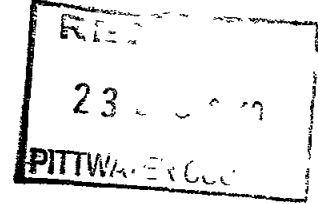


Address PO Box 770 GLADESVILLE
Sydney NSW 2111
Tel 02 9816 3733 / 0414 720 060
Fax 02 9816 3744
Email pr.consult@bigpond.com.au
Web www.paulrolfeconsulting.com.au

20 December 2010

Our ref CC10 11 1318

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



Dear Sir/Madam,

**Re 96 Hudson Parade Clareville
Construction Certificate No CC10 11 1318**

Development application No N0011/10,,

Paul Rolfe Consulting Pty Ltd has issued a Construction Certificate under Part 4A of the Environmental Planning and Assessment Act 1979 for the above premises

Please find enclosed the following documentation

- Construction Certificate No CC10 11 1318
- Copy of application for Construction Certificate
- Copy of the Builder's Home Owner's Warranty insurance details
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the Certificate
- Cheque for Council's registration fee

Should you need to discuss any issues, please do not hesitate to contact Paul Rolfe

Yours faithfully,

Paul A Rolfe
Accredited Certifier
Paul Rolfe Consulting Pty Ltd

R-294535

Address PO Box 770 CLADESVILLE
Sydney NSW 2111
Tel 02 9816 3733 / 0414 720 060
Fax 02 9816 3744
Email pr.consult@bigpond.com.au
Web www.paulrolfeconsulting.com.au

CONSTRUCTION CERTIFICATE CC10 11 1318 (RESIDENTIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C and 81A(5)

APPLICANT DETAILS

Applicant Sue Anderson
Address 27 Delecta Road Clareville NSW 2107
Contact Details Phone 0419 444 439 Fax

OWNER DETAILS

Name of person having benefit of the development consent Sue Anderson
Address 27 Delecta Road Clareville NSW 2107
Contact Details Phone 0419 444 439

RELEVANT CONSENTS

Consent Authority/Local Government Area Pittwater Council
Development Consent No N0011/10 Date issued 29/07/2010

PROPOSAL

Address of Development 96 Hudson Parade Clareville NSW 2107
Lot 39 DP 13291
Building Classification Class 1a
Scope of building works covered by this Notice Alterations and Additions to an Existing mixed use development
Value of Construction Certificate (Incl GST) \$110 000 00
Plans and Specifications approved Schedule 1
Fire Safety Schedule N/A
Exclusions
Critical stage inspections See attached Notice
Conditions (CIs 187 or 188 of EPA Regs 2000) Nil

CERTIFYING AUTHORITY

Certifying Authority Paul A Rolfe
Accreditation Body Building Professionals Board
Registration No BPB0347

I Paul A Rolfe as the certifying authority certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979

Dated this 20/12/2010



Paul A Rolfe
Accredited Certifier

NB Prior to the commencement of work S81A (2) (b) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied

Address

PO Box 770 GLADESVILLE
Svdney NSW 2111

Te

02 9816 3733 / 0414 720 060

Fax

02 9816 3744

Email

pr.consult@bigpond.com.au

Web

www.paulrolfeconsulting.com.au

SCHEDULE 1 APPROVED PLANS AND SPECIFICATIONS

1 Endorsed Architectural plans

| PREPARED BY | DOCUMENT | DRAWING NO | REV | DATE |
|-----------------------------------|--------------------------|------------|-----|-----------|
| Bruce Swalwell Architects Pty Ltd | Site Plan | DA01 | | 1/01/2010 |
| | Ground Floor Plan | DA02 | | 9/01/2010 |
| | First Floor Plan | DA03 | | 9/01/2010 |
| | Elevations S & E | DA04 | | 9/01/2010 |
| | N Elevation & Section AA | DA05 | | 9/01/2010 |
| | Basix DA Requirements | DA08 | | |

2 Endorsed Structural plans

| PREPARED BY | DOCUMENT | DRAWING NO | REV | DATE |
|--------------------------|------------------------------|---------------|-----|------------|
| Jack Hodgson Consultants | Structural Details | 26502 S1 | | 3/12/2010 |
| | Geotechnical risk management | Form 2 Part A | | 13/12/2010 |
| | Geotechnical risk management | Form 2 Part B | | 13/12/2010 |

3 Endorsed Other documents

| PREPARED BY | DOCUMENT | DRAWING NO | REV | DATE |
|----------------------------|-------------|------------|-----|-----------|
| Steve Davey and Associates | Survey Plan | | | 1/02/2002 |

25
PAUL ROLFE,CONSULTING PTY LTD
PO BOX 770 GLADESVILLE NSW 2111
T 02 9816 3733 F 02 9816 3744
M 0414 720 060 E pr.consult@bigpond.com
ABN 74 105 418 773

APPLICATION FOR A CONSTRUCTION CERTIFICATE

If you want to carry out some building work or subdivision work (such as building roads or a stormwater drainage system) you need a construction certificate before you can start work. You can use this form to apply for a construction certificate. To complete the form, please place a cross in the boxes ☐ and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information. You need to apply to a certifying authority (either your council or a private certifier).

1. Details of the Owner

| | | | | |
|------------------------------|--|------------------------------------|-----------------------------|--------------------------------|
| Mr <input type="checkbox"/> | Ms <input checked="" type="checkbox"/> | Mrs <input type="checkbox"/> | Dr <input type="checkbox"/> | Other <input type="checkbox"/> |
| First name SUE | | Family or Company name ANDERSON | | |
| Flat/street no 27 | | Street name DELECTA RD | | |
| Suburb or town CLAREVILLE | | State NSW | Postcode 2107 | |
| Daytime telephone | | Fax | Mobile 0419 444439 | |
| Email | | | | |

2. Identify the land

| | | | |
|------------------------------|--------------|------------------------------|--|
| Flat/street no 96 | | Street name HUDSON PARADE | |
| Suburb or town CLAREVILLE | | Postcode 2107 | |
| Lot no | Section | | |
| DP/MPS no | Volume/folio | | |

You can find the lot no, section, DP/MPS no and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

3. Estimated cost of the development

\$ 110 000 00 including GST

What type of work do you propose to carry out?

Building work ☒

Subdivision work ☐

Describe the work

ADDITION TO EXISTING HOUSE

For building work what is the class of the building under the Building Code of Australia?

This can be found on the development consent

Has development consent been granted for the development?

No ☐

Yes ☒

What is the development application no ?

N0611/10

What date was development consent granted?

29/7/2010

5. Information to be attached to the application

You need to provide material with your application that is relevant to the type of work you propose to do. Please indicate the material you have attached by placing a cross in the appropriate boxes.

boxes ☐

1 If you are going to carry out **building work**

☐ a copy of any compliance certificates on which you rely

☒ detailed plans of the building (3 copies)

The plans must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to

- show a plan of each floor section
- show each elevation of the building
- show the level of the lowest floor, the level of any yard or unbuilt area on that floor and the level of the ground
- indicate the fire safety and fire resistance measures (if any) and their height, design and construction

Where you propose to alter, add to or rebuild a building that is already on the land, or modify plans that have already been approved, please mark the general plan (by colour or otherwise) to show the change you propose to make.

☐ detailed specifications of the building (3 copies)

The specifications are to

- describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give details of any second hand materials to be used

Where you propose to modify specifications that have already been approved, please mark the approved specifications (by colour or otherwise) to show the modification.

☒ a plan of the existing building drawn to scale where the application involves building work to alter, enlarge or extend that building.

This plan will assist the certifying authority to assess whether the work will reduce the fire protection capacity of the building.

