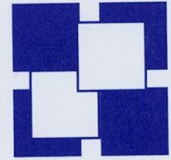


1 June 2010

Our Reference:

CC10-027



benchmark

BUILDING CERTIFIERS

ABN 47 078 953 215

- *Building Approvals*
- *Town Planning*
- *Building/Fire Safety Consultants*
- *BASIX – Energy Rating*
- *Accredited Certifiers*
- *Principal Certifying Authority*



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

Address of subject land:

Lot 8 DP 1080203 (No. 1046) Barrenjoey Road, Palm Beach

Development consent:

N0587/09 (Pittwater Council) dated 17 March 2010

Dear Sir/Madam,

Please find enclosed a copy of the following information for the above project:

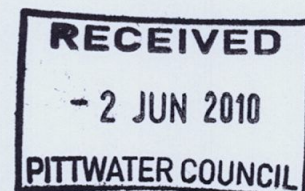
- Construction certificate relating to the above development consent.
- Accompanying plans/specifications and other relevant documents.
- Cheque for \$30.00 (lodgement fee).

Also enclosed is the 'Notice to Commence Building Work and Appointment of Principal Certifying Authority' form.

If you wish to discuss any aspect of this application, please contact me on (02) 4732 6322.

Yours faithfully,

Anthony Krilich
Benchmark Building Certifiers

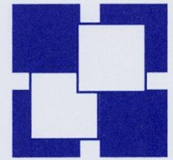


DRVC \$30 REC: 281149
2/6/10.

Suite 5, Level 2, 498 High St, Penrith 2750
P.O. Box 1274, Penrith NSW 2751
Tel: 02 4732 6322
Fax: 02 4732 6344
Email: bbc@pnc.com.au

Construction Certificate

This certificate verifies that work completed in accordance with specified plans and specifications will comply with the requirements of the Environmental Planning and Assessment Regulation, 2000 referred to in section 81A (5) of the Environmental Planning and Assessment Act, 1979.



benchmark

BUILDING CERTIFIERS

ABN 47 078 953 215

- Building Approvals
- Town Planning
- Building/Fire Safety Consultants
- BASIX – Energy Rating
- Accredited Certifiers
- Principal Certifying Authority

Construction certificate number: CC10-027

Diamantina Designer Homes Pty Ltd
Suite 1 53-55 Leabons Lane
SEVEN HILLS NSW 2147

The abovementioned being the applicant in respect of the development described as follows:

Address of subject land: Lot 8 DP 1080203 (No. 1046) Barrenjoey Road, Palm Beach

Details of the development consent: N0587/09 (Pittwater Council) dated 17 March 2010

Classification of building: Class 1a

Decision of the certifying authority: Issued

The certificate is issued-

☒ Without any conditions

The issue of this certificate has been endorsed on the following plans and specifications that were lodged with the application-

Plans and specifications:

- Architectural plans prepared by 'Diamantina Designer Homes' Issue C dated 1 June 2010, Sheets 1-2.
- Stormwater Management Plan prepared by 'Storm Civil Engineering Solutions' dated 17.11.09, Job No. 105070, Drawing No. D1-D2, Issue A.
- Structural engineering plans prepared by 'Kneebone, Beretta & Hall' dated 26.03.10, Dwg No. 87219, Sheets 1-2.
- Landscape plan prepared by 'Conzept Landscape Architects' Issue C dated April 2010, Drawing No. LPDA10-122/1C and Issue B dated November 2009 and Drawing No. LPDA10-122/2B, and accompanying certificate dated 22 April 2010.
- BASIX Certificate No. 275286S.
- Accompanying building specification & other information.

Suite 5, Level 2, 498 High St, Penrith 2750
P.O. Box 1274, Penrith NSW 2751
Tel: 02 4732 6322
Fax: 02 4732 6344
Email: bbc@pnc.com.au

Certification:

Anthony Krilich certifies that if the work is completed in accordance with the documentation accompanying the application for the certificate, the development (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements Environmental Planning and Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act, 1979.

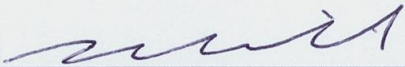
Date of this certificate: 1 June 2010

Information attached to this decision:

- General application form.
- Section 81A notice of critical stage inspections.

Signature:

Accredited certifier:



Anthony Krilich

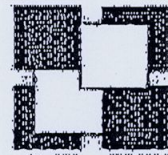
Accreditation body:

Building Professionals Board

Accreditation number:

BPB0216

Applicant's right of appeal: Nil



benchmark
BUILDING CERTIFIERS

General Application Form

I/we the undersigned hereby make application to Benchmark Building Certifiers for the following service(s):

Office use only
▪ Application No: CC10-027.
▪ Date received: 29/03/10

Tick box to nominate the service sought

- ☐ To lodge a Development Application with the relevant Council.
- ☒ To issue a Construction Certificate.
- ☐ To issue a Complying Development Certificate.
- ☒ I/we appoint the person nominated on this form as our Principal Certifying Authority for 'building work' only (no subdivision work) and would like for them to notify the consent authority of the appointment.
- ☒ To issue an Occupation Certificate (Interim or Final).

DETAILS OF THE OWNER

- All owners of the land must be included on the application form (or two directors/sole director for a company).
- In signing this form, I/we advise that I/we are person(s) eligible to appoint a Principal Certifying Authority for the relevant development and make application for the relevant above service(s).
- I/we acknowledge that the applicant for these services is as detailed below.

Owner(s) name:

HORST + INGRID SCHURGER

Address:

1044 BARLETT ROAD, PALM BEACH

Contact telephone No.s:

HORST WORK - 9979 6722 MOB - 0414 646 509

Signature (of all owners):

* Ingrid Schurger

DETAILS OF THE APPLICANT

- All correspondence and documentation will be forwarded to the applicant, if different from the owner.

Applicant(s) name:

BON HANNIGAN - DIAMANTINA DESIGNER HOMES,

Address:

SUITE 1 53-55 WARBOYS LANE, SEVEN HILLS,

Contact telephone No.s:

9676 4777 - 0422 110 640

Signature(s):

Bon Hannigan

In completing this General Application Form the owner(s) and applicant agree to the terms and conditions of this General Application Form and the Service Agreement that forms part of the application (Pages 1 to 4).

LAND TO BE DEVELOPED

Address: 1046 BARRINGTON ROAD PALM BEACH
Lot & DP No.: DP 1080203 LOT 8

ESTIMATED COST OF THE DEVELOPMENT

Value of work: \$ 427,094.20
(including GST)

DEVELOPMENT DESCRIPTION

Approval No. & Date: DA No: N0587/09 - 17-3-2010
Consent authority: PITWATER COUNCIL
Building work description: TWO STOREY RESIDENTIAL DWELLING
BCA classification: 1a + 10a

OWNER-BUILDER OR PRINCIPAL CONTRACTOR DETAILS

- Required to be completed for "residential building work".

Name: DIAMANTIDIA DESIGNER HOMES PTY LTD
Address & Phone No. SUITE 1-53-55 BARBONS LANE GLEN HILLS
Permit No./Licence No.: 61397C P: 9676 4777
Home Warranty ☒ Yes ☐ No (required to be provided to the
Insurance details PCA before the commencement of works)
(if applicable for principal contractor)

LONG SERVICE LEVY PAYMENT (0.35% of value of work if \$25,000 in value or more.)

Paid: ☒ Yes ☐ No (required to be paid prior to the
Receipt No.: issue of CC/CDC)

CERTIFYING AUTHORITY DETAILS

Accredited certifier: Anthony Krilich / Robert Valades
Accreditation number: BPB0216 / BPB0419

APPOINTED PRINCIPAL CERTIFYING AUTHORITY

Accredited certifier: Anthony Krilich / Robert Valades
Accreditation number: BPB0216 / BPB0419
Address: Benchmark Building Certifiers
5/498 High Street, Penrith NSW 2750
Contact details: (02) 4732 6322 bbc@pnc.com.au (email)
(02) 4732 6344 (fax) www.benchmarkbuildingcertifiers.com.au

Refer to Pages 3-4 for Service Agreement details which form part of this application. The Particulars of the Proposal on Page 4 must also be completed for all proposed building work.

SERVICE AGREEMENT

The following service agreement applies between the owner(s)/applicant for the development and the nominated Principal Certifying Authority (PCA). This service agreement outlines the owner(s)/applicants and the PCA's tasks and responsibilities in undertaking the certifying authority role for the development.

Role of the Principal Certifying Authority:

- The nominated PCA for the development shall undertake all works in accordance with the requirements of the Code of Conduct applicable to the accredited certifier / PCA (contained in Schedule 4 of the Building Professionals Board accreditation scheme).
- The nominated PCA shall ensure that the development complies with the provisions of the *Environmental Planning and Assessment Act, 1979* and *Environmental Planning and Assessment Regulation 2000*, the applicable development consent, approved Construction Certificate or Complying Development Certificate (as relevant to the development).

Responsibilities of the owner(s) and the applicant:

- The owner(s) and/or applicant shall abide by all conditions of the relevant development consent / Complying Development Certificate applying to the development and the requirements of the *Environmental Planning and Assessment Act, 1979* and the *Environmental Planning and Assessment Regulation 2000*.
- The owner(s) and/or applicant shall abide by all directions made by the PCA (or accredited certifier) and shall comply with all approved documentation, including plans, specifications and other documents, applying for the development.
- The owner(s) and/or applicant shall notify the PCA within a reasonable time frame of any alterations or changes that may affect the proposed development and/or the service agreement.
- The owner(s) and/or applicant shall notify the PCA at least 48 hours before each critical stage inspections, as applicable to the development.

Critical stage inspections:

Critical stage inspections, as defined under the *Environmental Planning and Assessment Act, 1979* and *Environmental Planning and Assessment Regulation 2000* must be undertaken for the development. The owner(s) and/or applicant must notify the PCA when a critical stage inspection is required (48 hours notice). Benchmark Building Certifiers will notify the applicant of all required inspections for the development.

The failure to inspect a critical stage inspection may result in an Occupation Certificate not being able to be issued.

Other inspections:

Other inspections for the development may also be required. The owner(s) and/or applicant are to discuss other required inspections with Benchmark Building Certifiers.

Fees for service:

Fees for service will be as per the quoted fee for the development or as per the tax invoice where a fee is not quoted. The fees for service shall be paid prior to the issue of an approval, or within the time frame indicated on the tax invoice for the development. Alternative payment provisions may also specifically be agreed to between the owner(s) and/or applicant and the PCA.

The fee for service does not include the following matters:

- Works or services not forming part of the application and service agreement.
- Complaint investigation for the development (such as when a complaint is lodged to the PCA about activities undertaken by the builder/developer/owner).

- Assessing and determining applications against the "alternative solution/performance" provisions of the Building Code of Australia (unless otherwise noted at the time of the lodgement of the application).
- Serving of a 'Notice' to carry out works or undertake works/tasks (in accordance with the legal obligations of the PCA), under the requirements of the *Environmental Planning and Assessment Act, 1979* and the *Environmental Planning and Assessment Regulation 2000*.
- Other required works will be charged at an hourly rate (nominally \$125.00/hour, or as recommended by the Australian Institute of Building Surveyors (NSW)).
- Payment of other ancillary fees, such as Council fees, service provider fees, contributions, Long Service Levy, or the like (unless otherwise indicated on the application form/service agreement).

PARTICULARS OF THE PROPOSAL

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

2
475.02 m²
1075 m²

Residential buildings only:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?

1
1
1
No
No
No

Materials - residential buildings:

Please circle the appropriate number next to each material that best describes the materials for the new work:

WALLS	ROOF	FLOOR	FRAME
11 Brick (double)	(10) Tiles	(20) Concrete or slate	(40) Timber
(12) Brick (veneer)	20 Concrete or slate	10 Timber	60 Steel
20 Concrete or stone	30 Fibre cement	80 Other	70 Aluminium
30 Fibre cement	60 Steel	90 Not specified	80 Other
40 Timber	70 Aluminium		90 Not specified
50 Curtain glass	80 Other		
60 Steel	90 Not specified		
70 Aluminium			
80 Other			
90 Not specified			

End of Application (January 2010)

28 April 2010

DIAMANTINA DESIGNER HOMES PTY LTD
SUITE 1
53-55 LEABONS LANE
SEVEN HILLS NSW 2147

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

Levy Receipt

Receipt No

00081556

Received from: (Name of person or organisation paying for levy)

DIAMANTINA DESIGNER HOMES PTY LTD

the amount of

\$1,494.00

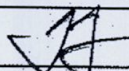
Payment details:

Cheque 058169 \$1,494.00 DIAMANTINA DESIGNER HOMES

being payment for Long Service Levy as detailed below

Levy Payment Form number	0310591
Council/Department/Authority	PITTWATER COUNCIL
C.C. Number	NO587/09
Work address	1046 BARRENJOEY RD PALM BEACH NSW 2108
Estimated value of work	\$427,094.00
Levy payable (No exemption)	\$1,494.00
Total levy paid	\$1,494.00

Signed: (Signature of authorised person)



Date

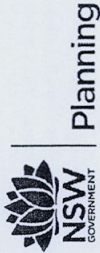
28/4/10

BASIX Certificate

Certificate number: 275286S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Tuesday, 27 October 2009



BENCHMARK BUILDING CERTIFIERS

Construction Certificate Approval

Date: 16/10

CC No.: 10-027

Accredited Certifier: Anthony Krilich

Accreditation No.: ~~000~~0216

Score

- ✓ Water: 40 (Target 40)
- ✓ Thermal comfort: pass (Target pass)
- ✓ Energy: 40 (Target 40)

Description of project

Project address	
Project name	1046 Barrenjoey Road, Palm Beach
Street address	1046 Barrenjoey Road PALM BEACH 2108
Local Government Area	Pittwater Council
Plan type and plan number	Deposited Plan 1080203
Lot no.	8
Section no.	0
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m²)	1075
Roof area (m²)	294
Conditioned floor area (m2)	256
Unconditioned floor area (m2)	25
Total area of garden and lawn (m2)	200
Assessor details and thermal loads	
Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m².year)	n/a
Area adjusted heating load (MJ/m².year)	n/a
Other	
none	n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3750 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 160 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: - all toilets in the development - at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
		✓	✓

Thermal Comfort Commitments				
Floor, walls and ceiling/roof				
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.			✓	✓
			✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
floor - suspended floor above garage, framed	nil	
external wall - brick veneer	1.36 (or 1.90 including construction)	
external wall - framed (weatherboard, fibro, metal clad)	1.50 (or 1.90 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.5 (up), roof: foil/sarking	unventilated; dark (solar absorptance > 0.70)

Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
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Thermal Comfort Commitments					
Windows, glazed doors and skylights					
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.					
The dwelling may have 1 skylight (<0.7 square metres) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.					
The following requirements must also be satisfied in relation to each window and glazed door:					
• Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. • The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table. • Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. • Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.					
Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
GROUP 1 (W1 - Study)	W	1.62	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 1,500-2,000 mm	not overshadowed
GROUP 2 (W15 - Ensuite)	W	1.08	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
GROUP 3 (W16 - Master)	W	6.3	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
GROUP 4 (W3-Powder; W4-Cinema; W5-Cinema ; W6-Family; W7-Family; W8-Family; W9-Family; W10-Rumpus)	S	5.58	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	none	not overshadowed

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
GROUP 5 (W17-Master; W18-Master; W19-Master; W20-Bed 2; W21-Bath; W22-Bed 3)	S	4.5	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/ pergola/balcony 451-600 mm	not overshadowed
GROUP 6 (W11 - Rumpu s)	E	5.04	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	none	not overshadowed
GROUP 7 (W23 - Bed 3 ; W24 - Bed 4 Ensuite; W25 - Bed 4)	E	2.16	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/ pergola/balcony 451-600 mm	not overshadowed
GROUP 8 (W12 - Kitchen; W13 - Kitchen)	N	0.72	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	none	not overshadowed
GROUP 9 (W14 - Cinema)	N	9.66	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/ pergola/balcony >2,000 mm	not overshadowed
GROUP 10 (W26 - Bed 4)	N	1.26	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/ pergola/balcony 451-600 mm	not overshadowed
GROUP 11 (W27 - Hall)	N	5.52	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/ pergola/balcony 451-600 mm	not overshadowed
GROUP 12 (W28 - Stair)	N	2.88	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	none	not overshadowed

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water				
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 26 to 30 RECs or better.		✓	✓	✓
Cooling system				
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0			✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0			✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.			✓	✓
Heating system				
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5			✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5			✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.			✓	✓
Ventilation				
The applicant must install the following exhaust systems in the development:				
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off			✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off			✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a			✓	✓
Artificial lighting				
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:				
• at least 1 of the bedrooms / study;			✓	✓
• at least 1 of the living / dining rooms;			✓	✓

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
- the kitchen; - all bathrooms/toilets; - the laundry; - all hallways;			✓ ✓ ✓ ✓	✓ ✓ ✓ ✓
Natural lighting				
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.		✓	✓	✓
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.		✓	✓	✓
Other				
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.			✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.			✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.			✓	

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

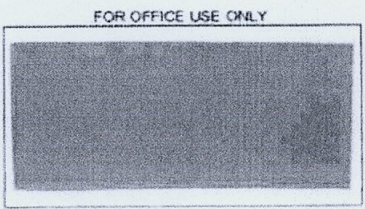


MATERIALS AND FINISHES SELECTION

Tel. 0414 418 695
P.O.Box 134 – Broadway 2007 NSW

Date 25 / 05 /2010	Ref: 00SCH
Client Mr Horst & Mrs Ingrid Schurger	
Building Address 1046 Barrenjoey Road Palm Beach	

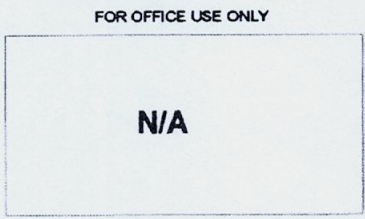
BRICKS-MANUFACTURER - EXPOSURE GRADE COMMONS
RANGE - N/A Walls to be rendered
COLOUR Main – TAUBMANS FORGED IRON



Are exposure grade bricks/mortar required?

