



14/12/12

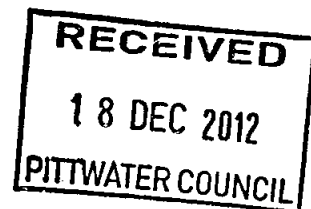
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir or Madam:

Re: Lodgement of CDC2012/164
Site Address : No. No.98 Crescent Road, Newport NSW 2106

Please find attached all required documentation relied upon to issue Complying Development Certificate and Notice of Commencement for the above development:

- Part 4A Lodgement Fee \$36.00 payable to Council.
- Sydney Water Building Plan Approval
- 1 full set of Complying Development Certificate Plans.
- 1 Structural Engineer's Plans.
- Owner Builders Permit
- Receipt showing payment of Long Service Levy Fee.
- 1 Basix Certificate
- PCA in receipt of 149(2) Planning Certificate.



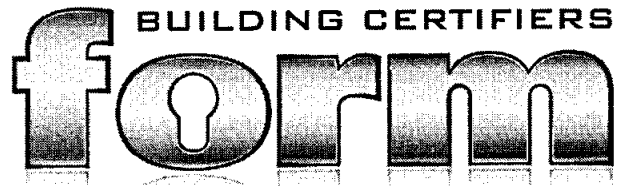
Yours faithfully

A handwritten signature in black ink, appearing to read "C Formosa".

Craig Formosa
Form Building Certifiers

\$36 REC: 334449 18/12/12

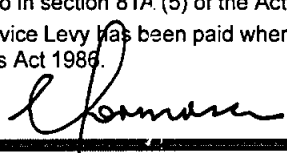
POSTED
17/12/12



COMPLYING DEVELOPMENT CERTIFICATE # 2012-164

Approved 14/12/12

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 85, 85A & 87

Date Application Received	13/12/12	Certificate Lapse Date	5 yrs after approval date		
Council	Warringah	Relevant Planning Instrument	SEPP E & C Dev. 2008- Part 4		
Certifying Authority	Craig Formosa - BPB0124	Accredited Certifier	Craig Formosa - BPB0124		
Accreditation Body	Building Professionals Board	BCA in force	2012		
APPLICANT DETAILS					
Name	Andrew Hooper-Nguyen	Ph No.	0478 089 922		
Address	98 Crescent Road, Newport NSW 2106				
OWNER DETAILS					
Name	Andrew Hooper-Nguyen				
Address	98 Crescent Road, Newport NSW 2106				
DEVELOPMENT DETAILS					
Subject Land	No.98 Crescent Road, Newport NSW 2106	Lot No.	11	DP	1175297
Description of Development	Internal alterations only		Zone	2(a)	
Class of Building	1a	Value of Work	\$150,000.00		
OWNER BUILDER DETAILS					
Name	Andrew Hooper-Nguyen				
Address	98 Crescent Road, Newport NSW 2106				
Contact Number	0478 089922	Permit No.	399069P		
APPROVED PLANS & DOCUMENTS					
Plans Prepared By	Sammy Fede				
Drawing Numbers	CDC01-CDC08	Dated	12.12		
Engineer Details Prepared By	McKee & Associates				
Drawing Numbers	22953, S00,S01, S02	Dated	14.12.12		
Basix Certificate No.	A152985	Dated	12.12.12		
This Certificate is approved subject to the prescribed conditions listed under Clauses: 133, 136A, 136D, 149 & 154B of the Environmental Planning and Assessment Act Regulations 2000.		Nos.	3.37 – 3.45		
This Certificate is approved subject to the attached conditions as contained in the SEPP Exempt and Complying Development 2008.					
CERTIFICATION					
I, Craig Formosa, as the certifying authority am satisfied that; The requirements of the regulations referred to in s81A (5) have been complied with. That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as referred to in section 81A. (5) of the Act, and Long Service Levy has been paid where required under s34 of the Building & Construction Industry Long Service Payments Act 1986. Signed:  Date: 14/12/12					

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A152985

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 Alterations and Additions Definitions" dated 29/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Wednesday, 12, December 2012
To be valid, this certificate must be lodged within 3 months of the date of issue.



THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

Description of project

Project address	
Project name	Andrew Hooper-Nguyen
Street address	98 CRESCENT Road NEWPORT 2106
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 1175297
Lot number	11
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	sammy fedele architectural drafting services
ABN (if applicable):	36 627 664 311

Fixtures and systems		Shower panels	Shower or bath panels	Carpet tiles
Lighting				
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			✓	✓
Fixtures				
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.			✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.			✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.			✓	

Glazing requirements				Shading device	Shading device	Shading device
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.				✓	✓	✓
Each window or glazed door with improved frames, or polylytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.				✓	✓	✓
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.				✓	✓	✓
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.				✓	✓	✓
Windows and glazed doors glazing requirements						
Window orientation	Window type	Window type	Window type	Shading device	Shading device	Shading device
W1	W	1.08	0	0	eave/verandah/pergola/balcony	standard aluminium, single polylytic low-e, (U-value: 5.7, SHGC: 0.47)
W2	N	1.3	0	0	eave/verandah/pergola/balcony	standard aluminium, single polylytic low-e, (U-value: 5.7, SHGC: 0.47)
W3	N	1.3	0	0	eave/verandah/pergola/balcony	standard aluminium, single polylytic low-e, (U-value: 5.7, SHGC: 0.47)

Glazing requirements					Shower or bath	Shower or bath pantry	Bedroom or living																																																						
<table><tr><th>Window orientation</th><th>Area of glass (m²)</th><th>Overhang (m)</th><th>Distance (m)</th><th>Shading device</th><th>Frame and glazing</th></tr><tr><td>W4</td><td>N</td><td>1.3</td><td>0</td><td>0</td><td>eave/verandah/pergola/balcony >=450 mm standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)</td></tr><tr><td>W5</td><td>N</td><td>1.3</td><td>0</td><td>0</td><td>eave/verandah/pergola/balcony >=450 mm standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)</td></tr><tr><td>W6</td><td>E</td><td>1.23</td><td>0</td><td>0</td><td>eave/verandah/pergola/balcony >=600 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>W7</td><td>S</td><td>6.7</td><td>0</td><td>0</td><td>eave/verandah/pergola/balcony >=600 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>W8</td><td>S</td><td>2.7</td><td>0</td><td>0</td><td>eave/verandah/pergola/balcony >=600 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>W9</td><td>N</td><td>6.3</td><td>0</td><td>0</td><td>eave/verandah/pergola/balcony >=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td></tr><tr><td>W10</td><td>N</td><td>2.1</td><td>0</td><td>0</td><td>eave/verandah/pergola/balcony >=900 mm timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)</td></tr><tr><td>W11</td><td>W</td><td>4.6</td><td>0</td><td>0</td><td>eave/verandah/pergola/balcony >=600 mm standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)</td></tr></table>					Window orientation	Area of glass (m ²)	Overhang (m)	Distance (m)	Shading device	Frame and glazing	W4	N	1.3	0	0	eave/verandah/pergola/balcony >=450 mm standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	W5	N	1.3	0	0	eave/verandah/pergola/balcony >=450 mm standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	W6	E	1.23	0	0	eave/verandah/pergola/balcony >=600 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W7	S	6.7	0	0	eave/verandah/pergola/balcony >=600 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W8	S	2.7	0	0	eave/verandah/pergola/balcony >=600 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W9	N	6.3	0	0	eave/verandah/pergola/balcony >=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W10	N	2.1	0	0	eave/verandah/pergola/balcony >=900 mm timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)	W11	W	4.6	0	0	eave/verandah/pergola/balcony >=600 mm standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	✓	✓	✓
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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.					✓		✓																																																						
Skylights glazing requirements																																																													

Cleaning requirements			Shower panhead	Shower cubicle panels	Shower cubicle doors
Shower number	Area of cleaning (m ² or frame m ²)	Shading device	Frame and glass type		
S1	0.675	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)		
S2	0.675	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)		

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 & 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 for the development may be issued.



