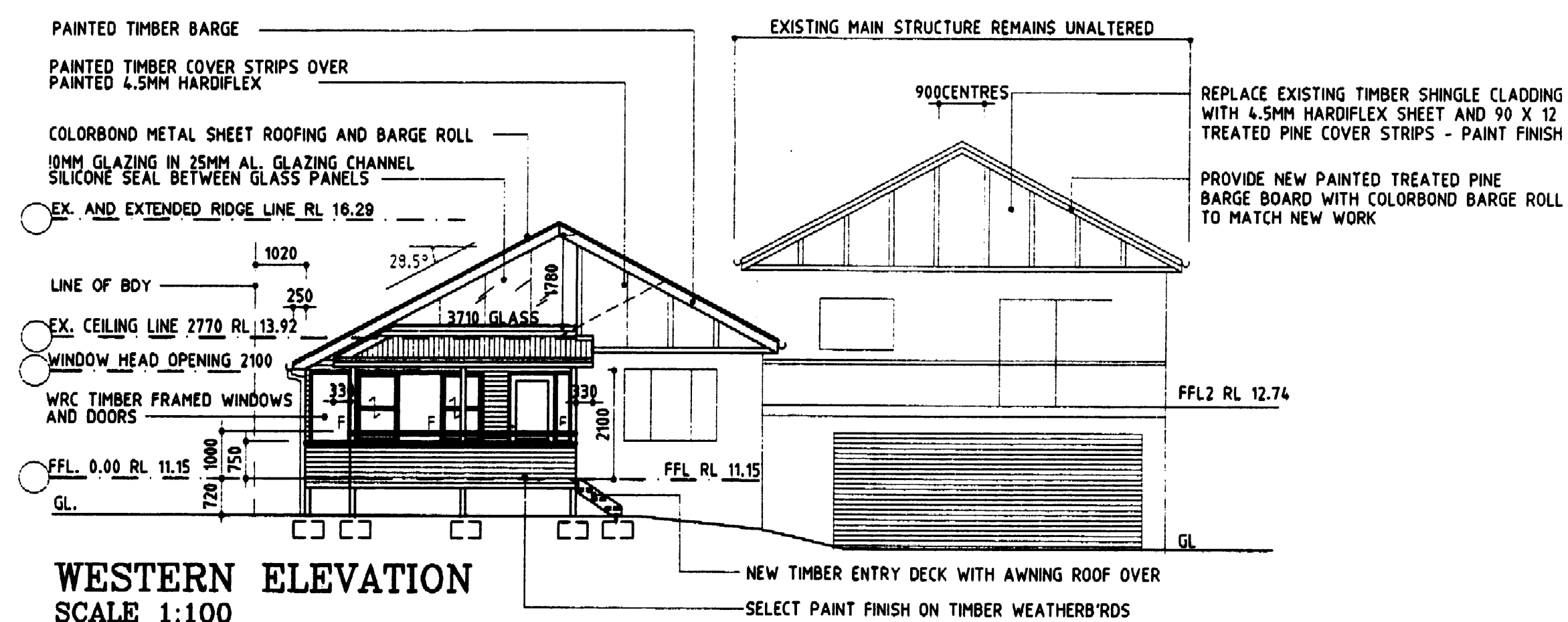
WE are satisfied that the existing structure is adequate to support the loads likely to be imposed on it provided any point loads are carried directly down through the structure to old or new footings.

Our Mr Jack Hodgson is appropriately qualified and experienced to give this certificate.

JACK HODGSON CONSULTANTS PTY. LIMITED.