- ☐ where you propose to meet the performance requirements of the Building Code of Australia (BCA) by using an alternative solution to the deemed-to-satisfy provisions of the BCA
 - a list of the performance requirements you will meet by using the alternative solution
 - the details of the assessment methods you will use to meet those performance requirements
 - a copy of any compliance certificates on which you rely
- ☐ evidence of any accredited component process or design on which you seek to rely
Components processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000
- ☐ details of the fire safety measures unless you are building a single dwelling or a non-habitable building or structure (such as a private garage carport shed fence antenna wall or swimming pool) These details are to include
 - a list of any fire safety measures you propose to include in the building or on the land
 - if you propose to alter add to or rebuild a building that is already on the land a list of the fire safety measures that are currently used in the building or on the land*The lists must describe the extent capability and the basis of design of each measure*
- ☐ the attached schedule completed for the development
The information in the schedule will be used by the Australian Bureau of Statistics to report each quarter on the building activity that occurs in the economy Building statistics allow governments and businesses to accurately identify main areas of population growth and demand for products and services

You may also need to pay a long service levy under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by instalments the first instalment of the levy) before the certifying authority can issue a certificate to you

- 3 If you are going to **change the use of a building** or the classification of a building under the Building Code of Australia and you are doing building work (unless the building will now be used as a single dwelling or a non habitable building or structure (such as a private garage carport shed fence antenna wall or swimming pool))
- ☐ a list of any fire safety measures you propose to include in the building or on the land
 - ☐ if you propose to alter add to or rebuild a building that is already on the land a list of the fire safety measures that are currently used in the building or on the land
 - ☐ details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia

The lists of fire safety measures must describe the extent capability and the basis of design of each measure



The Person(s) who has the benefit of the consent must sign the application

Evidence of Owner's consent must also be attached if the Applicant is not the Owner

Signature

[Handwritten signature]

Name

Sue Anderson

In what capacity are you signing if you are not the Owner?

Date

11/11/10

7. Privacy policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact the council if the information you have provided in your application is incorrect or changes.

Schedule to application for a construction certificate

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

All new buildings

Please complete the following

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

| |
|-------------------|
| 2 |
| 65m ² |
| 792m ² |

Residential buildings only

Please complete the following details on residential structures

- 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?
(NB dual occupancy = two dwellings on the same site)

| |
|--|
| |
| |
| |

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☒ No ☐

Materials – residential buildings

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

| Walls | Code | Roof | Code | Floor | Code | Frame | Code |
|-------------------|--|-------------------|--|-------------------|--|---------------|--|
| Brick (double) | <input type="checkbox"/> 11 | Tiles | <input type="checkbox"/> 10 | Concrete or slate | <input checked="" type="checkbox"/> 20 | Timber | <input checked="" type="checkbox"/> 40 |
| Brick (veneer) | <input type="checkbox"/> 12 | Concrete or slate | <input type="checkbox"/> 20 | Timber | <input checked="" type="checkbox"/> 40 | Steel | <input type="checkbox"/> 60 |
| Concrete or stone | <input type="checkbox"/> 20 | Fibre cement | <input type="checkbox"/> 30 | Other | <input type="checkbox"/> 80 | Aluminium | <input type="checkbox"/> 70 |
| Fibre cement | <input checked="" type="checkbox"/> 30 | Steel | <input checked="" type="checkbox"/> 60 | Not specified | <input type="checkbox"/> 90 | Other | <input type="checkbox"/> 80 |
| Timber | <input checked="" type="checkbox"/> 40 | Aluminium | <input type="checkbox"/> 70 | | | Not specified | <input type="checkbox"/> 90 |
| Curtain glass | <input type="checkbox"/> 50 | Other | <input type="checkbox"/> 80 | | | | |
| Steel | <input type="checkbox"/> 60 | Not specified | <input type="checkbox"/> 90 | | | | |
| Aluminium | <input type="checkbox"/> 70 | | | | | | |
| Other | <input type="checkbox"/> 80 | | | | | | |
| Not specified | <input type="checkbox"/> 90 | | | | | | |

M K A CONSTRUCTIONS PTY LTD

PO BOX 451 Balgowlah 2093
Mobile 0411 751 304 Fax 9012 0710
matt@mkaconstructions.com.au
www.mkaconstructions.com.au
ABN number 41 090 911 925
BUILDER Licence Number 112879C
Accredited green living builder
MBA member number 1846688
Date 10/12/2010

DA N0011/10
96 Hudson Rd Clareville

To Whom It May Concern,

Below is information regarding DA consent for the above project DA N0011/10

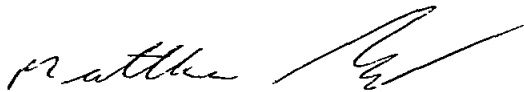
Condition B3

There will be 2 native canopy trees planted in accordance with council guide lines and DA Consent The 2 new species will be Blueberry Ash (*Elaeocarpus reticulatus*) and NSW Christmas Bush (*Ceratopetalum gummiferum*) The position of the new plantings for both new trees will be directly to the rear of the addition to the existing dwelling Please note, presently the owner has heavily planted this site with native vegetation, not only native to Australia but specifically native to the north beaches of Sydney

Condition B17

Materials and colour schemes will be to match the existing materials and colours of the existing dwelling, it will not be necessary to submit samples as this can easily be checked on final inspection

Yours Sincerely



Matthew Anderson

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

Development Application for _____
Name of Applicant
Address of site 96 HUDSON PARADE, CLAREVILLE

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

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

on this the 13TH DECEMBER 2010
(date)

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

Please mark appropriate box

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

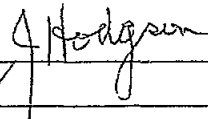
Geotechnical Report Details

Report Title RISK ANALYSIS AND MANAGEMENT FOR PROPOSED ADDITION AT 96 HUDSON PARADE CLAREVILLE (27 DELECTA AVE) VU 26502
Report Date 21ST SEPTEMBER 2009
Author BEN WHITE
Author's Company/Organisation JACK HODGSON CONSULTANTS PTY LTD

Structural Documents list

JACK HODGSON CONSULTANTS DRAWING NO 26502 S1

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

Signature 
Name JACK HODGSON
Chartered Professional Status M'Eng Sc F I E Aust
Membership No 149788
Company JACK HODGSON CONSULTANTS

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

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

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

on this the 13TH DECEMBER 2010
(date)

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

Please mark appropriate box

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

Geotechnical Report Details

Report Title RISK ANALYSIS AND MANAGEMENT FOR PROPOSED ADDITION AT 96 HUDSON PARADE CLAREVILLE (27 DELECTA AVE) VU 26502

Report Date 21ST SEPTEMBER 2009

Author BEN WHITE

Documentation which relates to or is relied upon in report preparation

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

JACK HODGSON

(name)