THIS DOCUMENT IS NOT AN AUTHORITY TO COMMENCE ANY BUILDING WORKS – NO BUILDING WORK MAY TAKE PLACE UNLESS A CONSTRUCTION CERTIFICATE AND REQUIRED PCA STATUTORY NOTICES HAVE BEEN ISSUED AND RECEIVED.

OWNER'S ACCEPTANCE OF SERVICE AGREEMENT / APPOINTMENT OF PCA	
Proposed Building Works	
Council DA No.	
Property Address	98 CRESCENT RD NEWPORT
In accordance with the Terms and Conditions contained herein, and the issued Fee Proposal document, I hereby agree to this Service Agreement with Craig Formosa of Form Building Certifiers Pty Ltd, including the associated payment of fees. In accordance with the Act and Regulations, I hereby make application to appoint as the Principle Certifying Authority ('the PCA') for the proposed building works under the subject development of this agreement. I acknowledge that Craig Formosa of Form Building Certifiers Pty Ltd is not the PCA until it has accepted and confirmed its appointment to me in writing.	
Owner's Name	ANDREW HOOPER-NGUYEN / JULIE ENGLEFIELD.
Owner's Address	
Owner's Signature	

ACCREDITED CERTIFIER'S ACCEPTANCE OF SERVICE AGREEMENT	
I hereby agree to provide the nominated services detailed in this Service Agreement and the issued Fee Proposal, subject to the terms and conditions attached.	
Signed:	Date:
Craig Formosa Form Building Certifiers Pty Ltd Accredited Certifier No. BPB 0124	



**Fair
Trading**

Tel 13 32 20
TTY 02 9338 4943
ABN 81 913 830 179
www.fairtrading.nsw.gov.au

Andrew Hooper-Nguyen
98 Crescent Road
NEWPORT NSW 2106

HOME BUILDING ACT 1989
OWNER BUILDER PERMIT

Permit : 399069P
Receipt: 1-1770645510

Issued : 12/12/2012
Amount: \$159.00

BUILDING SITE

98 Crescent Rd, NEWPORT, NSW 2106 AUSTRALIA

AUTHORISED BUILDING WORK

Renovation of existing residence including new internal walls, windows, doors, kitchen, bathroom. Timber construction.

Authority No : CDC-2012-164
Council Area : PITTWATER (S) COUNCIL

Should the property be sold within 6 years of completion of the work it will be necessary to obtain home warranty building insurance from approved insurers if the value of the work was greater than \$20,000. A certificate of insurance must be attached to any contract of sale.

You should obtain professional advice from general insurers regarding public liability and property damage cover, etc.

Note: This permit is only valid when an official receipt has been imprinted.
If payment is made by cheque, the permit is conditional on the cheque being met on presentation. *GST amount included in total fee: \$0.00

Rod Stowe
Commissioner for Fair Trading

THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

Issuing officer

***** END OF PERMIT *****

Levy Online Payment Receipt

Thank you for using our Levy Online payment system. Your payment for processed.

Applicant Name:	ANDREW HOOPER-NG
Levy Application Reference:	5037400
Application Type:	CDC
Application No.:	2012-164
Local Government Area/Government Authority:	PITTWATER COUNCIL
Site Address:	98 CRESCENT ROAD
	NEWPORT
	NSW
	2106
Value Of Work:	\$150,000
Levy Due:	\$525
Levy Payment:	\$525
Online Payment Ref.:	679367431
Payment Date:	12/12/2012 1:29:25 F

THIS PLAN / DOCUMENT FORM
PART OF FORM BUILDING
CERTIFICATE 00 / 000

Close

I certify that work completed in accordance with these plans and specifications will comply with the regulations referred to in Section 81A(5) of the Environment Planning and Assessment Act 1979

This is the plan/spec. referred to in Form Building Certifiers Certificate No. **COC 2018-164**
Plans COC01-COC08
14/12/12
Craig Formosa BPB0124 DATED

NOTES

1. Do not scale off drawings. *(If in doubt ask.)*
2. All measurements to be checked on site prior to commencement of construction.
3. Check all levels, roof pitch, location of services and boundary lines, site and building conditions before commencing work or ordering materials.
4. Supply & install selected smoke alarm system to comply with AS3786.
5. All storm water to be connected to street gutters as per council requirements
6. Provide street location number on selected letter box area facing the street.
7. The work shown on this and associated drawings shall be carried in a tradesmanlike manner and shall be in accordance with the standards, codes, ordinances, regulations, of the Standards Association of Australia, the Building Code of Australia and any statutory authority having jurisdiction over the works.
8. Setting out dimensions shown on the drawings shall be verified by the builder
9. During construction the structure shall be maintained in a stable condition, and no part shall be overstressed
10. Flashings and dampproof course to be placed in accordance with good building principles whether shown on the details or not.
11. Supply and install lift off hinges to all wet area doors.

DESIGN DATA

SITE AREA = 1224m²
PROPOSED LOWER GROUND FLOOR = 40.50m²
GROUND FLOOR 114.53m²
GARAGE = 23.06m²

= 178.11m²
FSR = 14.55%

DESIGN DATA

SITE COVERAGE
EXISTING/PROPOSED
SITE AREA = 1224.00m²
AREA = 137.61m² = 11.24%

Sammy Fedele

Architectural Drafting
Services
0404 037 606
tel : 9680 21 82 fax : 9680 21 82
email: sammyfedele@ipimus.com.au

ahn 38 627 664 311

CLIENT : Andrew Hooper-Nguyen

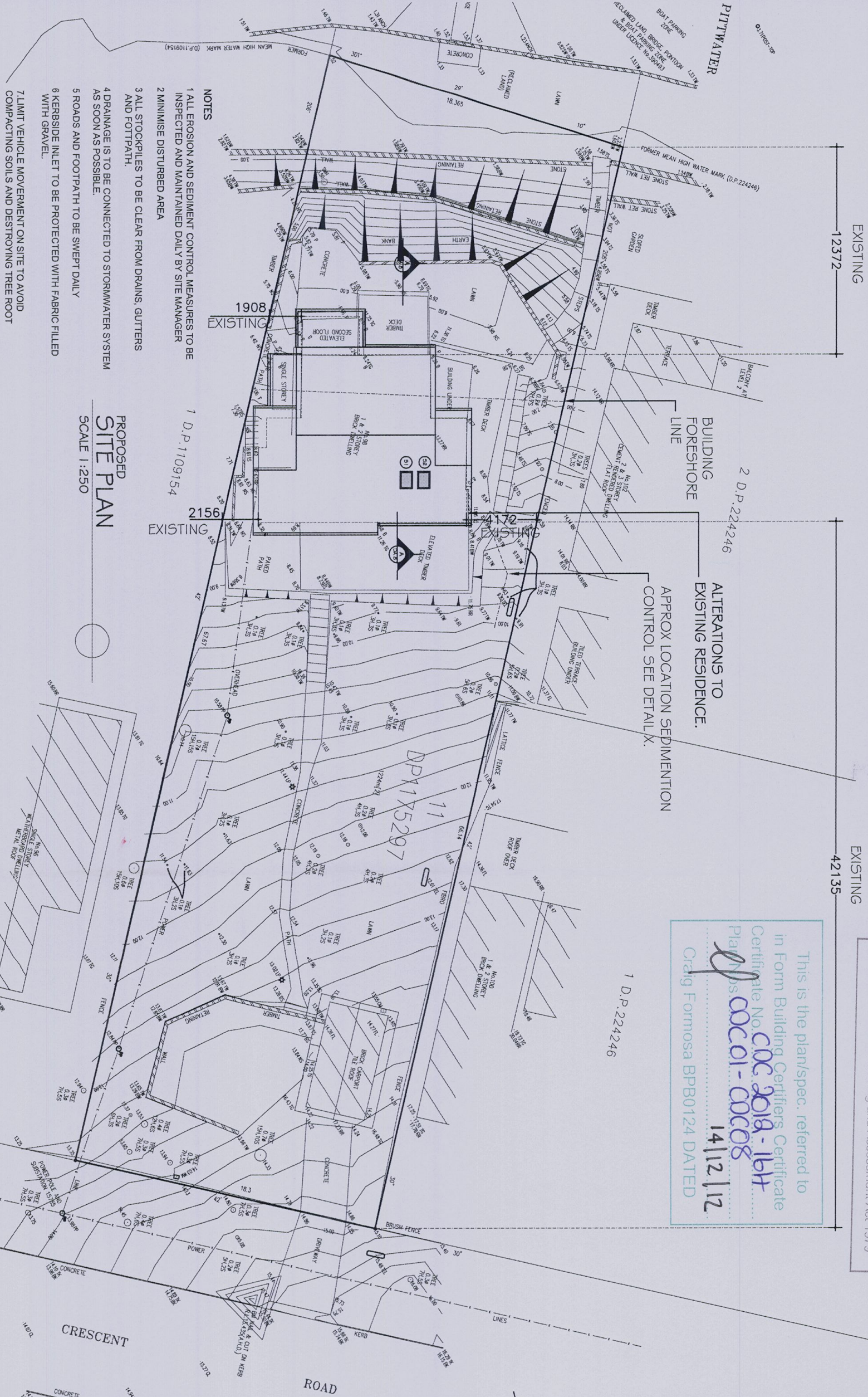
PROPOSED : ALTERATIONS TO EXISTING RESIDENCE.

