SS Certifications
Eddanne P/L T/as
ABN: 34 024 311 884

Telephone: 02 9676 2370
Facsimile: 02 9676 2594
PO Box 2
Doonside NSW 2767

Construction Certificate

CONSTRUCTION CERTIFICATE NUMBER **12/5810**

Issued in accordance with the Environmental Planning & Assessment Act 1979 - Sections 109C (1) (b), 81A (2) (a) & 81A (5) and the Environmental Planning & Assessment Regulation 2000 - Regulations 139, 142, 145, 146 & 147

COUNCIL **Pittwater Council**

APPLICANT

Name	David & Christa Sparks
Address	P.O. Box 129, Mona Vale NSW 1660
Contact no (telephone/fax)	9999 4154 / 0419 994 154

OWNER

Name	David & Christa Sparks
Address	P.O. Box 129, Mona Vale NSW 1660

SUBJECT LAND

Address	17 York Terrace Bilgola Plateau
	Lot 219 DP 16327

RECEIVED
05 APR 2013
PITTWATER COUNCIL

$36 REC: 339130 5/4/13

DESCRIPTION OF DEVELOPMENT

Type of Work	Building Work
Description	Alterations & Additions to the existing dwelling

COUNCIL'S D/A CONSENT

Development Consent No	N0369/11
D.A Approval Date	15/11/2011

BUILDING CODE OF AUSTRALIA

BUILDING CLASSIFICATION 1a

BUILDER or OWNER/BUILDER

Name	Tony Atley
Contractor Licence No. or Owner Builder Permit No.	123026C

$ VALUE OF WORK

Alterations & Additions	$95,000.00

DATE C.C. APPLICATION RECEIVED

Date Received	28/02/2012

DETERMINATION

Decision	Approved
Date of Decision	25/09/2012

ATTACHMENTS

Plans prepared by	J.D. Evans & Company Pty Ltd

PLANS AND SPECIFICATIONS APPROVED/REFUSED

List plan no(s) and specifications

Plans prepared by J.D. Evans & Company Pty Ltd 1427-1 to 8

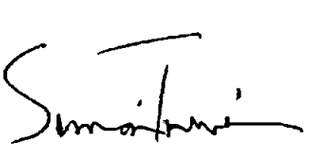
RIGHT OF APPEAL under S109K where the Certifying Authority is a Council an applicant may appeal to the Land and Environment Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.

CERTIFICATION

work completed in accordance with documentation accompanying the application for this construction certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 – Regulation 147 as are referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979

CERTIFYING AUTHORITY

Name of Certifying Authority	SS Certifications
Name of Accredited Certifier	Simon Trives
Accreditation No:	BPB 0414
Accreditation Body:	Building Professionals Board
Contact No:	(02) 9676 2370
Address:	Post Office Box 2, Doonside NSW 2767.



SIGNED

DATED **25/09/2012**

INFORMATION ON REQUIRED INSPECTIONS

Please find your Construction Certificate 12/5810 enclosed for:

17 York Terrace Bilgola Plateau

We are required to carry out the following critical stage inspections:

- Piers/Footings/Steel
- Frame
- Stormwater
- Final

INSPECTIONS ARE TO BE BOOKED 48HOURS IN ADVANCE
CALL 02 9676 2370
MONDAY – FRIDAY
8.30AM – 4PM

PLEASE NOTE ALL RE-INSPECTIONS INCUR A FEE OF $220.00

To check the status of your job or for technical queries please contact our office on
02 9676 2370
Monday – Friday
8.30am – 4pm

Eddanne Pty ltd T/as

SS Certifications

ABN: 34 024 311 884

P O Box 2 DOONSIDE NSW 2767

Ph: 02 9676 2370

Fax: 02 9676 2594

CONSTRUCTION / COMPLYING DEVELOPMENT CERTIFICATE APPLICATION FORM

Principal Certifying Authority (PCA) Agreement

Issued under the Environmental Planning and Assessment Act 1979

Privacy Policy – The information you provide in this form will enable your application to be assessed by the Certifying Authority under the Environmental Planning and Assessment Act 1979. If the information is not to be provided, the application may not be accepted. The application can potentially be viewed by members of the public. Please contact Simon Trives if the information you have provided in the application is incorrect or required modification.

☑ Construction Certificate ☐ Complying Development Certificate

Development Application No: N0369/11

Date DA Approved: 15.11.11. ☐ PCA Only

APPLICANT

Name/s: DAVID & CHRISTA SPARKS

Postal Address: P.O. BOX 139 MONA VALE NSW 1660.

Ph/Fax Mobile: (02) 9999 4154 / 9997.1581 / 0419 994 154

Email: DPS @ AR.COM.AU.

OWNERS DETAILS ☑ (If same as applicant, tick box)

Name/s:

Postal Address:

Ph/Fax Mobile:

LAND TO BE DEVELOPED

Address: 17 YORK TERRACE BILGOLA PLATEAU Gross Site Area: 490.5 M².

Lot No: 219 DP/MPS: 16327 Council Area: PITTWATER

DETAILS OF DEVELOPMENT

Description of work: BALCONY

Estimated cost of work: 95,000.00 Class of work: 1a

DETAILS OF BUILDER

Builders Name: TONY ATLEY Builders Licence Number: 123026C

Builders Address YORK TERRACE BILGOLA PLATEAU Builders Phone Number: 0419 644 587

If you are not using a licensed builder please complete the next three questions where applicable

1. Are you an owner builder? Y (N) (please circle)
2. If yes, Please provide owner builder permit number:
3. If no, please sign the following declaration:

   I/we declare that the reasonable market cost of the labour and materials to be used is less than $5000

Signed by ALL owners:

LETTER OF CONSENT

OWNERS CONSENT

I/we the owners of the subject property hereby give consent for the lodgement all relevant applications For:-
Development Application
Construction Certificate/s,
Complying Development Certificate/s,
Occupation Certificate/s,
Compliance Certificate/s) and associated documentation for consideration.

I/we also declare that all documentation presented as part of an application for a Construction Certificate has remained unaltered from that issued with any Development Consent or that any changes have been documented and been advised accordingly.

PRINCIPAL CERTIFYING AUTHORITY

With reference to this proposed development I/we the owners of the subject property hereby advise of our decision to appoint:
Simon Trives from S.S. Certifications ☑ Other ☐
(please select by ticking the box) to fulfil the role of Principle Certifying Authority (PCA) as outlined in the Environmental Planning and Assessment Act, 1979 (as amended).

I/we also advise that I/we are aware that the approval authority will impose conditions attached to any Development Consent (i.e. Local Development Consent or Complying Development Consent) and are aware that it will be our responsibility to comply with those conditions

SIGNATURES

OWNER/S

X Signed: Chris Soares
Name *(please print)*: CHRIS SOARES Date:

X Signed:
Name *(please print)*: A. P. SOARES Date:

Signed:
Name *(please print)*: Date:

Signed:
Name *(please print)*: Date:

APPLICANT

X Signed: Chris Soares
Name *(please print)*: CHRIS SOARES Date:
A. P. SOARES

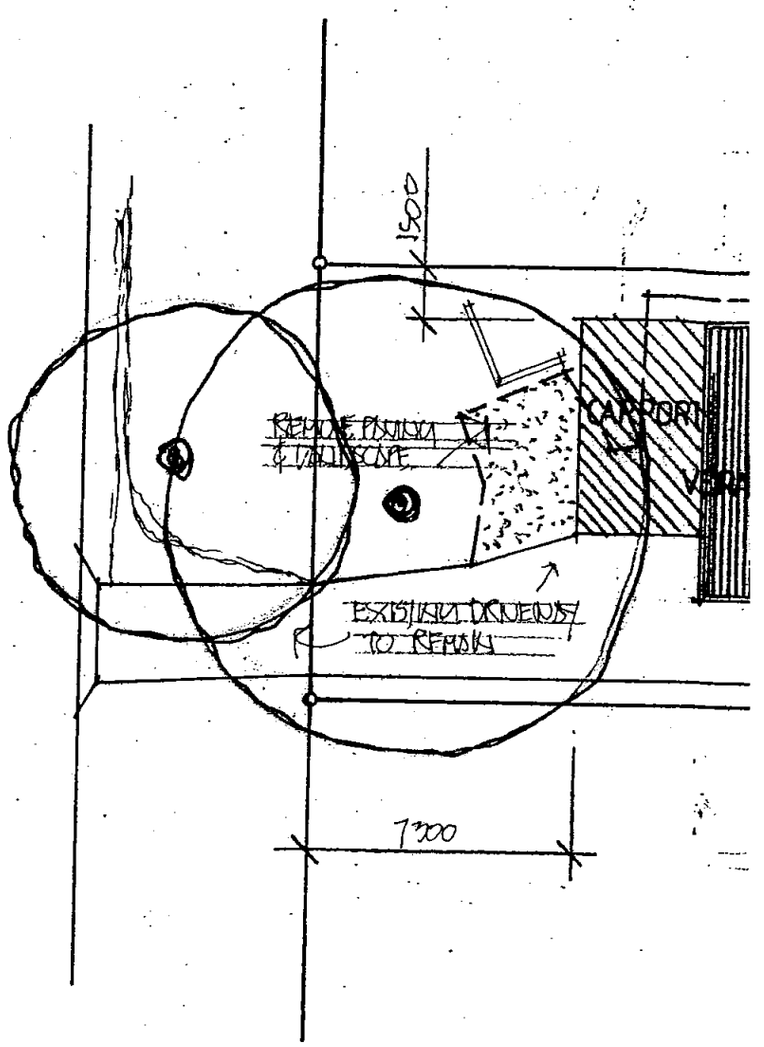
SYDNEY WATER APPROVED

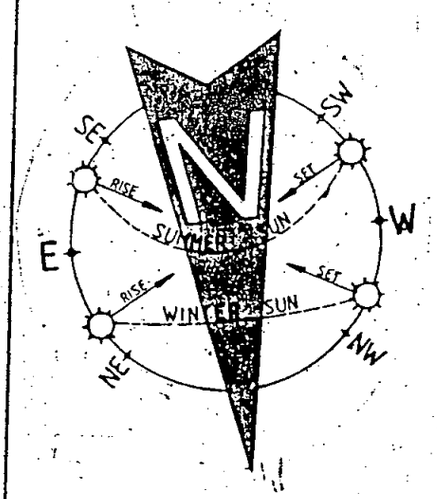
1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainer.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.
5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
6. Property No. 3467194

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

Per: reece 18/10/11

THE TRADE YORK





S1
to

SS Certifications
APPROVED
CC/CDC: 12/5810
Date: 25/9/12

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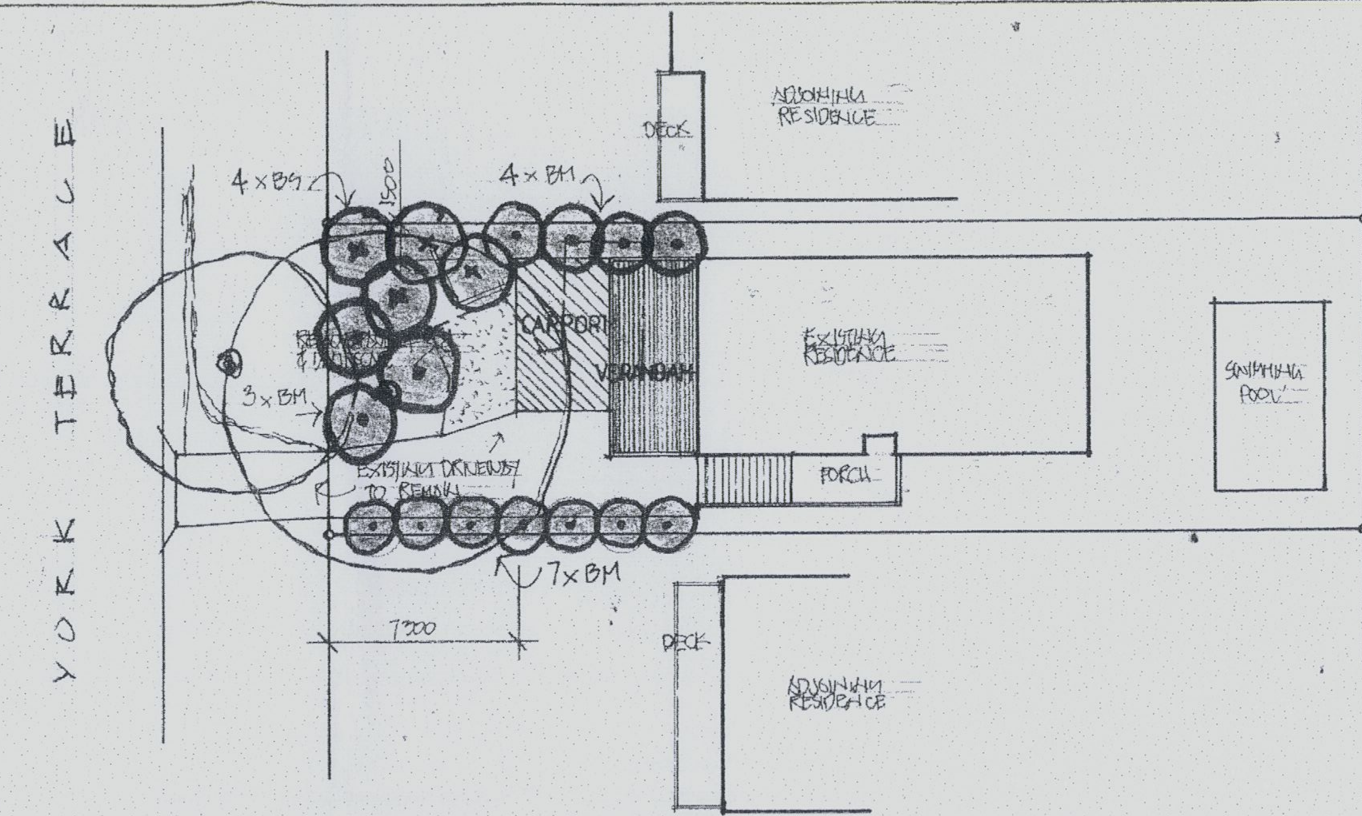
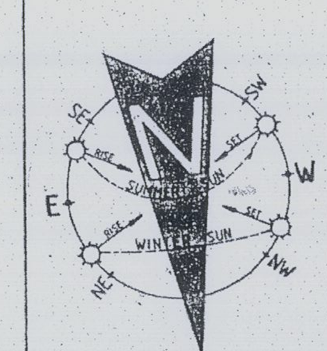
6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7 All electrical power & light outlets to be determined by owner.
8 Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