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



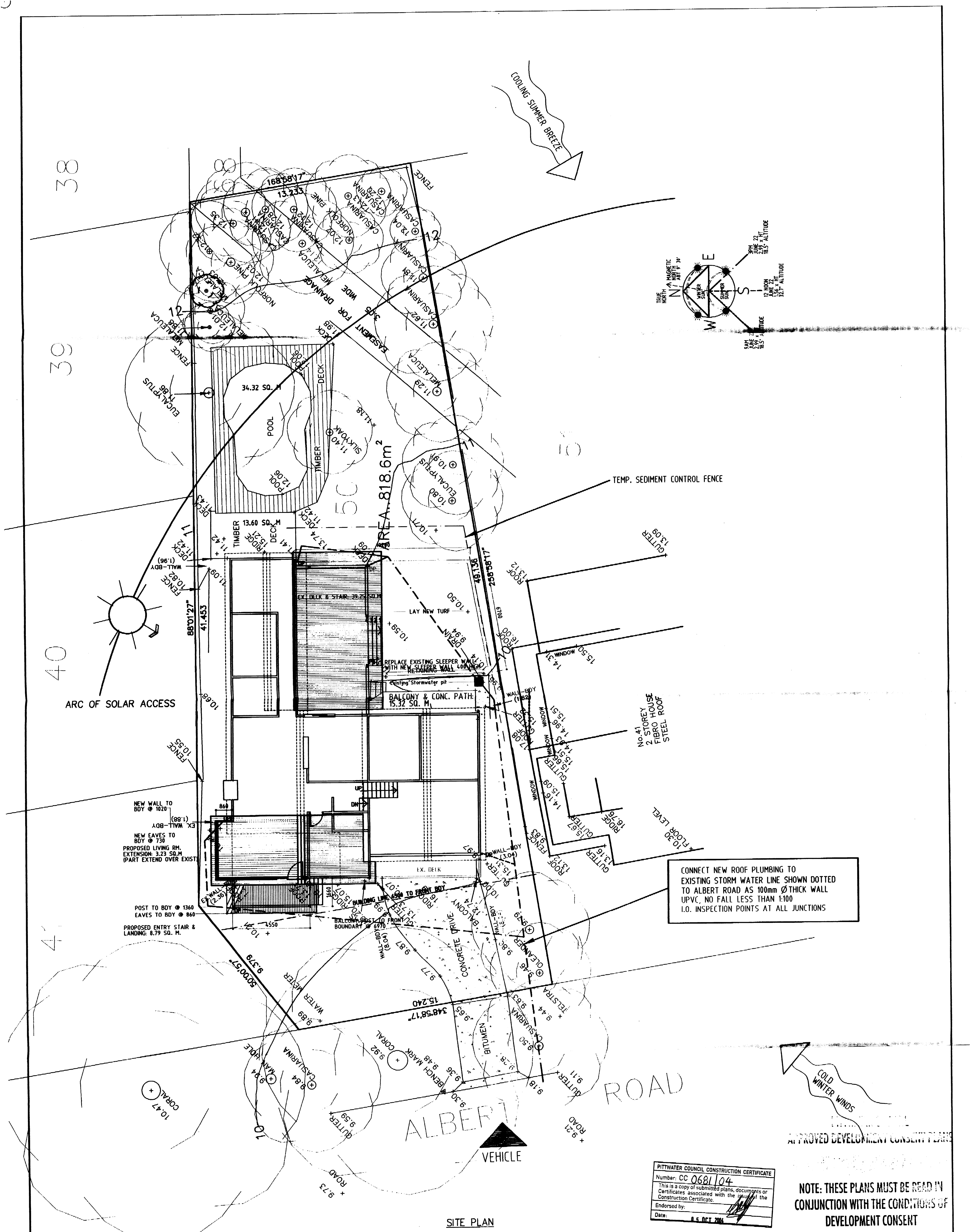


PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE
 Number: CC 0681/04
 This is a copy of submitted plans, documents or
 Certificates associated with the issue of the
 Construction Certificate.
 Endorsed by: 
 Date: 05 OCT 2004

**PITTSWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS**

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

SCALE 1:100 @ A1, 1:200 @ A3 0 1000 2000 4000 6000 8000		NOTE: THESE PLANS MUST BE READ CONJUNCTION WITH THE CONDITIONS	
CONC. R.C. RELATIVE LEVEL CL. CEILING LEVEL FFL FINISHED FLOOR LEVEL ARCHITECTURAL CL. CEILING LEVEL F.F.W. FIXED GLASS DOWN BLISS FLOOR WASTE	NOTES 1. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCING WORK. 2. ALL WORKS ARE TO COMPLY WITH THE RELEVANT SAA BUILDING CODES, TO THE SATISFACTION OF LOCAL COUNCILS REQUIREMENTS AND OTHER AUTHORITIES CONCERNED. 3. ANY STRUCTURAL DETAILS ARE TO BE SUPPLIED BY A STRUCTURAL ENGINEER. 4. FIGURED DIMENSIONS ARE TO BE GIVEN IN PREFERENCE TO SCALE 5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE LIGHT TIMBER FRAMING CODE A.S.1684. 6. MAKE GOOD AND REPAIR ALL EXISTING FINISHES AFFECTED BY NEW WORK, RE-USE EXISTING MATERIALS WHERE POSSIBLE. 7. PLUMBING WORKS BY LICENCED CONTRACTOR, STANDARDS OF AGL, STYNGE WATER & LOCAL COUNCIL. 8. ELECTRICAL INSTALLATION BY LICENCED CONTRACTOR TO THE SATISFACTION OF ENERGY AUST & SAA WIRING RULES. 9. GLASS INSTALLATION BY LICENCED CONTRACTOR, IN ACCORDANCE WITH AS1288 - INSTALLATION OF GLASS IN BUILDINGS.	PLAN OR DOCUMENT CERTIFICATION I am a qualified BUILDING DESIGNER/ARCHITECTURAL DRAFTSMAN I hold the following qualifications: • BUILDING CONTRACTOR LICENCE NO. 10941C • ARCHITECTURAL DRAFTSMAN'S CERTIFICATE - SYDNEY TAFE Further I am appropriately qualified to certify this component of the project I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia and/or relevant Australian industry standards. Robert J Ensbey 5/7/2004 Name Date Signature	 133 Pacific Rd, Palm Beach NSW 2108 (tel)997417171 (fax)99741771(mobile)0414355300
P1 TIMBER POST 100 AND 125 SQ CONC PAD FOOTING	5/7/04 LODGE WITH COUNCIL FOR D.A. No. DATE AMENDMENT		ALTERATIONS AND ADDITIONS 43 ALBERT ROAD AVALON BEACH 2107 For: David Este and Ute Hoffmann SCALE 1:200 1000, 50, 50, 20 DATE 5 AUG. 2004 SHEET No. 1 OF 3 DRAWN R.J.E. CHECKED PROJECT No. 43 ALBERT