J. Hodgson
(signature)

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

Signature

Name Jack Hodgson

Chartered Professional Status M Eng Sc F I E Aust

Membership No 149788

Company Jack Hodgson Consultants Pty Ltd

A

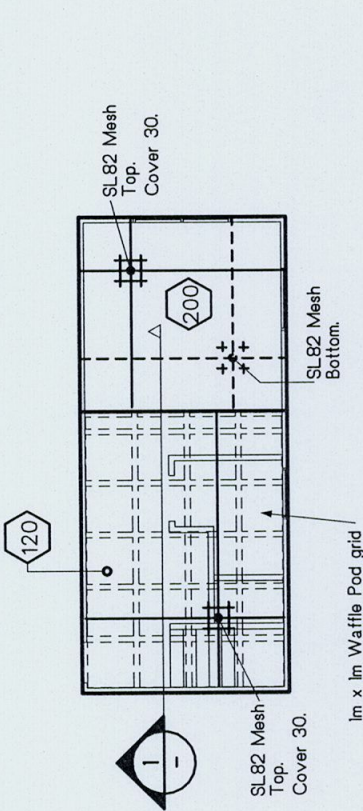
B

C

D

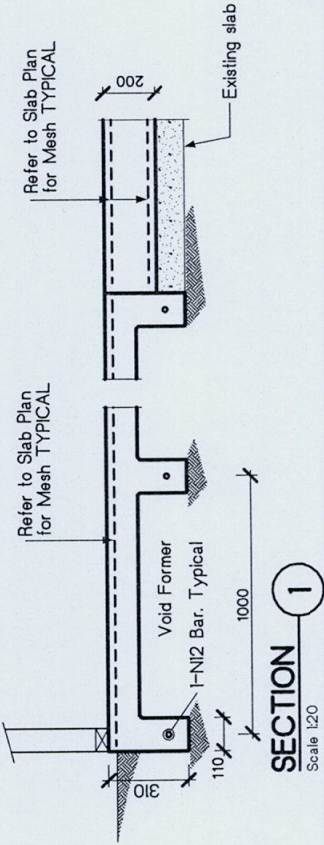
E

F



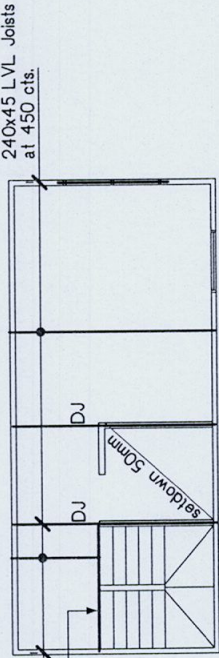
GROUND FLOOR SLAB PLAN

Scale 1:100



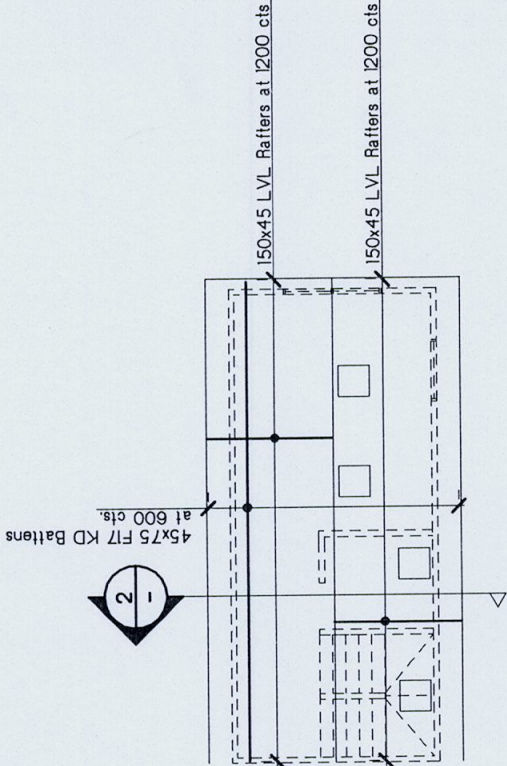
SECTION 1

Scale 1:20



FIRST FLOOR MARKING PLAN

Scale 1:100



ROOF MARKING PLAN

Scale 1:100

CONCRETE & BLOCK NOTES

- All concrete work to be in accordance with AS 3600.
- F_c Refer to table.
- Maximum aggregate size = 20 for footings, slabs & beams.
= 10 for block filling.
- Slump = 80.
- All concrete, including block filling, to be vibrated.
- Slabs to be kept damp for at least 14 days after placing.
- All blockwork to be in accordance with SAA Masonry Code AS 3700.
- All cavities of block work to be thoroughly cleaned out, using knock out blocks or other suitable means, before filling with grout or concrete.
- 200 & 300 blocks to be hollow retaining wall blocks with a characteristic strength of 15 MPa.
- Reinforcing Steel to comply with AS/NZS 4671:2001, and to be D500N unless noted otherwise. (where 500 = strength grade in megapascals & N = Normal ductility class).
- Steel Reinforcement to be cut & bent in accordance with AS 3600.
- Bar Chairs to be no more than 800mm centre to centre spacings.
- Reinforcement to be tied at every other intersection minimum.
- Metal roofing being used as formwork (not Bondeck or similar). Depth of Slab must be taken from the Top of the Roof Rib. Specified bottom cover must be taken from the Top of the Roof Rib. Roofing Rib or be protected by an approved curing membrane. Roofing Vapour Membrane to be 200 Microns thick.
- U.V. Resistant and to be in accordance with AS 2870-1996. Acceptable manufacturers and approval of steel reinforcement must hold a valid certificate of approval issued by the Australian Certification Authority for Reinforcing Steel Ltd (ACRS), or to an equivalent certification system as may be approved in writing by the specifier. Evidence of compliance with this clause must be obtained when the contract bids are received.

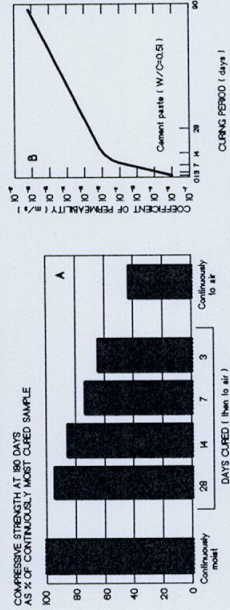
TIMBER NOTES :

- All work (including bracing, wind bracing & tie downs) shall be carried out in accordance with AS 3660.1, AS 1684.2, AS 1720.1 and the specification.
- Refer to the Architects Drawings and the specification for all timber sizes not shown on these drawings.
- All timber shall be free of Gum veins, pockets, knots holes or splits within 255mm of any connection.
- Refer to specification for preservatives and finishes to timbers.
- All bolts, nuts, washers and timber connectors shall be hot dip galvanised unless noted otherwise.
- All F5 timber shown are nominal sizes only.

| Element | Cover (mm) | Protected | Exposed | F _c at 28 days |
|----------------|-----------------|-----------|---------|---------------------------|
| Piers | 65 | | | 25 MPa |
| Footings | 50 | | | 25 MPa |
| Block Filling | refer to detail | | | 25 MPa |
| Slab on Ground | | | | 32 MPa 32 MPa |
| – Top | 30 | 45 | | |
| – Bottom | | | | |
| Beams | 50 | 50 | 40 MPa | 40 MPa |
| Columns | 30 | 45 | 40 MPa | 40 MPa |
| Slabs | 30 | 45 | 40 MPa | 40 MPa |
| Walls | 30 | 45 | 40 MPa | 40 MPa |

The minimum clear cover is to reinforcement ties and stirrups.