YES

MORTAR COLOUR - N/A
FINISH - FLUSH
NOTE - House is to be rendered mortar colour is not applicable



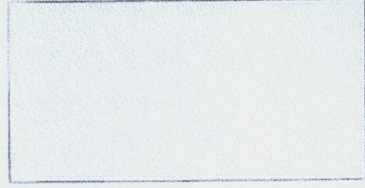
FEATURE TO FRONT FAÇADE.
FINISH – SANDSTONE CLADDING.
COLOUR - NEUTRAL TONE, SPLIT FACE
LOCATION - To the front Blade Wall on the Right Hand side of the Garage



ROOF TILES - BORAL
RANGE - FLAT ROOF TILES PROFILE - LINEA
COLOUR – CHARCOAL GREY



GARAGE DOOR TYPE – B & D GARAGE DOORS
STYLE – SEVILLE (contemporary horizontal slatted look)
COLOUR – COLORBOND SURFMIST



WINDOW FRAMES – VANTAGE
COLOUR – PEARL WHITE GLOSS



FOR OFFICE USE ONLY

GUTTERING

COLOUR - COLORBOND IRONSTONE

FASCIA

COLOUR - COLORBOND SURMIST

DOWN PIPES

COLOUR - COLORBOND IRONSTONE

DRIVEWAYS

TYPE - STENCILED

COLOUR - BLUESTONE

FENCING

TYPE

COLOUR

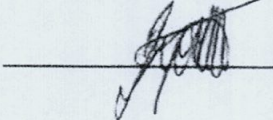
Others:

RETAINING WALLS

TYPE

COLOUR

Owners Signature



PER CLIENT:
JAMES TREBLE - DESIGNER

Date _ 25 / 05 / 2010

Materials and finishes selection -

COUNCIL STAMP

N/A

N/A

Development Application for District Council Development Board
Name of Applicant
Address of site Mt. Pleasant Road, Mt. Pleasant

Report Title: GEOTECHNICAL & BUSINESS ASSESSMENT: 1046 BARRON JURY RD,
Report Date: DECEMBER 2009
Author: NATHAN FOSTER
PALM BEACH

Structural Documents list:

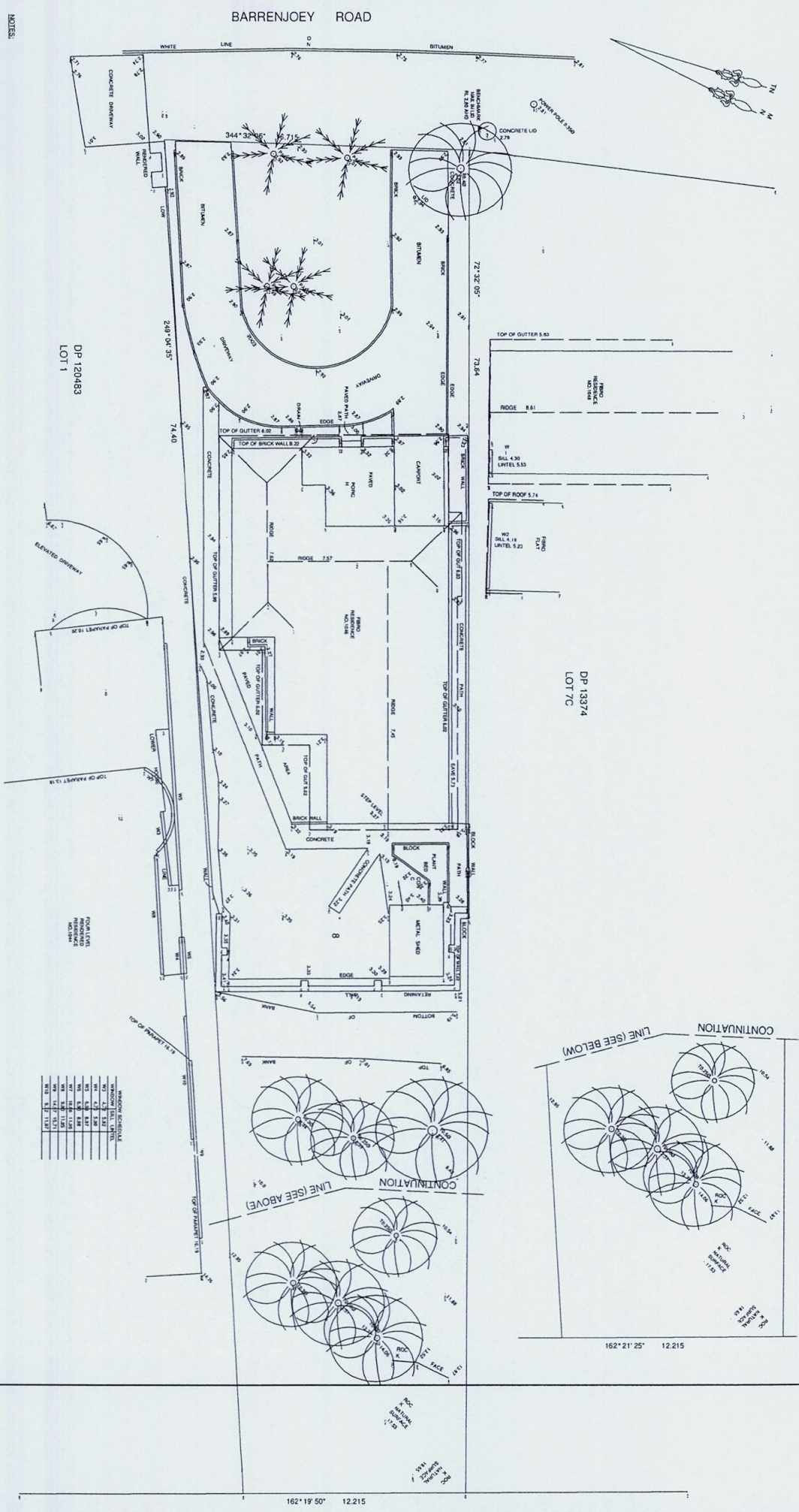
(signature)

Membership No. 218 5379

- NOTES:
1. CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE EXISTING BRICK WALLS, THE FOUNDATIONS SHOULD BE CLEARLY MARKED ON SITE.
 2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL INSPECTION OF THE SITE. THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH. MINIMUM TOLERANCE SHALL BE 100%.
 3. THE BEARINGS ON THESE PLANS AND ARE SUBJECT TO FINAL SURVEY. BEARINGS SHOWN ARE BASED ON A TRUE NORTH MAGNETIC NORTH SHOWN AS INDICATIVE ONLY.
 4. ALL NEW WORKS MUST REFER TO THE BECKHAM FOR LEVEL CONTROL.
 5. THE SPREADS ARE INDICATIVE ONLY AND MAY NOT BE WHICH HAS NOT BEEN INVESTIGATED.

PLAN OF
LOT 8 IN D.P.
1080203
AT No. 1046 BARRENJOEY RD., PALM BEACH,
SCALE 1:100 DATUM A.H.D.
SITE AREA = 1075M SQ. (BY D.P. 1080203)
SITE AREA = 1069M SQ. (BY CALCULATION)

D. P. SURVEYING SERVICES
LAND & ENGINEERING SURVEYORS
50 BARBARA AVE. AVALON 2407
PHONE : 9918090
DATE : 14 MARCH 2007
BY REF : 187



WINDOW ELEVATION	WINDOW ELEVATION
W1 1.2 1.2	W2 1.2 1.2
W3 1.2 1.2	W4 1.2 1.2
W5 1.2 1.2	W6 1.2 1.2
W7 1.2 1.2	W8 1.2 1.2
W9 1.2 1.2	W10 1.2 1.2
W11 1.2 1.2	W12 1.2 1.2
W13 1.2 1.2	W14 1.2 1.2
W15 1.2 1.2	W16 1.2 1.2
W17 1.2 1.2	W18 1.2 1.2
W19 1.2 1.2	W20 1.2 1.2



Reece Pty Ltd
ABN 84 004 097 090

CASH SALE CUSTOMER

9999 Supply Branch: BLACKTOWN

Ph: (02) 9621 3200
Fax: (02) 9621 3963

ACCOUNT NUMBER

110-1

Page: 1

DOCUMENT TYPE

CASH SALE (TAX INVOICE)

ORDER NUMBER		JOB No./NAME	DATE	SALESPERSON		BRANCH		DOCUMENT NUMBER		
Refer Below		PALM BEACH	30/03/2010	02-MATHEW STEWART		BLACKTOWN		40532576		
PRODUCTION COPY	DESCRIPTION			QTY SUPPLIED	PRICE BEFORE GST	UNIT	NET PRICE BEFORE GST	GST AMOUNT	TOTAL PRICE INCL GST	NET
2110110	ORDER NUMBER: 1046 BARRENJOEY RD Building Plan Approval Application 1046 Barrenjoey Rd, Palm Beach 2108			1.00	25.95	EA			25.95	Y
** Comments ** Pickup By Customer										
Paid By: Chq \$25.95										
GST Total Amount: 0.00										
PVC & PE Price Increase 5-10% 01.04.10										
DELIVERY INSTRUCTIONS, COMMENTS, ID.							NET TOTAL			
							CARTAGE	25.95	0.00	25.95
							DOCUMENT TOTAL	25.95	0.00	25.95

THIS SIGNED RECEIPT ACKNOWLEDGES THAT ABOVE
GOODS HAVE BEEN DELIVERED AND/OR
RECEIVED IN GOOD CONDITION.
CONDITIONS OF SALE SEE REVERSE.

RECEIVED BY (SIGNATURE): _____

RECEIVED BY (PRINT NAME): _____

CTNS.	COILS	LENGTHS	BAGS	HWU	OTHER
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PICKED BY:

CHECKED BY:

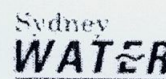
WHITE - OFFICE COPY
YELLOW - CUSTOMER COPY

** REECE CUSTOMER PRICES **

30/03-11:43:46



Application Lodgement Summary



Reference Number 2830227

Date Requested: Tue March 30 2010

Agent Reece Kings Park, 4 Melissa Place Kings Park
Applicant Diamantina Designer Homes, 1/53-55 Leabons Lane Seven hills 2147
Property/Asset 1046 Barrenjoey Rd, Palm Beach 2108 (H Schurger Ib Schurger) PNum: 3399508
150 mm PVC Sewer Main - (4336178)
Product Building Plan Approval Application

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

Property Special Conditions for Plumbers

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

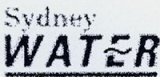
You must contact Sydney Water's Plumbing Inspection and Assurance Services on Ph: 1300 889 099 to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over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

Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards.



Transaction Summary



Date Requested Tue March 30 2010 **A.B.N** 49 776 225 038

Agent Reece Kings Park, 4 Melissa Place Kings Park

Applicant Diamantina Designer Homes, 1/53-55 Leabons Lane Seven hills
2147

This document will be a tax invoice when you make payment.

Transaction Details	Charge	GST	Total
1046 Barrenjoey Rd, Palm Beach 2108			
03 2830227 Building Plan Approval Application Fee	\$25.95	\$0.00	\$25.95
Transaction Total	\$25.95	\$0.00	\$25.95

Application for Access Driveway Profiles **1 July 2009 – 30 June 2010**

PLEASE PRINT

Applicant: Horst Schueger

Company Name (if applicable): _____

Postal Address: 1044 BARRENJOEY ROAD PALM BEACH Postcode: 2108

Phone (W): 9579 6722 (M): 0414 646809

Owner's Name (if different from above): _____

Property Address: 1046 BARRENJOEY ROAD PALM BEACH

D.A. No. (if applicable): N0587/09

? ☒ Single/Dual Occ.

? Single/Dual Occ.-special treatment**

? Other than Single/Dual Occ.

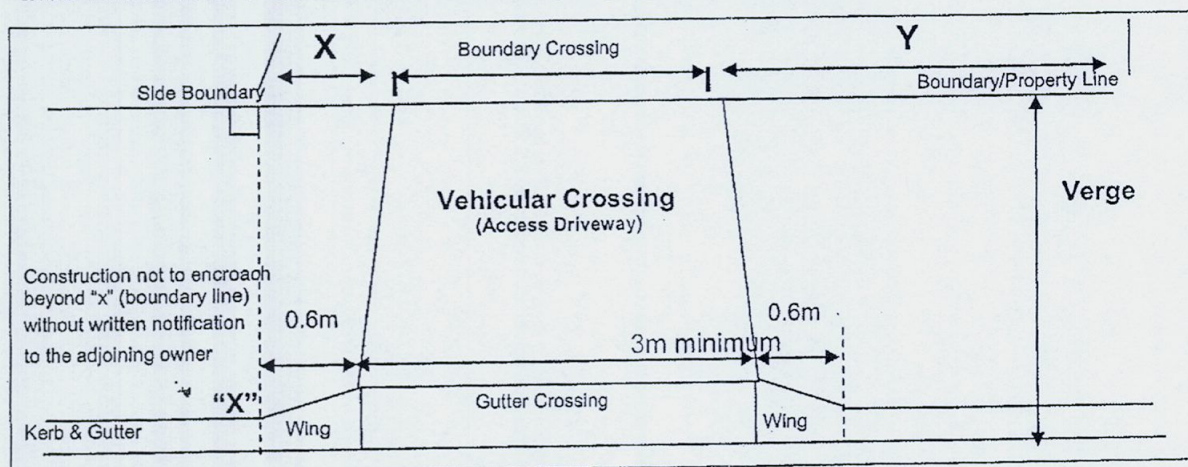
? Other than Single/Dual Occ. -special treatment**

I hereby apply for Driveway profiles at the above address.

Note: Indicate significant trees on Road Verge. If removal proposed, Applicant will need approval of Tree Preservation Officer.

Applicant's Signature: [Signature] Date: 20-5-10

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



Notes:

1. This application does NOT constitute an approval to commence or proceed with any work.
2. A Section 139 Consent Certificate under the Roads Act – 1993 is required (See Form UI 203).
3. **Special treatment includes any of: retaining structures, stairs or landscape treatment

Field Use Only:

a) Type of Profile

b) Length

Comments:

c) Width at gutter crossing

d) Width at boundary crossing

Office Use Only:

CODE: ESTR 1.7.09 - 30.6.10 FEE: \$80.00 incl.GST

RECEIPT NO: 280026

ISSUED BY: JANE RICHES

Form No: UI 202

DATE: 20/5/2010

➤ Incoming application updated

➤ Indexed to Development Application number in ECM

➤ Proclaim updated

➤ Profile letter issued and changed to OUTCORW

Contact Assets/Restorations Officer Sigi Melderis 9970 1348 or 0407 957 032 for more information



PITTWATER COUNCIL

Form No UI 203

Consent by Road Authority for Work in Road Reserve - DRIVEWAY
Section 139 – Roads Act 1993
1 July 2009 - 30 June 2010

PLEASE PRINT

Applicant: HORST SCHURGER

Postal Address: 1046 BARRENTON ROAD PALM BEACH Postcode: 2108

Phone (W): 99796722 (M): 0410414 646809

Property Address: 1046 BARRENTON ROAD PALM BEACH

Subject to the payment of the appropriate fee, the Applicant is hereby permitted to construct the driveway (and/or associated work) as detailed below, in strict accordance with the **CONDITIONS** overleaf.