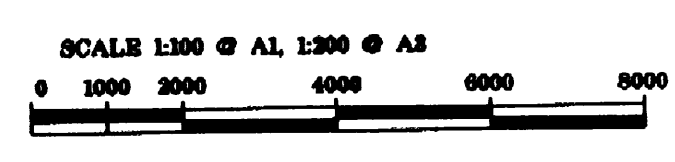
CONNECT NEW ROOF PLUMBING TO EXISTING STORM WATER LINE SHOWN DOTTED TO ALBERT ROAD AS 100mm Ø THICK WALL UPVC, NO FALL LESS THAN 1:100 I.O. INSPECTION POINTS AT ALL JUNCTIONS

SITE PLAN

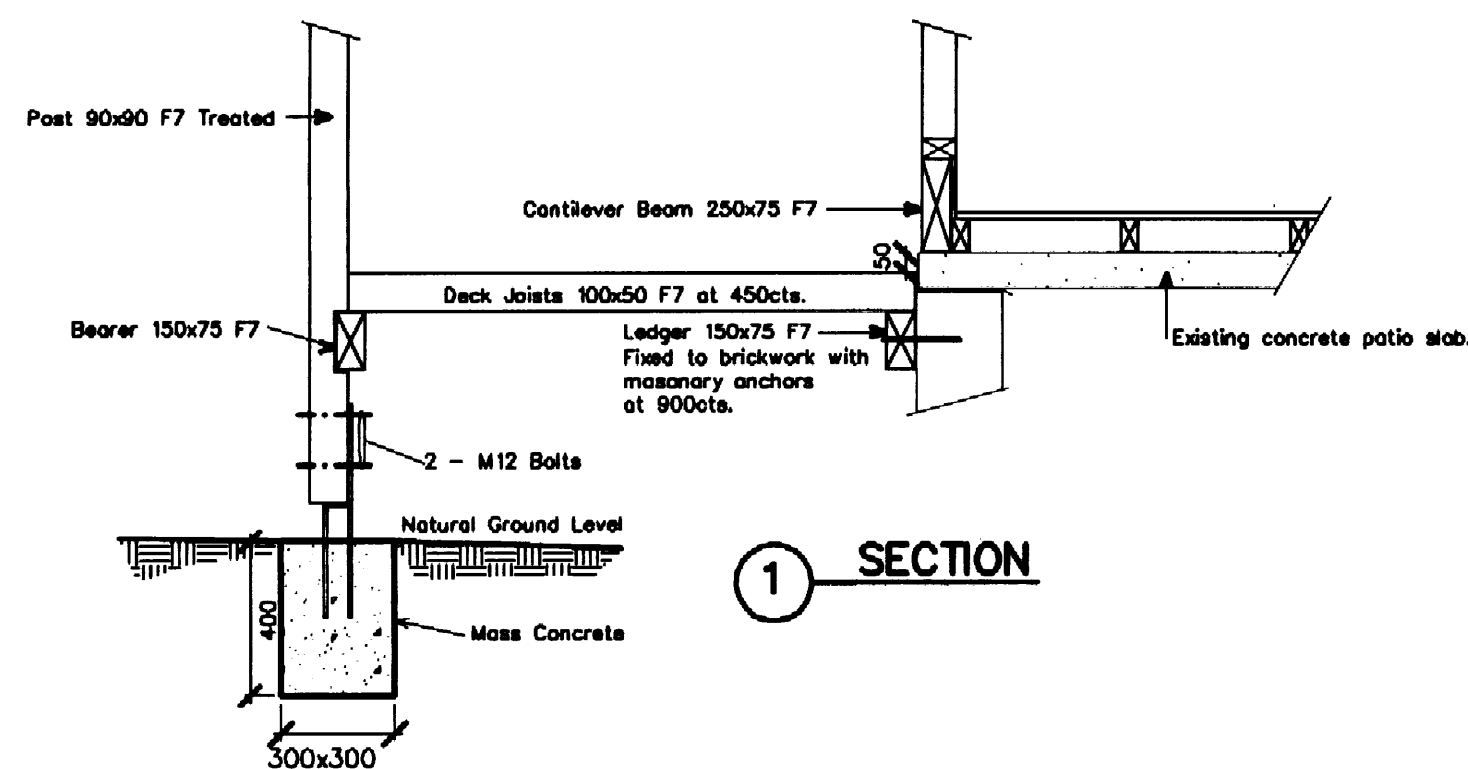