No.	AMENDMENT	DAT



SITE PLAN

LOT 219 IN D.P. 16727



PLANTING SCHEDULE FOR SHALE SLOPES

SYMBOL	BOTANICAL NAME	COMMON MAME	POT SIZE	HEIGHT	SPREAD
SHRUBS					
BS	BANKSIA SPINULOSA	HAIRPIN BANKSIA	5Ltr	2 - 3	2 - 3
BM	BORONIA MOLLIS	SOFT BORONIA	5Ltr	2 - 3	2.5
GROUND COVERS / SCRAMBLERS					
KR	KENNEDIA RUBICUNDA	DUSKY CORAL PEA			
VH	VIOLA HEDERACEA	NATIVE VIOLET			

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DEVELOPMENT CALCULATIONS

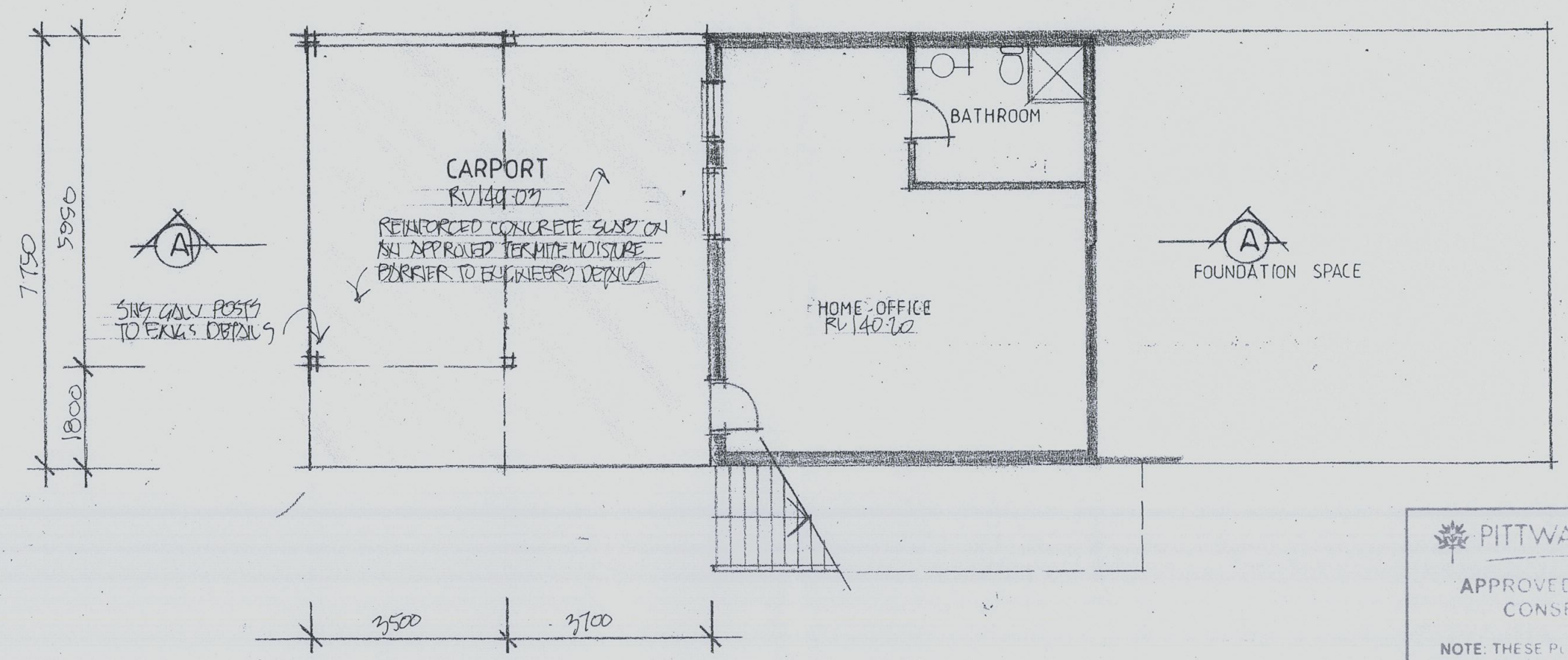
SITE AREA	490.50 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
ROOF	120.12	120.12
DRIVEWAY	84.60	41.56
SWIMMING POOL	33.75	33.75
PORCH	16.00	16.00
VERANDAH		27.30
CARPORT		21.60
TOTAL HARD SURFACE	254.47 (51.88%)	260.33 (53.07%)

J.D EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
74 RIVIERA AVE, AVALON BEACH, 2107

PROJECT: PROPOSED ALTERATIONS / ADDITIONS
No. 17 YORK TREEACE
BILGOLA PLATEAU N. S. W. 2107
CLIENT: DAVID & CHRISTA SPARKS

DATE: 17/9/2011 | SCALE: 1:200 | DRAWN: JOE | CHECKED:
DRAWING No.: 1427-1 | ISSUE: C 14/8/12

SS Certifications
APPROVED
CC/CDC: 12/5810
Date: 25/9/12



PITTWATER COUNCIL

APPROVED DEVELOPMET CONSENT PLANS

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

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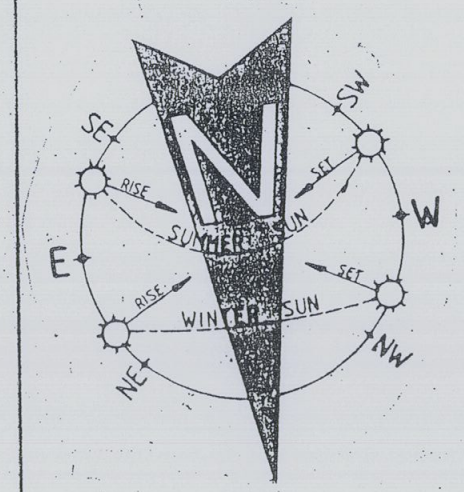
LOWER GROUND FLOOR PLAN



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Mobile 040 976 596 www.jdeco.com.au
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PROJECT
PROPOSED ALTERATIONS / ADDITIONS
No. 17 YORK TREEACE
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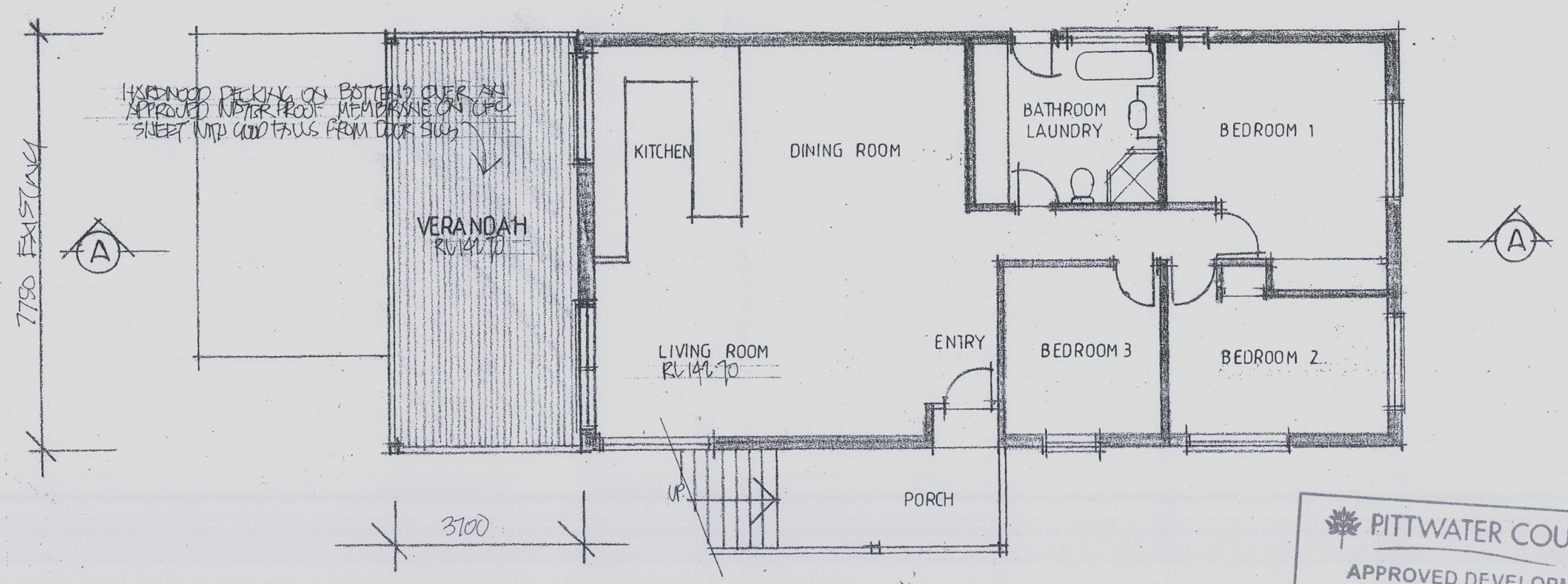
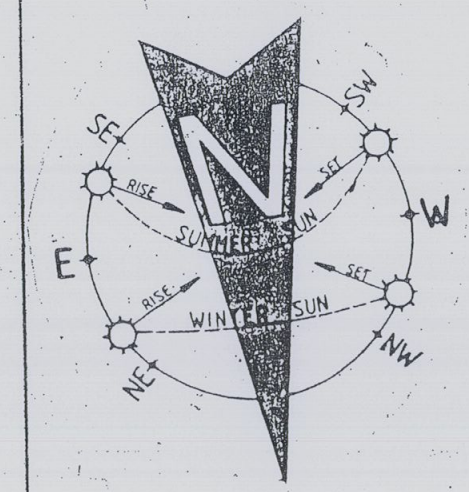
CLIENT
DAVID & CHRISTA SPARKS

DATE 1/9/2011 | SCALE 1:100
DRAWN JDE | CHECKED
DRAWING No. 1427-2 | ISSUE



UPPER GROUND FLOOR PLAN



PITTWATER COUNCIL
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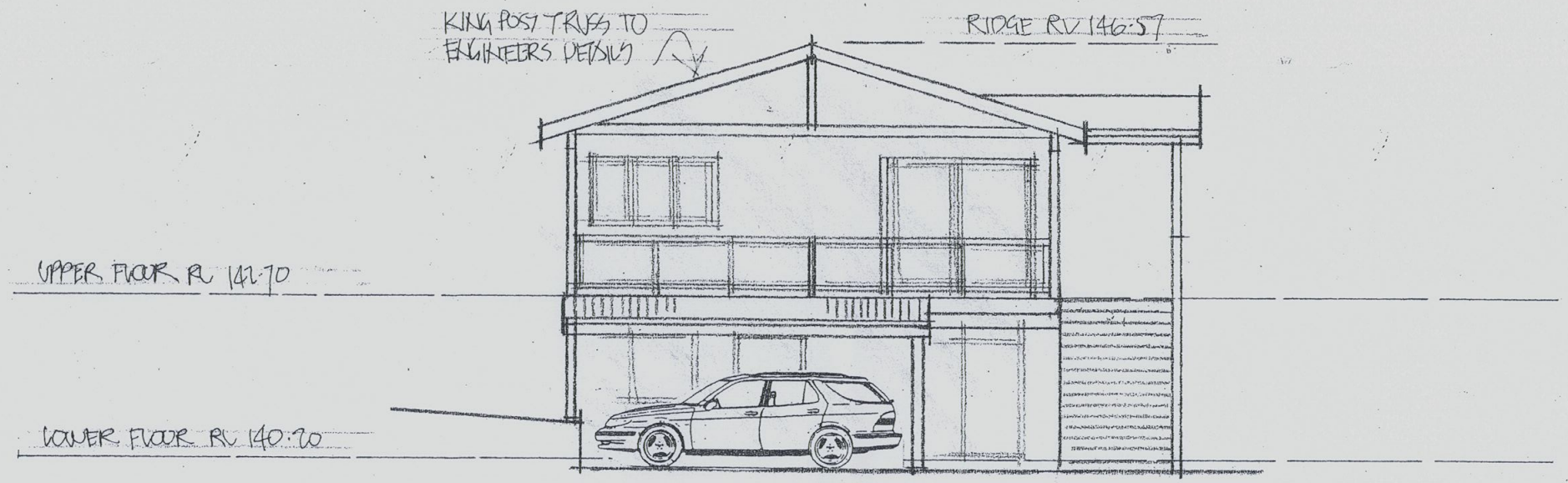
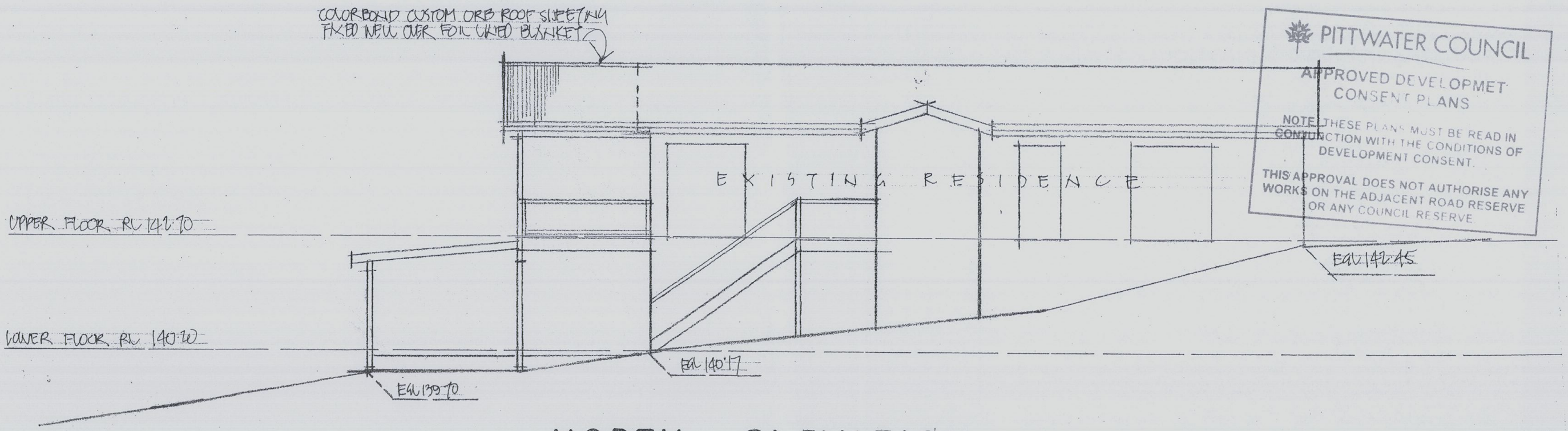
CLIENT
DAVID & CHRISTA SPARKS