IMPORTANCE OF CURING CONCRETE



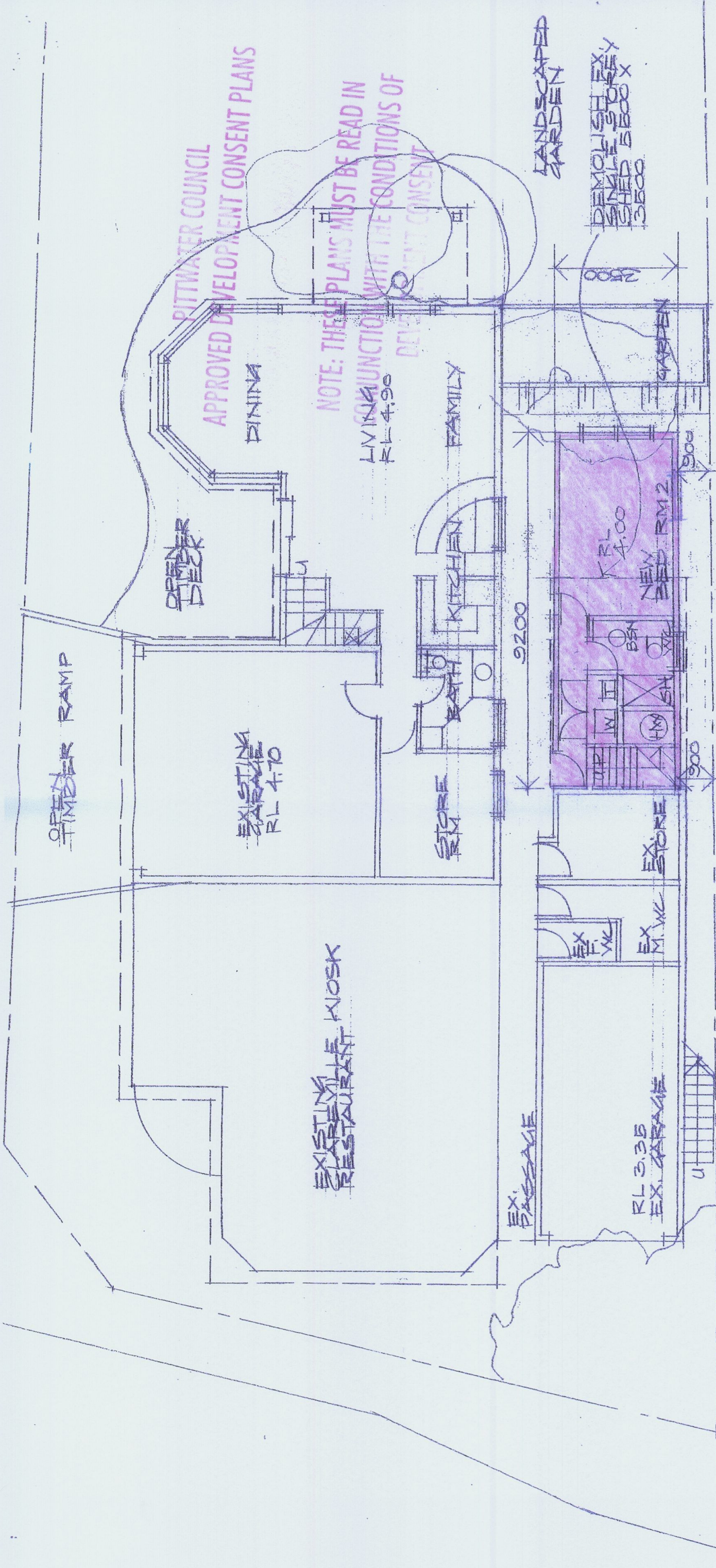
| | |
|--|--|
| ENDORSED PLANS THESE PLANS HAVE BEEN REFERRED TO IN THE CONSENT DATED: 20 DEC 2010 | APPLICATION NO: CC40.11.1318 |
| | SIGNED: BPB 6347 PAUL ROLFE, ACCREDITED CERTIFIER |

96 Hudson Parade Clareville

Development Application Dra
Residential Alterations and Additions
January, 2010

Bruce Swalwell Architects Pty Ltd
PO Box 4219 Castlecrag 2068
bruceswalwell@hotmail.com
0408 241 421

PROJECT: 96 HUDSON PARADE, CLAREVILLE
CLIENT: MRS S. ANDERSON



PITWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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

LANDSCAPE GARDEN

DEMOLISH EXISTING
SHED 5500 X 3500

OFFICE
ENDORSED PLANS

THESE PLANS HAVE BEEN REFERRED TO IN
THE CONSENT DATED 20 DEC 2010

CC10.11.1318

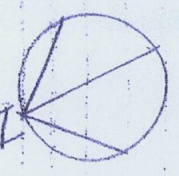
APPLICATION NO.

SIGNED: PAUL ROLFE, ACCREDITED SURVEYOR

STAMP
REVISED

DA
02

96 HUDSON PARADE CLAREVILLE
PROPOSED ALTERATIONS & ADDITIONS
1:100 SCALE 15 SEPTEMBER 2009
BRUCE SWALWELL ARCHITECTS PTY LTD



GROUND FLOOR PLAN

98 HUDSON PARADE
DA No 239/09
PROPOSED
NEW DWELLING

FAMILY

LIVE/DINE

COURT
YARD

RL 3.35
EX. GARAGE

EX. PASSAGE

STORE

BATH

KITCHEN

FAMILY

EXISTING
SHED
RL 4.10

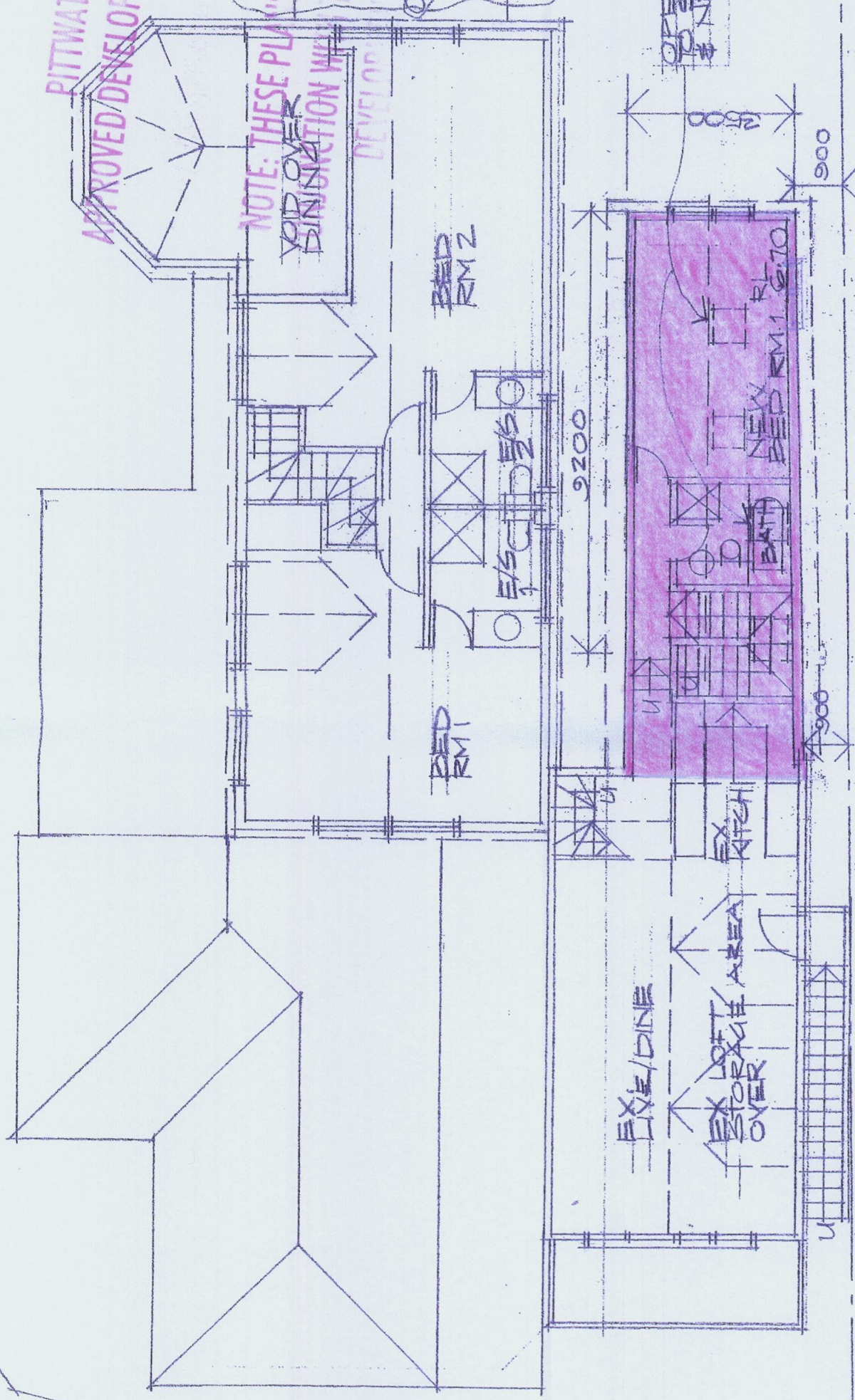
OPEN
DECK

OPEN RAMP

PITTSBURGH COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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