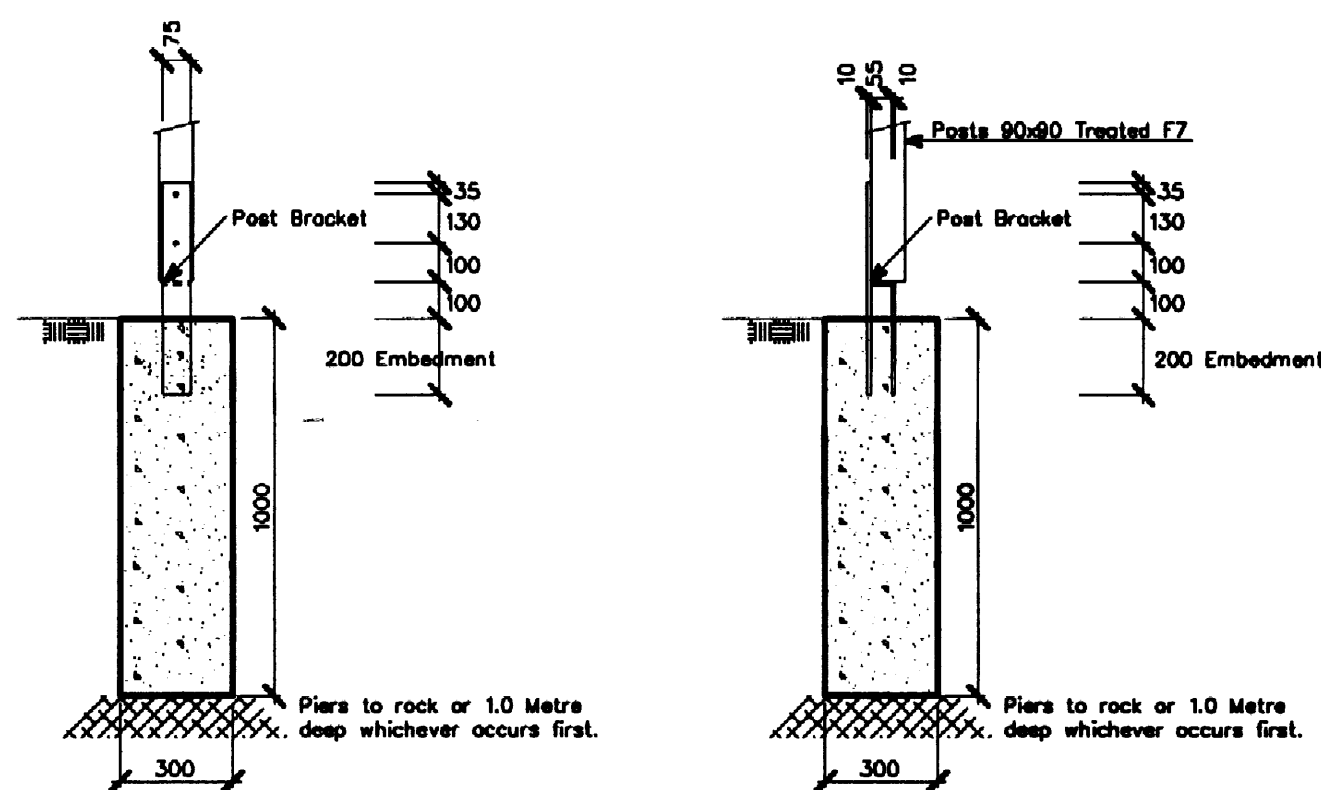
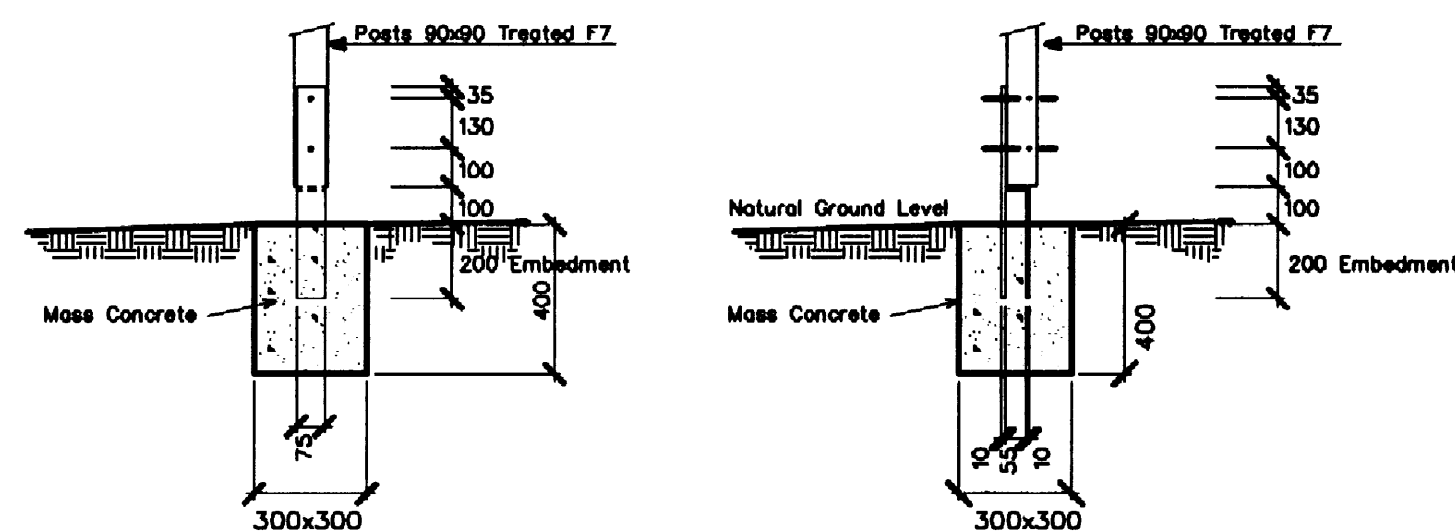
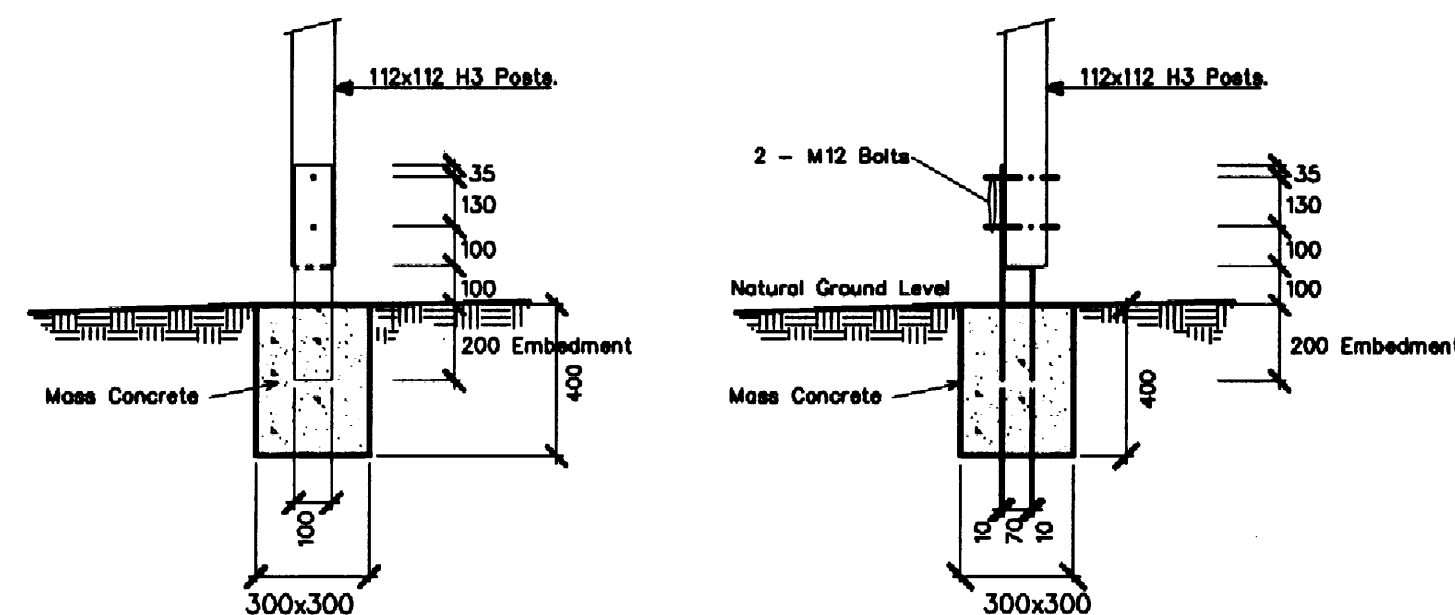
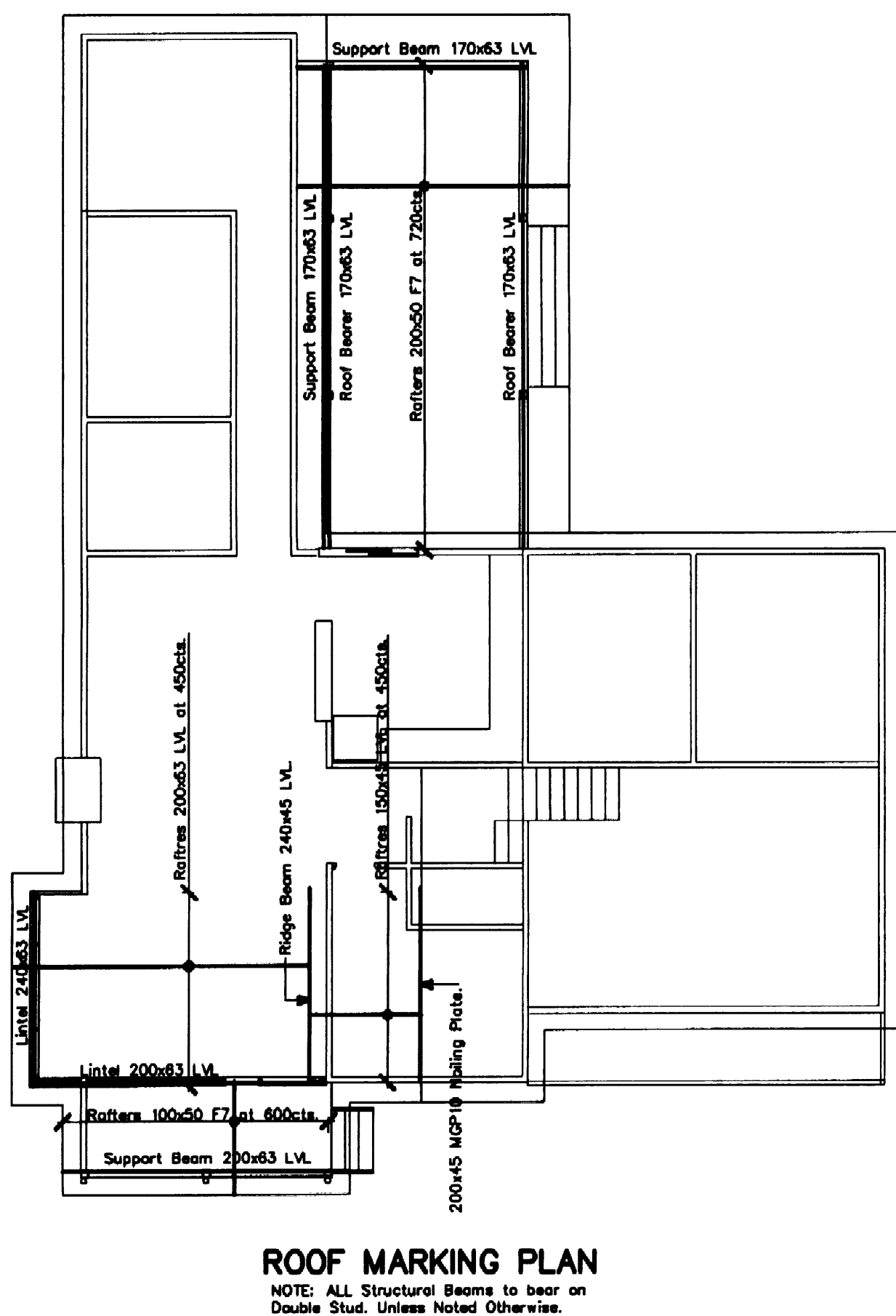