DATE: 1/9/2011. SCALE 1:100
DRAWN JDE CHECKED
DRAWING No. 1427-3 ISSUE



EAST ELEVATION



NORTH ELEVATION

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APPROVED
CC/CDC: 12/5810
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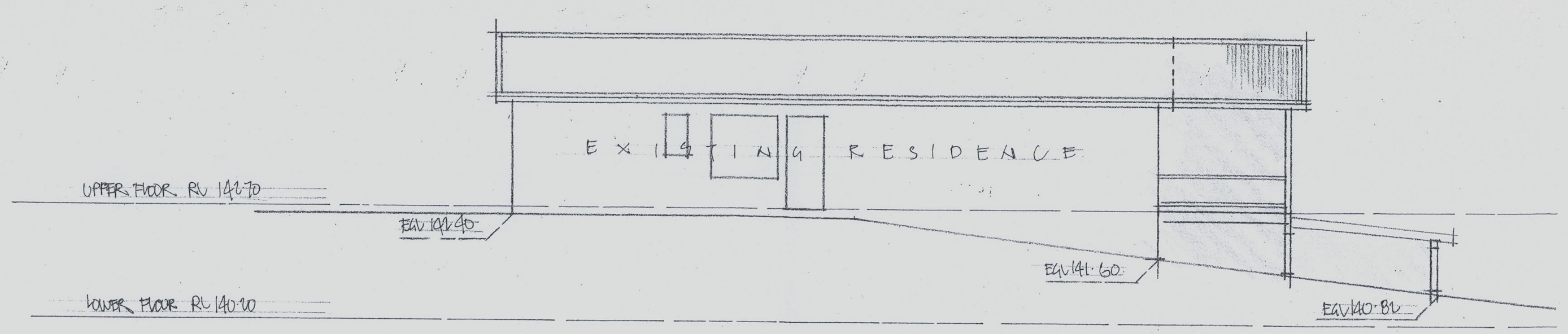
DATE 1/9/2011 | SCALE 1:100
DRAWN JOE | CHECKED
DRAWING No. 1427-4 | ISSUE



SOUTH ELEVATION

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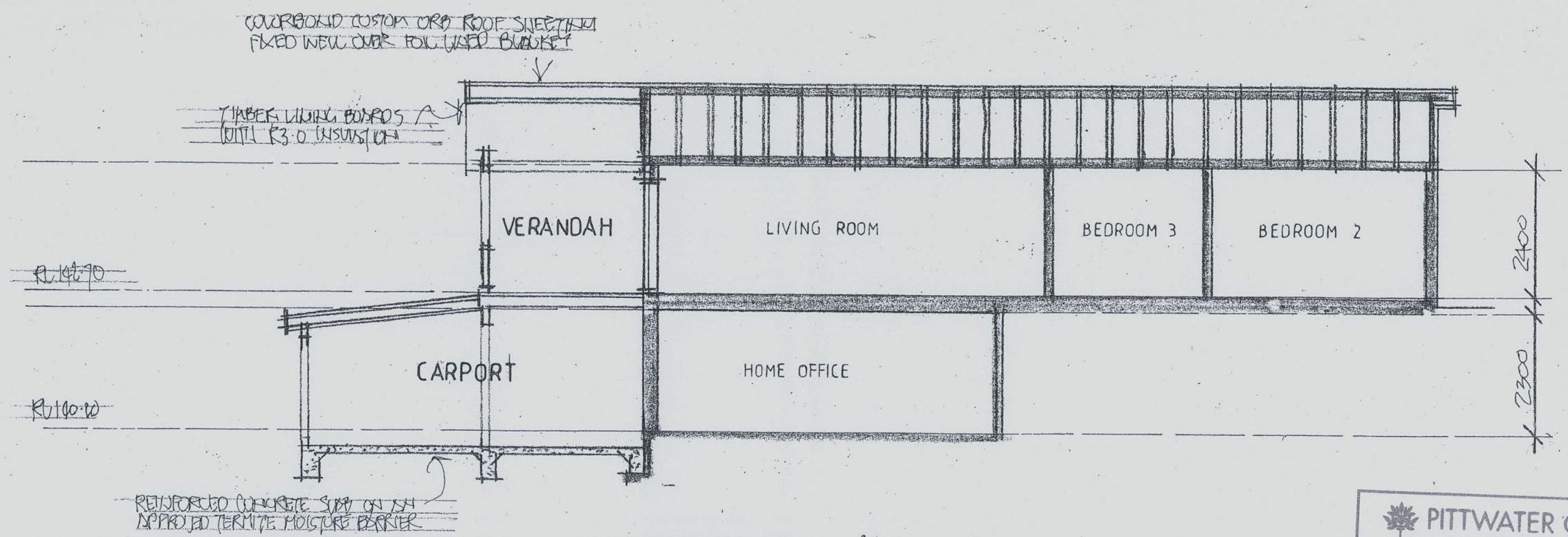
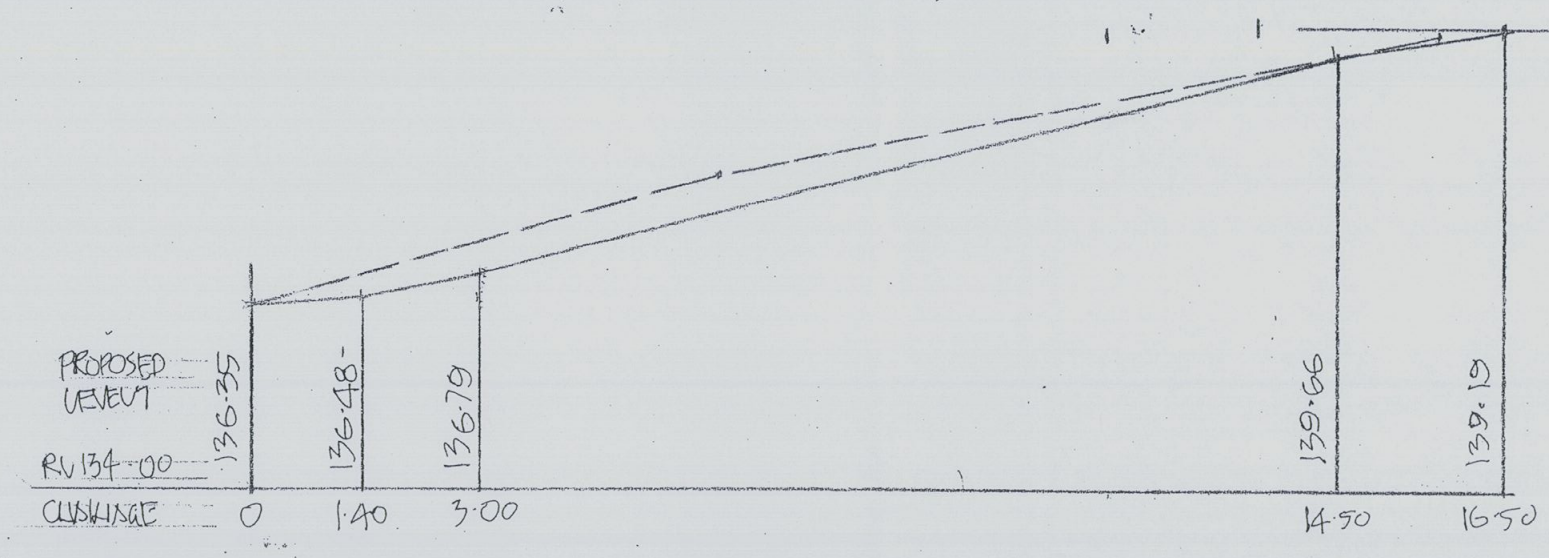
DRAWN JDE	CHECKED
DRAWING No. 1427-5	ISSUE



SECTION A - A



LONGITUDINAL SECTION THROUGH DRIVEWAY

PITTWATER COUNCIL

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APPROVED
GC/CDC: 12/5810
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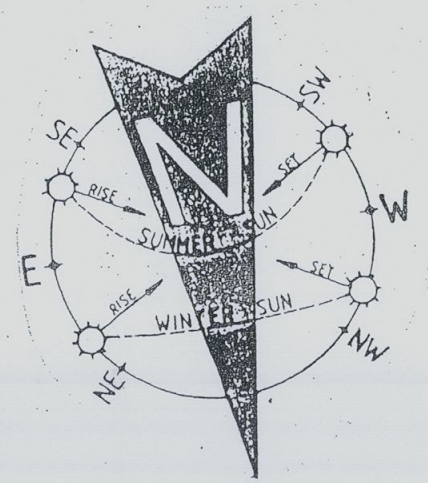
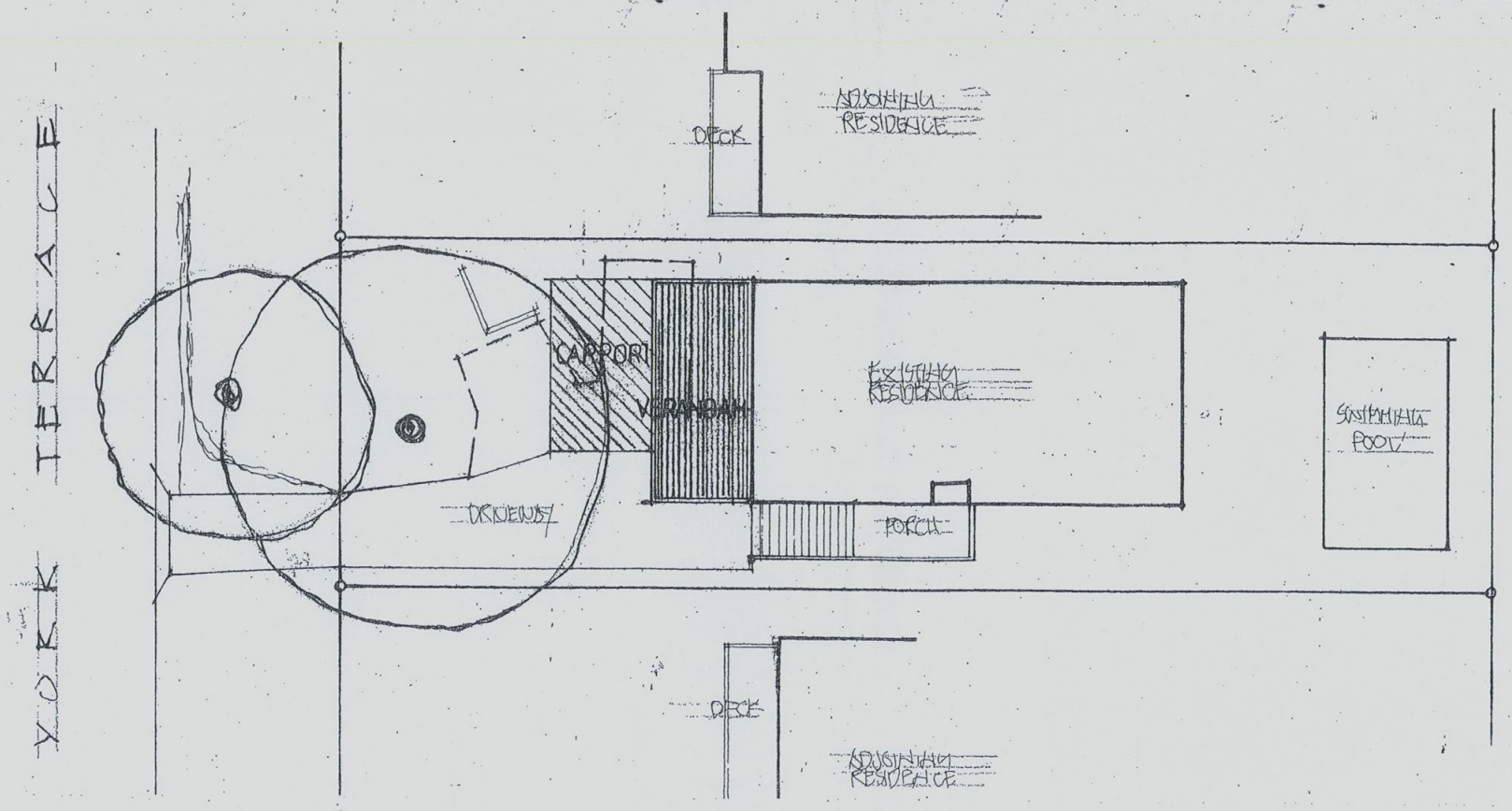
PROJECT
PROPOSED ALTERATIONS / ADDITIONS
No. 17 YORK TREEACE
BILGOLA PLATEAU N. S. W. 2107
CLIENT
DAVID & CHRISTA SPARKS

DATE 1/9/2011 | SCALE 1:100
DRAWN JDE | CHECKED
DRAWING No. 1427-6 | ISSUE



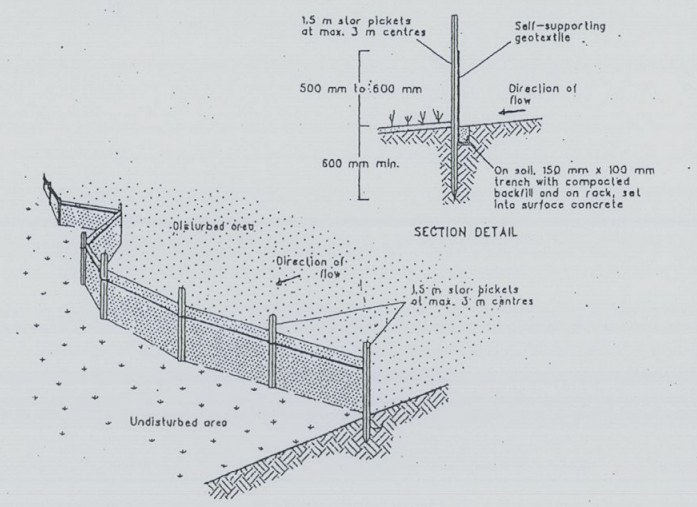


SS Certifications
APPROVED
CC/CDC: 12/5810
Date: 25/9/12

PITT[illegible] COUNCIL
AP[illegible] DEVELOPMET PLANS
MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.
THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE

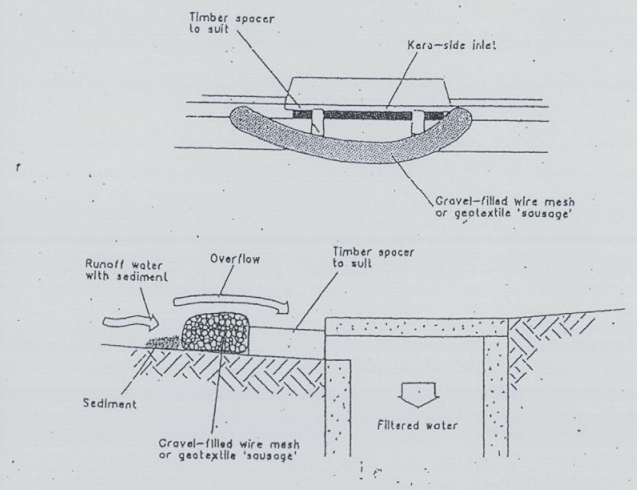
EROSION AND SEDIMENT MANAGEMENT PLAN

SEDIMENT FENCE



CONSTRUCTION NOTES
1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL. TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3.0 METRES APART.
3. DIG A 150MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE. FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.