I/We the undersigned agree to abide by the said conditions.

Applicant's Signature: [Signature] Date: 20-5-10

FEES (includes GST)

Consent for access driveway construction only (includes 2 site inspections) per allotment for RESIDENTIAL SINGLE/ DUAL OCCUPANCY .	\$155.00
Consent for access driveway construction only (includes 2 site inspections) per allotment for RESIDENTIAL SINGLE/ DUAL OCCUPANCY which <i>includes any of: major retaining structures, stairs or special landscape treatment</i> .	\$385.00
Consent for access driveway construction only (includes 2 site inspections) per allotment for OTHER THAN RESIDENTIAL SINGLE/DUAL OCCUPANCY .	\$180.00
Consent for access driveway construction only (includes 2 site inspections) per allotment for OTHER THAN RESIDENTIAL SINGLE/DUAL OCCUPANCY which <i>includes any of: retaining structures, stairs or special landscape treatment</i> .	\$510.00
Fee per additional site inspection as required	\$140.00

Office Use Only:

Inspected by: _____ Date: _____

Approved: _____

Not approved: _____

Comment: _____

CODE: ESTR 1.7.09 - 30.6.10 Late Fee: \$650 when work commenced prior to Issue of Consent Form No: UI 203

FEE PAID: \$155.00 RECEIPT NO: 280026 ISSUED BY: JANE R DATE: 20/5/2010

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

SECTION 139 – ROADS ACT 1993

CONDITIONS OF CONSENT

1. The Applicant shall, at all times, keep indemnified Council from and against all actions, suits, proceedings, losses, costs, damages, changes, claims and demands in any way arising out of or by reason of anything done or omitted to be done by the Applicant in respect of the work in question.
2. The Applicant, at all times for the duration of this Consent, will not interrupt or otherwise disturb the traffic flow on the road without first obtaining the consent of Council.
3. The applicant shall make good any damage caused to the property of any person or any property of Council by reason of the carrying out of any work by the Applicant under the Conditions of this Consent.
4. Should the Applicant fail to comply with any of these conditions or any requirement of Council as provided then this Consent shall permanently lapse and any part of the work remaining within the road at that time shall be deemed to be an obstruction or encroachment under Section 107 of the Roads Act 1993.
5. This Permit/Consent receipt must be held on the job and produced to any officer of Council when called upon.
6. ***All work within the Road Reserve (Including excavation) is to be carried out by Council Authorised Contractors only.***
7. Construction of the vehicular access is to be strictly in accordance with the profile supplied.
8. A formwork inspection and approval by Council is required prior to construction of the driveway.
24 HOURS NOTICE IS REQUIRED.
9. **THIS CONSENT AND (PREVIOUSLY ISSUED) APPROVED PROFILE MUST BE RETAINED ON SITE FOR THE INSPECTING COUNCIL OFFICER'S APPROVAL**
10. Type of Construction:
 - **For residential single & dual occupancy – 20MPa Concrete, 150mm thick**
 - **For other – 20MPa Concrete, 180mm thick with F72 mesh**

Pittwater Council

OFFICIAL RECEIPT

20/05/2010 Receipt No 280026

To Horst Schurger

1044 Barrenjoey Rd
Palm Beach 2108

Applic	Reference	Amount
GL Re	CCGST-CCa	\$2.35
	1	
GL Re	ESTR-Eng	\$235.00
	1 x 1046 Barrenjoey Rd Pa	

Total: \$237.35

Amounts Tendered

Cash	\$0.00
Cheque	\$0.00
Db/Cr Card	\$237.35
Money Order	\$0.00
Agency Rec	\$0.00
Total	\$237.35
Rounding	\$0.00
Change	\$0.00
Nett	\$237.35

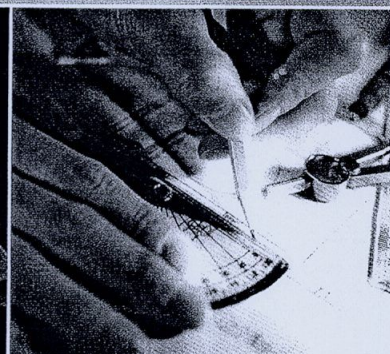
Printed 20/05/2010 1:48:31

Cashier JRiche

HIA members
the best in the business



General Housing Specifications



ADDRESS OF PROPERTY :

GENERAL HOUSING SPECIFICATIONS BETWEEN :

OWNER:

AND

CONTRACTOR:

CONTRACTOR LICENCE NO:

BENCHMARK BUILDING CERTIFIERS
Construction Certificate Approval

Date: *10/10/10*

CC No.: 10-027.

Accredited Certifier: Anthony Krilich

Accreditation No.: ~~001~~ 0216

HIA GENERAL HOUSING SPECIFICATIONS - NSW
(INCORPORATING THE HIA GUIDE TO MATERIALS & WORKMANSHIP)
REVISED SEPTEMBER 2009

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This is the Specification referred to in the *Contract* No..... Date:.....

Owner 1

Name:			
Owner's Signature:		Date:	
Witness's name:		Witness's signature:	

Owner 2

Name:			
Owner's Signature:		Date:	
Witness's name:		Witness's signature:	

Builder

Name:			
Builder's Signature:		Date:	
Witness's name:		Witness's signature:	

**HIA GENERAL HOUSING SPECIFICATIONS - NSW
(INCORPORATING THE HIA GUIDE TO MATERIALS & WORKMANSHIP)
REVISED SEPTEMBER 2009**

1. INTRODUCTION

1.1 General

This Specification forms part of the *Contract* documents referred to in the building *Contract* and details the works to be executed and the materials to be used in carrying out those works at the site.

This Specification shall be read as a general specification only. The extent of the works shall be governed by the approved plans and other requirements under the *Contract*.

Any works not fully detailed shall, where appropriate, be sufficiently performed if carried out in accordance with the *Building Code of Australia (BCA)*, the relevant manufacturer's recommendations or *Engineer's Recommendations*.

1.2 Preliminary Use

This Specification forms part of the *Contract* and should be read in conjunction with the other contract documents.

1.3 Prevailing Documents

Where there is a difference between the plans and this Specification, this Specification will take precedence. The *Builder* must at all times maintain a legible copy of the plans and this Specification bearing the approval of the relevant *Local Authority*.

Otherwise to the extent of any conflict between documents, the order of precedence set out in the building contract shall apply.

1.4 Size and Dimensions

All sizes and dimensions given in this Specification are in millimetres unless otherwise stated and are nominal only.

1.5 Prime Cost and Provisional Sum Items

Prime cost items and provisional sum items are listed in the Schedule of Works.

1.6 Definitions

In this Specification:

- "BCA" refers to the publication entitled Building Code of Australia Class 1 and Class 10 Buildings, Housing Provisions, Volume 2 published by the Australian Building Codes Board.
- "*Engineer's Recommendations*" includes any soil classification report, preliminary footing report, construction footing report and any other report, recommendation, site or other instruction, calculations or plans prepared by an engineer in respect of the works.
- Where the words "*Local Authority*" are mentioned they shall mean the local council, or other governing authority or private certifier with statutory responsibility for the compliance of the work performed.
- Where referred to in this Specification, "*Regulations*" shall mean the building *Regulations* and codes (including the *BCA*, as amended) statutorily enforceable at the time application is made for a construction certificate or other permits, consents or approvals relating to the *Contract*.
- The "*HIA Guide*" means the HIA Guide to Materials & Workmanship for Residential Building Work.

Unless the context suggests otherwise, terms used in this Specification shall have the same meaning as in the HIA Plain Language Building Contract between the *Owner* and the *Builder* ("*Contract*").

2. STATUTORY REQUIREMENTS

2.1 The Building Works

The building works shall be constructed in accordance with:

- the *Regulations* and in particular the Performance Requirements referred to in the *BCA, Housing Provisions, Volume 2*;
- any conditions imposed by the relevant development consent or complying development certificate; and
- commitments outlined in the relevant BASIX Certificate

in so far as the *Builder* is required in accordance with the Schedule of Works annexed to this Specification.

2.2 Compliance with Requirements of Authorities

The *Builder* is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the *Home Building Act 1989*.

2.3 Electricity

Where there is no existing building, the *Builder* is to make arrangements for any electrical power to be used in the construction of the building works and is to pay fees and costs incurred therein. The cost of providing and installing any additional poles, wiring, service risers or underground wiring etc., as may be required by the electricity supply authority, shall be borne by the *Owner*.

2.4 Sanitary Accommodation

Prior to the commencement of the building works, unless toilet facilities exist on the site, the *Builder* shall provide temporary toilet accommodation for the use of subcontractors. Where the *Local Authority* requires the temporary toilet to be connected to sewer mains, the additional cost of this work shall be borne by the *Owner*. On completion the *Builder* shall remove the convenience.

3. OWNER'S OBLIGATIONS

3.1 Engineer's Recommendations

If the *Contract* so indicates, the *Owner* shall, at the *Owner's* expense, provide the *Builder* with reports and recommendations (including soil classification) as to the foundations or footings requirements for the building works prepared by an engineer.

In these circumstances, if the *Builder* instructs any party to provide such recommendations, the *Builder* does so only as agent for the *Owner*.

3.2 Trades Persons Engaged by Owner

The *Owner* shall not engage or employ any tradesperson, trade-contractor or any other person to work on the site without the consent of the *Builder* whose consent may be subject to such terms and conditions as the *Builder* may stipulate.

3.3 Items Supplied by Owner

For all items referred to in this Specification to be supplied by the *Owner*, it is the responsibility of the *Owner* to arrange payment for delivery of and protection against damage and theft of all these items.

3.4 Water Supply

Where there is no existing building on the site, the *Owner* shall, at the *Owner's* expense, supply adequate water to the site for construction purposes. Unless otherwise specified, the *Builder* shall pay the standard water meter connection fee to the water supply authority provided this service is pre-laid to the site ready for use. The *Owner* shall be responsible for any fee to be paid in excess of the standard water meter connection fee.

3.5 Sanitation

Unless otherwise specified:

- the *Owner* shall, at the *Owner's* expense, supply sewerage connection riser or common effluent drainage connection riser on the site;
- the *Builder* shall pay the standard sewer connection fee to the sewerage supply authority provided this service is pre-laid to the site and ready for use; and

- the *Owner* shall be responsible for any fee to be paid in excess of the standard sewer connection fee.

4. PLANS, PERMITS AND APPLICATION FEES

4.1 Permits and Fees

Subject to a contrary requirement under the *Contract*, the *Builder* shall lodge all necessary application notices, plans and details with the *Local Authority* for approval prior to commencement of construction.

4.2 Mines Subsidence

In areas affected by mines subsidence, the appropriate authority is to be consulted and any work carried out in accordance with the authority's requirements.

4.3 Setting Out

The *Builder* shall accurately set out the building works in accordance with the site plan and within the boundaries of the site.

5. EXCAVATIONS

5.1 Excavations

The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to the boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan.

Top soil shall be cut to a depth sufficient to remove all vegetation.

Excavations for all footings shall be in accordance with the *Engineer's Recommendations* or the *BCA* requirements.

6. FOUNDATIONS AND FOOTINGS

6.1 Underfloor Fill

Underfloor fill shall be in accordance with the *BCA*.

6.2 Termite Risk Management

Termite treatment shall be carried out in accordance with the *BCA*.

6.3 Vapour Barrier

The underfloor vapour barrier shall be 0.2 mm nominal thickness, high impact resistance polyethylene film installed in accordance with the *BCA*.

6.4 Reinforcement

Reinforcement shall conform and be placed in accordance with the *Engineer's Recommendations* and the *BCA*.

Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.

6.5 Concrete

Structural concrete shall not be less than Grade N20 except where otherwise approved by the engineer and in accordance with the *BCA*.

Pre-mixed concrete shall be manufactured in accordance with AS 1379 with delivery dockets kept on site and available for inspection by the engineer.

Concrete shall be placed and compacted in accordance with good building practice.

6.6 Curing

All concrete slabs shall be cured in accordance with AS 3600.

6.7 Footings and Slabs on Ground

Concrete slabs and footings shall not be poured until approval to pour concrete is given by the engineer or the *Local Authority*.

NOTE: Bench levels and floor levels on the site works plan shall be regarded as nominal, unless specified otherwise.

6.8 Suspended Slabs

All concrete slabs, other than those supported on solid ground or properly compacted filling, shall be constructed as suspended slabs. These slabs shall be constructed in accordance with the *Engineer's Recommendations*.

6.9 Foundation Walls

On footings as previously specified, brick walls are to be built to the thickness shown on plan to level underside of floor bearers or plates.

6.10 Sub-Floor Ventilation

Where required, adequate cross ventilation will be provided to the space under suspended ground floor. Construction is to meet the requirements of the *BCA*. No section of the under floor area wall to be constructed in such a manner that will hold pockets of still air.

6.11 Sub-Floor Access

If required, access will be provided under suspended floors in position where indicated on plan.

7. RETAINING WALLS

7.1 Retaining Walls

Where the *Builder* is required by the Schedule of Works annexed to this Specification, the *Builder* shall construct retaining walls as shown on the approved plans. Where a retaining wall is not included in the Schedule of Works, the construction of the retaining wall shall be the responsibility of the *Owner*.

8. EFFLUENT DISPOSAL/DRAINAGE

8.1 Effluent Disposal/Drainage

In both sewered and unsewered areas:

- (a) bath, wash basin, kitchen, wash tubs, pedestal pan and floor grate shall be fitted to shower recess in positions shown on plan (refer to Schedule of Works); and
- (b) waste pipes with traps shall be provided to the above fittings and connected to the drainage system.

The whole of the work is to be performed in accordance with the rules and requirements of the sewerage authority concerned.

8.2 Septic System

The *Builder* will provide and install a septic system where applicable to the requirements of the *Local Authority* and in accordance with the manufacturer's recommendations.

8.3 Storm Water Drainage

Stormwater drainage shall be carried out in accordance with the *BCA*.

The *Builder* will allow for the supplying and laying of stormwater drains where shown on the site plan

9. TIMBER FRAMING

9.1 Generally

All timber framework sizes, spans, spacing, notching, checking and fixing to all floor, wall and roof structures shall comply with the *BCA* or AS 1684. Alternative structural framing shall be to structural engineer's details and certification.

The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.

9.2 Floor Framing

All floors not specified to be concrete are to be framed at the level shown. Span and spacing of bearers is to conform to the requirements of the span tables for the appropriate member size. Deep joists to upper floors, where shown, are to be fitted with solid blocking or herringbone strutting as required. All sizes and stress grades of timber members and tie down methods are to be in accordance with AS 1684.

9.3 Wall Framing

Plates may be trenched to provide uniform thickness where studs occur. Where plates are machine gauged to a uniform thickness, trenching may be omitted. Wall framing is to be erected plumb and straight and securely fastened to floor framing. The *Builder* will provide a clear space of 40mm between outer face of wall frame and inner face of brick veneer walls. The *Builder* will tie brickwork to studs with approved veneer ties. Ties are to slope downwards towards the veneer wall.

Studs in each panel of walling shall be stiffened by means of solid noggings or bridging pieces at not more than 1350 mm centres over the height of the wall. Bottom plates shall be fixed to the floor structure in accordance with AS 1684.

9.4 Heads Over Opening (Lintels)

All sizes, stress grades and bearing areas shall conform to AS 1684. Heads exceeding 175 mm in depth shall be seasoned or a low shrinkage timber species will be used. Plywood web lintels conforming to the requirements of the Plywood Association of Australia may be used. Glue laminated beams conforming to AS 1328 or laminated veneer lumber beams to manufacturer's specification and data sheets may be used.

9.5 Roof Trusses

Where roof truss construction is used, trusses shall be designed in accordance with AS 1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions.

9.6 Bracing

Bracing units shall be determined and installed in accordance with AS 1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.

9.7 Flooring

Floor joists will be covered with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the *BCA*. Thickness of the flooring is to be appropriate for the floor joist spacing.

Strip and sheet flooring shall be installed in accordance with AS 1684.

When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout.

