



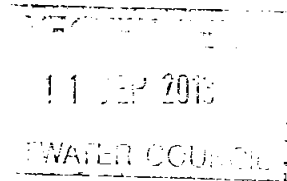
**PRIVATE
CERTIFIERS
AUSTRALIA**
Certainty through precision

Address: Suite 6/ 226 Condamine Street PO Box 907
Balgowlah
Manly Vale NSW 2093
Tel: 02 9907 6300
Fax: 02 9907 6344
Email: grant@pcaservices.com.au
ABN:

6 September 2013

Our ref.: 130093.3

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



Dear Sir/Madam,

**Re: 558A Barrenjoey Road Avalon
Construction Certificate No. 130093.3**

Development application No.: N0693/10, N0693/10/S96/1,

Private Certifiers Australia 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. 130093.3
- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the Certificate.
- Cheque for Council's registration fee.

Our client has been advised of the necessity to submit to Council the Notice of Commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Grant Harrington.

Yours faithfully,

Grant Harrington
Accredited Building Surveyor

Private Certifiers Australia

R 348 126



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CONSTRUCTION CERTIFICATE 130093.3

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

APPLICANT DETAILS

Applicant: Pittwater Council
Address: PO Box 882 Mona Vale NSW 1660
Contact Details: Phone: 99701370 Fax:

OWNER DETAILS

Name of person having benefit of the development consent: Pittwater Council
Address: PO Box 882 Mona Vale NSW 1660
Contact Details: Phone: 99701370 Fax:

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: N0693/10, N0693/10/S96/1, Date issued: 20/06/2011, 3/06/2013

PROPOSAL

Address of Development: 558A Barrenjoey Road Avalon NSW 2107
Lot/DP/Zoning: Lot 202 DP 1107408 Zone:
Building Classification: 9b,5,6
Type of Construction: C
Scope of building works covered by this Notice: First Floor Slab , Walls, Roof, Staircase and Internal Fit Out
Value of Construction Certificate (Incl GST): \$2,400,000.00
Plans and Specifications approved: Schedule 1
Fire Safety Schedule: Schedule 2
Exclusions: Kitchen and Restaurant Fit Out
Critical stage inspections: See attached Notice

CERTIFYING AUTHORITY

Certifying Authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. BPB0170

I certify that work completed in accordance with the documentation accompanying the application for this certificate (with such modifications, if any, verified by me as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in s.81A(5) of the Environmental Planning & Assessment Act 1979.

The documents listed in Schedule 1 accompanied the application for this certificate.

Signed: ted: 4/09/2013

Grant Harrington
Accredited Building Surveyor

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



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SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Richard Cole Architecture	Level 1 Plan	DA2002	A	24/05/2013
Richard Cole Architecture	Sections	DA5001	A	24/05/2013
Richard Cole Architecture	Elevations	DA4001	A	24/05/2013

2. Endorsed Engineering plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Barrenjoey Consulting Engineers Pty Ltd	First Floor Slab and Roof Framing Plan	s4.00	01	03/09/2013
Barrenjoey Consulting Engineers Pty Ltd	First Floor Bottom Reinforcement Slab Plan	s4.01	01	03/09/2013
Barrenjoey Consulting Engineers Pty Ltd	First Floor Top Reinforcement Slab Plan	s4.02	01	03/09/2013
Barrenjoey Consulting Engineers Pty Ltd	First Floor Slab Detail - Sheet 1	s4.03	01	03/09/2013
Barrenjoey Consulting Engineers Pty Ltd	First Floor Slab Detail - Sheet 2	s4.04	01	03/09/2013
Barrenjoey Consulting Engineers Pty Ltd	Lower Level Roof Framing Plan	s5.00	01	03/09/2013
Barrenjoey Consulting Engineers Pty Ltd	Upper Level Roof Framing Plan	s5.01	01	03/09/2013
Barrenjoey Consulting Engineers Pty Ltd	Roof Framing Structural Steel Sections - Sheet 1	s5.02	01	03/09/2013
Barrenjoey Consulting Engineers Pty Ltd	Roof Framing Structural Steel Sections - Sheet 2	s5.03	01	03/09/2013
Barrenjoey Consulting Engineers Pty Ltd	Roof Steel Details Sheet 1	s5.04	01	03/09/2013
Barrenjoey Consulting Engineers Pty Ltd	Roof Steel Details Sheet 2	s5.05	01	03/09/2013
Barrenjoey Consulting Engineers Pty Ltd	Roof Steel Details Sheet 3	s5.06	01	03/09/2013
Barrenjoey Consulting Engineers Pty Ltd	Stair Elevations and Details	s6.00	01	03/09/2013

3. Endorsed Other documents

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
PCA	CC	130093.2	-	05/06/2013



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**SCHEDULE 2
FIRE SAFETY SCHEDULE**