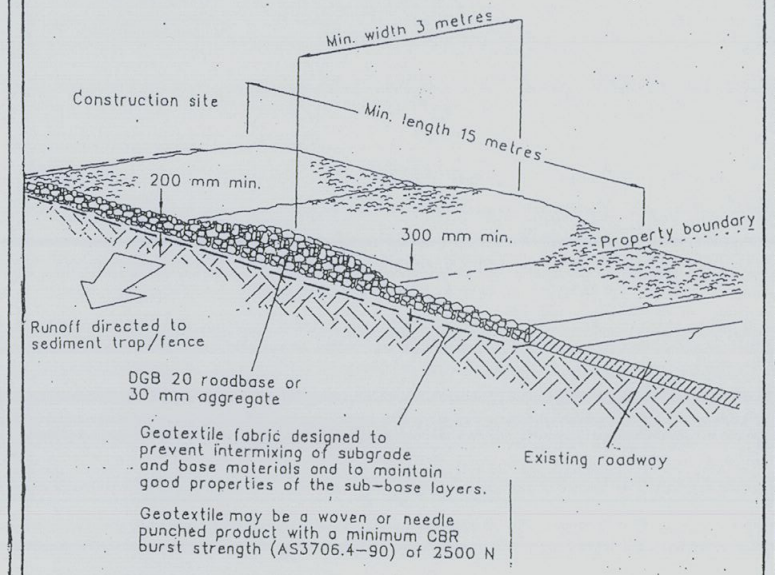
MESH AND GRAVEL INLET FILTER



NOTE: This practice only to be used where specified in an approved SWMP/ESCP.

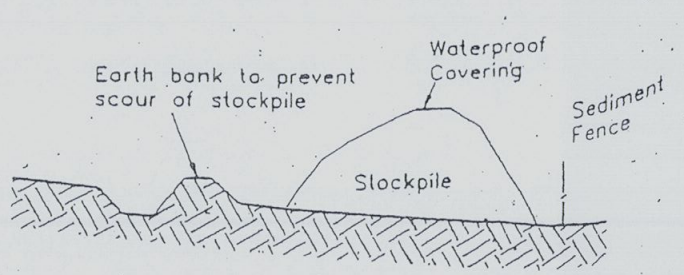
CONSTRUCTION NOTES
1. FABRICATE A SLEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT.
2. FILL THE SLEVE WITH 25MM TO 50MM GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150MM HIGH X 400MM WIDE.
4. PLACE THE FILTER AT THE OPENING OF THR KERB INLET LEAVING A 100MM GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
6. FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
7. FIT TO ALL KERB INLETS AT SAG POINTS

STABILISED SITE ACCESS



CONSTRUCTION NOTES
1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN THE BOUNDARY TO DIRVERT WATER TO A SEDIMENT FENCE OF OTHER SEDIMENT TRAP.

BUILDING MATERIAL STOCKPILES DETAIL



CERTIFICATION

I JOHN EVANS MEMBER No. 365-96 OF THE BUILDING DESIGNERS ASSOCIATION OF N. S. W. INC, HEREBY CERTIFY THAT THIS DRAWING HAS BEEN DESIGNED IN WITH THE REQUIREMENTS OF THE N. S. W. DEPARTMENT OF LAND AND WATER CONSERVATION'S **"URBAN EROSION AND SEIMENT CONTROL"** MANUAL.

Signed [signature] Date 1/9/2011

1 Builder to check site, confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2 All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
3 All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4 All timber construction to be in accordance with the "TIMBER FRAMING" code.
5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7 All electrical power & light outlets to be determined by owner.
8 Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

J.D EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
74 RIVIERA AVE, AVALON BEACH, 2107
Phone (02) 9918 9206 Fax (02) 9973 2454
Mobile 0414 976 596
MEMBER: BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.

PROJECT
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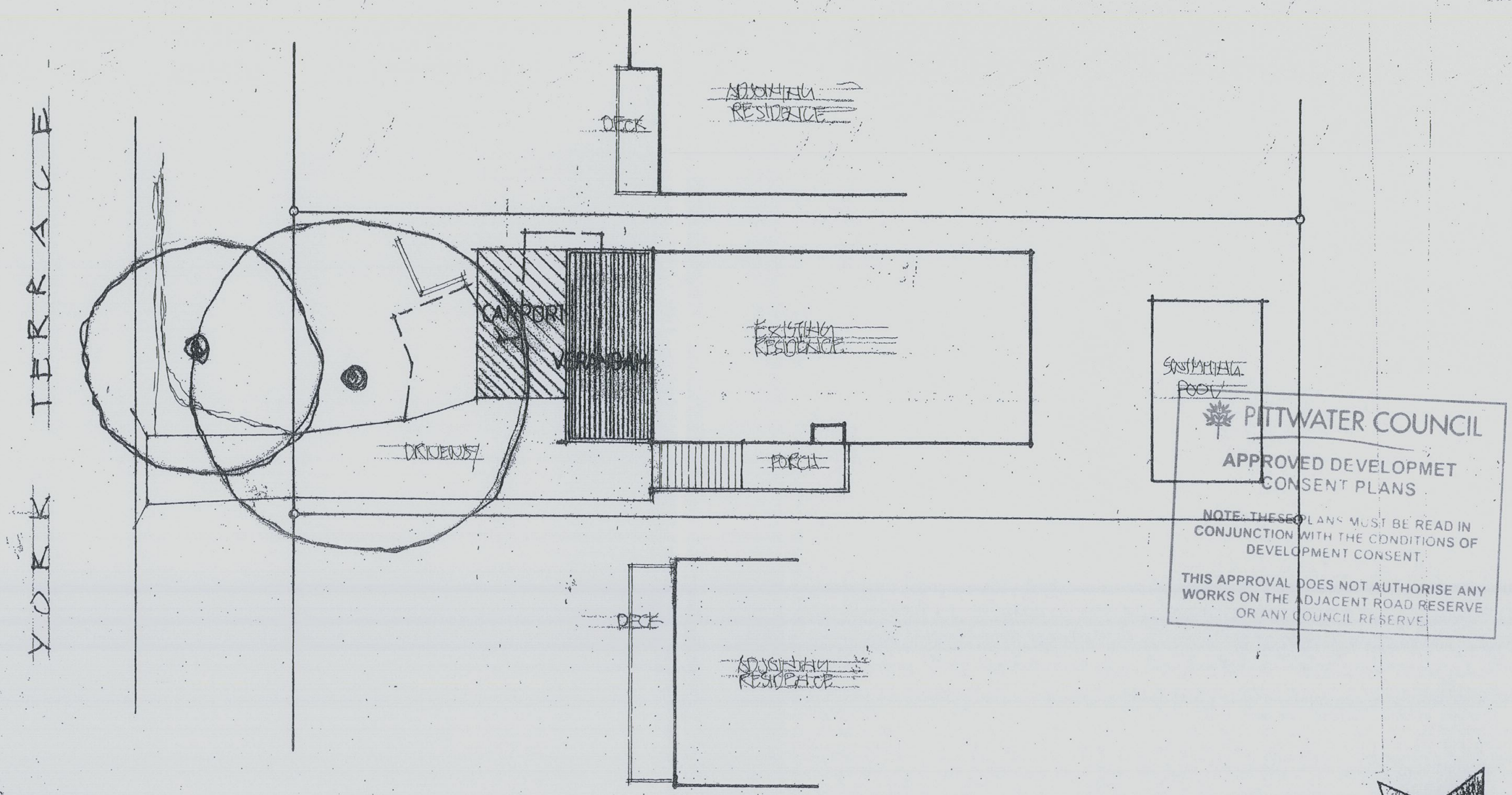
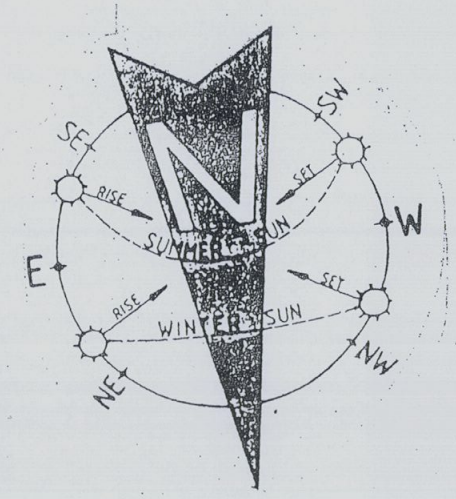
No. 17 YORK TREEACE
BILGOLA PLATEAU N. S. W. 2107
CLIENT
DAVID & CHRISTA SPARKS

DATE 1/9/2011 CHECKED
DRAWN JOE ISSUE
DRAWING No. 14.27-7





NOTES :

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY THEMSELVES OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE DRAWINGS AND ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
4. ALL SWD PIPES ARE 100 mm UPVC AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE
5. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION & SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT.
6. TOPSOIL SHALL BE STRIPED & STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
7. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

CONNECT ALL NEW STORMWATER LINES TO THE EXISTING SYSTEM

STORMWATER CONCEPT PLAN

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6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7 All electrical power & light outlets to be determined by owner.
8 Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

No.	AMENDMENT	DATE

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No. 17 YORK TREEACE
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CLIENT
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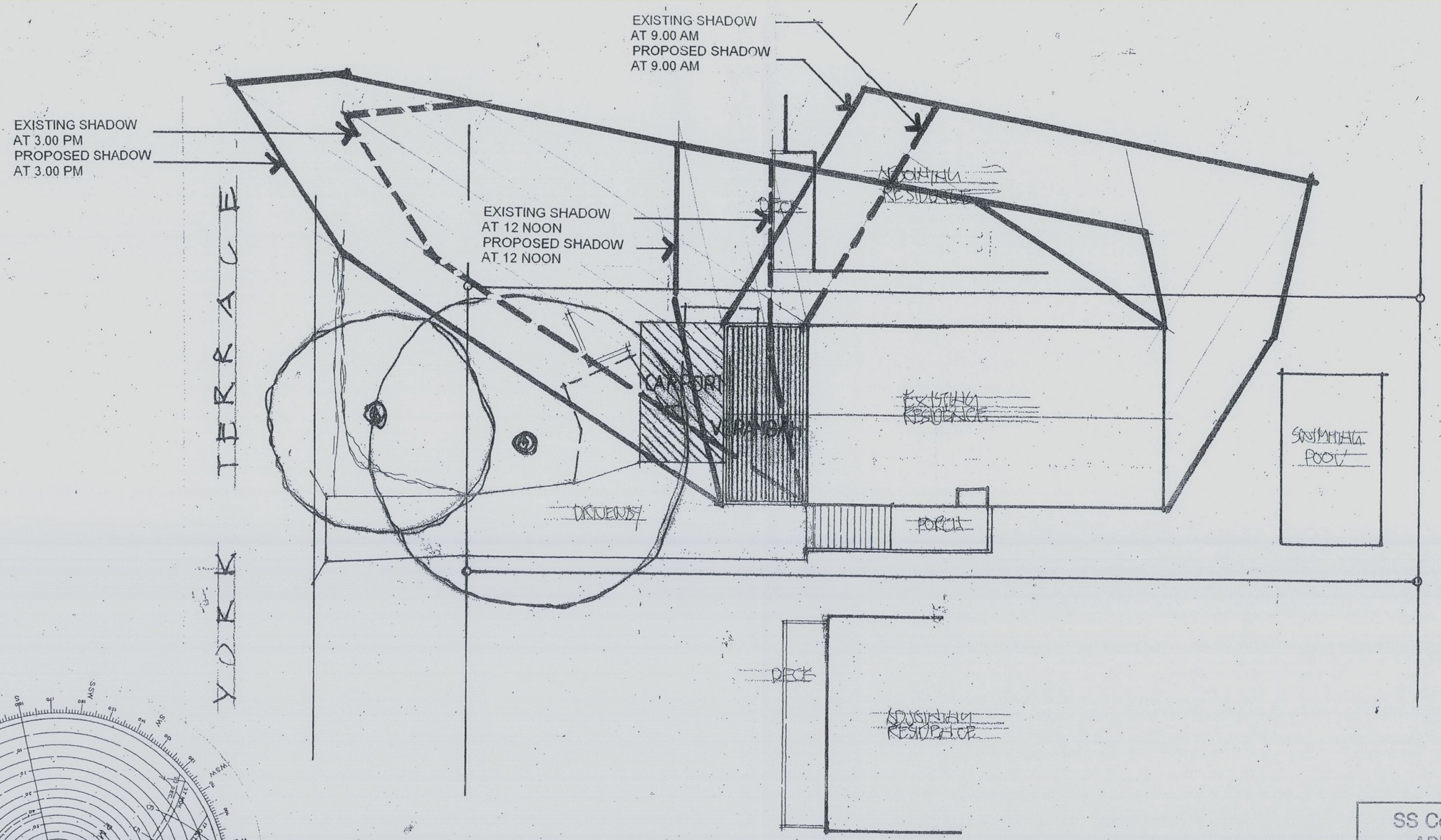
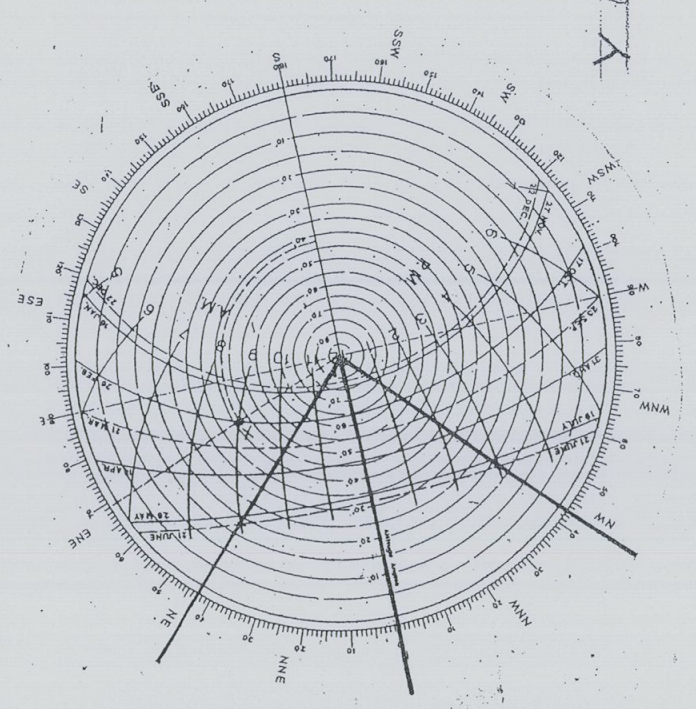
DATE 17/9/2011	SCALE 1:200		
DRAWN JOE	CHECKED		
DRAWING No. 1427-8	ISSUE		