9.8 Roof Framing

Roofs are to be pitched to the slope shown on plan. The *Builder* will provide tie-down as required for the appropriate design, wind speed and roof covering. The *Builder* will provide all rafters, ridges, hips, valleys, purlins, struts, collar ties and wind bracing as appropriate with all sizes and stress grades in accordance with AS 1684.

Metal fascias shall be installed in accordance with the manufacturer's recommendations and shall meet the requirements of AS 1684.

9.9 Timber Posts

Posts supporting carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on galvanised or treated metal post shoes, unless otherwise specified. Posts shall be bolted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for the site.

9.10 Corrosion Protection

All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection.

9.11 Hot Water Storage Tank Platforms

Where a hot water storage tank is to be installed in the roof space, the tank platform shall be supported directly off the wall plates and must not be supported on ceiling joists. Where installed in the roof space the storage tank shall be fitted with an appropriate spill tray and overflow drain pipe.

Where a hot water storage tank is supported by the roof structure the structure shall be specifically designed to support all imposed loads

10. STEEL FRAMING

10.1 Generally

Steel floor, wall or roof framing shall be installed in accordance with the manufacturer's recommendations and the *BCA*.

11. ROOFING

All roof cladding is to comply with the relevant structural performance and weathering requirements of the *BCA* and be installed as per the manufacturer's recommendations.

11.1 Tiled Roofing

The *Builder* will cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed (as required for the appropriate design and wind speed) to battens of sizes appropriate to the spacing of rafters/trusses in accordance with manufacturer's recommendations. The *Builder* will cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to minimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable.

11.2 Metal Roofing

The *Builder* will provide and install a metal roof together with accessories all in accordance with the manufacturer's recommendations.

Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing of sheets shall be strictly in accordance with the manufacturer's recommendations as required for the appropriate design and wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.

11.3 Gutters and Downpipes

Gutters and downpipes shall be manufactured and installed in accordance with the *BCA*. Gutters and downpipes are to be compatible with other materials used.

11.4 Sarking

Sarking under roof coverings must comply with and be fixed in accordance with AS/NZS 4200.1 for materials and AS/NZS 4200.2 for installation.

11.5 Sealants

Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.

11.6 Flashing

Flashings shall comply with, and be installed in accordance with the *BCA*.

12. MASONRY

12.1 Bricks

All clay bricks and brickwork shall comply with AS 3700 and the *BCA*. Clay bricks are a natural kiln fired product and as such their individual size may vary.

Tolerances shall only be applied to the total measurements over 20 units, not to the individual units.

12.2 Concrete Blocks

Concrete blocks are to be machine pressed, of even shape, well cured and shall comply with AS 3700. Concrete blockwork shall be constructed in accordance with the *BCA*.

Autoclaved aerated concrete blocks shall be in accordance with the manufacturer's product specification at the time the work is being carried out.

12.3 Damp Proof Courses

All damp proof courses shall comply with the *BCA* and Clause 1.0.10. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like.

12.4 Cavity Ventilation (Weepholes)

Open perpendicular joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and must be in accordance with the *BCA*.

12.5 Mortar and Joining

Mortar shall comply with the *BCA*. Joint tolerances shall be in accordance with AS 3700.

12.6 Masonry Accessories

Masonry accessories shall comply with the *BCA* and accepted building practices. Wall ties are to meet the corrosion resistant rating appropriate for the exposure conditions of the site. The *Builder* will provide appropriate ties to articulated joints in masonry.

12.7 Lintels

Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the *BCA*. The *Builder* will provide one lintel to each wall leaf. The *Builder* will provide corrosion protection in accordance with the *BCA* Part 3.4.4 as appropriate for the site environment and location of the lintels in the structure.

12.8 Cleaning

The *Builder* will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.

13. CLADDING AND LININGS

13.1 External Claddings

Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.

Where required in open verandas, porches and eaves soffits, material indicated on the plans shall be installed.

13.2 Internal Wall and Ceilings Linings

The *Builder* will provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area walls shall be constructed in accordance with the *BCA*. Wet area lining is to be fixed in accordance with the manufacturer's recommendations.

The ceiling access hole shall be of similar material to the adjacent ceiling.

13.3 Waterproofing

All internal wet areas and balconies over internal habitable rooms are to be waterproofed in accordance with the *BCA*.

14 JOINERY

14.1 General

All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.

14.2 Door Frames

External door frames shall be a minimum of 32 mm thick solid rebated 12 mm deep to receive doors. Internal jamb linings shall be a minimum of 18 mm thick fit with 12 mm thick door stops. Metal door frames shall be installed where indicated on drawings in accordance with the manufacturer's recommendations.

14.3 Doors and Doorsets

All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS 2688 and AS 2689.

14.4 Window and Sliding Doors

Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS2047.

Sliding and other aluminium windows and doors shall be installed in accordance with manufacturer's recommendations and AS2047.

All glazing shall comply with the *BCA* and any commitments outlined in the relevant BASIX Certificate

14.5 Architraves and Skirting

The *Builder* will provide architraves and skirting as nominated on the plans or listed in the Schedule of Works.

14.6 Cupboards/Kitchens/Bathroom

Units shall be installed to manufacturer's recommendations. Bench tops shall be of a water resistant material.

14.7 Stairs, Balustrades and other Barriers

The *Builder* will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per the *BCA*.

15. SERVICES

15.1 Plumbing

All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a licensed plumber.

Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer's recommendations. Fittings, hot water systems and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate

15.2 Electrical

The *Builder* will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NZS 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.

15.3 Gas

All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.

15.4 Smoke Detectors

The *Builder* will provide and install smoke alarms manufactured in accordance with AS 3786 as specified or as indicated on the plans and in accordance with the *BCA*.

15.5 Thermal Insulation

Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by the *BCA* or as outlined in the relevant BASIX Certificate.

16. TILING

16.1 Materials

Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's recommendations.

16.2 Installation

Installation of tiles shall be in accordance with AS 3958.1, manufacturer's recommendations or accepted building practices.

Where practicable, spacing between tiles should be even and regular. The *Builder* will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable.

16.3 Walls

The *Builder* will cover wall surfaces where indicated on the drawings with selected tiles. Tiles are to be fixed to the wall substrate with adhesives compatible with the substrate material. The *Builder* will provide all required strips, vent tiles and recess fittings.

16.4 Floors

The *Builder* will lay selected floor tiles in sand and cement mortar, or adhesive compatible with the substrate material, to areas indicated on the drawings. Where required, the *Builder* will fit approved edge strips or metal angle to exposed edges in doorways or hobless showers in wet areas in accordance with the *BCA*. The *Builder* will provide adequate and even fall to wastes where required.

17. PAINTING

17.1 General

All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacturer's recommendations. The colours used shall be as listed in the Schedule of Works or other relevant contract document. All surfaces to be painted shall be properly prepared to manufacturer's recommendations.

18. WORKMANSHIP STANDARDS AND TOLERANCES

18.1 General

These general specifications incorporate the *HIA Guide*. By agreeing to these specifications, the *Owner* agrees that he/she has been provided a copy and has had the opportunity to read the *HIA Guide*.

The *HIA Guide* is to be used by the *Builder* and *Owner* as a point of reference for information on workmanship standards and tolerances, and amongst things, in deciding whether an alleged defect exists and/or whether the materials used and/or workmanship are in accordance with the plans and specifications.

The parties agree to use the *HIA Guide* in precedence over any other non legislated guide to standards and tolerances.

ANNEXURE
Schedule of Works

22.04.2010

Anthony Krilich

Benchmark Building Certifiers

Suite 5, Level 2, 498 High Street, Penrith 2750

PO Box 1274, Penrith NSW 2751

Tel : 02 4732 6322

Fax : 02 4732 6344

Email : bbc@pnc.com.au

**BENCHMARK BUILDING CERTIFIERS
Construction Certificate Approval**

Date: *16/11/10*

CC No.: *10-027.*

Accredited Certifier: Anthony Krilich

Accreditation No.: *0216*

ATT: Anthony Krilich
Private Certifier

*Complying Component Certificate
CC Landscape Plan - DA No. N0587 / 09*

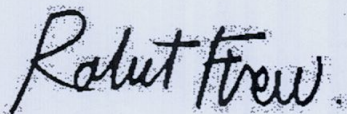
**Lot 8, DP 1080203,
1046 BARRENJOEY ROAD, PALM BEACH**

As a qualified Landscape Architect, I certify that the landscape plan, drawing number **LPDA 10 – 122 / 1 issue C** and associated landscape details (including subsequent issues) have been prepared with reference to Pittwater Councils landscape guidelines, and have been amended to comply with the conditions of the Development Consent outlined in the Notice of Determination, dated 17th March 2010.

The landscape plan was amended to reflect required changes relating to bushfire issues, tree protection, fencing types, planting requirements, Inner Protection Zone requirements and general revisions. In our design capacity, I certify that the requirements of the development consent relating to landscape issues have been addressed and satisfy Council requirements.

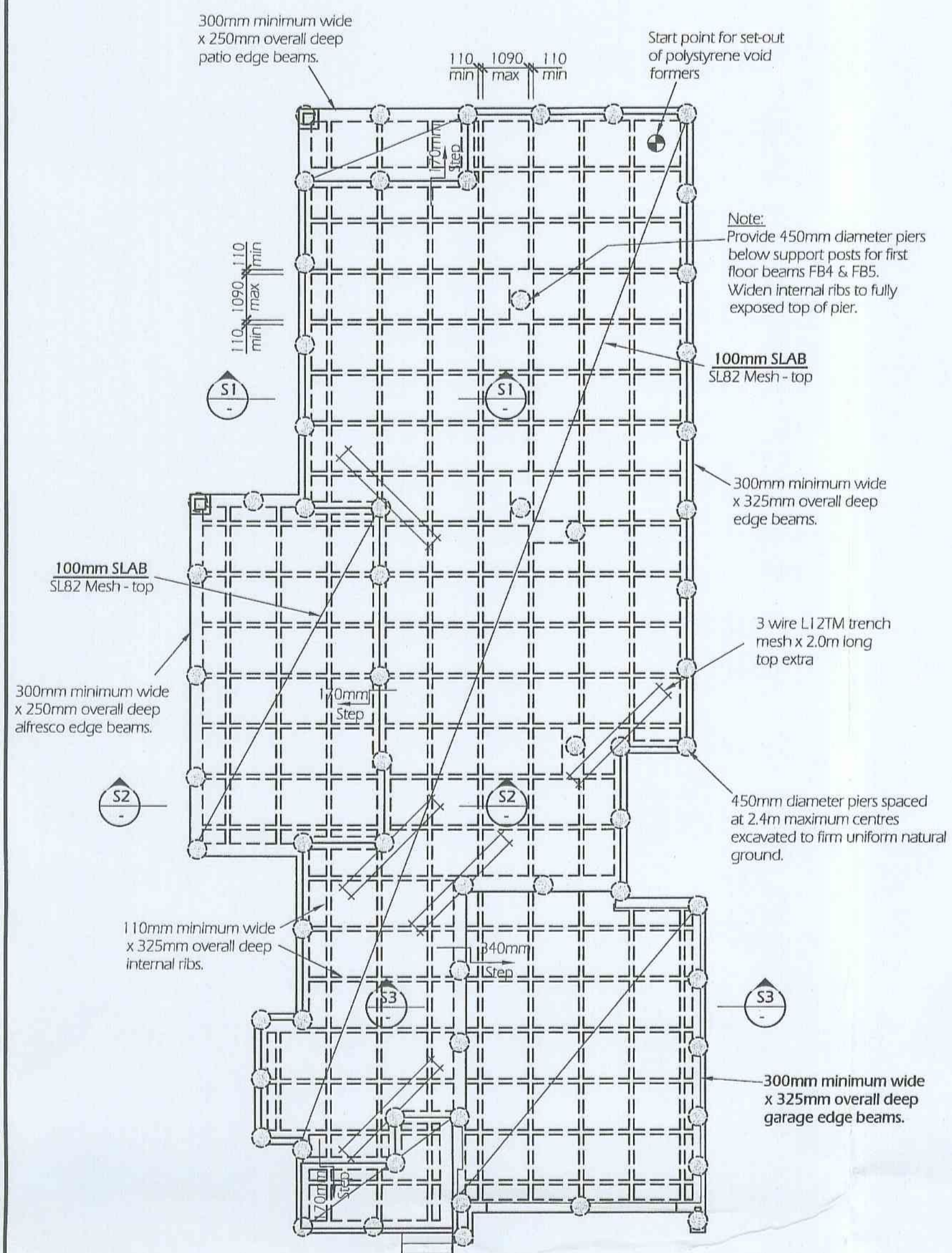
If you have any questions, please call at your convenience.

Best regards,



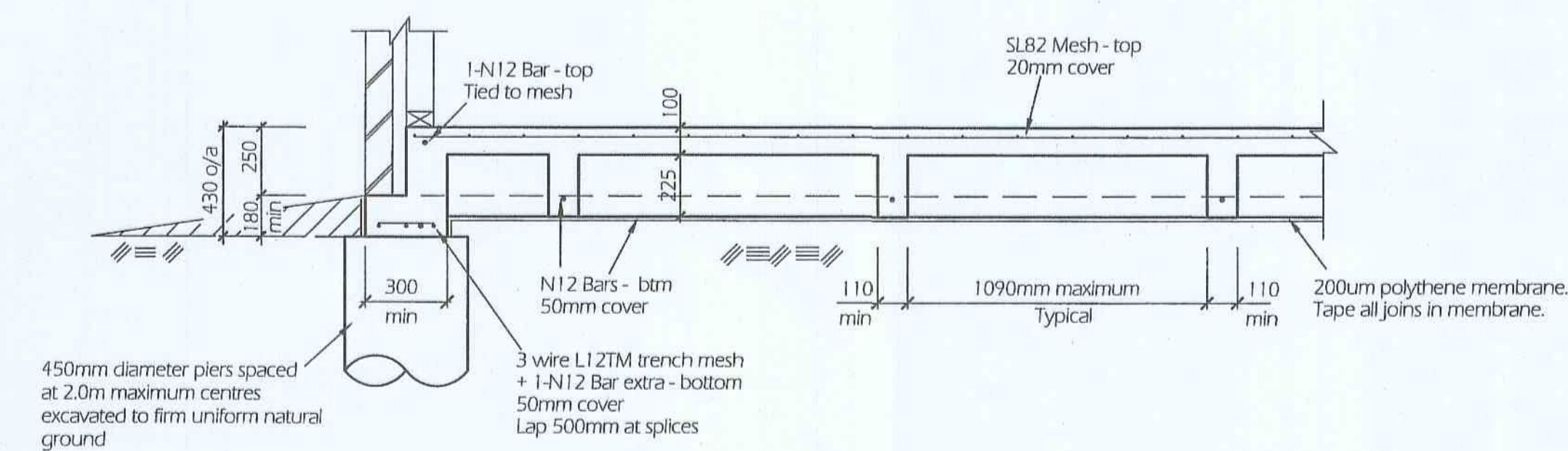
Robert Frew BLA Cert. IV Hort AILA RLA
(Director)

Disclaimer: This certification is based on landscape plans and details prepared by this office to address the conditions of Councils Notice of Determination. It shall be up to the builder and / or landscape contractor to assure these plans are followed as closely as possible during landscape installation to assure Occupancy Certification may be obtained. Any issues or anomalies which may occur on the plans or during construction should be brought to the attention of the landscape architect. Plant quantities to be confirmed on site by the landscape contractor, and any plant substitutes should be reviewed with the landscape architect. All services and drainage shall be located and avoided during landscape construction