ADDRESS : 98 CRESCENT RD LOT 11, NEWPORT NSW 2106

DATE : DEC 2012 PROJECT No: 1023

DRAWING No : CDCO I

DESIGN : SAMMY FEDELE

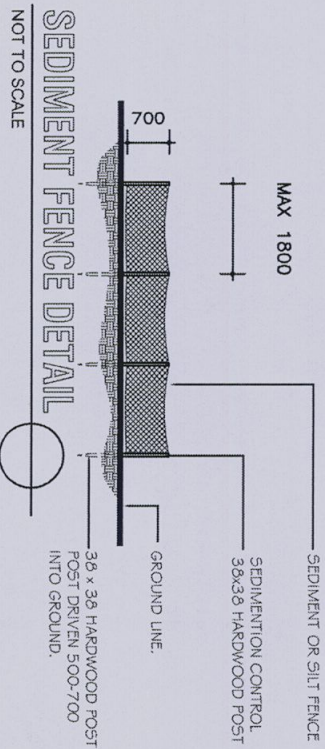


NOTES

- 1 ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
- 2 MINIMISE DISTURBED AREA
- 3 ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH.
- 4 DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
- 5 ROADS AND FOOTPATH TO BE SWEEPED DAILY
- 6 KERBSIDE INLET TO BE PROTECTED WITH FABRIC FILLED WITH GRAVEL.
- 7 LIMIT VEHICLE MOVEMENT ON SITE TO AVOID COMPACTING SOILS AND DESTROYING TREE ROOT

PROPOSED SITE PLAN
SCALE 1:250

MAX 1800

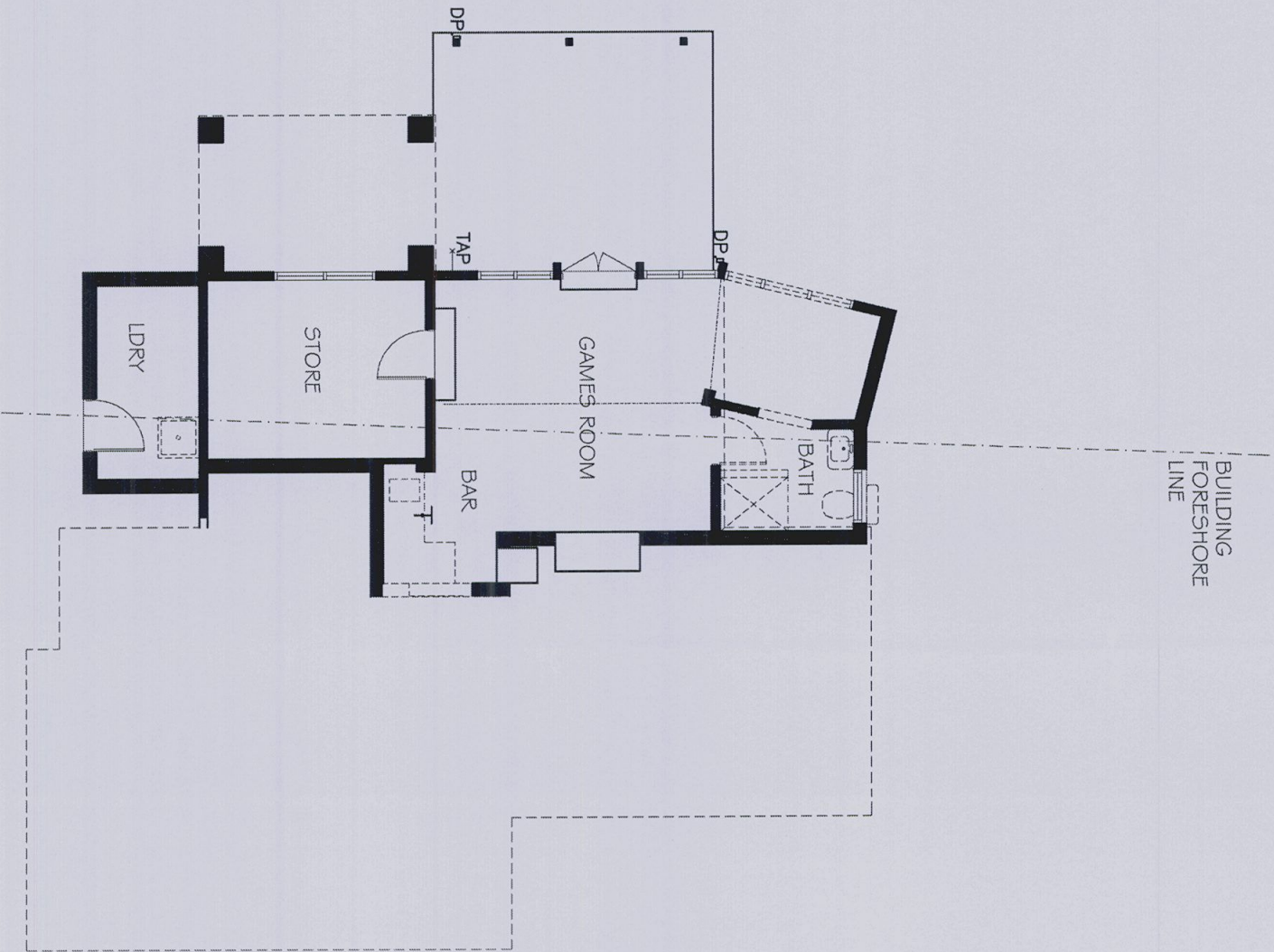


SEDIMENT FENCE DETAIL

NOT TO SCALE

NOTES

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4. Supply & install selected smoke alarm system to comply with AS3786.
5. All storm water to be connected to street gutters as per council requirements
6. Provide street location number on selected letter box area facing the street.
7. The work shown on this and associated drawings shall be carried in a tradesmanlike manner and shall be in accordance with the standards, codes, ordinances, regulations, of the Standards Association of Australia, the Building Code of Australia and any statutory authority having jurisdiction over the works.
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9. During construction the structure shall be maintained in a stable condition, and no part shall be overstressed.
10. Flashings and dampproof course to be placed in accordance with good building principles whether shown on the details or not.
11. Supply and install lift off hinges to all wet area doors.