SS Certifications
APPROVED
CC/CDC: 12/5810
Date: 25/9/12

SHADOW DIAGRAM
JUNE 21
SCALE 1 : 200

1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
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4 All timber construction to be in accordance with the "TIMBER FRAMING" code.
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DRAWING No. 14.27-9	ISSUE		

GENERAL NOTES:

GENERAL

G1. The drawings are to be read together with all Architects drawings and specifications.

G2. Engineer's drawings shall not be used for dimensions. All setting out dimensions shall be verified and discrepancies shall be referred to the Engineer prior to commencement of work.

G3. During construction the structure shall be maintained in a stable condition and no part shall be overstressed. Temporary bracing shall be provided by the builder to keep the works and excavations stable at all times.

G4. Design, materials and workmanship are to be in accordance with current S.A.A standards and statutory authority regulations except where varied by these documents.

G5. Design live loads are in accordance with AS 1170.1

FOOTINGS

F1. FOUNDATION STRATA IS ASSUMED FOR DESIGN PURPOSES IN ACCORDANCE WITH AS 2870-2011 "RESIDENTIAL SLAB AND FOOTINGS-CONSTRUCTION". SEE FOOTNOTE. CLASSIFICATION TO BE VERIFIED BY A GEOTECHNICAL ENGINEER COMMISSIONED BY THE CLIENT FOR CERTIFICATION OF FOUNDATIONS.

F2. Footings to be constructed and back filled as soon as possible following excavation to avoid softening by rain or drying out by exposure.

F3. Footings must bear into undisturbed natural ground clear of organic material. Refer to details.

F4. If rock or variable bearing strata is encountered during excavation of the footings all footings/piers are to be excavated to similar material of greater bearing capacity.
The Engineer is to be contacted at that time for approval or review.

F5. Footings to be cast in approved material having an allowable capacity as follows:

Sand Foundations:

SA1. Required minimum bearing capacity 150 kPa.
SA2. Trenches must be cleaned of all debris and hand compacted prior to placement of reinforcement.

Clay Foundations:

CL1. Required minimum bearing capacity 150 kPa.
CL2. Trenches must be cleaned of all debris. Soft spots must be cut out and filled as per compacted fill notes, prior to placement of reinforcement.

Shale Foundations:

SH1. Required minimum bearing capacity 400 kPa.
SH2. Excavation for footings into shale must be cast or capped with plain concrete on the same day as excavation.

Sandstone Foundations:

SS1. Required minimum bearing capacity 600 kPa.
SS2. Scrape weathered surface to remove cleaved sandstone under footings.

Refer below for assumed Design bearing strata.

F6. Future development of neighboring properties may effect ground water conditions on this site. Consequently, reactivity in subgrade beneath footings may be locally altered therefore putting footing at risk of differential settlement. We recommend that, particularly in clay subgrades, agricultural drainage is installed to the upstream perimeter of the building at a distance from the building which is outside the zone of influence of the footings. The agricultural drain must be installed below the fluctuating seasonal zone which should be identified by geotechnical investigation.

CONCRETE

C1. All workmanship and materials shall be in accordance with AS 3600-2001.

C2. Concrete quality shall be as follows and shall be verified by tests.

C3. All concrete unless otherwise noted shall have a slump of 80mm at point of placement, a max. aggregate size of 20 mm.
No water shall be added to the mix prior to or during placement of concrete. Strength as specified on plans.

C4. Clear concrete cover to reinforcement shall be as follows unless otherwise shown-

ELEMENT	INTERIOR	EXTERIOR	EXTERIOR CAST AGAINST GROUND
FOOTINGS	-	-	50
COLUMNS/PEDESTALS	30 UNO	REFER TO PLAN	-
SLABS/WALLS	25	REFER TO PLAN	40 ON MEMBRANE
BEAMS	25 UNO	REFER TO PLAN	50
BLOCKWORK	55 FROM APPROPRIATE FACE		

C5. Sizes of concrete elements do not include thickness of applied finishes.

C6. All Construction Joints locations shall be approved by the Structural Engineer.

C7. Beam depths are written first and include slab thickness, if any.

C8. No holes or chases other than those shown on the structural drawings shall be made in concrete elements without the prior approval of the engineer.

C9. Shrinkage reducing admixtures such as 'Eclipse' or approved equivalent, if specified, must be added to mix prior to pour.

C10. Water reducing agents, if specified, must be added to mix prior to pour. No extra water is to be added to increase slump.

C11. Where vertical slab/beam surfaces are formed against a masonry (or other) wall, provide 10 mm styrene separation material.

C12. Water must not be added to concrete mix prior to placement of concrete.

C13. Above covers may have to be adjusted if fire rating is a requirement.

REINFORCEMENT

R1. All reinforcement specified is Grade D500 unless noted otherwise.

R2. Reinforcement is represented diagrammatically it is not necessarily shown in true projection.

R3. Top reinforcement is to be continuous over supports.
Bottom reinforcement to be lapped at supports.

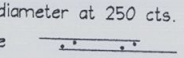
R4. Welding of reinforcement shall not be permitted unless shown on the structural drawings.

R5. Pipes or conduits shall not be placed within the zone of concrete cover to the reinforcement without the approval of the engineer.

R6. All reinforcing bars and fabric shall comply with AS 4671-2001.

R7. Reinforcement symbols:
N - Grade 500N deformed bar (D500) Normal Ductility
R - Grade 250N plain round bar (R250) Normal Ductility.
SL - Grade 500L welded deformed ribbed mesh (D500) Square Low Ductility.
RL - Grade 500L welded deformed ribbed mesh (D500) Rectangular Low Ductility.
The number immediately following these symbols is the number of millimeters in the bar diameter.
Example : 8 N12-250
Denotes 8, Grade 500N deformed bars, 12 mm diameter at 250 cts.

R8. Fabric reinforcement to be lapped 1 complete square + 25 mm unless noted otherwise.



R9 All reinforcement shall be firmly supported on bar chairs spaced at a maximum of 750 centres both ways under rod and fabric reinforcement. Reinforcement shall be tied at alternate intersections.

FORMWORK

FW1. Formwork must be cleaned of all debris prior to casting of concrete.

FW2. Minimum stripping times for form work shall be as recommended in AS 3610 - 1995 or as directed by the engineer.

FW3. The finished concrete shall be a dense homogeneous mass, completely filling the form work, thoroughly embedding the reinforcement and free of stone pockets. All concrete elements including slabs on ground and footings shall be compacted with mechanical vibrators.

FW4. Curing of all concrete is to be achieved by keeping surfaces continuously wet for a period of 3 days, followed by prevention of loss of moisture for seven days followed by a gradual drying out . Approved sprayed on curing compounds may be used where no floor finishes are proposed. Polythene sheeting or wet hessian may be used if protected from wind and traffic.

BRICKWORK

BR1. Brickwork is to be constructed to AS 3700-2001.

BR2. Two layers of approved greased metal based slip material shall be used over all load bearing walls that support concrete slabs and placed on smooth brickwork or trowelled mortar finish. Non load-bearing walls shall have 10 mm compressible material and ties to the slab soffit.

BR3. No brickwork shall be constructed on suspended slabs until all propping has been removed from the underside of the slab and the concrete has the specified 28 day cylinder strength verified by tests.

BR4. Control joints to be placed at a maximum of 8m centres or in accordance with AS 3700-2001.

BR5. Exposure grade bricks to be used below damp proof course.

BR6. Vertical control joint material where specified on plan between slabs and brick walls shall be: 10 mm Spandex External UNO.
Bitumastic fibreboard internal UNO.

BR7. Provide stainless steel wall ties below DPC to AS 3700-2001. Provide galvanized wall ties above DPC to AS 3700 & Local Council Specifications. Stainless steel ties to be used within 1 km of coast & east of Harbour Bridge.

BLOCKWORK

BL1. Concrete blocks shall have a minimum compressive strength of 15 MPa and conform to AS 3700-2001.

BL2. Where cores of hollow blocks are to be filled, properly compacted 20MPa concrete with 10 mm aggregate and 230 mm slump shall be used. Clean out openings must be utilized for all cores.

BL3. Location of actual starters is critical to suit block cores, allow 55 mm cover from the outside face of blockwork. All reinforcement lap lengths to conform to AS 3600-2001.

BL4. Control joints to be placed at a maximum of 8 m centres or in accordance with AS 3700-2001.

BL5. Vertical control joint material where specified on plan between slabs and brick walls shall be: 10 mm Spandex External UNO.
Bitumastic fibreboard internal UNO.

BL6. Retaining walls or any reinforced and concrete core filled block walls to be of Double 'U' Block Construction.

BL7. No blockwork shall be constructed on suspended slabs until all propping has been removed from the underside of the slab and the concrete has the specified 28 day cylinder strength verified by tests. unless approved by the Structural Engineer.

BL8. Max. pour height for unrestrained blockwork is 1000 mm.

STEEL

S1. All Structural steelwork to be Grade 300 or greater.
Design, fabrication and erection to be in accordance with AS 4100-1998.

S2. Materials and workmanship shall comply with AS 1250 - 1981, SAA Steel Structures Code and the specification for Structural Steel.

S3. Rolled steel sections including steel plates shall comply with AS 3678 - 1996.

S4. Cold formed steel sections shall be Grade 450 Zinc coated in accordance with AS 4600-2005.

S5. Welded and seamless steel hollow sections shall comply with AS 1163. Grade 350.

S6. Bolt Designation:
4.6S - Commercial bolts Grade 4.6, snug tightened.
8.8S - High Strength structural bolts Grade 8.8, snug tightened.
8.8TB - High Strength structural bolts Grade 8.8, fully tightened to AS 1511 and acting as a Bearing Joint.
8.8TF - High Strength structural bolts Grade 8.8, fully tensioned to AS 1511 and acting as a Bearing Joint.
Unless noted otherwise, all bolts will be 8.8S.

S7. Unless shown otherwise, minimum connection shall be 2M16 bolts, 10 thick gusset plates, 6mm continuous fillet welds.

S8. Load indicating washers shall be used in all fully tensioned joints. (8.8TF & 8.8TB).

S9. All welding shall be carried out in accordance with AS 1554-2007 SAA Structural Steel Welding Code.

S10. Unless noted otherwise all welds shall be category SP using E41xx Electrodes. All butt welds shall be complete penetration butt welds category SP.

S11. Grouting of anchor bolt sleeves and base plates shall be completed by the contractor using High Strength, Non-Shrink grout.

S12. Fabrication and erection tolerances for Structural Steelwork shall be in accordance with AS 4100-1998.

S13. Purlin bolts shall be M12 - 4.6S galvanised.

S14. Steel work shall have one of the following grades of corrosion protection:-

INTERNAL

a. Thoroughly cleaned wire brushing, followed by two coats of zinc phosphate primer equivalent to Dulux Luxaprime applied by hand using brushes to achieve a total dry film thickness of 70 microns.

EXTERNAL ELEMENTS, & ELEMENTS WITHIN EITHER SKIN OF EXTERNAL CAVITY WALLS

b. Preparation Blast clean to a minimum standard Class 2.5 in accordance with AS 1627-1997 Part 4.
Primer 2-pack epoxy phosphate at dft 75 microns (e.g. Dulux Durepon P14).
Barrier Coat 2-pack epoxy micaeous iron oxide, dft 100 microns (e.g. Ferreko No 3)
Finish Coat 2-pack epoxy high gloss acrylic to dft 75 microns (e.g. Dulux Acrathane 1 F) in an approved colour.

c. Hot dipped galvanized to AS 4680-2006. (Only to be used where more than 5 km from salt water.)
Where the galvanic (Hot Dip Galvanized) coating is compromised by welding, bolting or damage, inorganic zinc-rich paint (minimum 95% zinc content) is to be applied after wire brushing affected area (use 3 coats minimum). or Hot Metal Spray in accordance with AS 4680-2006.