FIRE SAFETY MEASURES	EXISTING STANDARD OF PERFORMANCE	PROPOSED STANDARD OF PERFORMANCE
Emergency lighting		BCA E4.2, E4.4 & AS/NZS 2293.1-2005
Exit signs		BCA E4.5, E4.6. & E4.8, AS/NZS 2293.1-2005
Fire hydrant systems		BCA E1.3 AS2419.1-2005
Hose reel system		BCA E1.4 & AS2441-2005
Portable fire extinguishers & Fire Blankets		BCA E1.6 & AS2444-2001



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6 September 2013

Our ref.: 130093.3

Pittwater Coucil
PO Box 882
Mona Vale NSW 1660

Dear Sir/Madam,

**Re: 558A Barrenjoey Road Avalon
Construction Certificate No. 130093.3**

Enclosed is one (1) copy of the approved **Construction Certificate** for the subject development and one (1) copy of the stamped plans. One copy of each has been forwarded directly to Pittwater Council for their records. An electronic copy will be forwarded to the owners.

The Notice of Appointment of Principal Certifying Authority and Commencement of Building Work form is required to be submitted to the Consent Authority (Council) 48 hours prior to commencement of building work. Private Certifiers Australia will lodge this form to Council on your behalf after being returned to the appointed Principal Certifying Authority.

The PCA role to be undertaken by Private Certifiers Australia will require inspections and certification. Please have the Owner/Builder liaise with our Accredited Building Surveyor Grant Harrington prior to commencement of the work.

Should you need to discuss any issues, please do not hesitate to contact the undersigned on the above numbers.

Yours faithfully,

Grant Harrington
Accredited Building Surveyor

Private Certifiers Australia

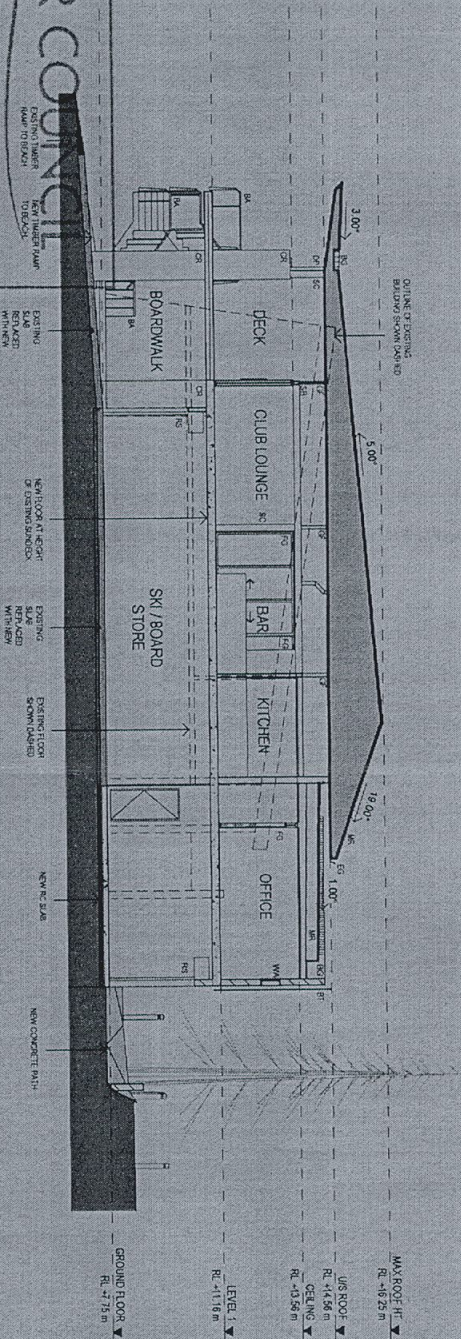


PITTWATER COUNCIL
APPROVED DEVELOPMENT
CONSENT PLAN

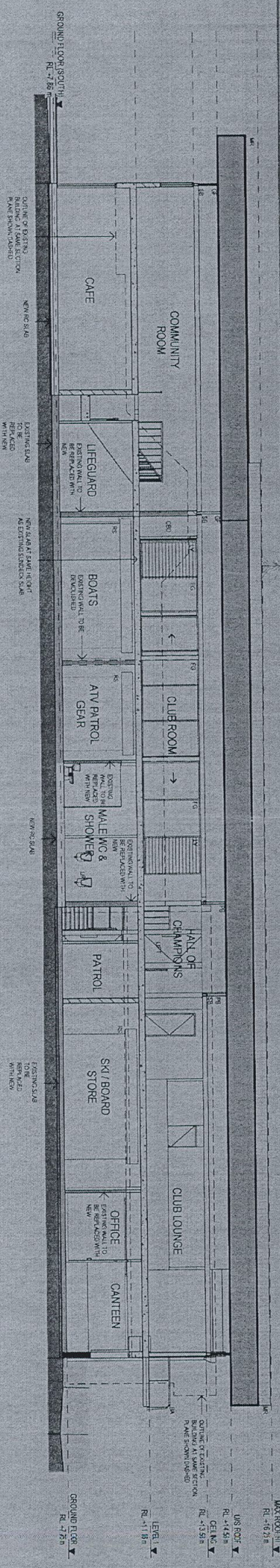
CROSS SECTION
1

NOTE: THESE 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.