Sammy Fedele

abn 36 627 664 311

**Architectural Drafting
Services**
0404 037 606
tel : 9680 21 82 fax : 9680 21 82
email:sammyfedele@iprimus.com.au

CLIENT :

Andrew Hooper-Nguyen

PROPOSED : ALTERATIONS TO
EXISTING RESIDENCE.

ADDRESS : 96 CRESCENT RD LOT 11
NEWPORT DP 1175297
NSW 2106

DATE : DEC 2012 PROJECT No: 10/23

DRAWING No :
CDCO2

ISSUE

DESIGN : **SAMMY FEDELE**

EXISTING AND DEMOLITION
LOWER GROUND FLOOR PLAN

SCALE 1 : 100



THIS PLAN / DOCUMENT FORMS

PART OF FORM BUILDING
CERTIFIERS CC / CDC

LEGEND:

⑤	SMOKE ALARM
ⓕ	FAN MECHANICAL
DP	DOWN PIPE
⊠	M/HOLE (ACCESS TO ROOF)
⌵ tap	EXTERNAL TAP
⌵	METER BOX
⌵	GAS METER
AS	AIR-CONDITION UNIT
⊠ X	SKYLIGHT
⌵ tw	FLOOR WASTE
⌵	EXISTING WALLS
⌵	DEMOLITION WALLS
⌵	NEW WALLS
⌵ BCJ	BRICK CONTROL JOINT

Sammy Fedele

abn 36 627 664 311
**Architectural Drafting
Services**
0404 037 606
tel : 9680 21 82 fax : 9680 21 82
email:sammyfedele@iprimus.com.au

CLIENT :	Andrew Hooper-Nguyen		
PROPOSED :	ALTERATIONS TO EXISTING RESIDENCE.		
ADDRESS :	96 CRESCENT RD NEWPORT NSW 2106	LOT 11 DP 1175297	
DATE :	DEC 2012	PROJECT No:	10/23
DRAWING No :	CDC03	ISSUE	
DESIGN :	SAMMY FEDELE		

EXISTING AND DEMOLITION
GROUND FLOOR PLAN

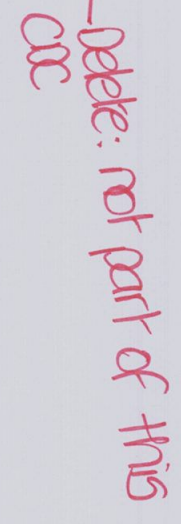
SCALE 1:100



THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

NOTES

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4. Supply & install selected smoke alarm system to comply with AS3788.
5. All storm water to be connected to street gutters as per council requirements
6. Provide street location number on selected letter box area facing the street.
7. The work shown on this and associated drawings shall be carried out in a tradesmanlike manner and shall be in accordance with the Standards, codes, ordinances, regulations, of the Standards Association of Australia, the Building Code of Australia and any statutory authority having jurisdiction over the works.
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9. During construction the structure shall be maintained in a stable condition, and no part shall be over stressed
10. Flashings and damp proof course to be placed in accordance with good building principles whatever shown on the details or not.
11. Supply and install lift off hinges to all wet area doors.



LEGEND:	
	SMOKE ALARM
	FAN MECHANICAL
	DOWN PIPE
	MHOLE (ACCESS TO ROOF)
	EXTERNAL TAP
	METER BOX
	GAS METER
	AIR-CONDITION UNIT
	SKYLIGHT
	FLOOR WASTE
	EXISTING WALLS
	DEMOLITION WALLS
	NEW WALLS
	BRICK CONTROL JOINT

Sammy Fedele

Architectural Drafting
Services

0404 037 606
tel : 9660 21 82 fax : 9660 21 82
email: sammyfedele@iprimus.com.au

also 36 627 664 31

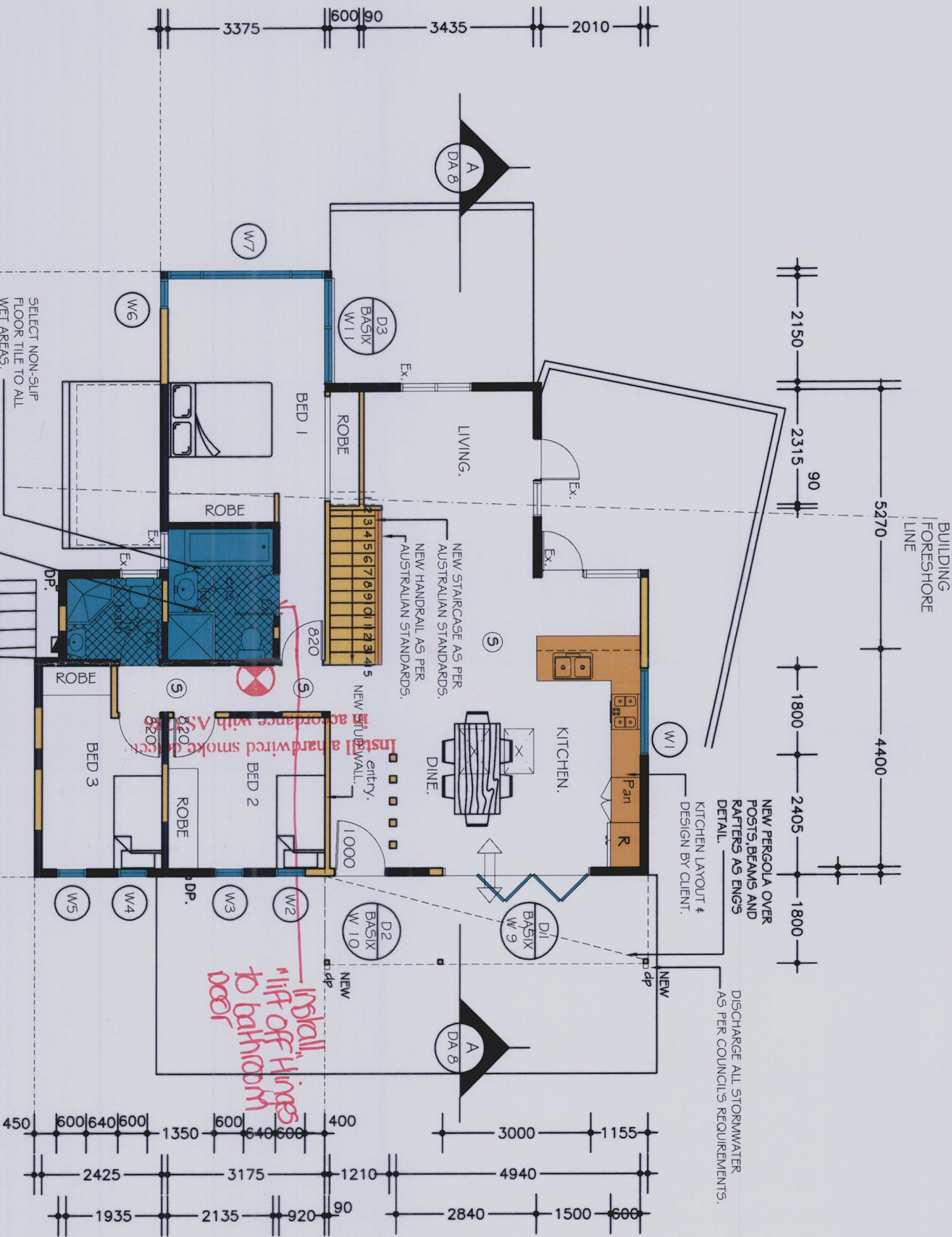
CLIENT :	Andrew Hooper-Nguyene		
	PROPOSED : ALTERATIONS TO EXISTING RESIDENCE.		
ADDRESS :	98 CRESCENT RD NEWPORT NSW 2106	LOT 11 DP 1175287	
DATE :	DEC 2012	PROJECT No :	10/2
DRAWING No :	CDC04	ISSUE	
DESIGN :	SAMMY FEDELE		

PROPOSED
LOWER GROUND FLOOR PLAN
SCALE 1:100

SCALE 1:100

NOTES

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- 10. Flashings and damp proof course to be placed in accordance with good building principles whether shown on the details or not.
- 11. Supply and install lift off hinges to all wet area doors.