OPERABLE SKYLIGHTS
ON STAIRS RM1 & NEW BED RM1



EXTEND EXISTING
STAIRWAY

98 HUDSON PDE
DA NO 220/00
PROPOSED
NEW DWELLING

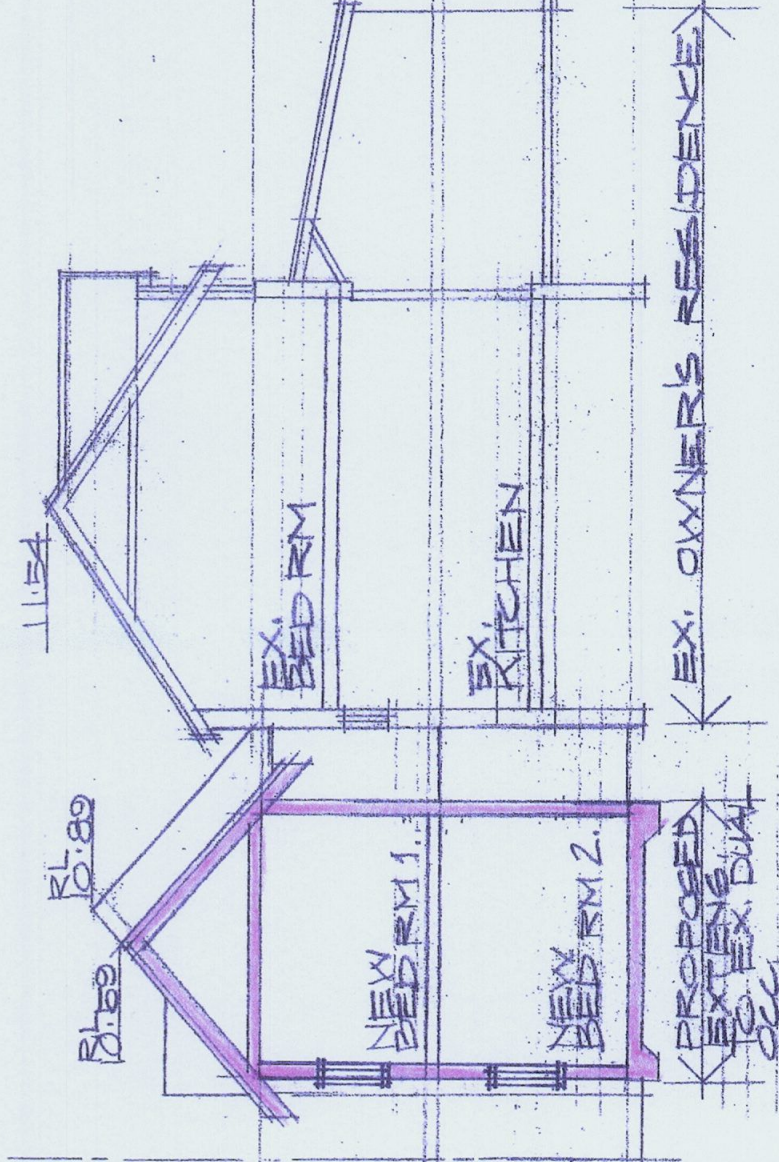
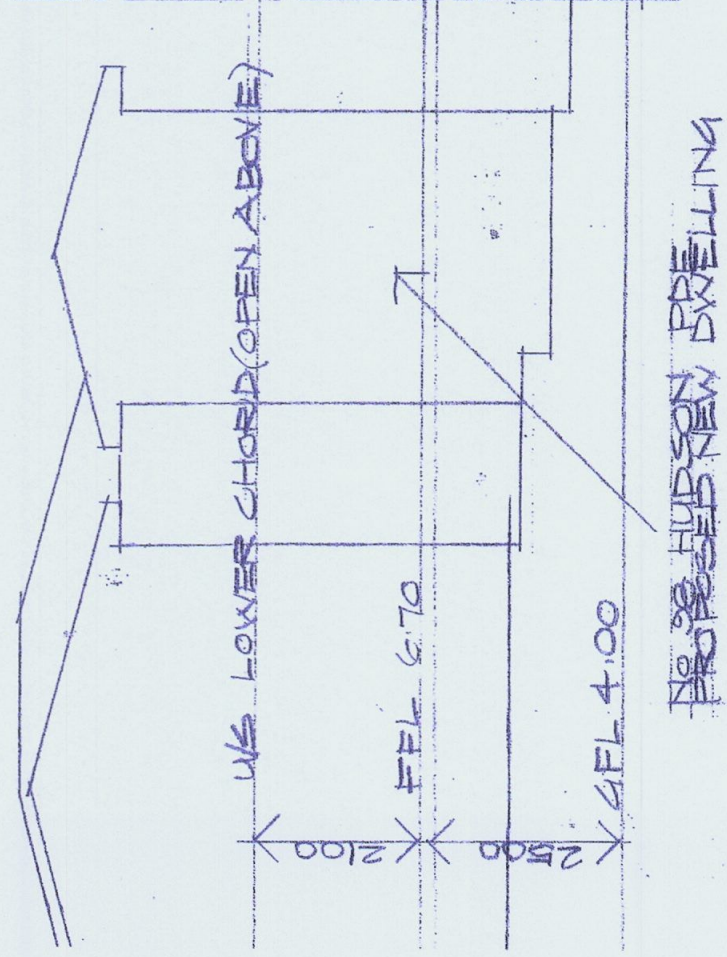
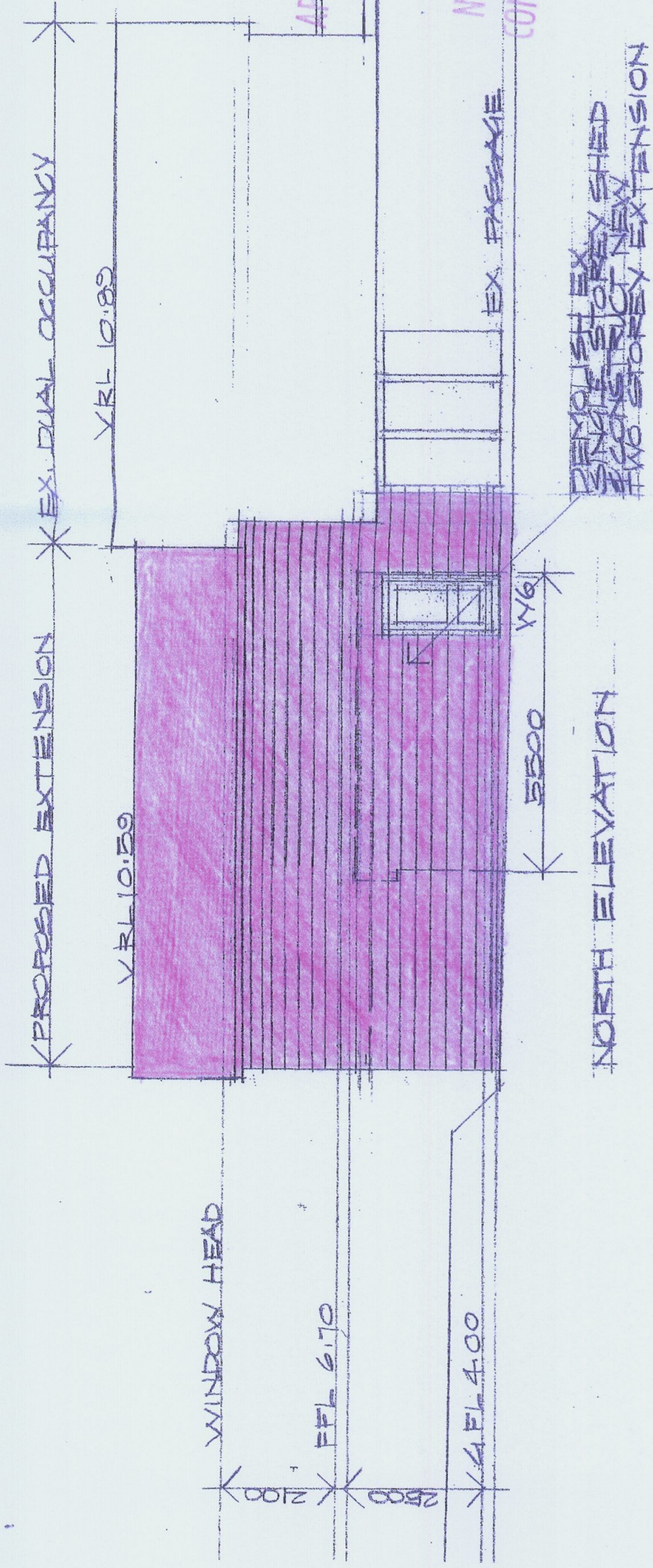
MASTER BED VOID