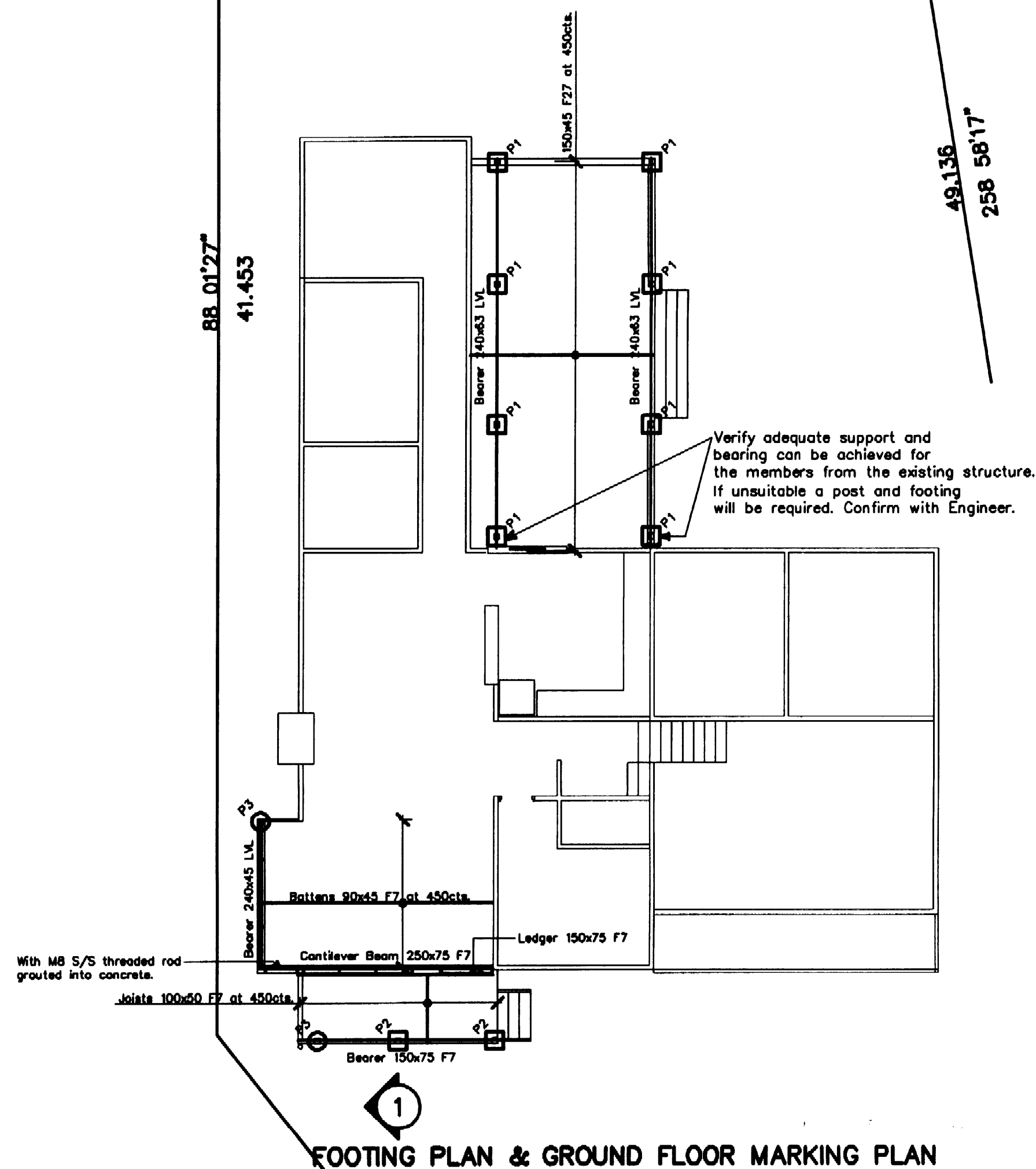
THIS DRAWING: EXISTING & PROPOSED STORM WATER LINES
PREVAILING WINDS & SOLAR ACCESS

PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE
Number: CC 0681/04
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.
Endorsed by: [Signature]
Date: 8.5. OCT 2004

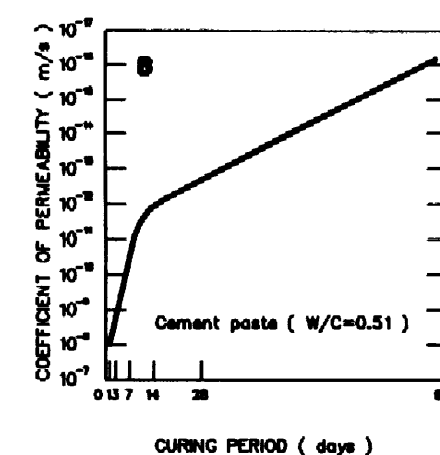
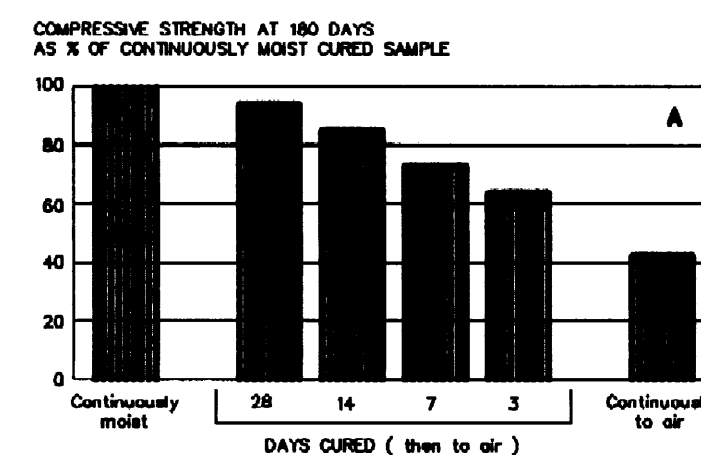
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT



No.		5/8/04	LODGE WITH COUNCIL FOR D.A.		133 Pacific Rd, Palm Beach NSW 2108 (tel)99741771 (fax)99741771(mobile)0414355300	ALTERATIONS AND ADDITIONS 43 ALBERT ROAD AVALON BEACH 2107 For: David Este and Ute Hoffmann	
DATE		AMENDMENT				SCALE NTS	DATE 5 AUG.2004
						DRAWN P.B.	CHECKED
							SHEET No. 3 OF 3
							PROJECT No. 43 ALBERT



IMPORTANCE OF CURING CONCRETE



Effect of curing duration on : (A) compressive strength; and (B) concrete permeability
Acknowledgement : Diagram is based on fig 1.2 of Guide to Concrete Repair & Protection (SAA/HB84:1996)

- CONCRETE NOTES:**
1. All concrete work to be in accordance with AS 3600.
 2. Fc Refer to table.
 3. Maximum aggregate size = 20 for footings, slabs & beams.
= 10 for block filling.
 4. Slump = 80.
 5. All concrete, including block filling, to be vibrated.
 6. Slabs to be kept damp for at least 14 days after placing or to be protected by an approved curing membrane.
 7. Bar Chairs to be no more than 800mm ctr to ctr spacing.
 8. Reinforcing Steel to comply with AS/NZS 4671:2001, and to be 0500K unless noted otherwise. (where 500 = strength grade in megapascals & N = Normal ductility class)
 9. Reinforcement to be tied at every other intersection minimum.
 10. Moisture Vapour Membrane to be 200 Microns thick, U.V. Resistant and to be in accordance with AS 2870-1996.