LEGEND:	
⑤	SMOKE ALARM
Ⓣ	FAN MECHANICAL
DP	DOWN PIPE
⊠	WHOLE (ACCESS TO ROOF)
⊠	EXTERNAL TAP
⊠	METER BOX
⊠	GAS METER
⊠	AIR-CONDITION UNIT
⊠	SKYLIGHT
⊠	FLOOR WASTE
⊠	EXISTING WALLS
⊠	DEMOLITION WALLS
⊠	NEW WALLS
⊠	BRICK CONTROL JOINT

Sammy Fedele
Architectural Drafting
Services
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abn 36 627 684 311

CLIENT : Andrew Hooper-Nguyen

PROPOSED : ALTERATIONS TO EXISTING RESIDENCE.

ADDRESS : 96 CRESCENT RD LOT 11 NEWPORT NSW 2106

DATE : DEC 2012 PROJECT No: 10/23

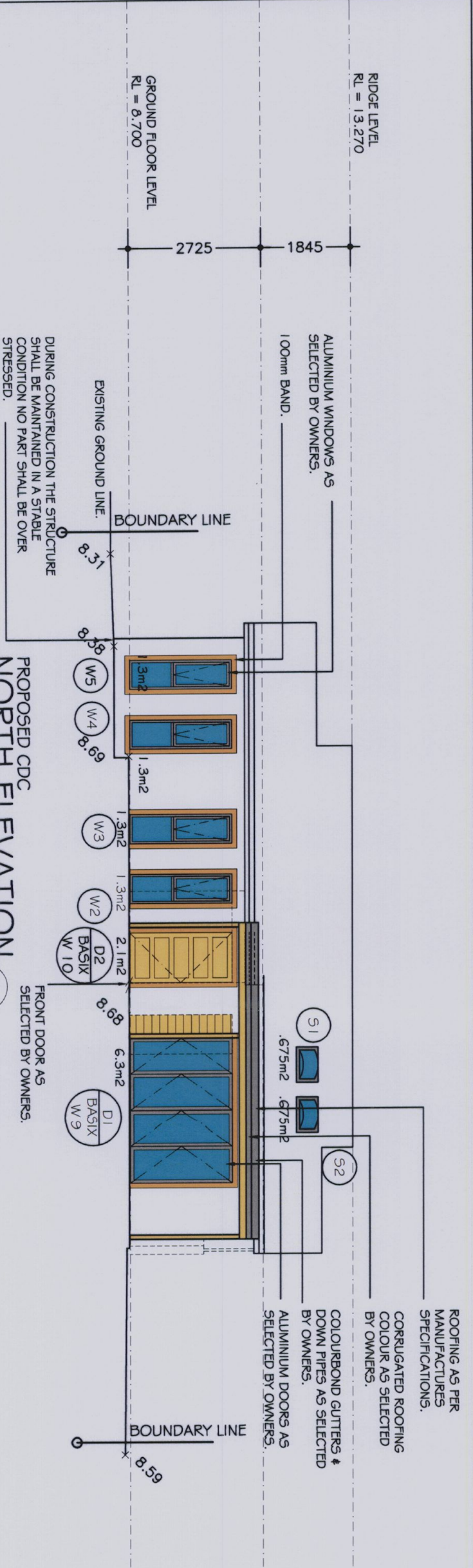
DRAWING No : CDC05 ISSUE

DESIGN : SAMMY FEDELE

PROPOSED
GROUND FLOOR PLAN

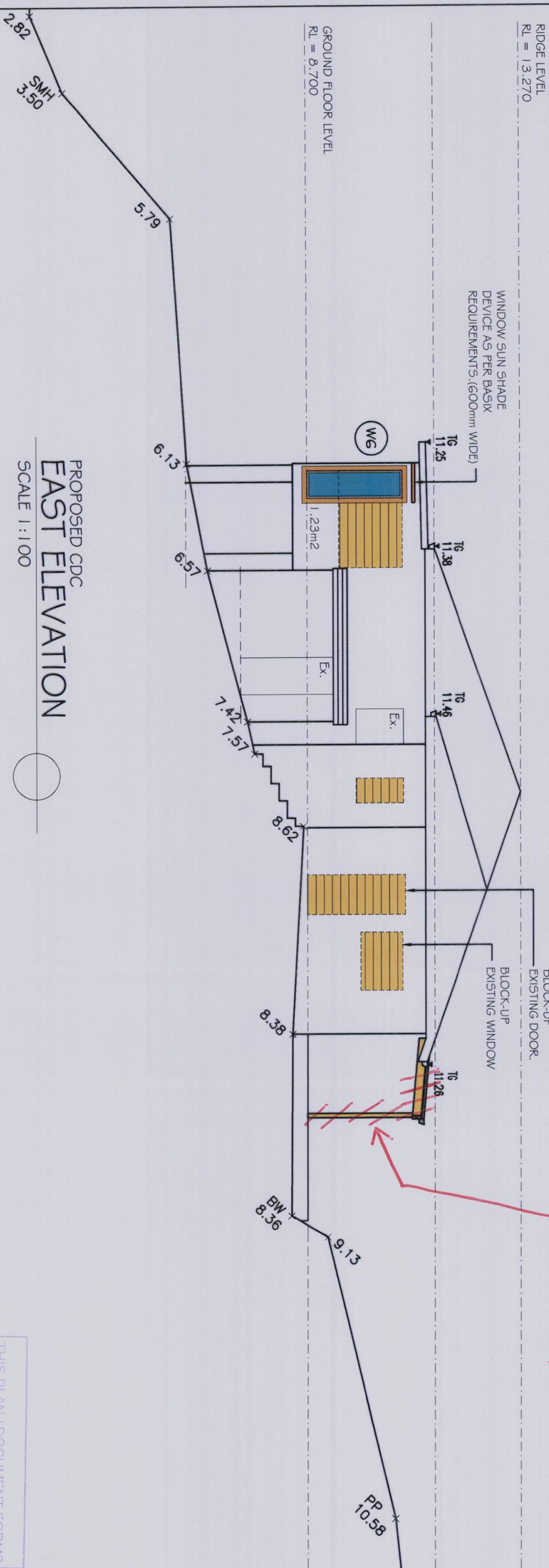
SCALE 1 : 100

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PART OF FORM BUILDING
CERTIFIERS CC / CDC



- NOTES
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delete: not part of this doc



PROPOSED CDC
EAST ELEVATION

SCALE 1:100



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CLIENT :	Andrew Hooper-Nguyen
PROPOSED :	ALTERATIONS TO EXISTING RESIDENCE.
ADDRESS :	96 CRESCENT RD LOT 11 NEWPORT NSW 2106
DATE :	DEC 2012
PROJECT No :	1023
DRAWING No :	ISSUE
CDC06	
DESIGN :	SAMMY FEDELE