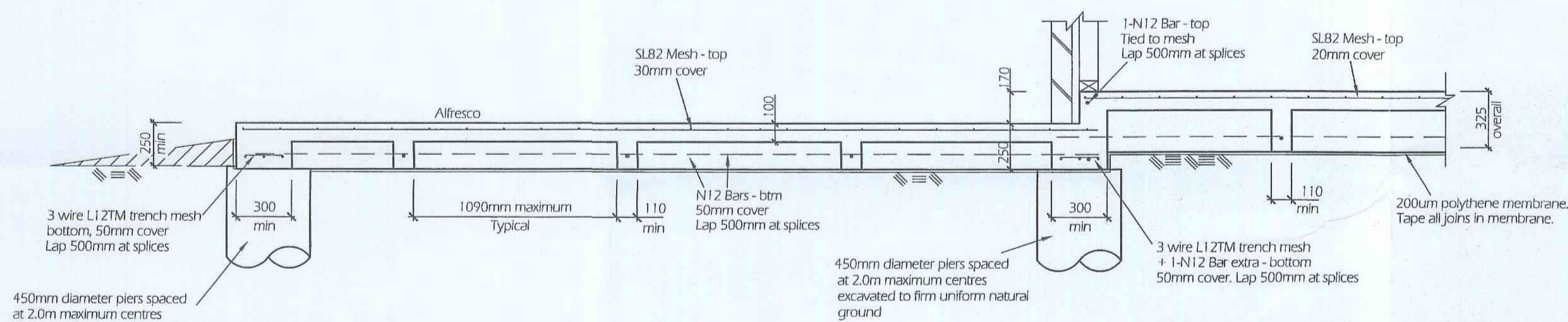


PLAN - FOUNDATION WAFFLE SLAB

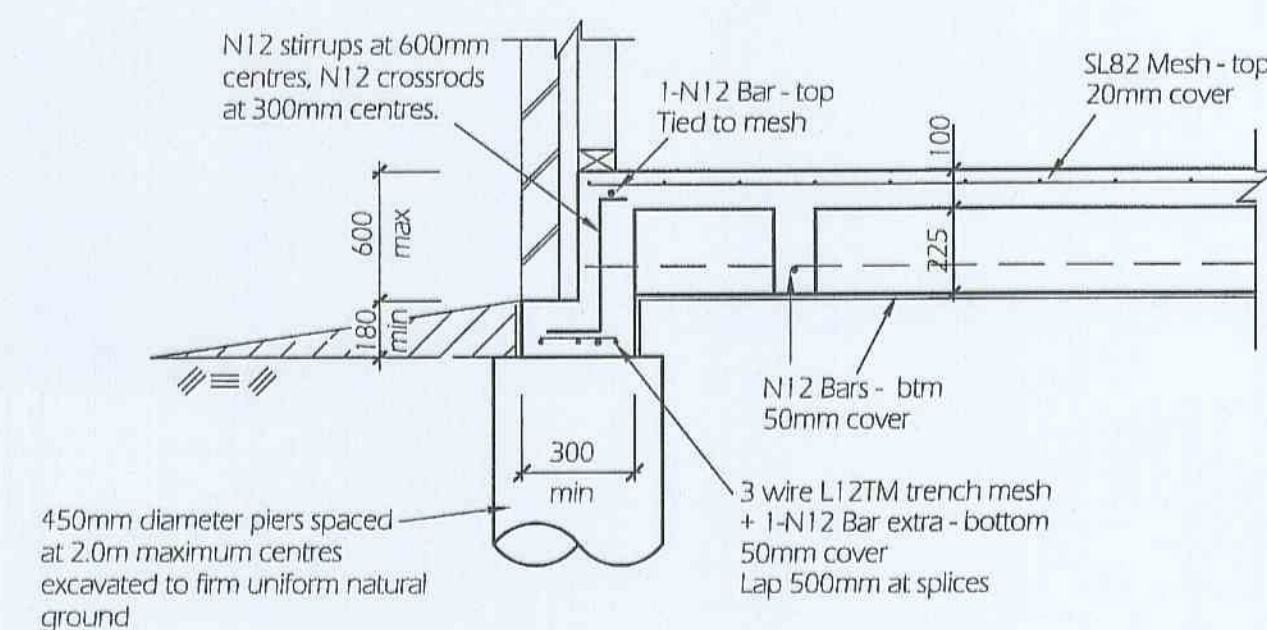
Overlap fabric one whole uncured wire panel plus 25mm minimum at splices.



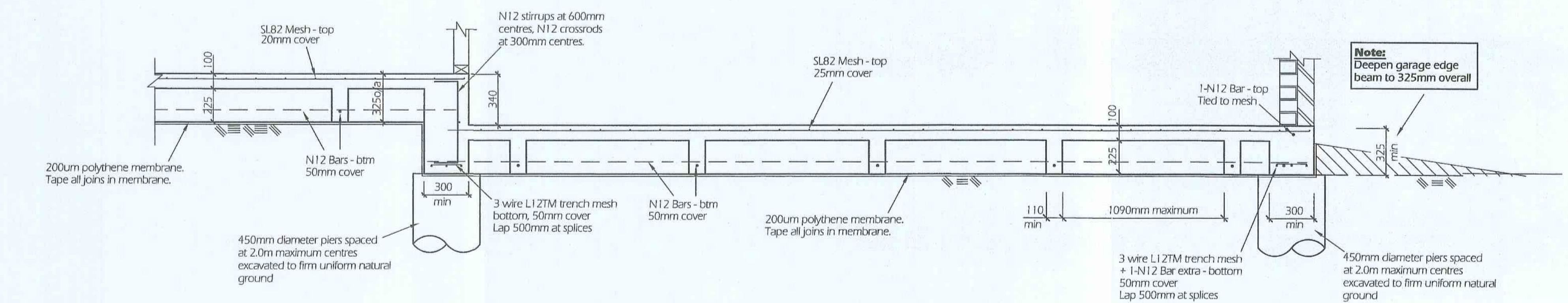
SECTION S1



SECTION S2



DETAIL - DEEPENED EDGE BEAM RECESS



SECTION S3

NOTES:

- This drawing is to be read in conjunction with the Architectural drawing and specification.
- Workmanship and materials to comply with AS3600 and associated Australian Standards.
- Characteristic concrete compressive strength in accordance with AS3600 to be 25MPa.
- Concrete slump to be 80mm.
- Concrete in slab to be mechanically vibrated during placing.
- Cure concrete by keeping constantly damp for at least 5 days after placing.
- Reinforcement to be supported on bar chairs spaced at every 5th wire in both directions.
- During site excavation provide sufficient drainage around building area to ensure that all rain water run-off is diverted away from area and is not allowed to pond on completion of the slab. Fill around the edge to at least 120mm minimum above the underside of the edge beam and fall away from slab at a slope of 50mm in 1000mm.
- Filling to be thoroughly compacted in shallow layers (150mm thick) by multiple passes of earth moving equipment.
- Termite protection to be in accordance with AS3660.1-1995 and Council's requirements.
- Construction requirements and site maintenance outlined in AS2870-1996 are to be followed. Performance expectations set out in AS2870-1996 Appendix B are acceptable. Refer also to CSIRO Information sheet 10/91 "Guide to house owners on foundation maintenance and footing performance" - a copy of which is available from our office.

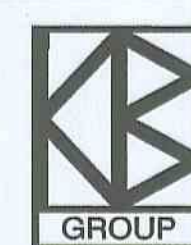
ALL SLAB EDGE BEAMS ARE TO BE SUPPORTED BY 450mm DIAMETER PIERS SPACED AT 2.0m MAXIMUM CENTRES TO FIRM UNIFORM NATURAL GROUND WITH AN ALLOWABLE SAFE BEARING CAPACITY OF AT LEAST 150kPa. PIER SIZE MAY BE REDUCED TO 400mm WHERE PIERS TO ROCK.

The slab shown on this drawing have been designed for a class "S" site in accordance with the requirements of AS2870 & AS3600 and if constructed in accordance with the details shown will be structurally adequate for the two storey brick veneer residence on this site.

Note:
Deepen garage edge beam to 325mm overall

BENCHMARK BUILDING CERTIFIERS
Construction Certificate Approval
Date: 10/10 CC No: 10-027
Accredited Certifier: Anthony Krilich
Accreditation No: 0216

Issue	Date	App'd	DESCRIPTION
			REVISIONS



KNEEBONE, BERETTA & HALL PTY LTD
CONSULTING STRUCTURAL & CIVIL ENGINEERS
4 MACQUARIE AVENUE, PENRITH NSW 2750
PHONE: (02) 4731 3833 FACSIMILE: (02) 4721 5442
WEBSITE: www.kneeboneandberetta.com
E-MAIL ADDRESS: kneebone@pnc.com.au

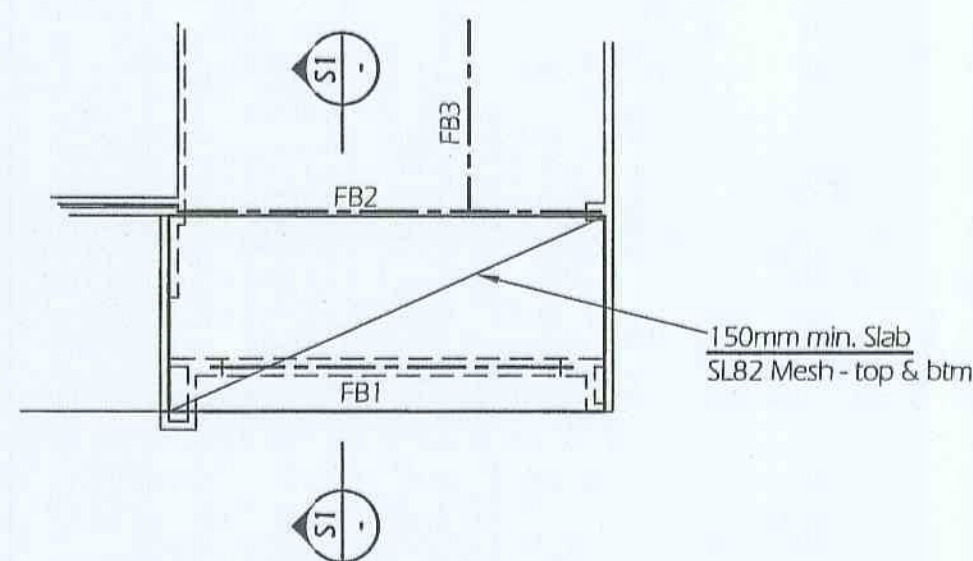
Directors:
Trevor B. HALL, B.Sc (Eng), F.I.E. Aust., C.P. Eng.
Enrico L. BERETTA, B.E. (E.T.H.), F.I.E. Aust., C.P. Eng.
Peter R. ANDRESEN, B.E. M.I.E. Aust., C.P. Eng.

SCALE	1:100, 1:20
DATE	26.03.10
DRAWN	D Alwan
DESIGNED	P Andresen
APPROVED	<i>Madison C/Eng</i>

PROPOSED RESIDENCE AT
1046 BARRENJOEY RD, PALM BEACH
for: Mr & Mrs SCHURGER

FOUNDATION WAFFLE SLAB DETAILS.

DRAWING NUMBER	87219-1
ISSUE	



Technical drawing of a beam-to-column connection. The beam is labeled **FB2** 310UB 46kg/m. The column is labeled **FB4** 310UB 40kg/m. The connection details include a 12mm fin plate and 3-M20 grade 8.8s bolts.

150mm

SLB2 Mesh - top 30mm cover

R16 dowels x 250mm long welded to beam at 600mm cts and cast into patio slab.

fall

SLB2 Mesh - btm 30mm cover

10mm stiffener plates at 900mm centres.

FB1
250 PFC +
200 x 10mm plate
full length of beam.

FB2
310UB 46kg/m

SECTION (S1)

10mm cap plate
2-M16 bolts
Alternatively
Site weld

C1
75 x 75 x 4.0mm S.H.S.

10mm base plate
2-M20 cheisset
anchors

FBS
250 PFC +
200 x 10mm plate
full length of beam.

10mm stiffener plates
at 900mm centres.

CONCRETE NOTES:

1. This drawing is to be read in conjunction with the architectural drawings, specification and the remainder of the structural drawings.
2. Unless otherwise noted welds to be continuous fillets of a size equal to the thickness of the thinner material joined or 6mm whichever is the lesser, bolts to be 16mm diameter and connection plates to be 10mm thick.
3. Particular care to be taken with the finished appearance of exposed welds, both those carried out in the factory and those performed on site. These are to be finished to give a tradesmanlike and regular appearance and are to be to the Architect's satisfaction.
4. High strength bolts indicated 8.8 to comply with BS 1252 and to be installed in accordance with the requirements of BS4100 for the joint type indicated (8.8/5 – snug tight, 8.8/1B – bearing type, 8.8/1F – friction type).
5. Welds to be descaled and steelwork thoroughly cleaned of dirt, grease and rust. Cleaned surfaces above ground to be protected at least by a zinc-rich primer followed by the costs of approved enamel on exposed surfaces. All paintwork including shop priming damaged during transport and erection to be made good after recleaning steel surfaces.
6. The contractor shall provide all cleats and drill all holes for fixing steel to steel and concrete to steel as required by the Architect whether or not detailed on the structural drawings.

NOTE:
ALL EXTERNAL STEELWORK TO BE
HOT DIPPED GALVANISED.

SCHEDULE OF SECTIONS.

COLUMNS.

C1 & C2	to be	75 x 75 x 4.0mm S.H.S
---------	-------	-----------------------

FLOOR BEAMS.

FB1	to be	250 PFC + 200 x 10mm plate full length of beam
FB2	to be	310UB 46kg/m
FB3	to be	310UB 40kg/m
FB4	to be	200UB 30kg/m
FB5	to be	250 PFC + 200 x 10mm plate full length of beam
FB6	to be	250UB 31kg/m

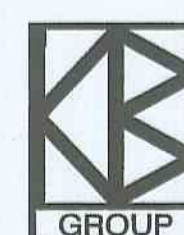
LINTELS

L1 & L2	to be	200 x 200 x 9mm Galintel T beam
L3 & L4	to be	150 x 100 Galintel
L5 & L6	to be	200 x 200 x 9mm Galintel T beam
L7	to be	200 x 100 x 10mm Fabricated angle

ROOF BEAMS.

RB1	to be	200UB 30kg/m
RB2	to be	200 x 100 x 10mm angle + 180 PFC window lintel

Issue	Date	App'd	DESCRIPTION
REVISIONS			



KNEEBONE, BERETTA & HALL
CONSULTING STRUCTURAL & CIVIL ENGINEERS

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A.B.N 96 922 442 201

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SCALE	1:100, 1:20
DATE	26.03.10
DRAWN	D Alwan
DESIGNED	P Andresen
APPROVED	<i>P Andresen</i> CP-5

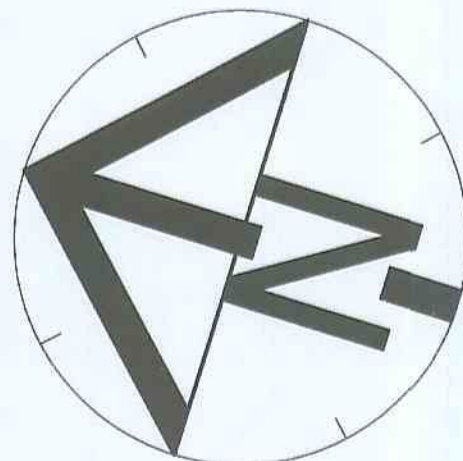
PROPOSED RESIDENCE AT
1046 BARRENJOEY RD, PALM BEACH
for: Mr & Mrs SCHURGER