FIRST FLOOR PLAN

APPROVED PLANS
RECEIVED
20 DEC 2010
CONSENT DATED: 20 DEC 2010
APPLICATION NO: 0010.11.1318
SIGNED: PAUL ROLFE, ACCREDITED CERTIFIER

STAMPS
APPROVED
BA

98 HUDSON PARADE CLAREVILLE
PROPOSED ALTERATIONS & ADDITIONS
1:100 SCALE 15 SEPTEMBER 2009
BRUCE SWALWELL ARCHITECTS PTY LTD



ENDORSED PLANS

THESE PLANS HAVE BEEN REFERRED TO IN THE CONSENT DATED 20 DEC 2010

APPLICATION NO: CC10.11.1378

SIGNED: PAUL ROLFE, ACCREDITED CERTIFIER

SECTION AA

N. ELEVATION AA

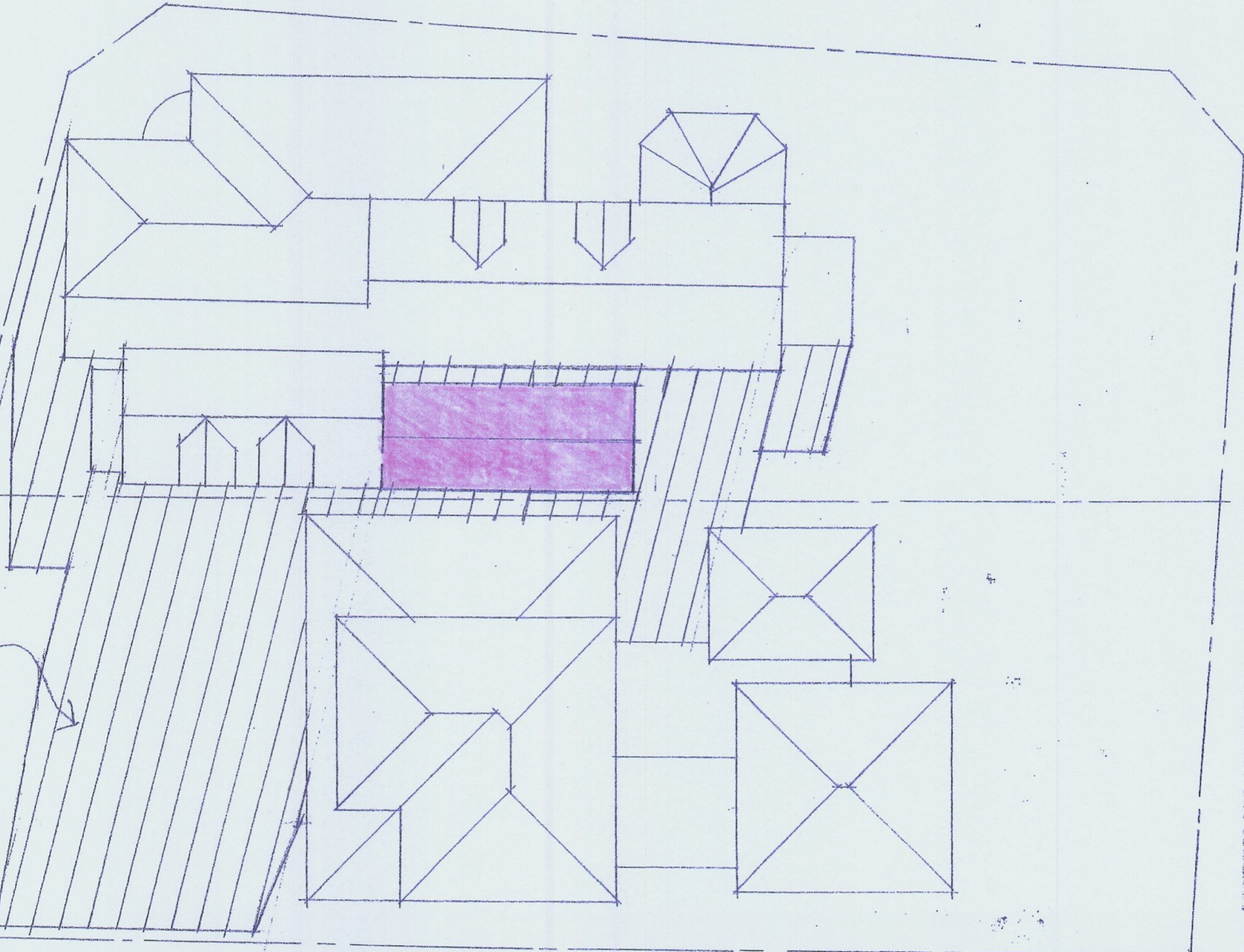
96 HUDSON PARADE CLAREVILLE
PROPOSED ALTERATIONS & ADDITIONS
1:100 SCALE 15 SEPTEMBER 2009
BRUCE SWATWELL ARCHITECTS PTY LTD