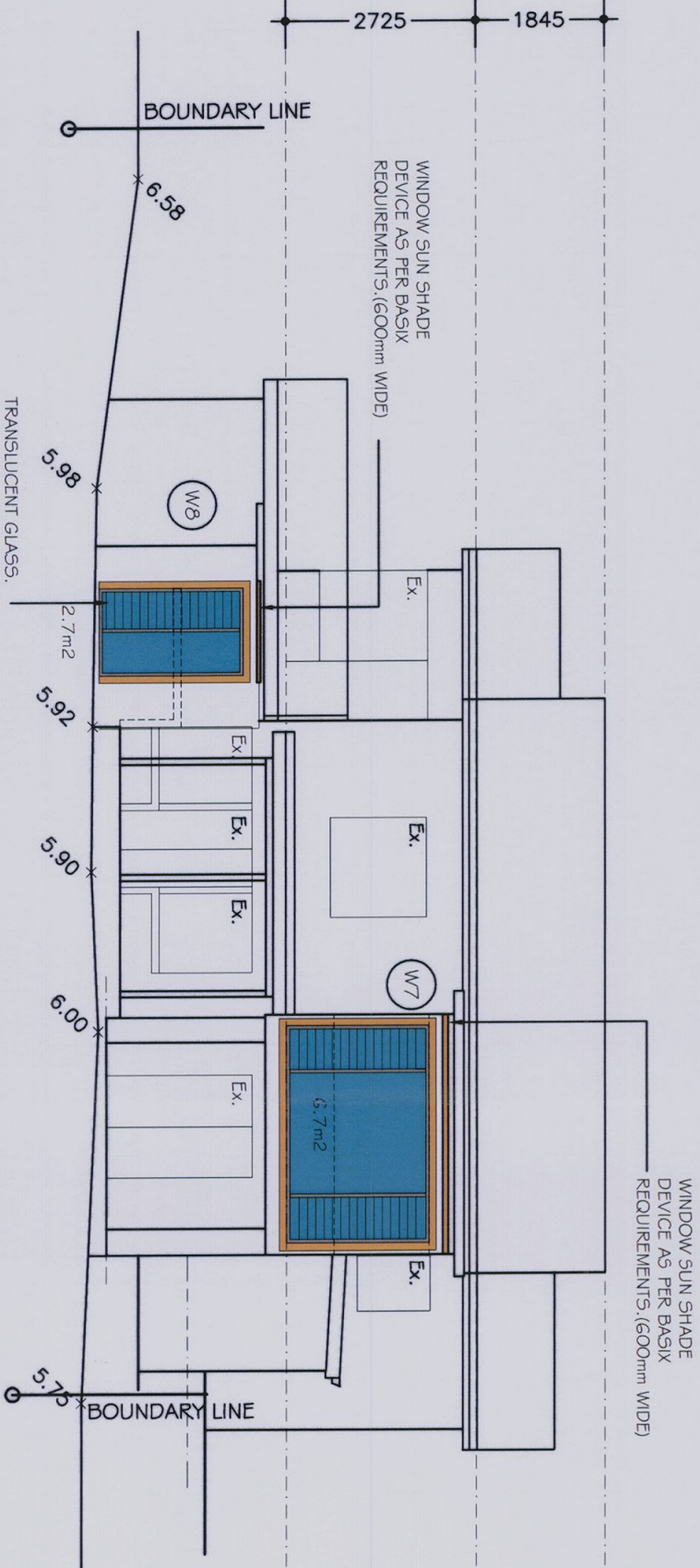
Sammy Fedele

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RIDGE LEVEL
RL = 13.270

GROUND FLOOR LEVEL
RL = 6.700



PROPOSED CDC
SOUTH ELEVATION

SCALE 1:100

NOTES

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WINDOW SUN SHADE
DEVICE AS PER BASIX
REQUIREMENTS, (600mm WIDE)

WINDOW SUN SHADE
DEVICE AS PER BASIX
REQUIREMENTS, (600mm WIDE)

BOUNDARY LINE

TRANSLUCENT GLASS.

BOUNDARY LINE

NEW HANDRAIL AS PER
AUSTRALIAN STANDARDS.

WINDOW SUN SHADE
DEVICE AS PER BASIX
REQUIREMENTS, (600mm WIDE)

WINDOW SUN SHADE
DEVICE AS PER BASIX
REQUIREMENTS, (600mm WIDE)

NEW HANDRAIL AS PER
AUSTRALIAN STANDARDS.

D3
BASIX
W11

PROVIDE ADEQUATE
FLASHING, (UP TURN)

if floor level to kitchen
is > 1m above ground level
windows will need to be

PROPOSED CDC
WEST ELEVATION

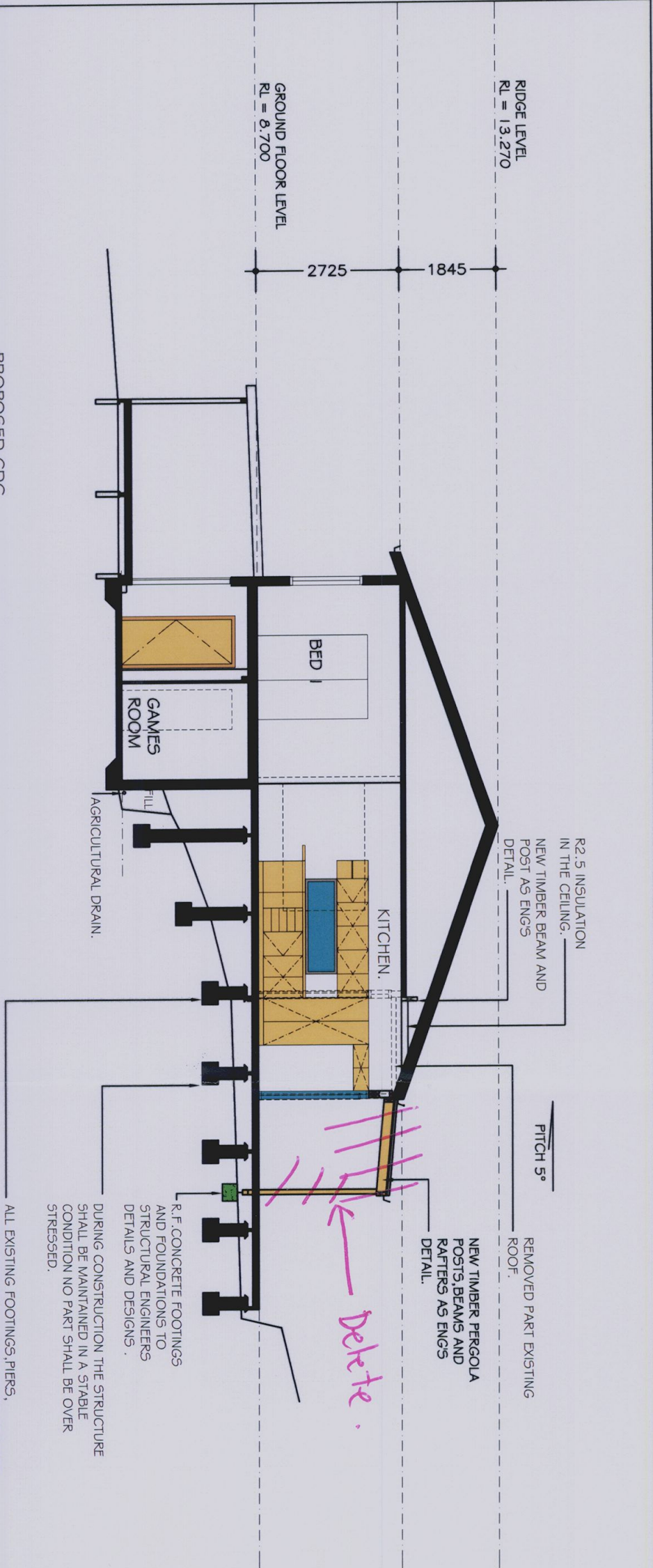
SCALE 1:100

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CLIENT :	Andrew Hooper-Nguyen
PROPOSED :	ALTERATIONS TO EXISTING RESIDENCE.
ADDRESS :	96 CRESCENT RD LOT 11 NEWPORT NSW 2106
DATE :	DEC 2012 PROJECT No: 10/23
DRAWING No :	ISSUE
CDC07	
DESIGN :	SAMMY FEDELE