FIRST FLOOR FRAMING DETAILS

DRAWING NUMBER

87219-2

ISSUE



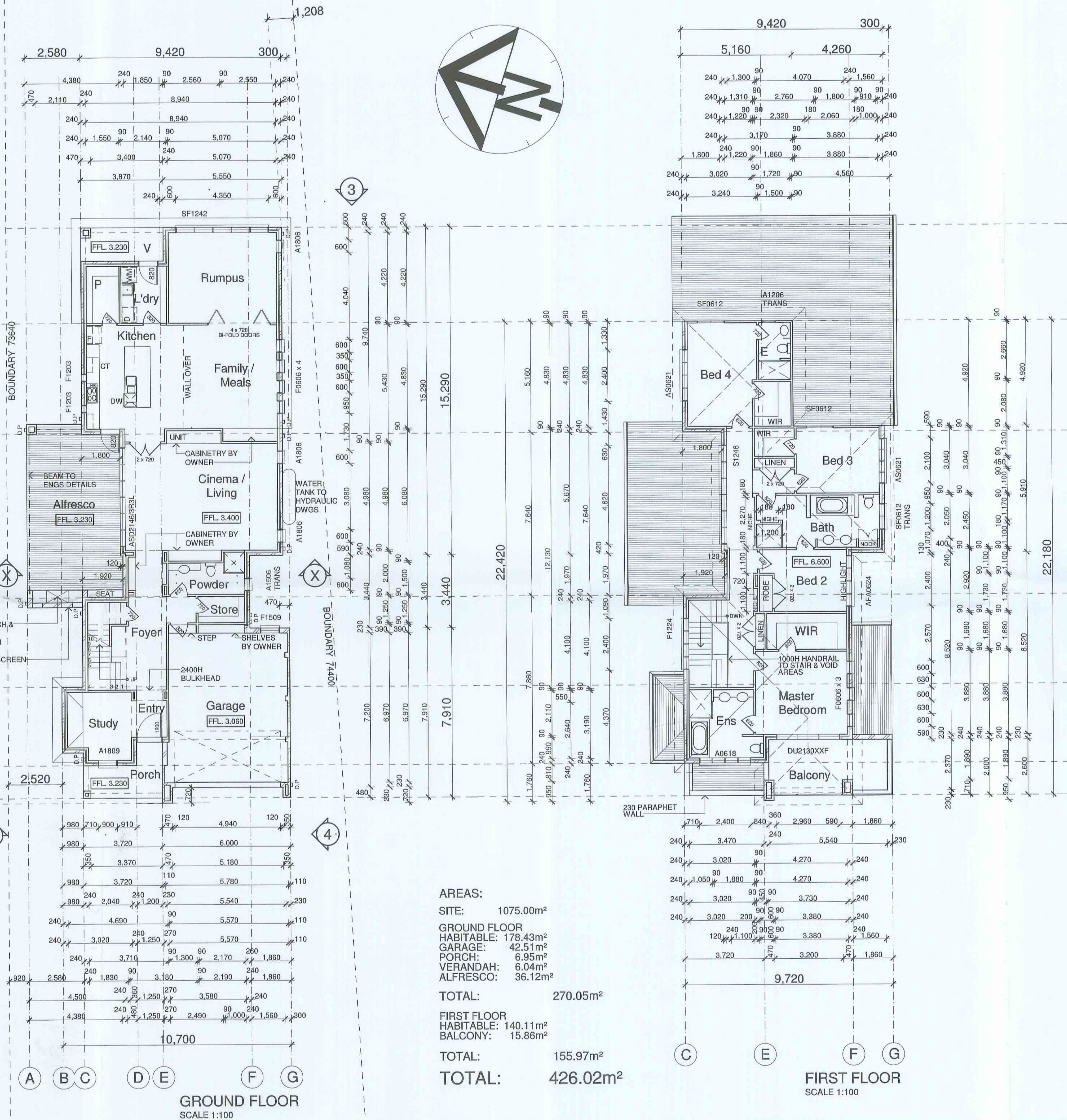
- BASIC REQUIREMENTS**
- LANDSCAPING - EXEMPTION**
- WATER COMMITMENTS**
- THERMAL COMFORT**
- ENERGY COMMITMENTS**
- PROJECT REQUIREMENTS**
- EXEMPTION - SITE OVER 1000m², FORMAL GARDEN AREAS MAY BE NOMINATED
 - APPROXIMATELY 200m² OF FORMAL GARDEN IS NOMINATED ON SITE
 - 3,750L RAINWATERTANK
 - 160m² OF ROOF AREA OF DWELLING COLLECTED TO TANK (WHOLE ROOF OF DWELLING - 234m²)
 - RAINWATER TANK TO BE CONNECTED TO ALL TOILETS AND TO BE USED FOR GARDEN WATERING
 - 3 STAR RATED SHOWERHEADS
 - 3 STAR RATED TOILETS, KITCHEN, BATH/BATHROOM TAPS, OR HIGHER
 - DARK COLOURED ROOF
 - BRICK VENEER WALL INSULATION - R1.35, OR HIGHER
 - CLAD FRAMED WALL INSULATION - R1.5, OR HIGHER
 - CEILING INSULATION - R2.5 OR HIGHER
 - ROOF INSULATION - SARKING
 - ALL WINDOWS / GLAZED DOORS ARE TO BE STANDARD ALUMINIUM FRAMED SINGLE CLEAR GLAZING
 - ACTIVE COOLING AND HEATING TO BE PROVIDED BY THREE PHASE DUCTED AIR CONDITIONING (EER 2.5-3.0 FOR COOLING AND EER 3.0-3.5 FOR HEATING, OR HIGHER) TO ALL LIVING AND BEDROOM AREAS
 - AIR CONDITIONING TO BE ZONED
 - ELECTRIC HEAT PUMP HOT WATER SYSTEM (REQ 26-30, OR HIGHER)
 - FOUR BATHROOMS AND LAUNDRY EXHAUST VENTILATION FAN AS SPECIFIED IN BASIS
 - THE FOLLOWING ROOMS ARE TO BE PROVIDED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LIGHTING:
 - ONE BEDROOM / STUDY
 - ONE LIVING ROOM
 - KITCHEN
 - ALL HALLWAYS
 - ALL BATHROOMS AND TOILETS AND LAUNDRY
 - ELECTRIC COOKTOP AND ELECTRIC OVEN
 - WELL VENTILATED REFRIGERATOR SPACE
 - INDOOR CLOTHES DRYING LINE OR RACK
 - OUTDOOR CLOTHES DRYING LINE

WINDOW / GLAZING GROUPING SCHEDULE			
W1 - STUDY	1809 = 1.62m ²	VERANDAH 1.5 - 2.0m	W
GROUP 1 TOTAL	1.62m ²	VERANDAH 1.5 - 2.0m	W
W15 - ENSUITE	0618 = 1.08m ²	451-600mm EAVE PROJECTION	W
GROUP 2 TOTAL	1.08m ²	451-600mm EAVE PROJECTION	W
W16 - MASTER	2130 = 6.3m ²	VERANDAH > 2.0m	W
GROUP 3 TOTAL	6.3m ²	VERANDAH > 2.0m	W
W3 - POWDER	1506 = 0.9m ²	NONE	S
W4 - CINEMA	1806 = 1.08m ²	NONE	S
W5 - CINEMA	1806 = 1.08m ²	NONE	S
W6 - FAMILY	0606 = 0.36m ²	NONE	S
W7 - FAMILY	0606 = 0.36m ²	NONE	S
W8 - FAMILY	0606 = 0.36m ²	NONE	S
W9 - FAMILY	0606 = 0.36m ²	NONE	S
W10 - RUMPUS	1806 = 1.08m ²	NONE	S
GROUP 4 TOTAL	5.58m ²	NONE	S
W17 - MASTER	0606 = 0.36m ²	451-600mm EAVE PROJECTION	S
W18 - MASTER	0606 = 0.36m ²	451-600mm EAVE PROJECTION	S
W19 - MASTER	0606 = 0.36m ²	451-600mm EAVE PROJECTION	S
W20 - BED 2	0624 = 1.44m ²	451-600mm EAVE PROJECTION	S
W21 - BATH	0612 = 0.72m ²	451-600mm EAVE PROJECTION	S
W22 - BED 3	0621 = 1.26m ²	451-600mm EAVE PROJECTION	S
GROUP 5 TOTAL	4.50m ²	451-600mm EAVE PROJECTION	S
W11 - RUMPUS	1242 = 5.04m ²	NONE	E
GROUP 6 TOTAL	5.04m ²	NONE	E
W23 - BED 3	0612 = 0.72m ²	451-600mm EAVE PROJECTION	E
W24 - BED 4 ENSUITE	1206 = 0.72m ²	451-600mm EAVE PROJECTION	E
W25 - BED 4	0612 = 0.72m ²	451-600mm EAVE PROJECTION	E
GROUP 7 TOTAL	2.16m ²	451-600mm EAVE PROJECTION	E
W12 - KITCHEN	1203 = 0.36m ²	NONE	N
W13 - KITCHEN	1203 = 0.36m ²	NONE	N
GROUP 8 TOTAL	0.72m ²	NONE	N
W14 - CINEMA	2146 = 9.66m ²	VERANDAH > 2.0m	N
GROUP 9 TOTAL	9.66m ²	VERANDAH > 2.0m	N
W26 - BED 4	0621 = 1.26m ²	451-600mm EAVE PROJECTION	N
GROUP 10 TOTAL	1.26m ²	451-600mm EAVE PROJECTION	N
W27 - HALL	1246 = 5.52m ²	451-600mm EAVE PROJECTION	N
GROUP 11 TOTAL	5.52m ²	451-600mm EAVE PROJECTION	N
W28 - STAIR	1224 = 2.88m ²	NONE	N
GROUP 12 TOTAL	2.88m ²	NONE	N
GLAZING UNITS NOT SUBJECT TO BASIS:			
W2 - GARAGE	1509 = 1.35m ²	N/A	N/A

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH TENDER DOCUMENTS AND SCHEDULE OF FINISHES. THE TENDER DOCUMENTS ARE TO TAKE PRECEDENCE OVER THE DRAWINGS. ANY DISCREPANCY IS TO BE REFERRED TO DIAMANTINA DESIGNER HOMES PTY LTD.

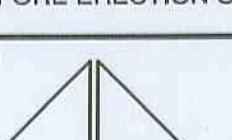
GENERAL NOTES:

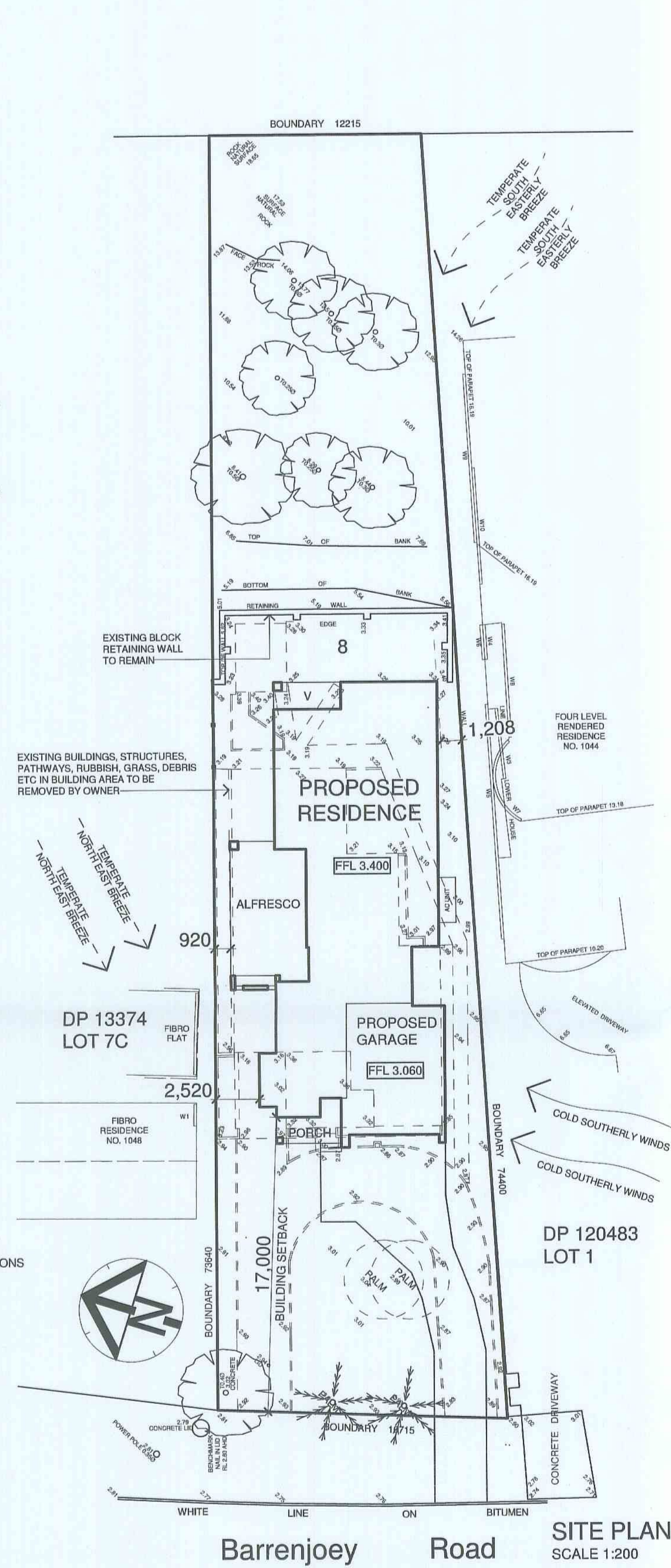
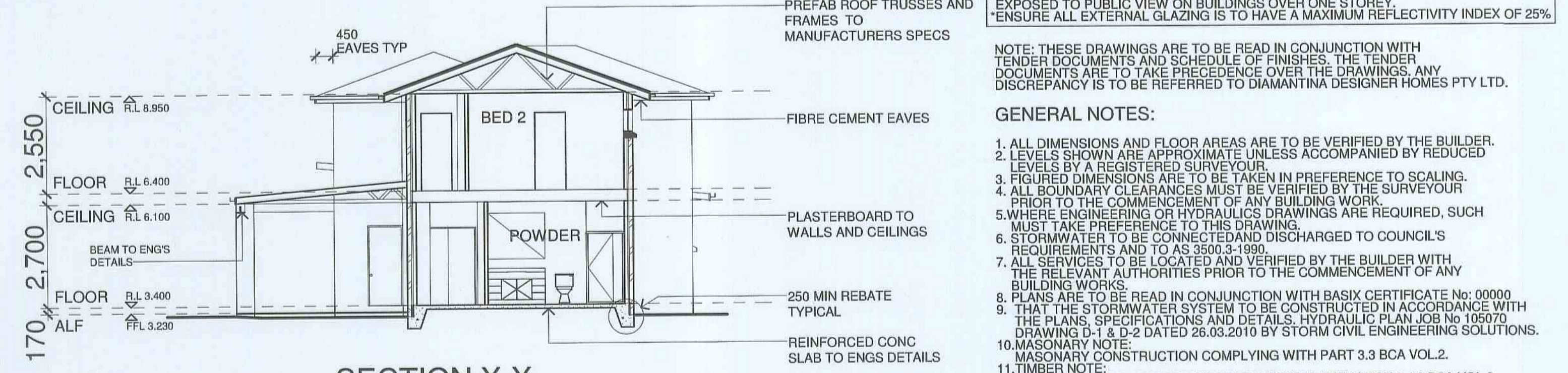
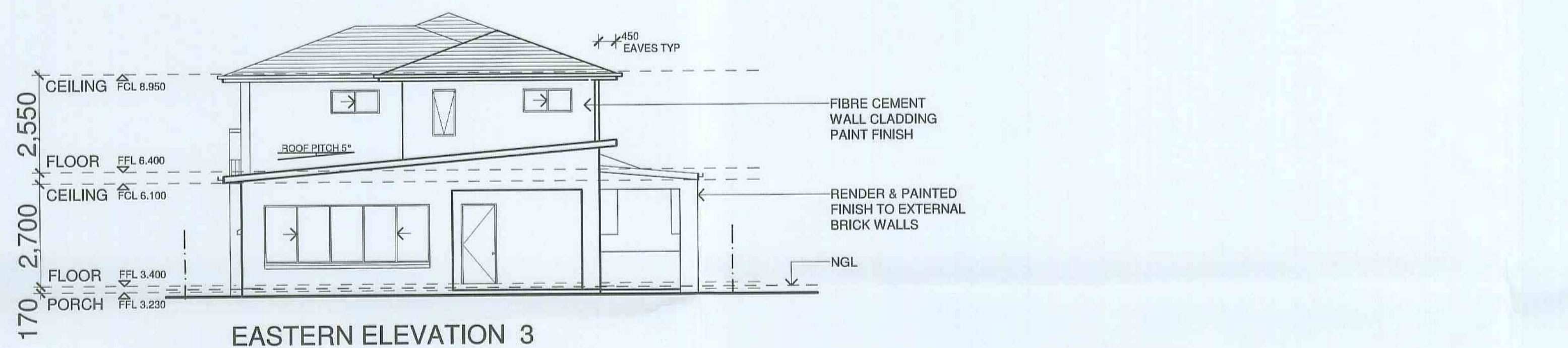
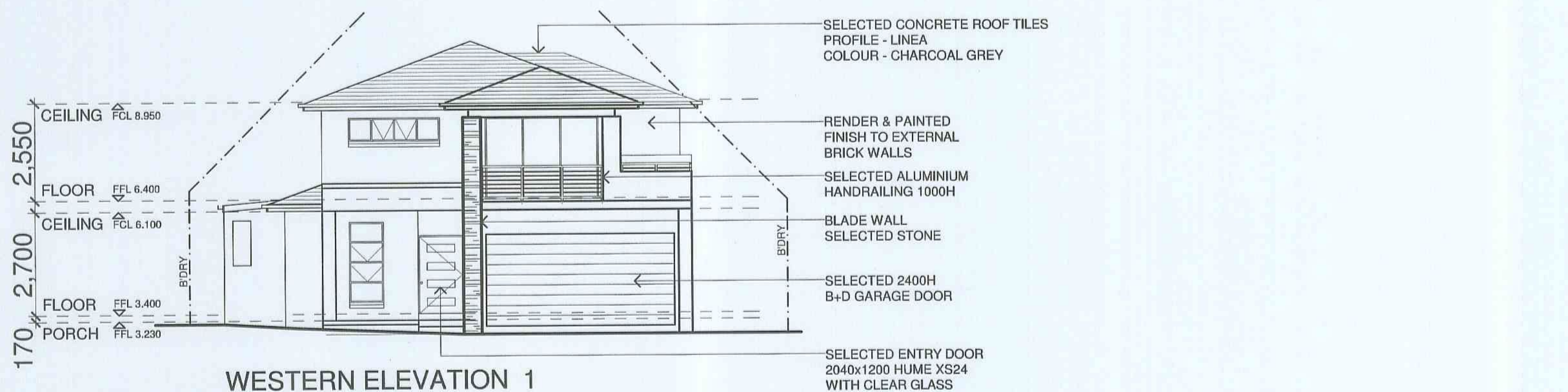
- ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY THE BUILDER.
- LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
- FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
- ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- WHERE ENGINEERING OR HYDRAULICS DRAWINGS ARE REQUIRED, SUCH MUST TAKE PRECEDENCE TO THIS DRAWING.
- STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCILS REQUIREMENTS AND TO AS 3600.3-1999.
- ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.
- PLANS ARE TO BE READ IN CONJUNCTION WITH BASIS CERTIFICATE No. 00000.
- THAT THE STORMWATER SYSTEM TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND DETAILS. HYDRAULIC PLAN JOB No 105070 DRAWING D-1 & D-2 DATED 26.03.2010 BY STORM CIVIL ENGINEERING SOLUTIONS.
- MASONRY NOTE: MASONRY CONSTRUCTION COMPLYING WITH PART 3.3 BCA VOL.2.
- TIMBER NOTE: TIMBER FRAMING CONSTRUCTION COMPLYING WITH PART 3.4.3 BCA VOL.2 INCLUSIVE OF REQUIREMENTS FOR MEMBER SIZES, SPACES, BRACING, SPANS, LOCATIONS AND STRESS GRADES. WHERE ROOF TRUSSES ARE TO BE USED, PROVIDE FULL DETAILS OF SAME TO THE PRINCIPAL CERTIFYING AUTHORITY BEFORE ERECTION OF ROOF FRAME, INCLUDING BRACING DETAILS.