STANLEY
REVISED

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05

9AM SHADOW

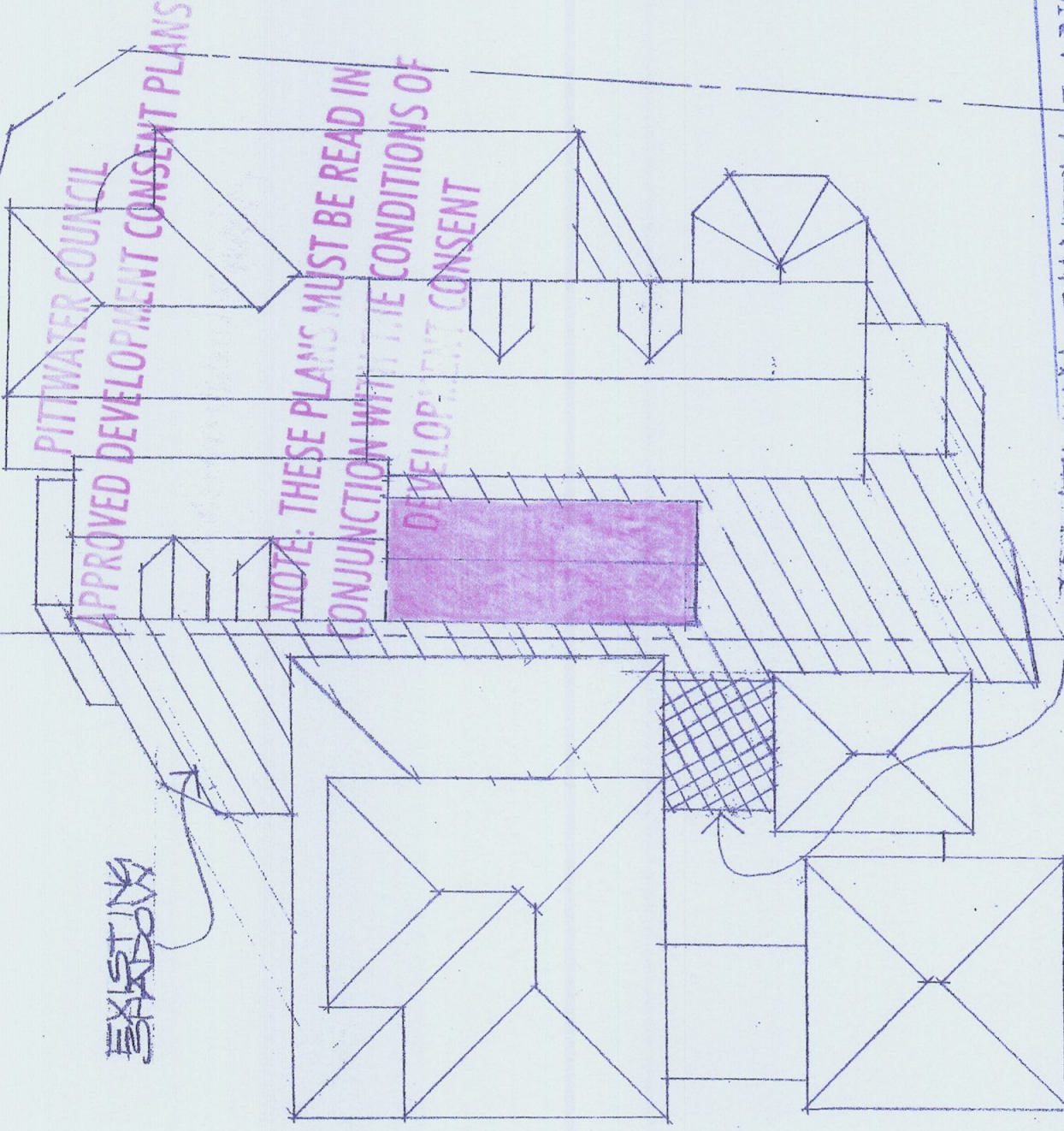
EXISTING SHADOW



SHADOW DIAGRAMS
WINTER SOLSTICE

12 NOON SHADOW

EXISTING SHADOW



PITTSBURGH COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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

ADDITIONAL SHADOW PLANS
FROM PROPOSED
EXTENSION

THESE PLANS HAVE BEEN REFERRED TO IN
THE CONSENT DATED:

20 DEC 2010

APPLICATION NO: CC10.11.1318

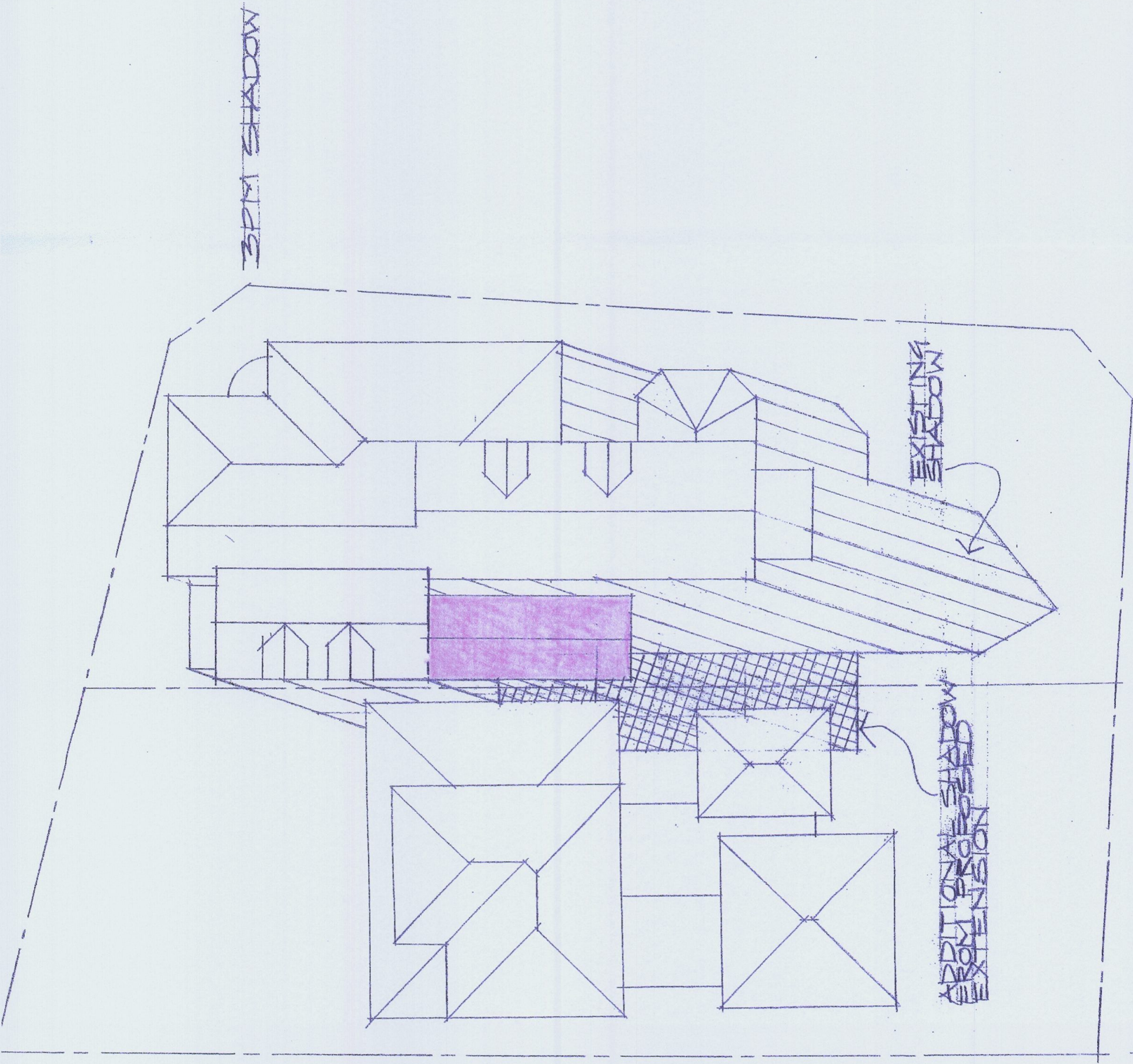
SIGNED:

PAUL ROLFE, ACCREDITED CERTIFIER

9 JAN 10
REVISER

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06

96 HUDSON PARADE CLAREVILLE
PROPOSED ALTERATIONS & ADDITIONS
1:200 SCALE 19 OCTOBER 2009
BRUCE SWANWELL ARCHITECTS PTY LTD



SHADOW DIAGRAMS
WINTER SOLSTICE

96 HUDSON PARADE CLAREVILLE
PROPOSED ALTERATIONS & ADDITIONS
1:200 SCALE 19 OCTOBER, 2009
BRUCE SWALWELL ARCHITECTS PTY LTD

REVISION

DA
09

BASIX DA REQUIREMENTS

Hot water

The applicant must install the following hot water system in the development: gas storage.



Construction

Show on
DA Plans

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.



| Construction | Additional insulation required (R-value) | Other specifications |
|---|--|-----------------------------------|
| concrete slab on ground floor. | nil | |
| external wall: framed (weatherboard, fibro, metal clad) | R1.30 (or R1.70 including construction) | |
| external wall: framed (weatherboard, fibro, metal clad) | R1.30 (or R1.70 including construction) | |
| external wall: framed (weatherboard, fibro, metal clad) | R1.30 (or R1.70 including construction) | |
| external wall: framed (weatherboard, fibro, metal clad) | R1.30 (or R1.70 including construction) | |
| internal wall shared with garage: plasterboard (R0.36) | nil | |
| raked ceiling, pitched/skillion roof: framed | ceiling: R0.50 (up), roof: foil backed blanket (75 mm) | light (solar absorptance < 0.475) |

Glazing requirements

Show on
DA Plans

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.