S15. Workshop drawings shall be prepared and two copies submitted to the engineer for review prior to fabrication commencement.

TIMBER

T1. All workmanship and materials to be in accordance with AS 1684 -2006, AS 1720-1997 and as 3959-1999. All soft wood to be grade F7 unless noted otherwise. All hardwood to be minimum grade F14 unless otherwise noted. Exposed timber to be CCA treated (to AS 1604-2005) redried after full impregnation, or durability class 1, 2 or 3. We recommend that all softwood timber framing have a minimum treatment protection of H2 or T2 treatment for termite protection unless noted otherwise.

T2. All joists deeper than 150 to have blocking over support bearers and at a maximum 3000 mm centres.

T3. Roof trusses to be designed by the manufacturer to the relevant standards. Pre camber to be an amount equal to dead load deflection u.n.o.

T4. All holes for bolts to be exact size. Washers to be used under all heads and nuts and to be at least 2.5 times the bolt diameter. Bolts to be M16 grade 4.6 unless noted otherwise.

T5. Treat all exposed cut ends with Reseal by Protim to manufacturers specification to achieve required Hazard Level Exposure Classification.

T6. Battens for T & G to be Kiln Dried to 12 %.
38mm minimum deep treated pine or as recommended by supplier.
Flooring to be installed no sooner than 28 days after slab pour.

T7. Hot dip galvanized nails/clouts/screws to be used with all timber connections.

T8. Continuous nailing must not be used for any timber connections.

T9. All exposed CCA treated pine to have an application of penetrating sealer to reduce warping and twist of the timber due to varying. moisture content in service.

COMPACTED FILL

CF1. Compacted fill only to be used with approval of the Engineer and to be certified by a Geotechnical Engineer.

CF2. Remove all organic material and topsoil under proposed slabs & footings.

CF3. Filling shall be granular material compacted in not more 200 mm layers to a minimum dry density ratio (AS 1289-2002) of 98 percent.

CF4. During clearing and excavation for slabs and footings cut out soft spots and fill as above.

INSPECTIONS BY ENGINEER

48 HOURS NOTICE IS REQUIRED BEFORE ANY SITE INSPECTION

1. Bearing strata of all footings to be inspected by the Geotechnical Engineer prior to concrete pour.
2. Any reinforcement prior to concrete pour.
3. Timber and Steel framing prior to cladding or lining.
4. Steel lintels after installation.
5. Contact your PCA (Principal Certifying Authority) as to requirements for 'mandatory critical stage' inspections.

DRAWING SCHEDULE:

SS Certifications
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CC/CPC: 12/5810
Date: 25/9/12

ASSUMED FOUNDATION CLASSIFICATION FOR DESIGN PURPOSES - 'M'
ASSUMED BEARING STRATA FOR DESIGN PURPOSES - CLAY, 150 kPa.
CONTRACTOR TO ENGAGE GEOTECHNICAL CONSULTANT TO VERIFY FOUNDATION CLASSIFICATION.

DOCUMENT CERTIFICATION
Date : Nov. '11 Bruce
Bruce Lewis .....
(Principal : Peninsula Consulting Engineers)
BE(Civil), CPEng, MIEAust., NPER.
Institute of Engineers Membership No. 879131

CHARTERED ENGINEERS AUSTRALIA MEMBER

-	-	-
Date:	Rev:	Amendment:

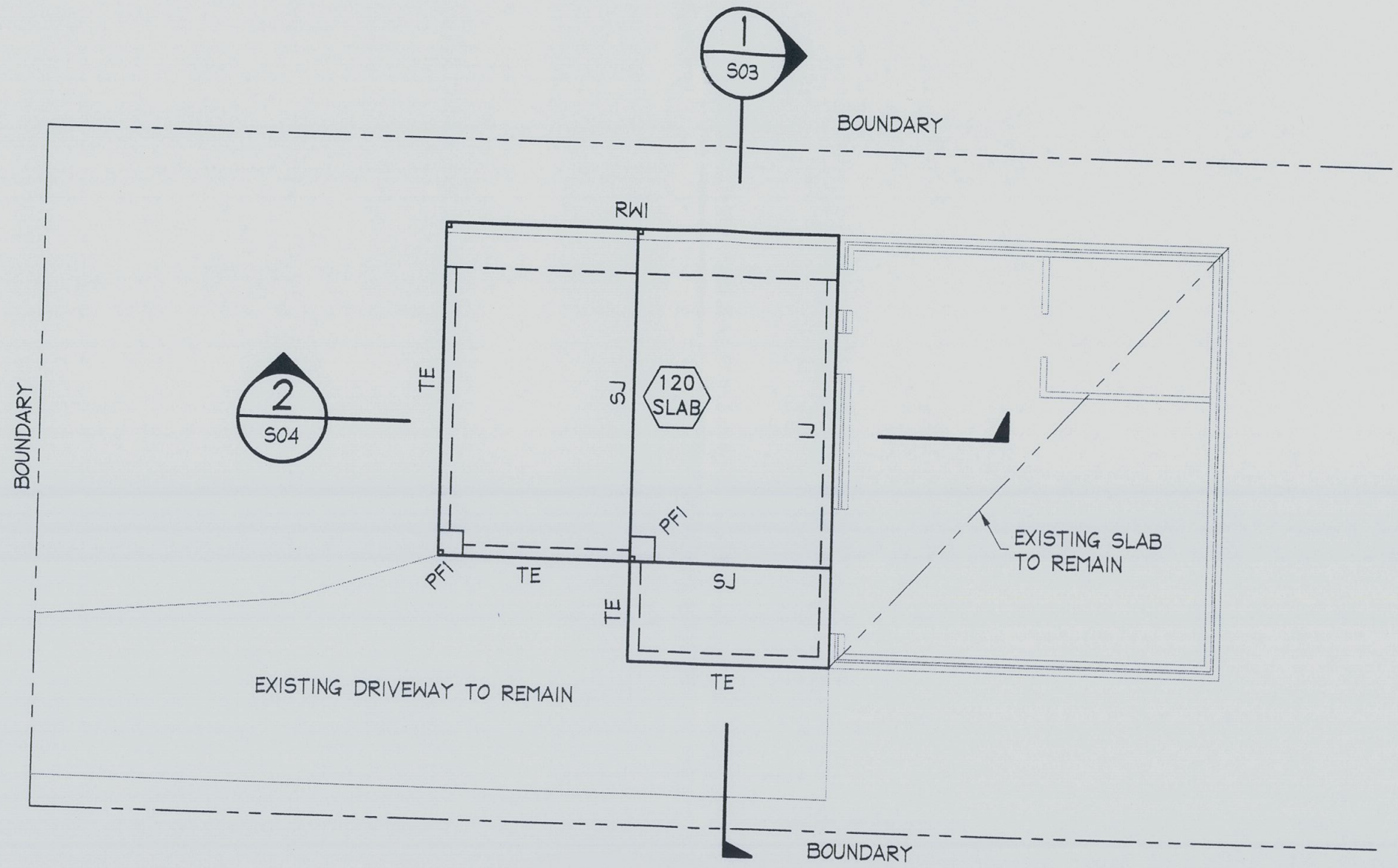
Peninsula Consulting Engineers
PO Box 841,
Brookvale, NSW, 2100
Ph: 0424 253 818 Fax: (02) 9982 4722
E : bruce@peninsulaconsulting.com.au
A.B.N. 60 493 390 399

Project:
PROPOSED WORKS
at: 17 YORK TERRACE,
BILGOLA PLATEAU
for: D & C SPARKS

Drawing Title:
GENERAL NOTES
AND DRAWING SCHEDULE

Job No:	Drawing No:	Rev:
11-1111	S01	-

YORK TERRACE



LOWER GROUND FLOOR SLAB PLAN

SCALE = 1 : 100

NORTH

SS Certifications
APPROVED
CC/CDC: 12/5810
Date: 25/9/12

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.

CHARTERED MEMBER

DOCUMENT CERTIFICATION

Date : Nov'11 BRUCE

Bruce Lewis

(Principal : Peninsula Consulting Engineers)

BE(Civil), CPEng, MIEAust., NPER.
Institute of Engineers Membership No. 879131

0 1:100 5 m
0 1:20 1 m

Date:	Rev:	Amendment:
-	-	-

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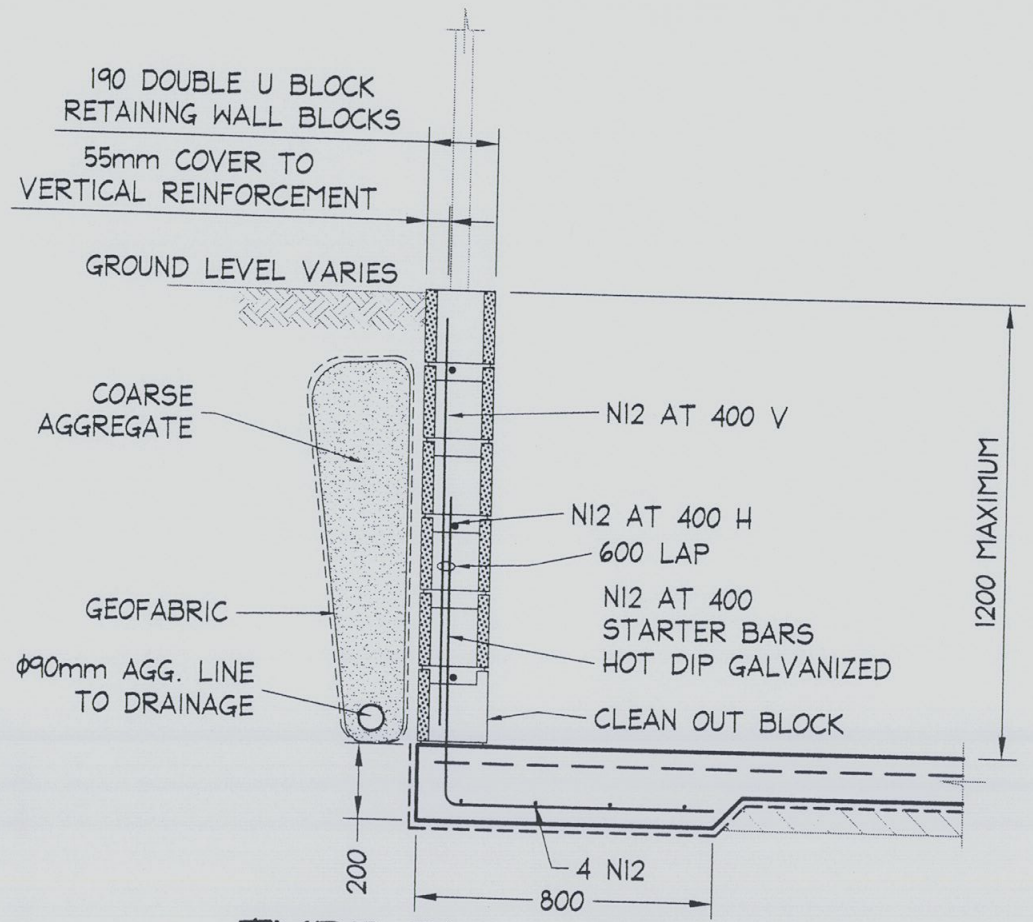
A.B.N. 60 493 390 399

Project:
PROPOSED WORKS
at: 17 YORK TERRACE,
BILGOLA PLATEAU
for: D & C SPARKS

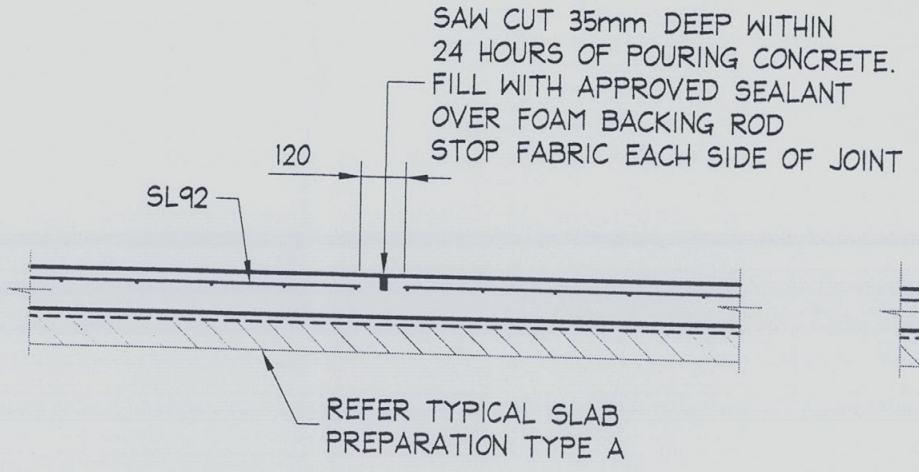
Drawing Title:
LOWER GROUND FLOOR
SLAB PLAN

Job No:	Drawing No:	Rev:
11-1111	S02	-



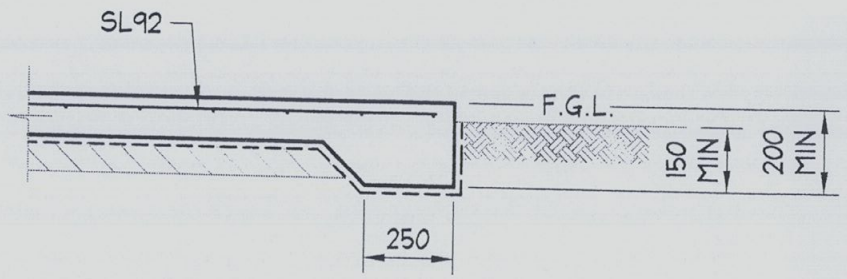
TYPE RW1 - RETAINING WALL

SCALE = 1 : 20



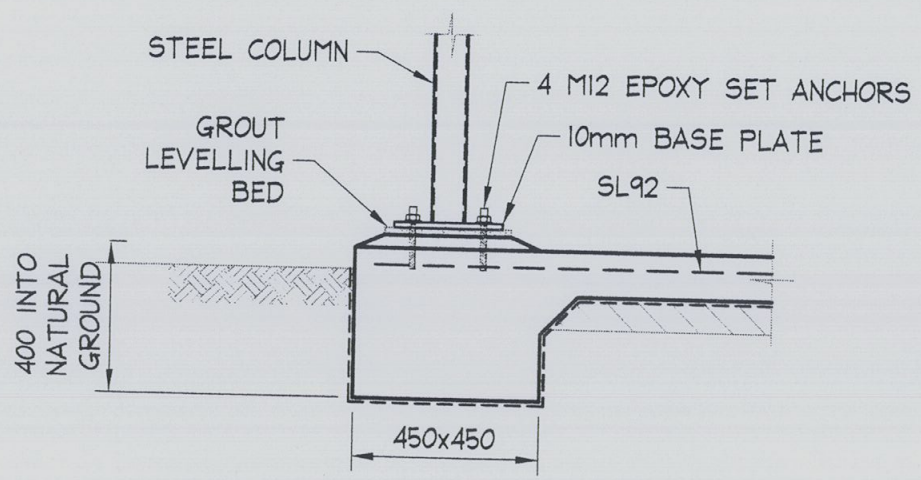
SAW CUT JOINT DETAIL DENOTED S.J. ON PLAN