AREAS:
SITE: 1075.00m²
GROUND FLOOR HABITABLE: 178.43m²
GARAGE: 42.51m²
PORCH: 6.95m²
VERANDAH: 6.04m²
ALFRESCO: 36.12m²
TOTAL: 270.05m²
FIRST FLOOR HABITABLE: 140.11m²
BALCONY: 15.86m²
TOTAL: 155.97m²
TOTAL: 426.02m²

FIRST FLOOR
SCALE 1:100

 DIAMANTINA <i>Designer Homes</i> www.diamantinahomes.com.au	AMENDMENTS:				USE FIGURED DIMENSIONS ONLY. DO NOT SCALE. ALL DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK. BOUNDARY DIMENSIONS AND ALL LEVELS SUBJECT TO SURVEY. THIS DESIGN AND PLAN IS SUBJECT TO COPYRIGHT AND REMAINS THE PROPERTY OF DIAMANTINA DESIGNER HOMES PTY. LTD. AND SHALL NOT BE COPIED OR USED IN PART OR WHOLE WITHOUT THE WRITTEN CONSENT OF DIAMANTINA HOMES PTY. LTD.	PROJECT TWO STOREY BRICK VENEER RESIDENCE	DIAMANTINA DESIGNER HOMES PTY. LTD. A.B.N 30 023 018 882 Licenced Builder No. 810970 Suite 1, 55-55 Leabons Lane Seven Hills NSW 2147 Tel: 9076 4777, Fax: 9076 4700	SCALE	1:100 , 1:200	PROPERTY	OWNER	JOB
	DATE	06.08.09	1046 BARRENJOEY ROAD, PALM BEACH	Mr & Mrs SCHURGER				206				
	D.P.	1 0 8 0 2 0 3						ISSUE				
	SHEET	1 - 2						C				



NOTES: (A) FIRE RETARDANT TIMBER MUST COMPLY WITH REQUIREMENTS OF AS/NZS3837. SOME TIMBER VARIETIES NATURALLY MEET THE IGNITION AND HEAT RADIANCE PARAMETERS WHEN TESTED TO ASTM D2898 METHOD B WITHOUT HAVING TO BE FIRE RETARDANT TREATED. (B) EXTERNAL TIMBERS IN A VERANDAH PATIO, DECK OR THE LIKE ARE REGARDED AS PROTECTED ALSO IF THEY ARE UNDER A ROOF OR SIMILAR STRUCTURE THAT PROJECTS TO A LINE AT AN ANGLE OF 30° OFF THE VERTICAL FROM THE BASE OF THE WALL. (C) WHERE ROOFING SYSTEMS ARE FULLY SARKED, MESH PROTECTED VENTS MAYBE NECESSARY TO REDUCE CONDENSATION IN SOME AREAS. (D) WHERE SUB FLOOR AREAS ARE ENCLOSED TERMITES PROTECTION MUST NOT BE COMPROMISED.

GEOTECHNICAL REPORT REQUIREMENTS

3.6.1 SOIL STRENGTH AND FOUNDATION CLASS
BASED ON THE RESULTS OF THE GEOTECHNICAL ASSESSMENT, THE FOUNDATION CLASS IS 'C'.

3.6.2 FOOTINGS & FOUNDATIONS
FOUNDATIONS FOR THE PROPOSED DWELLING MODIFICATIONS ARE TO BE DESIGNED BY A SUITABLY QUALIFIED AND EXPERIENCED STRUCTURAL GEOTECHNICAL ENGINEER.

3.6.3 EXCAVATIONS
SHOULD EXCAVATION OCCUR, SUITABLE SEDIMENT AND EROSION CONTROL MEASURES WILL BE REQUIRED DURING THE WORKS TO CONTROL THE MOVEMENT OF STOCKPILED OR EXPOSED SOIL, WHERE FEASIBLE. SOIL OVERBURDEN MAY BE EXCAVATED AT A BATTER SLOPE OF 1V:2H WITH NO RETAINING STRUCTURES. FRESH BEDROCK CAN BE EXCAVATED NEAR VERTICLE.

3.6.4 BOULDER INSTABILITY
WHILE SITE INSPECTION REVEALED A NUMBER OF BOULDERS OF VARIABLE SIZE UPSLOPE OF THE DWELLING FOOTPRINT. THE FACT THAT REDEVELOPMENT IS NOT PROPOSED WITHIN THE IDENTIFIED AREA, AND GEOTECHNICAL RISK ASSESSMENT INDICATES A SLOPE INSTABILITY RISK RATING OF 'VERY LOW', FURTHER GEOTECHNICAL INVESTIGATION IS NOT CONSIDERED NECESSARY.

3.6.5 RETAINING STRUCTURES
IF REQUIRED, ANY PROPOSED RETAINING STRUCTURES ARE TO BE BACKFILLED WITH FREE-DRAINING AGGREGATE WITH SUITABLE DRAINAGE MEASURES INCLUDED. A GEOSYNTHETIC FABRIC IS TO BE PLACED BETWEEN IN-SITU SOIL AND AGGREGATE TO PREVENT THE ACCESS OF FINE MATERIALS INTO THE AGGREGATE. A MINIMUM 100MM DIAMETER AGRICULTURE DRAINAGE PIPE(S) INSTALLED WITHIN THE AGGREGATE IS TO BE SUFFICIENT TO COLLECT SUB-SURFACED SEEPAGE THAT MAY OCCUR BEHIND RETAINING STRUCTURES. DRAINAGE WATER SHOULD BE DISPOSED OF DOWNSLOPE AND AWAY FROM THE PROPOSED DWELLING.

3.6.6 SOIL EROSION CONTROL
DURING CONSTRUCTION, ALL SURFACE FLOWS SHOULD BE INSTALLED AROUND ALL AREAS OF DISTURBED SOIL AND VEGETATION TO ENSURE THAT SOIL EROSION AND LOSSES DO NOT OCCUR AS A RESULT OF ANY SITE EXCAVATION WORKS. THESE ARE TO BE MAINTAINED UNTIL SITE VEGETATION COVER IS REPLACED OR A SIMILARLY NON-EROSIVE FINISH APPLIED.

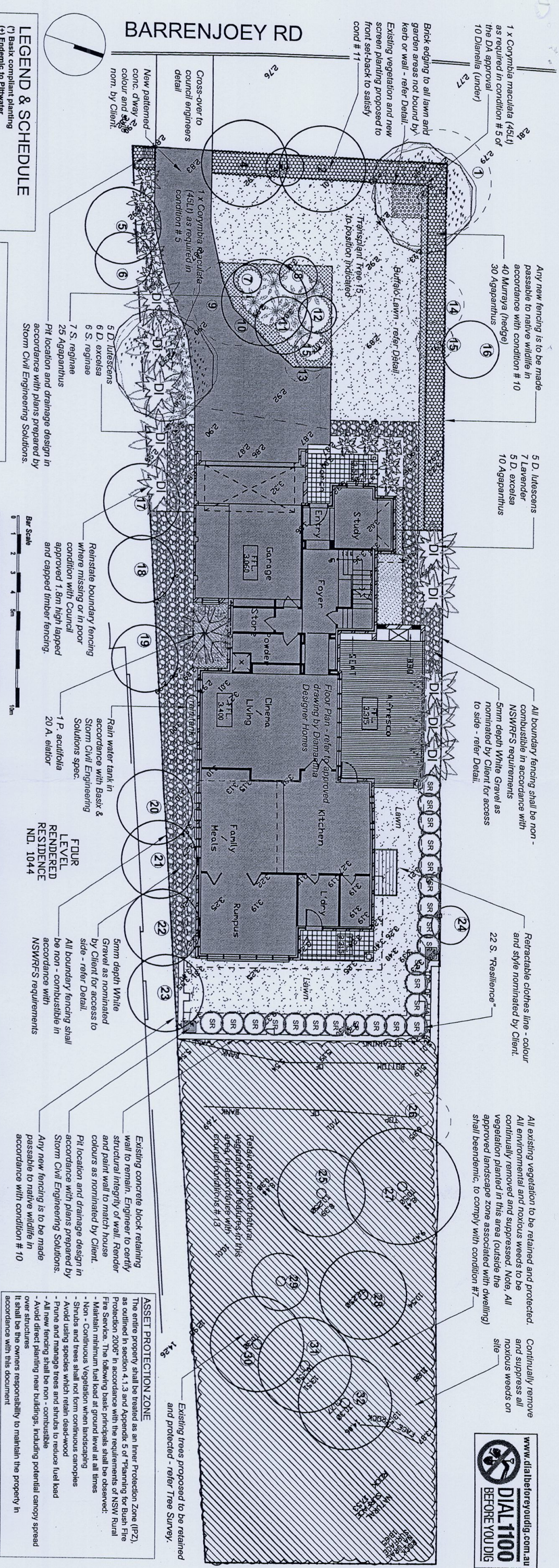
3.6.7 STORMWATER AND DRAINAGE
DURING CONSTRUCTION, ALL SURFACE FLOWS SHOULD BE DIVERTED DOWN SLOPE AND AWAY FROM EXCAVATIONS SO AS TO PREVENT WATER ACCUMULATING IN AREAS SURROUNDING RETAINING STRUCTURES OR FOOTINGS.

3.7 INSPECTION SCHEDULE
DUE TO ROCK-TYPE VARIABILITY IN THE UNDERLYING NEWPORT FORMATION, AND CONSIDERABLE ONSITE VARIABLE IN DEPTH TO BEDROCK, MARTENS AND ASSOCIATES RECOMMEND SUPERVISION BY A SUITABLY QUALIFIED GEOTECHNICAL OR STRUCTURAL ENGINEER AT THE ONSET OF ANY PILING. IT IS ALSO RECOMMENDED THAT AN INSPECTION OF FOUNDATIONS IS CONDUCTED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO BACKFILLING OR POURING OF CONCRETE.

3.8 REQUIRED WORKS PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE
ALL DESIGNS OF PROPOSED FOUNDATIONS, SUPPORTS, RETAINING WALLS AND DRAINAGE MEASURES SHOULD BE REFERRED TO A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER FOR REVIEW AND CERTIFICATION THAT PROPOSED STRUCTURES HAVE BEEN DESIGNED IN ACCORDANCE WITH COUNCIL'S (2009) GEOTECHNICAL RISK MANAGEMENT POLICY AND THE RECOMMENDATIONS GIVEN IN THIS REPORT.
WRITTEN CERTIFICATION OR DOCUMENTATION ACCEPTABLE TO COUNCIL SHOULD BE PROVIDED BY THE GEOTECHNICAL ENGINEER TO COUNCIL, CLEARLY DISPLAYING THAT PROPOSED SITE WORKS DESIGNS COMPLY WITH REQUIREMENTS.

BUSHFIRE PRONE AREAS - BCA 3.7.4	
PERFORMANCE REQUIREMENTS ARE SATISFIED FOR A CLASS 1 BUILDING LOCATED IN A DESIGNATED BUSHFIRE PRONE AREA AS CONSTRUCTED IN ACCORDANCE WITH AS3859. NSW VARIATION: (A) AS 3859 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS EXCLUDING SECTION 2 OF THAT STANDARD WILL BE REPLACED BY PLANNING FOR BUSHFIRE PROTECTION, APPENDIX 3 - SITE ASSESSMENT FOR BUSHFIRE ATTACK. (B) SUBCLAUSE (A) AS MODIFIED BY DEVELOPMENT CONSENT FOLLOWING CONSULTATION WITH NSW RURAL FIRE SERVICE UNDER SEC.79BA OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979. OR (C) SUBCLAUSE (A) AS MODIFIED FOR DEVELOPMENT CONSENT WITH BUSHFIRE AUTHORITY ISSUED UNDER SECTION 100B OF THE RURAL FIRE SERVICES ACT 1987.	
CONSTRUCTION OF CLASS 1 BUILDING AS PER ACCEPTABLE METHODS IN BCA CLAUSE 3.7.4.1 (FOR INFO ONLY)	
BUILDING COMPONENT	BUSH FIRE ATTACK CATEGORY
FLOORING SYSTEM	MEDIUM (A) CONCRETE SLAB ON GROUND (B) SUSPENDED CONCRETE FLOOR (C) FRAMED FLOOR WITH ALL JOISTS AND BEARERS ABOVE 600mm ABOVE GROUND (D) FRAMED FLOOR WHERE TIMBERS ARE LESS THAN 600mm ABOVE GROUND (E) ALL TIMBERS FIRE RETARDANT (F) SUB FLOOR SPACE FULLY ENCLOSED AS PER THE WALL ABOVE OR (G) FULLY ENCLOSED WITH NON COMBUSTIBLE MATERIAL OR 6mm THICK F.R. CEMENT SHEETS
SUPPORTING POSTS, PIERS STUMPS, POLES (EXCEPT WHERE ENCLOSED AS PER FLOORING SYSTEMS)	(A) NON COMBUSTIBLE MATERIAL (B) FIRE RETARDANT TREATED TIMBER TO 400mm ABOVE GROUND (C) TIMBER MOUNTED ON 75mm HIGH STIRRUPS
EXTERNAL WALLS	(A) MASONARY, CONCRETE OR EARTH WALL (B) FRAMED WALL WITH A FLAMMABILITY INDEX NO MORE THAN 5 (C) AN INSULATION MATERIAL OF THAT STANDARD (D) TIMBER LOGS WITH ALL JOINTS BETWEEN THE LOGS PLANED SEALED COMBUSTIBLE SHEET CLADDING IF CLADDING WITHIN 400mm OF GROUND IS COVERED BY NON COMBUSTIBLE SHEET MATERIAL
WINDOWS	THE OPENABLE PART OF A WINDOW MUST BE SCREENED WITH ALUMINIUM STEEL OR BRONZE CORROSION RESISTANT MESH WITH 1.8mm MAX. APERTURE SIZE
EXTERNAL DOORS	EXTERNAL DOORS MUST BE FITTED WITH (A) WEATHER STRIPS OR DRAUGHT EXCLUDERS TO PREVENT BUILD UP OF BURNING DEBRIS AND (B) TIGHT FITTING SCREEN DOORS WITH CORROSION RESISTANT MESH AS PER WINDOWS
VENTS & WEEPHOLES	VENTS & WEEPHOLES MUST BE PROTECTED BY SPARK GUARDS OF CORROSION RESISTANT 1.8mm MAX. MESH SIZE ALUMINIUM, STEEL OR BRONZE.
ROOF COVERINGS, EAVES & FASCIAS	(A) TIMBER SHAKES OR SHINGLES ARE NOT ALLOWED (B) ROOFING MUST BE METAL OR FIRE REINFORCED CEMENT (C) SEAL GAPS UNDER CORRUGATIONS AT WALL OR EAVES LINE BY (i) FULLY SARKING ROOF OR (ii) CORROSION RESISTANT MESH AS PER WEEPHOLES OR PROFITED METAL SHEET OR MINERAL WOOL (D) HIP AND RIDGE CAPPING MUST BE PERFORMED WITH NO GAPS OR GAPS SEALED AS PER (C) (E) ROOF JOINTS MUST BE SEALED BY: (i) FASCIA AND EAVES LINING OR (ii) SEALING TO U/SIDE OF ROOFING AT WALL LINE WITH NON COMBUSTIBLE MATERIAL (F) TILED ROOFS MUST BE FULLY SARKED (INCLUDING RIDGE) WITH SARKING DIRECTLY UNDER TILING BATTENS ALL SARKING MUST HAVE FLAMMABILITY INDEX LESS THAN 5
ROOF LIGHTS	(A) ROOFLIGHT PENETRATIONS AND SHAFTS MUST BE SEALED WITH NON COMBUSTIBLE SLEEVE AND LININGS (B) A ROOFLIGHT MAYBE OF METAL FRAMED THERMOPLASTIC PROVIDED THAT THE DIFFUSER AT CEILING LEVEL IS WIRED OR TOUGHENED GLASS IN A METAL FRAME (C) VENTS IN ROOFLIGHTS MUST HAVE A STEEL OR BRONZED MESH SCREENS WITH 1.8mm MAX. APERTURE SIZE
ROOF VENTILATORS	ALL COMPONENTS OF ROOF VENTILATORS, INCLUDING ROTARY VENTILATORS MUST BE OF NON COMBUSTIBLE MATERIALS AND VENTILATION OPENINGS MUST BE PROTECTED BY 1.8mm MAX. APERTURE SIZE NON CORROSIVE STEEL OR BRONZE SCREENS
GUTTERS & DOWNPIPES	MUST BE CONSTRUCTED OF NON COMBUSTIBLE MATERIALS INCLUDING MATERIALS OR DEVICES TO STOP LEAVES COLLECTING OR CLOGGING
VERANDAH & DECKS	SUPPORTING POSTS, COLUMNS AND PIERS AND EXTERNAL WALLS MUST COMPLY WITH PREVIOUS REQUIREMENTS AS PER THIS TABLE FOR ALL CATEGORIES. IF SHEETED OR TONGUE AND GROOVED SOLID FLOORING IS USED, THE FLOORING SYSTEM MUST COMPLY WITH PREVIOUS REQUIREMENTS FOR FLOORING SYSTEMS (A) SPACED TIMBER DECK FLOORING (i) GAPS IN DECK STRIPS MUST NOT BE LESS THAN 5mm (ii) THE PERIMETER OF THE DECK MUST NOT BE ENCLOSED (iii) THE DECK FLOORING MUST BE SEPERATED FROM MAIN BUILDING SO FIRE WILL NOT SPREAD