The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.



For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.



Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

Pergolas with fixed battens must have 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.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.



Windows and glazed doors glazing requirements

| Window / door no. | Orientation | Area of glass inc. frame (m2) | Overshadowing | | Shading device | Frame and glass type |
|-------------------|-------------|-------------------------------|---------------|--------------|---|--|
| | | | Height (m) | Distance (m) | | |
| W1 | S | 1 | 6 | 2 | eave/verandah/pergola/balcony >=900 mm | timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49) |
| W2 | S | 2 | 6 | 2 | projection/height above sill ratio >=0.36 | timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49) |
| W3 | S | 2 | 6 | 2 | projection/height above sill ratio >=0.43 | timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49) |
| W4 | E | 2 | 8 | 3 | projection/height above sill ratio >=0.43 | timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49) |
| W5 | E | 2 | 8 | 3 | projection/height above sill ratio >=0.43 | timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49) |
| W6 | N | 2 | 6 | 1.2 | projection/height above sill ratio >=0.43 | timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49) |

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.



The following requirements must also be satisfied in relation to each skylight:

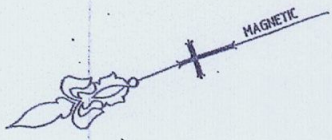
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.

Skylights glazing requirements

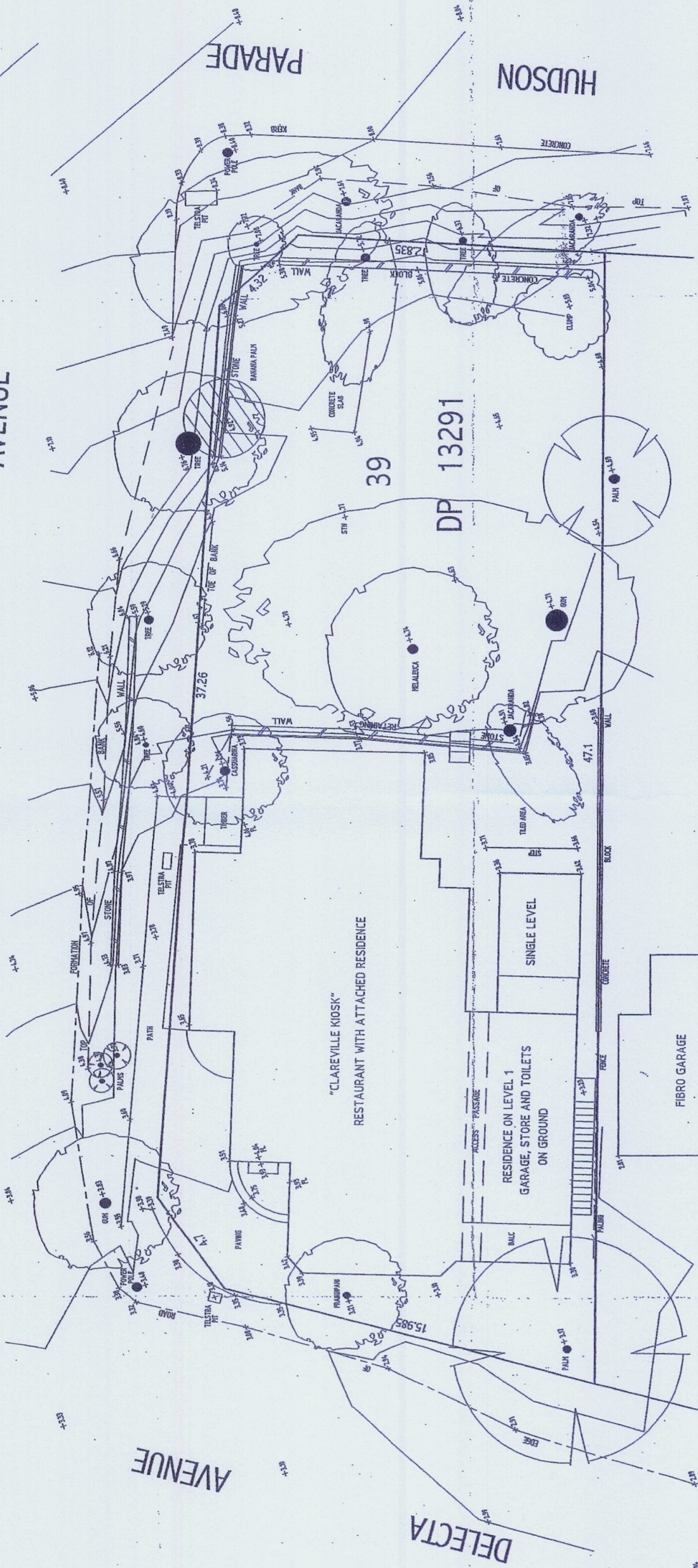
| Skylight number | Area of glazing inc. frame (m2) | Shading device | Frame and glass type |
|-----------------|---------------------------------|-------------------------------------|--|
| S1 | 0.5 | external adjustable awning or blind | aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808) |
| S2 | 0.5 | external adjustable awning or blind | aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808) |
| S3 | 0.75 | external adjustable awning or blind | aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808) |
| S4 | 0.75 | external adjustable awning or blind | aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808) |

06 HUDSON PARADE CLAREMONT
PROPOSED ALTERATIONS & ADDITIONS
11 JANUARY 2010
BRUCE SKALWELL ARCHITECTS
SIGNED: PAUL GLENN
ACCREDITED CERTIFIER
APPLICATION NO: C/10-11-1316
THESE PLANS HAVE BEEN
CONSIDERED AND
APPROVED FOR BASIX
DA PLANS



DELECTA AVENUE

AVENUE



PROJECT : 96 HUDSON PARADE, CLAREVILLE.

CLIENT : MRS S. ANDERSON

SCALE 1 : 100
DATE FEBRUARY 2002.
LEVEL DATUM AHD

PLAN SHOWING DETAILS AND LEVELS
OVER LOT 39 IN DP 13291 AT CLAREVILLE
IN THE LGA OF PITTTWATER

STEVE DAVEY AND ASSOCIATES
LAND AND ENGINEERING SURVEYORS
15/30 MACPHERSON STREET, WARRIEWOOD 2102.
TEL 9979 8123 Mob 0416 183 071 Email SDavey@bigpond.com

DWG

DELECTA AVENUE

EXISTING RESIDENCE
ATTACHED TO RESTAURANT

EXISTING KIOSK
RESTAURANT

DELECTA AVENUE

EXISTING
DUAL OCCUPANCY
RESIDENCE,
PART 2 & 1
STOREYS

DEMOLISH EXISTING
SINGLE STOREY OF
DUAL OCCUPANCY &
EXTENSION TWO STOREY
8300 LONG X 3500 WIDE

No 98
HUDSON PARADE
PROPOSED
NEW DWELLING
PA No
230/09

37.26

RL 10.89

RL 11.540

RL 7.525

RL 6.40

47.1

WATWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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

SYDNEY WATER
APPROVED

1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainor.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3509 and the NSW Code of Practice.
5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
6. Property No. 3424312

Reece, Mona Vale
Quick Check Agent on behalf of
SYDNEY WATER

ENDORSED PLANS

THE PLANS HAVE BEEN RECEIVED FOR
CONSENT DATED: 20 DEC 2010

APPLICATION NO. CC10.11.1318

SIGNED:
PAUL ROLFE, ACCREDITED CHECKER

SITE PLAN

Per: REECE

96 HUDSON PARADE CLAREVILLE

PROPOSED ALTERATIONS & ADDITIONS

1:200 SCALE 15 SEPTEMBER 2009

BRUCE SWALWELL ARCHITECTS PTY LTD



DA
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19 JAN 10
REVISED