SCALE = 1 : 20



THICKENED EDGE DETAIL DENOTED T.E. ON PLAN

SCALE = 1 : 20



TYPE 'PF1' PAD FOOTING

SCALE = 1 : 20

SECTION 1 / S02

SCALE = 1:20

SS Certifications
APPROVED
CC/CDC: 12/5810
Date: 25/9/12

NOTES:

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CHARTERED ENGINEERS AUSTRALIA MEMBER

DOCUMENT CERTIFICATION

Date : Nov'11 BRUCE

Bruce Lewis

(Principal : Peninsula Consulting Engineers)

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Institute of Engineers Membership No. 879131

0 1:100 5 m
0 1:20 1 m

Date:	Rev:	Amendment:
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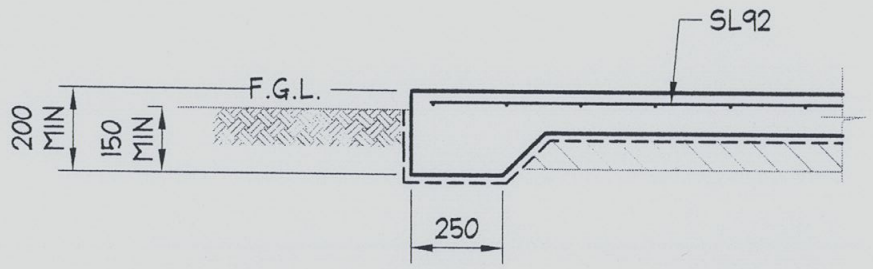
A.B.N. 60 493 390 399

Project:
PROPOSED WORKS
at: 17 YORK TERRACE,
BILGOLA PLATEAU
for: D & C SPARKS

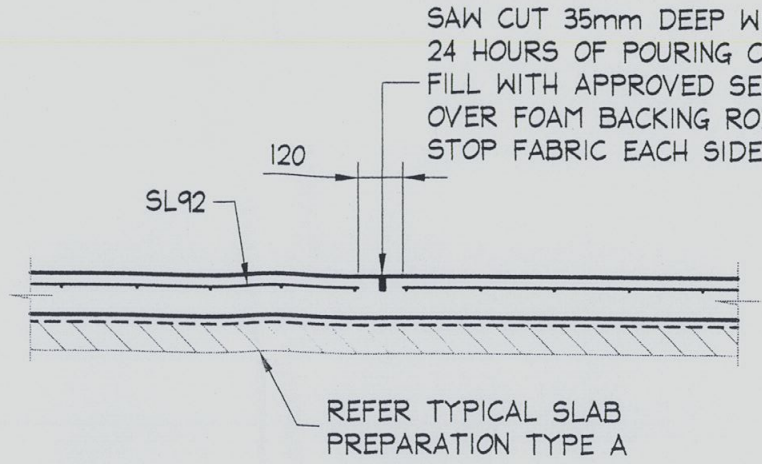
Drawing Title:
LOWER GROUND FLOOR
SLAB DETAILS SHEET 1

Job No:	Drawing No:	Rev:
11-1111	S03	-



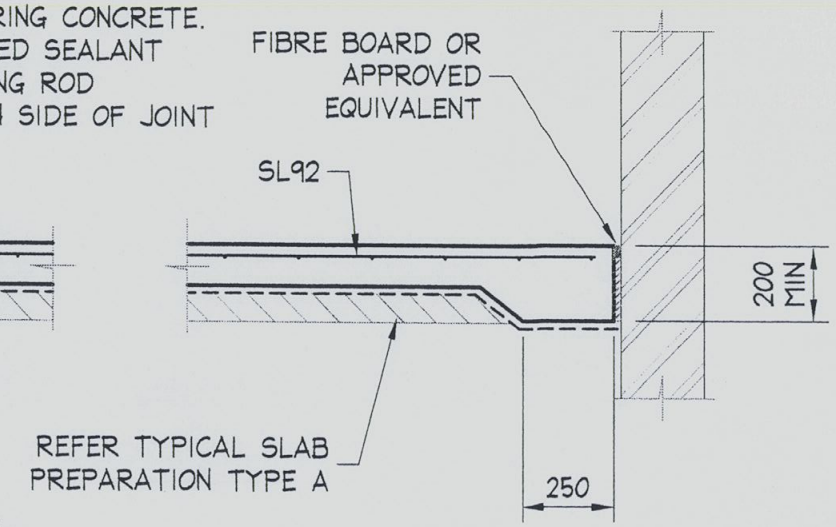
THICKENED EDGE DETAIL
DENOTED T.E. ON PLAN

SCALE = 1 : 20



SAW CUT JOINT DETAIL
DENOTED S.J. ON PLAN

SCALE = 1 : 20

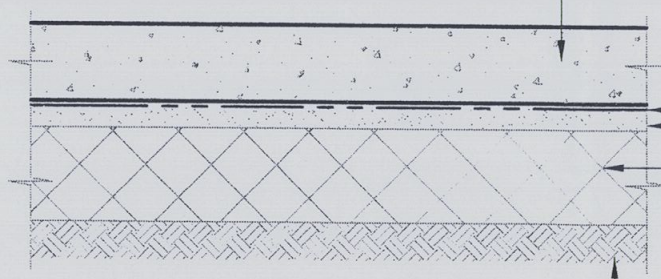


ISOLATION JOINT DETAIL
DENOTED I.J. ON PLAN

SCALE = 1 : 20

SECTION 2 / S02

SCALE = 1:20



NOTE :

SAND BLINDING, SUB-BASE, FILLING AND SUB GRADE TO BE MECHANICALLY COMPACTED TO A DRY DENSITY RATIO OF NOT LESS THAN 98% MAXIMUM DRY DENSITY TO A.S. 1289/2002. ALL AREAS TO BE TESTED BY GEOTECHNICAL ENGINEER AND RESULTS FORWARDED TO STRUCTURAL ENGINEER PRIOR TO POURING CONCRETE.

TYPICAL SLAB PREPARATION TYPE A
SLAB ON GRADE

N.T.S.

SS Certifications
APPROVED
CC/CDC: 12/5810
Date: 25/9/13

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CHARTERED ENGINEERS AUSTRALIA MEMBER

DOCUMENT CERTIFICATION

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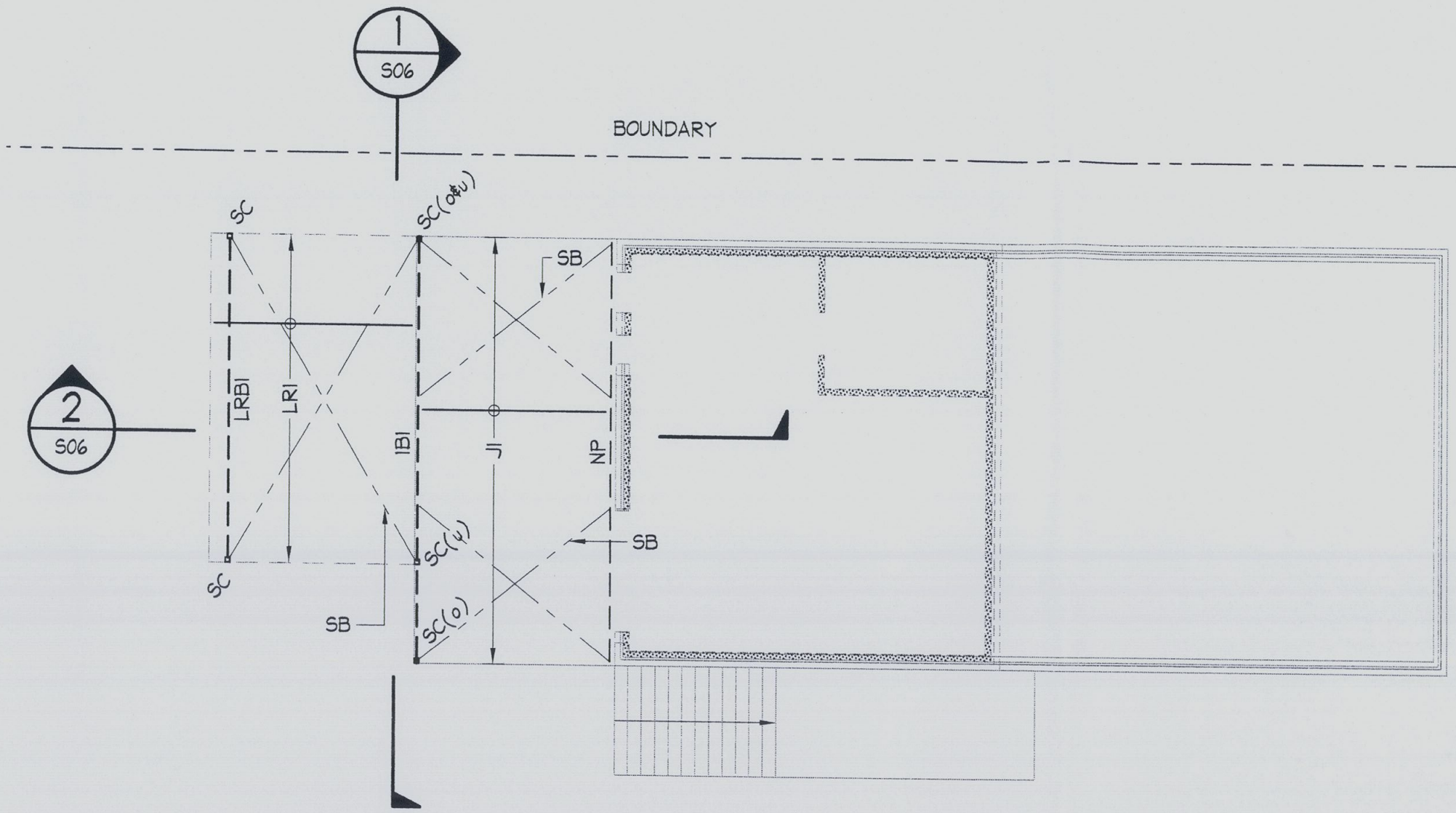
Project:
PROPOSED WORKS
at: 17 YORK TERRACE,
BILGOLA PLATEAU
for: D & C SPARKS

Drawing Title:
LOWER GROUND FLOOR
SLAB DETAILS SHEET 2

Job No:	Drawing No:	Rev:
11-1111	S04	-



MEMBER SCHEDULE:

SC - 90x90x4 GALV. SHS COLUMNS
FLOOR FRAMING
JI - 240x45 LVL JOISTS @ 450 CTS
IBI - 360UB44 GALV STEEL BEARER BEAM
ROOF FRAMING
LRI - 140x45 MGP10 H3 RAFTERS @ 600 CTS
LRBI - 200UB18 GALV. STEEL ROOF BEAM

SB - PRYDA STRAP BRACING WITH TENSIONERS TO RAFTERS TO AS1684.

NP - 45mm THICK F7 KILN DRIED H3 TREATED NAILING PLATE DEPTH TO MATCH ADJACENT MEMBER. FIX TO BRICK WALL WITH M12 EPOXY SET ANCHORS AT 900 CTS STAGGERED VERTICALLY BY D/3. (HILTI HIT ANCHORS OR SIMILAR FIXINGS TO BE USED FOR EXTRUDED BRICKS)

NOTE: MODIFY EXISTING BEAMS & COLUMNS ON SITE AS ABOVE.