DIAMANTINA Designer Homes		AMENDMENTS:		PROJECT		DIAMANTINA		SCALE		PROPERTY		OWNER		JOB	
16/12/09 D.A. PLANS FOR SUBMISSION		16/12/09 D.A. PLANS FOR SUBMISSION		TWO STOREY BRICK VENEER RESIDENCE		DESIGNER HOMES PTY. LTD.		1:100, 1:200		1046 BARRENJOEY ROAD, PALM BEACH		Mr & Mrs SCHURGER		206	
10/05/10 C.C. PLANS FOR SUBMISSION		10/05/10 C.C. PLANS FOR SUBMISSION						06.08.09						ISSUE	
01/06/10 C.C. PLANS FOR SUBMISSION 2		01/06/10 C.C. PLANS FOR SUBMISSION 2						1 0 8 0 2 0 3						C	
								2 - 2							



LEGEND & SCHEDULE

(*) Bask compliant planting
(+) Endemic to Pitwater

Native Canopy Tree

Eucalyptus maculata (*) (+)
Spotted Gum (Endemic)

Pot size: 45L
Mature H x S: 15m x 5m
Qty Required: 2 (Required for CC)

Trees and Palms

Plumeria acutifolia
Frangipani (Exotic)

Pot size: 75L
Mature H x S: 3-4m x 3m
Qty Required: 1

Dyopsis lutescens
Golden Cane Palm (Native)

Pot size: 75L
Mature H x S: 5m x 3m
Qty Required: 10

Grassos / Groundcovers
Agapanthus orientalis
White African Lily (Native)

Pot size: 140mm
Mature H x S: 400mm x 400mm
Qty Required: 65

Aspidistra elatior
Cast Iron Plant (Exotic)

Pot size: 140mm
Mature H x S: 500mm x 500mm
Qty Required: 20

Dianella caerulea (+)
Blue Flag Lily (Endemic)

Pot size: 140mm
Mature H x S: 400mm x 400mm
Qty Required: 10

Feature Plants
Dorothy's excelsa
Gymea Lily (Native)

Pot size: 300mm
Mature H x S: 1m x 1m
Qty Required: 11

Streitzia reginae
Bird of Paradise (Exotic)

Pot size: 300mm
Mature H x S: 800-1.2m x 2.5m
Qty Required: 13

Shrubs

Syzygium "Resilience"
Lily Pilly ccs (Native)

Pot size: 300mm
Mature H x S: 2-3m x 2m
Qty Required: 22

Murraya paniculata
Orange Jessamine (Exotic)

Pot size: 300mm
Mature H x S: 1m x 1m
Qty Required: 40

Lavandula dentata
Italian Lavender (Exotic)

Pot size: 140mm
Mature H x S: 1m x 1m
Qty Required: 7

Other Landscape Items

Vegetation management zone for retention - All new planting in this area to be endemic, as per council condition # 7, and managed as IPZ as required by NSWFS

Specified turf to graded and drained open areas as indicated.

Stepping stones in 75mm Gravel as nominated by the Client - refer Detail

Retractable clothes line - style and colour nominated by the Client

Brick garden edging - refer Detail

Existing trees proposed to be retained and protected - refer Tree Survey

Existing trees proposed to be removed and replaced with new landscaping

Existing trees proposed to be transplanted

New location of existing trees transplanted

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Retaining wall details to engineers design. Elements such as drainage swales may be incorporated in garden bed areas (using non-flammable mulch) without compromising the capacity or form. REFER TO ENGINEERS PLANS PREPARED BY STORMCIVIL ENGINEERING SOLUTIONS FOR HYDRAULICS WORKS.

This plan has been prepared for DA approval only, not for construction.

This plan has been prepared with reference to Pitwater Councils Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector" web site one-drip rated native plants (acceptable for Bask Planting).

The Design & location of new letter boxes shall be in accordance with Australia Post's Requirements for Delivery of Mail to Residential Premises published Feb 97.

All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed.

Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, take to 1m forward of RL.

Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period.

D.A approved landscape plans are required to be constructed as approved to obtain occupancy certificate. Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.

TREE SURVEY

No#	Tree Species	Common Name	Approx Height	Approx Spread	Tree Cond.	Proposed Action
1	<i>Cyperus tenuis</i>	Bush Grass	5m	3.5m	F	Remove
2	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	F	Retain & Protect
3	<i>Plumeria acutifolia</i>	Frangipani	2m	1.5m	G	Retain & Protect
4	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
5	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
6	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
7	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
8	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
9	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
10	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
11	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
12	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
13	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
14	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
15	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
16	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
17	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
18	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
19	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
20	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
21	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
22	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
23	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
24	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
25	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
26	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
27	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
28	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
29	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
30	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
31	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect
32	<i>Syzygium omorocarpum</i>	Coccoloba	5m	2m	G	Retain & Protect

Tree Protection

In accordance with Pitwater Councils Tree Preservation Order, all existing native trees indicated on the plan, not approved for removal, shall be fenced, retained and protected in the proximity of the proposed works. Fencing shall be inspected and approved prior to works on site commencing.

Within the tree protection zone:

- No stockpiling
- No parking or vehicular movement
- No fill or excavation
- No compaction
- No waste, chemicals or toxic spillage

Accredited Certifier: Anthony Krilich

Issue C: Construction Certificate Issue

Accreditation APRIL 2010

Issue B: Minor amendments made to Client's request

NOV '09

Construction Certificate

BENCHMARK BUILDING CERTIFIERS

CC No: 10-027

AILA Associate

Landscaping Plan

PROPOSED RESIDENCE

1046 BARRENJOEY RD,

PALM BEACH

Client: Horst Schurger

Council: PITWATER

Scale: 1:200 @ A3

Date: October 2009

Drawing # LPDA 10 - 122 / 1 C

PO Box 416,

CREMORNE 2090

79 Archison Street,

CROWS NEST, NSW 2065

Phone: 9438 1744

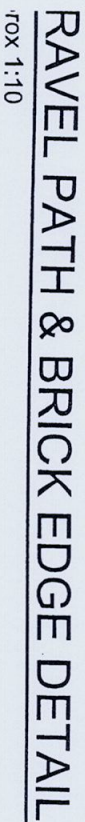
Fax: 9438 1766

enquiries@concept.net.au

Mob: 0413 861 351

the latest Syndry Water Irrigation regulators and times, and shall consist of the necessary components to ensure safe, efficient operation. Such components shall include a back-flow prevention valve and moisture sensor to prevent watering during wet periods. The irrigation shall be tested and approved upon completion, and monitored / maintained at 6 monthly periods.

Irrigation systems shall be installed in accordance to the latest Sydney Water Irrigation regulations and times, and shall consist of the necessary components to ensure safe, efficient operation. Such components shall include a back-flow prevention valve and moisture sensor to prevent watering during wet periods. The Irrigation shall be tested and approved upon completion, and monitored / maintained at 6 monthly periods.



After a landscape compliance certificate has been issued to the Principal Certifying Authority approving the correct installation of landscape construction works and Practical Completion, the maintenance period shall begin.

Consolidation & landscape maintenance shall mean the care and maintenance of the contracted landscape works using acceptable horticultural practices, ensuring that all plants and planting areas experience the optimum growing conditions and are in excellent appearance at all times, as well as the rectification of defects which have resulted from regular use.

The landscape maintenance period shall be a minimum of **3 months (weeks) or as required by Council**, or requested by client, from the certificate date, and shall include, but not be limited to the following maintenance works:

- Replacement of dead, damaged, stolen, unhealthy or diseased plants (at the reasonable discretion of client / landscape architect)
- Watering all garden areas as required by hand to ensure plant establishment without loss / irrigation maintenance (monitor soil moisture)
- Clearing litter and other debris from landscaped & lawn areas
- Monitoring for pests and disease & treat as required
- Fertilizing with approved fertilizer at rates applicable to plant species
- Adjusting stakes and ties / removing as tree mature
- Mowing lawn areas, watering, edging and weeding as required (Mowing a period of 18 days during summer, & 21 during winter)
- Topping up mulch areas and keeping beds free or weeds
- Making good areas of soil subsistence or erosion & repair problem
- Maintaining all hard and semi permeable areas including topping / raking gravel and decomposed granite areas, cleaning / weeding paving etc)

ISSUE B: Fencing Detail removed and
Gravel path Detail added **NOV '09**

PROPOSED RESIDENCE

1046 BARRENJOEY ROAD
PALM BEACH

Client: Horst Schurger
Council: PITTWATER
Ecode: 4.2000 00 A 2


 Concept
 Landscape Architects

PO Box 416, 79 Atchison Street,
CREMORNE 2090 CROWS NEST, NSW 2065

**79 Atchison Street,
CROWS NEST, NSW 2065**

TREE PRESERVATION NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PRIOR APPROVAL REQUIRED FROM COUNCIL WITH RESPECT TO POTENTIAL IMPACT ON TREES FOR ANY WORKS SHOWN ON THIS DRAWING PRIOR TO THE COMMENCEMENT OF THOSE WORKS.

NOTE
THIS DRAWING IS NOT TO BE USED FOR SETOUT PURPOSES - REFER TO ARCHITECTURAL DRAWINGS

NOTE
LOCATION OF SURFACE STORMWATER GRATED INLET PITS MAY BE VARIED OR NEW PITS INSTALLED AT THE CONSTRUCTION STAGE PROVIDED DESIGN INTENT OF THIS DRAWING IS MAINTAINED

100 DIA ROOF ONLY.
CHARGED LINE SEWER GRADE
UPVC SOLVENT WELDED.
NOTE CHARGED SYSTEM TO BE FULLY SEALED FROM TANK INLET TO ROOF GUTTER LEVEL.
ROOF GUTTER RL = 6.10 nom
TANK INLET RL = 5.05
DIFFERENTIAL HEAD = 1.05 m
SUFFICIENT TO DRIVE SYSTEM.

PIT P3
300 x 300
GRATE : 3.20 nom
INVERT : 2.95 nom

BENCHMARK BUILDING CERTIFIERS
Construction Certificate Approval
Date: 16/10/2009
CC No.: 10-027
Accredited Certifier: Anthony Krilich
Accreditation No.: 0216

PITTPATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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

DISCHARGE TO STREET
TABLE DRAIN TO COUNCIL
SPECIFICATION,
IL 274 TO BE CONFIRMED
PRIOR TO THE
COMMENCEMENT OF WORKS.

PIT P1
450 x 450
GRATE : 3.00 nom
INVERT : 2.80 nom

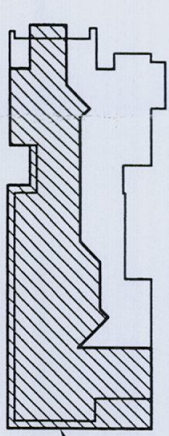
LOCALLY RAISE GROUND
LEVELS BY 100mm TO
PROVIDE SUFFICIENT
COVER OVER PIPE AS
REQUIRED.

BASIX RAINWATER/REUSE TANK
3750 litre MIN. ABOVE GROUND TANK FED BY 160mm MIN. ROOF AREA.
NOTE: ENSURE ROOF GUTTERS ARE AT LEAST 1.0m ABOVE TANK INLET LEVEL
TO PROVIDE SUFFICIENT HEAD TO DRIVE CHARGED SYSTEM.

POSSIBLE TANK : HIGHLAND AQUAPLATE 4000 litre SLIMLINE (S1880.4002)
(PH 1800 049 911)
DIMENSIONS : 2700 long x 880 wide x 1850 ht

FOR RE-USE AS SPECIFIED BY BASIX CERTIFICATE,
INSTALL TO MANUFACTURERS SPECIFICATIONS, AS 3500,
DEPT HEALTH AND COUNCIL'S REQUIREMENTS.
REFER TYPICAL DETAIL DRAWING D1.

TANK INVERT = RL 3.00 nom
TOP TANK = RL 5.05 nom

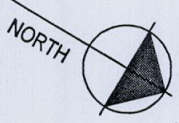
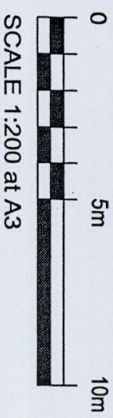


ROOF AREA TO RAINWATER TANK

SCALE 1:500 A3

STORMWATER MANAGEMENT PLAN

SCALE 1:200 A3



SCALE 1:200 at A3

ISS	DATE	AMENDMENT
A	17.11.2009	DA ISSUE

ARCHITECT/BUILDER	ARCH. REF : 09-03
DIAMANTINA HOMES	
CLIENT	MR & MRS SCHURGER
LGA	PITTPATER COUNCIL

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Engineering Solutions
Consulting Engineers
Civil & Environmental
Stormwater Management
69 Berey Road,
Mangrove Mountain, 2250
ph: (02) 43741360
mobile: 0424023047
mail@stormcivil.com.au

DWG TITLE	STORMWATER MANAGEMENT PLAN
PROJECT TITLE	PROPOSED SINGLE DWELLING DEVELOPMENT No 1046 BARRENJOEY ROAD, PALM BEACH

Storm Civil
APPROVED ON BEHALF OF
STORMCIVIL ENGINEERING
SOLUTIONS PTY LTD
Mark Taylor 17/11/09
MIE AusCEng NPER617333

JOB No	DWG No	No IN SET	ISSUE
105070	D2	2	A