- TIMBER NOTES :**
1. All work (including bracing, wind bracing & tie downs) shall be carried out in accordance with AS 3660.1, AS 1684.2, AS 1720.1 and the specification.
 2. Refer to the Architects Drawings and the specification for all timber sizes not shown on these drawings.
 3. All timber shall be free of gum veins, pockets, knots holes or splits within 255mm of any connection.
 4. Refer to specification for preservatives and finishes to timbers.
 5. All bolts, nuts, washers and timber connectors shall be hot dip galvanised unless noted otherwise.
 6. All F7 timber shown are nominal sizes only.

- STEELWORK NOTES**
1. Fabricate and erect all structural steelwork in accordance with AS 3660.1, AS 4100, AS 1554 and the Specification.
 2. Do not obtain dimensions by scaling the structural elements.
 3. Chip all welds free of slag.
 4. All steelwork to be Hot Dipped Galvanised. Unless Otherwise Noted.
 5. Unless otherwise noted use
 - a) 6mm continuous fillet weld
 - b) 10mm thick gusset, fin and end plates, weld all round.
 - c) 16mm dia. 4.6/s bolts
 6. Minimum end bearing 150mm.

Element	Cover (mm)		Fc at 28 Days	
	Internal	External	Internal	External
Piers	50	50	25	25
Footings	50	50	25	25
Block Filling	refer to detail			
Slab on Ground	refer to detail			
Top				
Bottom				
Beams				
Columns				
Slabs				
Walls				

The minimum clear cover is to reinforcement ties and stirrups.

PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE
Number: CC 0681/04
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.
Endorsed by: [Signature]
Date: 8 OCT 2004

PLAN OR DOCUMENT CERTIFICATION

I am a qualified...CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER...
I hold the following qualifications or licence No.....M.Eng.Sc.....
.....F.I.E.Aust.....Nper3.....Struct.Civil.No.149788.....
Further I am appropriately qualified to certify this component of the project.
I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia.
A.S.1170.1, A.S.1170.2, A.S.1170.3, A.S.1170.4, A.S.1170.5, A.S.1170.6, A.S.1170.7, A.S.1170.8, A.S.1170.9, A.S.1170.10, A.S.1170.11, A.S.1170.12, A.S.1170.13, A.S.1170.14, A.S.1170.15, A.S.1170.16, A.S.1170.17, A.S.1170.18, A.S.1170.19, A.S.1170.20, A.S.1170.21, A.S.1170.22, A.S.1170.23, A.S.1170.24, A.S.1170.25, A.S.1170.26, A.S.1170.27, A.S.1170.28, A.S.1170.29, A.S.1170.30, A.S.1170.31, A.S.1170.32, A.S.1170.33, A.S.1170.34, A.S.1170.35, A.S.1170.36, A.S.1170.37, A.S.1170.38, A.S.1170.39, A.S.1170.40, A.S.1170.41, A.S.1170.42, A.S.1170.43, A.S.1170.44, A.S.1170.45, A.S.1170.46, A.S.1170.47, A.S.1170.48, A.S.1170.49, A.S.1170.50, A.S.1170.51, A.S.1170.52, A.S.1170.53, A.S.1170.54, A.S.1170.55, A.S.1170.56, A.S.1170.57, A.S.1170.58, A.S.1170.59, A.S.1170.60, A.S.1170.61, A.S.1170.62, A.S.1170.63, A.S.1170.64, A.S.1170.65, A.S.1170.66, A.S.1170.67, A.S.1170.68, A.S.1170.69, A.S.1170.70, A.S.1170.71, A.S.1170.72, A.S.1170.73, A.S.1170.74, A.S.1170.75, A.S.1170.76, A.S.1170.77, 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DUPLICATE STAMPING

SYDNEY WATER

Proposed building is APPROVED for construction over/adjacent to Sydney Water's sewer provided

1. Foundations are below 1.1 zone of influence
2. No part of the building or its foundations is less than 0.6 horizontal distance from the centre-line of the sewer
3. Foundations are constructed in accordance with Engineers detail plans as submitted to and stamped by Sydney Water

NOTE: ABOVE CONDITIONS, AND ANY OTHERS, MUST HAVE SYDNEY WATER SUPERVISION OTHERWISE LETTER OF COMPLIANCE WILL NOT BE ISSUED

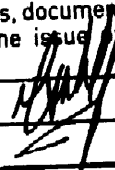
Supervision can be arranged by phoning Inspector on 89715208 between 8.30a.m. and 3.30 p.m. giving at least 48 HOURS NOTICE

See file BAS 13395394

TECHNICAL SERVICES
CHATSWOOD CUSTOMER CENTRE

27/9/04

SYDNEY WATER CORPORATION LIMITED
A.C.N. 063 279 649

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number:	CC 0681/04
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.	
Endorsed by:	
Date:	05 OCT 2004