GROUND FLOOR FRAMING PLAN

SCALE = 1 : 100

NORTH

SS Certifications
APPROVED
CC/CDC: 12/5810
Date: 25/9/12

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CHARTERED MEMBER

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Date : Nov '12
Bruce Lewis .....
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Date:	Rev:	Amendment:
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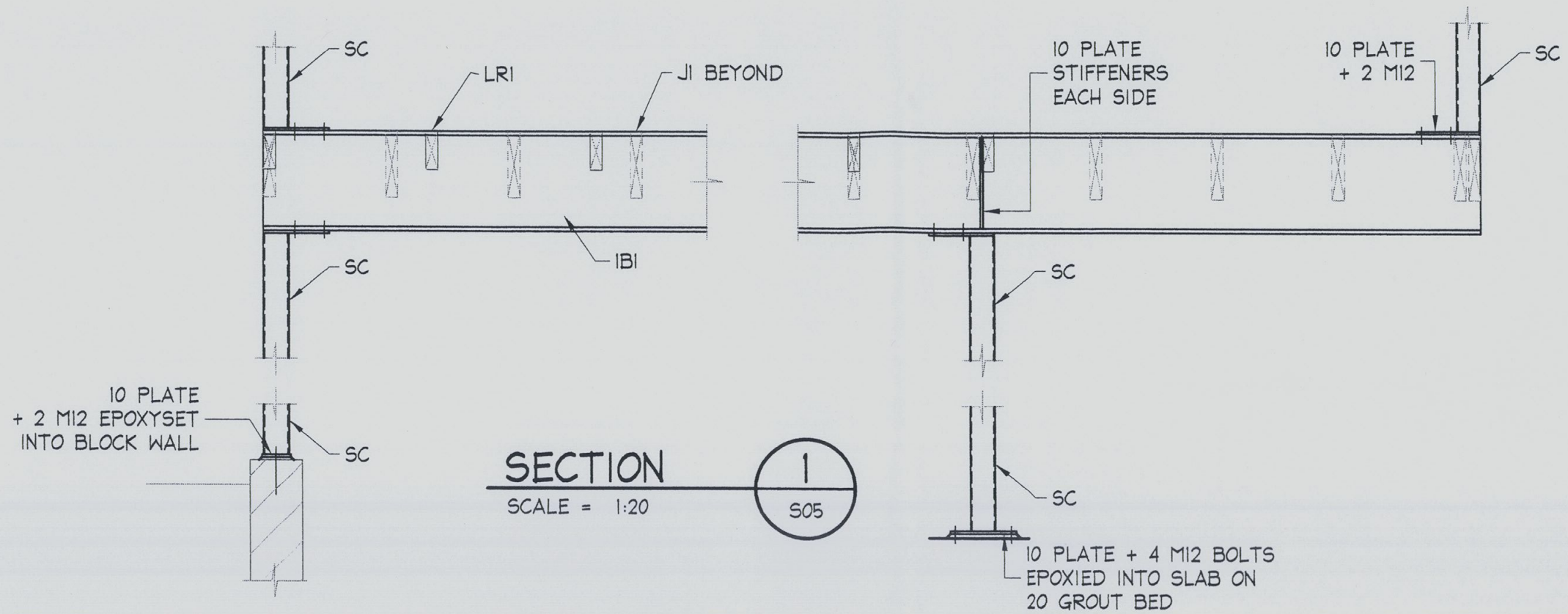
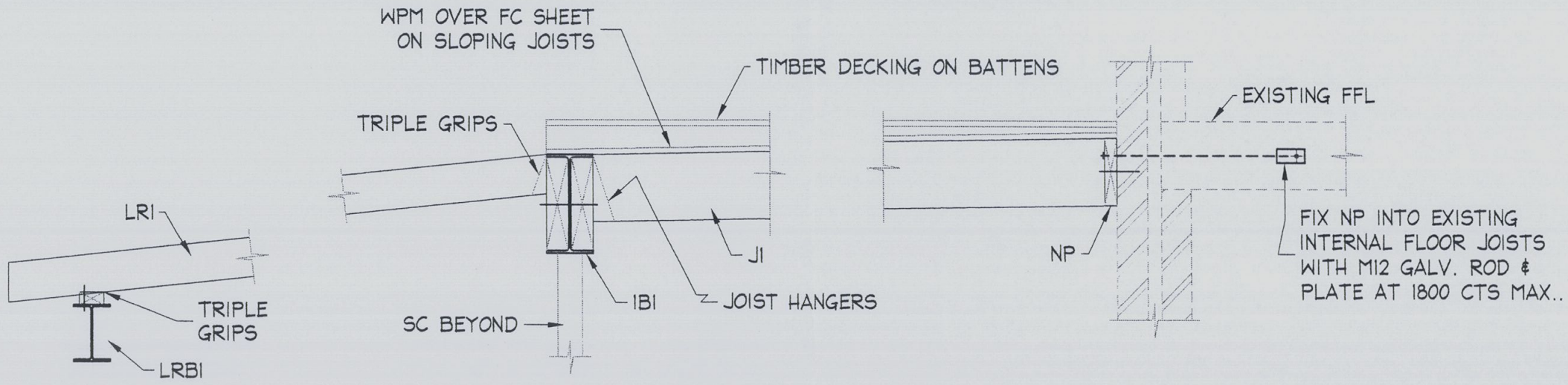
Project:
PROPOSED WORKS
at: 17 YORK TERRACE,
BILGOLA PLATEAU
for: D & C SPARKS

Drawing Title:
GROUND FLOOR FRAMING PLAN

Job No:	Drawing No:	Rev:
11-1111	S05	-



SECTION 1 — SCALE = 1:20 — S05



SECTION 2 — SCALE = 1:20 — S05

SS Certifications
APPROVED
CC/CDC: 12/5810
Date: 25/9/12

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CHARTERED MEMBER

DOCUMENT CERTIFICATION
Date: Nov 11
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Date:	Rev:	Amendment:

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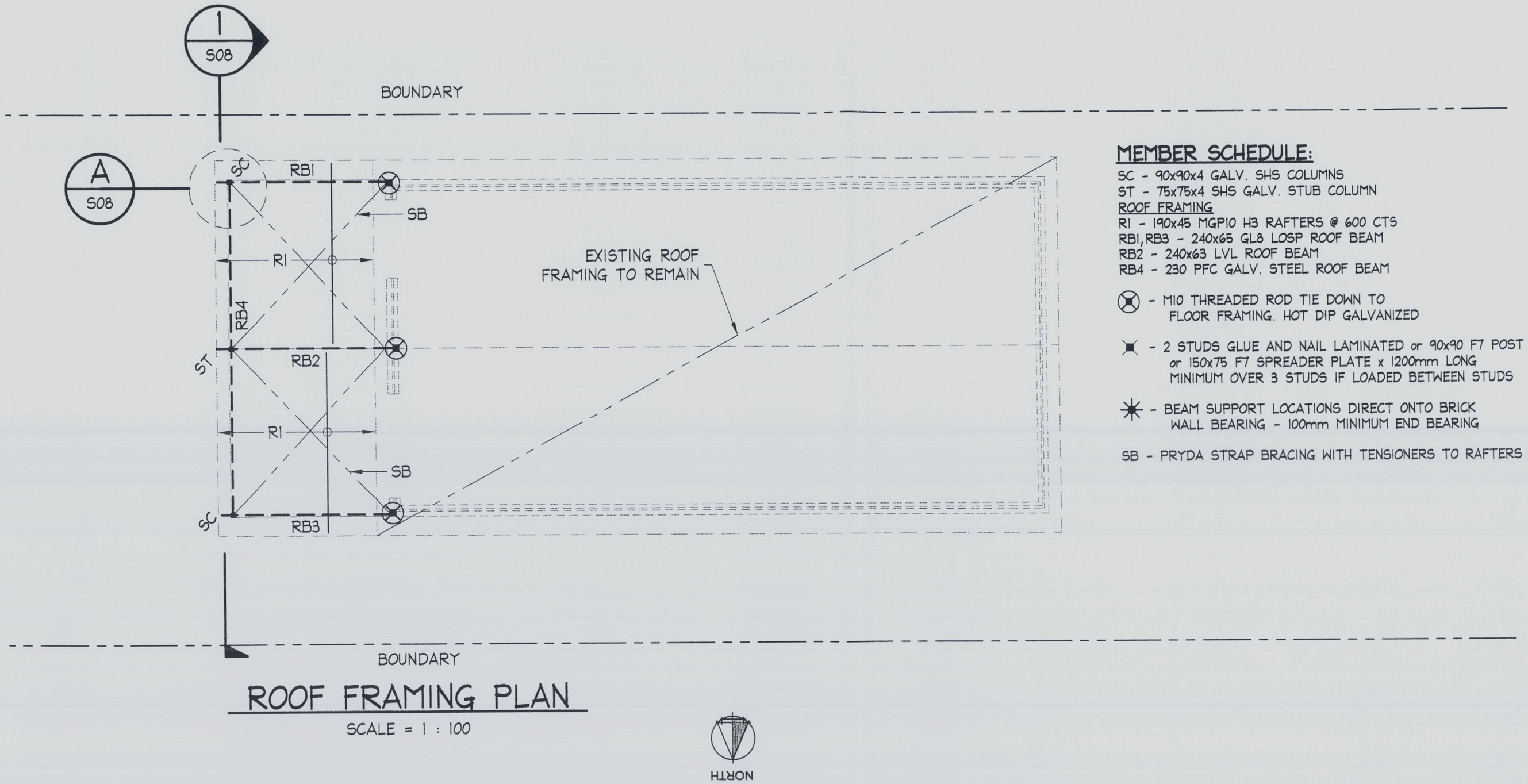
Project:
PROPOSED WORKS
at: 17 YORK TERRACE,
BILGOLA PLATEAU
for: D & C SPARKS

Drawing Title:
GROUND FLOOR
FRAMING DETAILS

Job No:	Drawing No:	Rev:
11-1111	S06	-



ROOF FRAMING PLAN

SCALE = 1 : 100

NORTH

MEMBER SCHEDULE:

SC - 90x90x4 GALV. SHS COLUMNS
ST - 75x75x4 SHS GALV. STUB COLUMN
ROOF FRAMING
R1 - 190x45 MGP10 H3 RAFTERS @ 600 CTS
RB1, RB3 - 240x65 GL8 LOSP ROOF BEAM
RB2 - 240x63 LVL ROOF BEAM
RB4 - 230 PFC GALV. STEEL ROOF BEAM

⊗ - M10 THREADED ROD TIE DOWN TO FLOOR FRAMING. HOT DIP GALVANIZED

✕ - 2 STUDS GLUE AND NAIL LAMINATED or 90x90 F7 POST or 150x75 F7 SPREADER PLATE x 1200mm LONG MINIMUM OVER 3 STUDS IF LOADED BETWEEN STUDS

✳ - BEAM SUPPORT LOCATIONS DIRECT ONTO BRICK WALL BEARING - 100mm MINIMUM END BEARING

SB - PRYDA STRAP BRACING WITH TENSIONERS TO RAFTERS TO AS1684.

SS Certifications
APPROVED
CC/CDC: 12/5810
Date: 25/9/12

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Date:	Rev:	Amendment:
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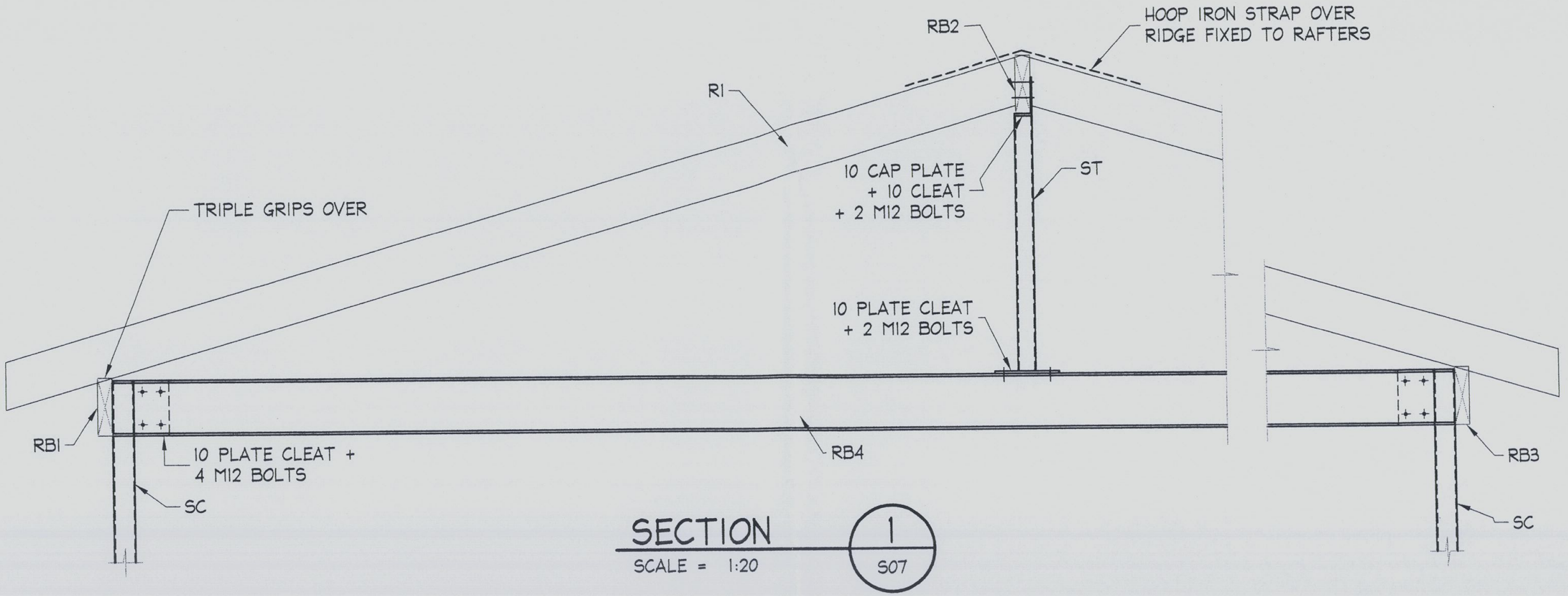
Project:
PROPOSED WORKS
at: 17 YORK TERRACE,
BILGOLA PLATEAU
for: D & C SPARKS

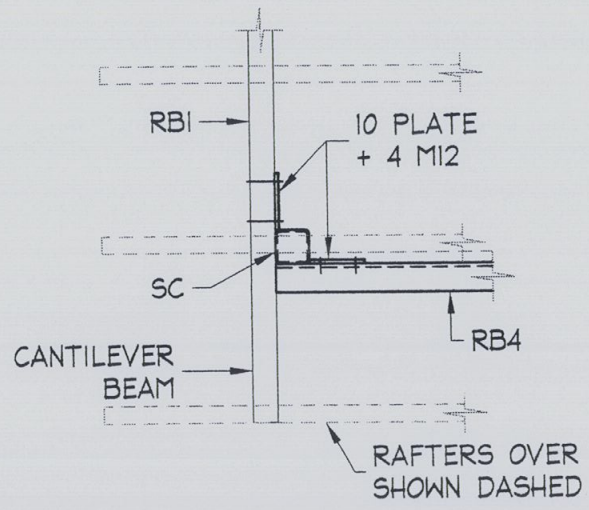
Drawing Title:
ROOF
FRAMING PLAN

Job No:	Drawing No:	Rev:
11-1111	S07	-



SECTION 1 / S07

SCALE = 1:20



DETAIL/PLAN A / S07

SCALE = 1:20

SS Certifications
APPROVED
CC/CDC: 12/5810
Date: 25/9/12

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CHARTERED MEMBER

DOCUMENT CERTIFICATION

Date NOV'11

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Project:
PROPOSED WORKS
at: 17 YORK TERRACE,
BILGOLA PLATEAU
for: D & C SPARKS

Drawing Title:
ROOF
FRAMING DETAILS

Job No:	Drawing No:	Rev:
11-1111	S08	-