PROPOSED CDC
SECTION ELEVATION

SCALE 1 : 100

WINDOWS No	BASIX WINDOWS AND DOORS	DOORS No	BASIX WINDOWS AND DOORS	SKYLIGHT No	BASIX WINDOWS AND DOORS
W1	W1 1.06 OO eave/verandah/pergolabalcony > = 600mm standardaluminum, singlepyrotyclow-e, (U-value:5.7,SHGC:0.47)	D1	W9 N 6.3 OO eave/verandah/pergolabalcony > = 900mm standardaluminum, singleclear, (or U-value:7.63,SHGC:0.75)	S1	S1 0.675 no shading timber, doubleclear/airfill, (orU-value:4.3,SHGC:0.5)
W2	W2 N 1.3 OO eave/verandah/pergolabalcony > = 450mm standardaluminum, singlepyrotyclow-e, (U-value:5.7,SHGC:0.47)	W6	W6 E 1.23 OO eave/verandah/pergolabalcony > = 600mm standardaluminum, singleclear, (or U-value:7.63,SHGC:0.75)	S2	S2 0.675 no shading timber, doubleclear/airfill, (orU-value:4.3,SHGC:0.5)
W3	W3 N 1.3 OO eave/verandah/pergolabalcony > = 450mm standardaluminum, singlepyrotyclow-e, (U-value:5.7,SHGC:0.47)	W7	W7 S 6.7 OO eave/verandah/pergolabalcony > = 600mm standardaluminum, singlepyrotyclow-e, (U-value:7.63,SHGC:0.75)	D3	W11 W 4.6 OO eave/verandah/pergolabalcony > = 600mm standardaluminum, singlepyrotyclow-e, (U-value:5.7,SHGC:0.47)
W4	W4 N 1.3 OO eave/verandah/pergolabalcony > = 450mm standardaluminum, singlepyrotyclow-e, (U-value:5.7,SHGC:0.47)	W8	W8 S 2.7 OO eave/verandah/pergolabalcony > = 600mm standardaluminum, singleclear, (or U-value:7.63,SHGC:0.75)		

Construction	Additional insulation required (R-value)	Other specifications
flatceiling, pitchedroof	ceiling(R2.50up), roof:foilsarking	medium(solar)absorptance0.475-0.70)

- NOTES
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BASIX NOTES:

LIGHT MIN 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT ,COMPACT FLUORESCENT ,OR LIGHT - EMITTING-DIODE LED LAMPS.

SHOWER HEAD = 3 STAR

TOILETS = 3 STAR

KITCHEN TAPS 3 STAR

BATHROOM TAPS 3 STAR

Sammy Fedele

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CLIENT :	Andrew Hooper-Nguyen		
PROPOSED :	ALTERATIONS TO EXISTING RESIDENCE.		
ADDRESS :	96 CRESCENT RD NEWPORT NSW 2106	LOT 11 DP 1175297	
DATE :	DEC 2012	PROJECT No:	10/23
DRAWING No :	CDC08	ISSUE	
DESIGN :	SAMMY FEDELE		

THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

ALTERATIONS & ADDITIONS NEW HOUSE
AT 98 CRESCENT RD NEWPORT
FOR FOR A HOOPER-NGUYEN

STRUCTURAL DRAWINGS

S00 / 0 TITLE SHEET
S01 / 0 CONSTRUCTION NOTES
S02 / 0 ROOF PLAN

I hereby find work completed in accordance with these plans and specifications will comply with the regulations referred to in Section 316(5) of the Environmental Planning and Assessment Act 1979

These five planspecs referred to in Environmental Planning and Assessment Act 1979
Certificate No. CDC 8018-164
Plan 2
A2453 S00, S01, S02
14/12/12
Garry Thompson (1949)124 EVATED

MCKEE & ASSOCIATES PTY LTD STRUCTURAL ENGINEERS 12 Niven Place Belrose 2085 ABN 71 003 894 111 0419 733366 mckee@chignondnet.au				ALTERATIONS & ADDITIONS NEW HOUSE AT 98 CRESCENT RD NEWPORT FOR FOR A HOOPER-NGUYEN			
PLAN CERTIFICATION I am a Structural Engineer holding the qualification of Bachelor of Engineering (Structural) and I am appropriately qualified to certify the structural components of this project. I hereby state that these plans and details comply with the conditions of development consent, the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards Geoffrey McKee BE(Structural) PEng				TITLE SHEET & CURRENT DRAWING LIST			
Save date	Approved	Scale	Drawn	Size			
Revision date	Purpose of Issue	Project	Dwg	Rev			
14.12.12	CDC	22953	S00	0			

CONSTRUCTION NOTES

GENERAL

- G1 This drawing shall be read in conjunction with all other working drawings and specifications and with such other written instructions as may be issued during the course of construction. All discrepancies and variations shall be referred to the Engineer before proceeding with the work.
- G2 All work shall be in accordance with the requirements of all relevant and current SAA Codes.
- G3 All dimensions relevant to setting out and off-site work shall be verified before construction and fabrication is commenced.
- G4 Dimensions shall not be obtained by scaling the structural drawings.
- G5 During construction the structure shall be maintained in a stable condition and no part of the structure shall be overstressed.
- G6 The structural elements shown on these drawings have been designed for the following superimposed loads :
2kPa

CONCRETE

- C1 All workmanship and materials shall be in accordance with current editions of AS3600 except as varied by contract documents.
- C2 Cement shall be Type "A" unless specified otherwise. Concrete components and quality shall be as follows:

Structural Element	F _c MPa	Slump mm	Age, days	Density (kg/m ³)
Footings, leveling strips	25	80	20	2400
Slab on ground	32	80	20	2400
Suspended slab	32	80	20	2400
Columns and walls	40	80	20	2400

- C3 Clear concrete cover to reinforcement unless shown otherwise shall be:

Element	Formed	Formed	Poured against
	Not exposed	exposed soil or rch.	membrane
Slabs	30	40	30
Walls	30	40	n/a
Beams	40	50	n/a
Columns	40	50	n/a
Pedestals	50	50	n/a
Footings	50	65	40
Pool sprayed	50 back	60 water	—
Pool formed	—	50	—

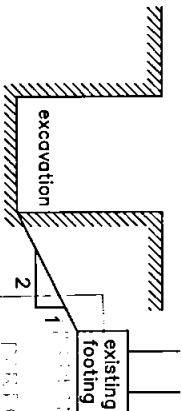
- C4 Construction joints shall be properly formed and used only where shown or specifically approved by the Engineer.
- C5 No holes, chases or embedment of pipes , other than those shown on the structural drawings , shall be made without the written prior approval of the Engineer.
- C6 Splices in reinforcement shall be made only in the positions shown on the Structural drawings, or as otherwise approved by the Engineer.
- C7 Lapped fabric splices shall be so made that the overlap, measured between the outermost wires of each sheet of fabric, is not less than the greater wire spacing plus 25mm.
- C8 Reinforcement is shown diagrammatically, it is not necessarily shown in true projection.

CONCRETE

- C9 All reinforcement shall be D500 to AS4671 UNO. Fabric shall be SL: square, RL: rectangular to AS4671 Bars shall be D500N to AS 4671 UNO
S: shall mean Grade 250N (for pools)
N: Grade D500N Deformed bar Normal ductility.
Example of designation code for reinforcing bars : —
No of bars in group — $\frac{17N20-350}{17N20-350}$ bar grade and type nominal bar size in mm — spacing in mm.
UNO stands for "unless noted otherwise".
Welding of reinforcement shall be to AS1554.3
C10 Where transverse tie bars are not shown, provide N12-400. Splice where necessary and lap with main bars for 400mm.
- C11 All concrete shall be placed and "cured" in accordance with AS3600. Where curing compound is used it must applied (a) onto slabs within 2 hours of finishing the concrete surface, (b) onto walls and columns immediately after removal of formwork.
- C12 Horizontal formwork shall be stripped when approved by the Engineer.
- C13 Slabs and beams shall bear only onto the beams, walls and other types of support as shown on the structural drawings. All other building elements shall be kept 15mm clear from soffits of structure.
- C14 During concrete placing the builder shall have on site rain protecting plastic sheeting and supports to keep it clear of wet concrete, and also aliphatic alcohol sprays to prevent plastic cracking in hot or windy conditions.

FOUNDATIONS

- F1 Footings have been designed for a bearing pressure of SEE PLAN. Foundation material shall be approved before placing concrete in footing excavation.
- F2 Determine adjacent footing depth and do not excavate below a line of influence of 1in 2 as shown



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BLOCKWORK

- B1 Blockwork shall be in accordance with AS3700
- B2 Concrete in base shall be Grade 20
- B3 Reinforcement symbol S requires bars as Note C9
- B4 Construct retaining walls with double-U blocks
- B5 Blocks shall be Grade 12 to AS4455
- B6 Clean out openings shall be used in all cores and cleaned out before grout filling.
- B7 Use recessed blocks for horizontal bars.
- B8 Grout shall be Grade 20 with 10mm aggregate and 230 slump
- B9 All cores shall be filled with grout
- B10 All mortar shall be 1 part cement to 1/2 part lime and 4-1/2 parts sand. (1 : 0.5 : 4.5)
- B11 Mortar dags and concrete fins shall be removed by rodding and cleaned out before grouting cores.
- B12 Where horizontal bars are specified in both faces they shall be in staggered courses.
- B13 Where vertical bars are shown lapped, the bar may be in one length to suit double-U blocks in stack bond

STRUCTURAL STEELWORK

- S1 All workmanship and materials shall be in accordance with AS4100, AS1554, AS3679 and AS1163 as applicable.
- S2 Unless otherwise noted all structural steel shall be Grade 300 (Grade 350 for hollow sections)
- S3 All bolts shall be high strength, galvanised.
- S4 Provide 25 thick cement mortar pad under steelwork supported on masonry.
- S5 Steel shall be painted with primer unless noted.
- S6 Lintels and beams partly exposed to the weather shall be hot dip galvanised to AS4680 unless noted.
- S7 All welds shall be 6mm continuous fillet all round U.N.N.O.

MASONRY

- M1 Where slabs or beams bear on masonry, the top course shall be level, smooth and covered with two layers of three-ply malthoid unless noted otherwise.
- M2 Masonry walls shall not be erected on suspended slabs or beams until all propping has been removed.
- M3 Bricks used in load bearing construction shall have a minimum compressive strength of 20 MPa unless otherwise noted.
- M4 All masonry shall comply with AS3700 and Australian Standards referenced within AS3700.
- M5 Masonry shall be articulated where required by AS2870 to satisfy footing design selections.
- M6 Provide expansion joints at 6m centres in straight runs of brickwork. Provide expansion joints within 4m of corners.

McKEE & ASSOCIATES PTY LTD

STRUCTURAL ENGINEERS

12 Niven Place Belrose 2085 ABN 71 003 894 111
0419 733366 mckee@cbaipond.net.au

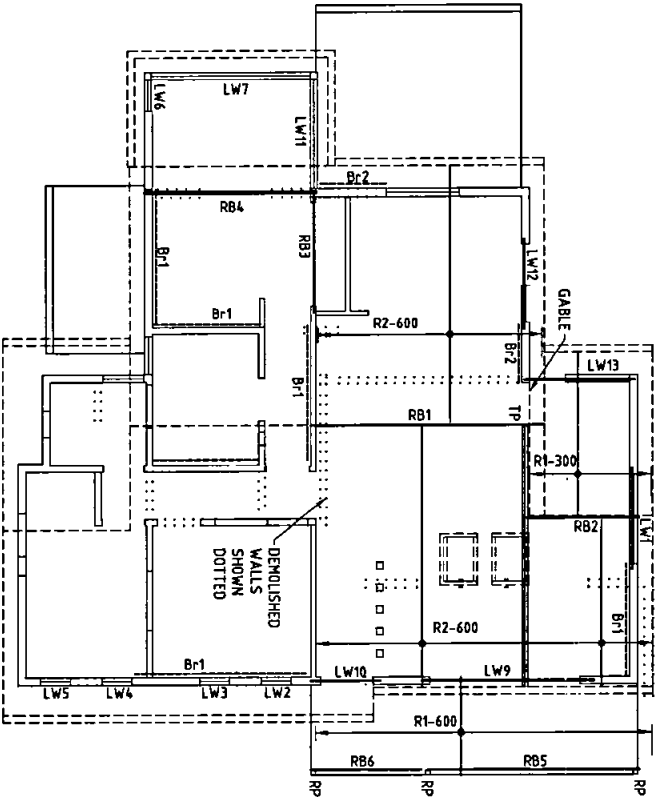
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Geoffrey McKee BE(Structural) MEng G McKee BE PEng

ALTERATIONS & ADDITIONS NEW HOUSE
AT 98 CRESCENT RD NEWPORT
FOR FOR A HOOPER-NGUYEN

CONSTRUCTION NOTES

Save date	Approved	Scale	Drawn	Size
Revision date	Purpose of issue	Project	Dwg	Rev
14.12.12	CDC	22953	S01	0



SIZE SCHEDULE	
RP	115x115 DESIGN PINE
TP	90x90 F7
RB1	250UB25.4
RB2	200x45 LVL
RB3	RE-USED 150x50 F7
RB4	2/150x45 LVL OR 190x45 LVL
RB5	240x85 DESIGN PINE
RB6	240x85 DESIGN PINE
R1	100x50 F7 RE-USE EXISTING
R2	200x45 LVL
LW1	RE-USED 200x50 F7
LW2-LW6	RE-USED 100x50 F7
LW7	RE-USED 200x50 F7
LW9	200x45 LVL
LW10	RE-USED 150x50 F7
LW11	RE-USED 200x50 F7
LW12	2/100x50 F7 RE-USED
LW13	RE-USED 150x50 F7
B-1	EXIST OR NEW DIAGONAL BRACING
B-2	4mm PLY BRACING

ROOF PLAN
Scale 1:100
FOOTINGS AND SUPPORTS ARE TO BE MODIFIED AS REQUIRED BY THE STRUCTURAL ENGINEER TO OBTAIN CERTIFICATION

THIS PLAN/ DOCUMENT FORMS PART OF PROJECT DOCUMENTS
OF PROJECT NO. 22953

McKEE & ASSOCIATES PTY LTD STRUCTURAL ENGINEERS 12 Niven Place Belrose 2085 ABN 71 003 894 111 0419 733366 mckee@bigpond.net.au		ALTERATIONS & ADDITIONS NEW HOUSE AT 98 CRESCENT RD NEWPORT FOR FOR A HOOPER-NGUYEN		
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Save date	Approved	Scale	Drawn	Size
	G McKee	1:100	GM	A3
Revision date	Purpose of issue	Project	Drw	Rev
14.12.12	CDC	22953	S02	0