LONG SECTION
2



- LEGEND
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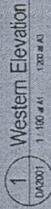


woodhead

2000 South Street
P.O. Box 1000
Dunedin 9100
New Zealand
Tel: 03 478 1000
Fax: 03 478 1001
Email: info@woodhead.co.nz

SECTIONS

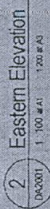
DA5001 Rev A 24/05/13



APPROVED DEVELOPMENT CONSENT PLANS

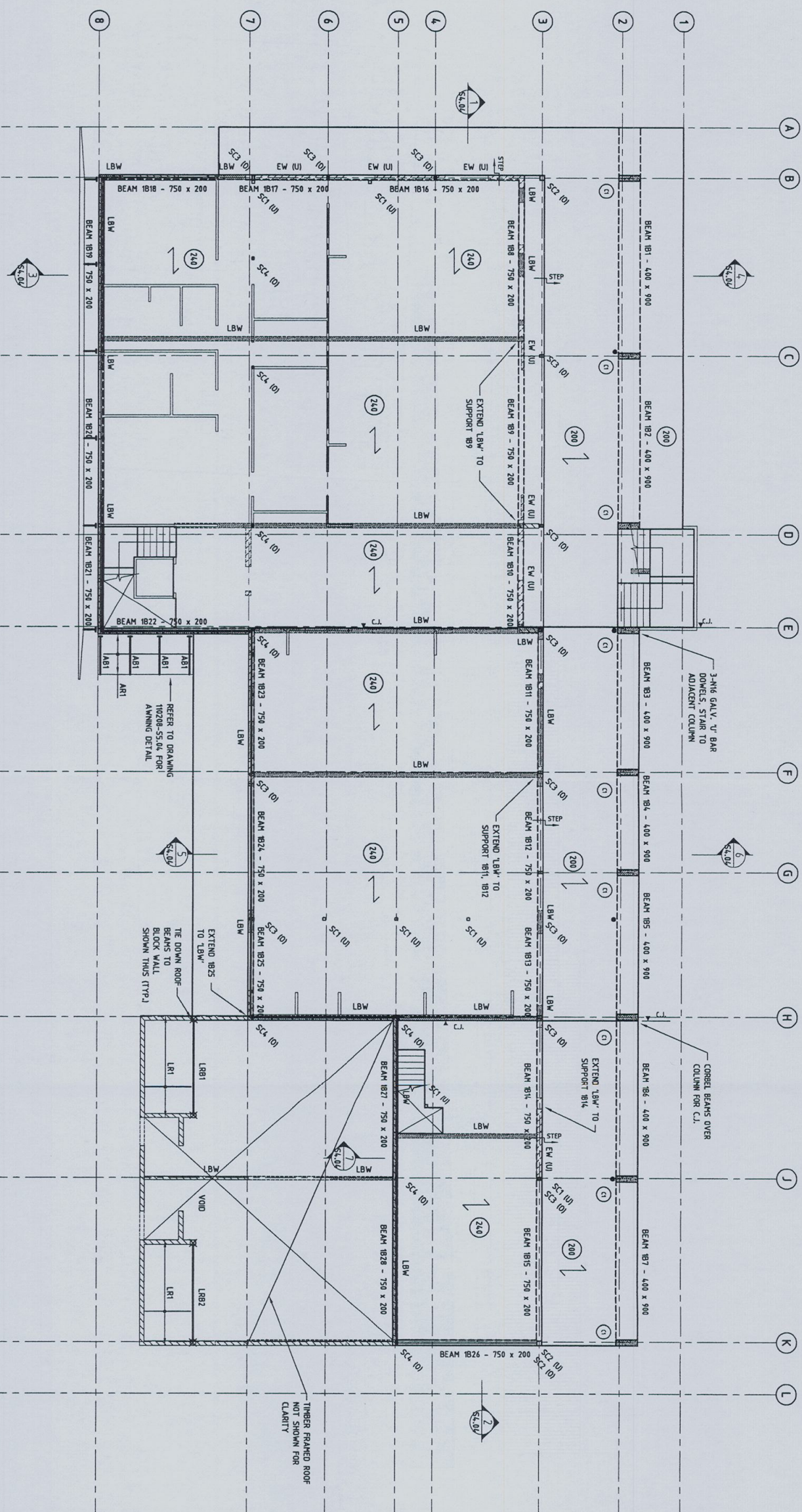
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Elevations 1

DA 4061 Rev A. 24/05/13



NOTE:

24.0 THICK SLAB UNO, $F_c = 44$ MPa
SLAB REINFORCED WITH #4-80 CM,
3.0 CM INTERNAL COVER, 5.0 CM EXTERNAL COVER
TOP & BTH. EXTRA BARS AS SHOWN ON PLAN

ADDITIONS - THE CONCRETE SLAB IS TO INCLUDE A
SHRINKAGE COMPENSATING ADDITIVE SUCH
AS SYKA CONTROL 4P OR EQUIVALENT

↖ DENOTES SPAN DIRECTION
↗ DENOTES SLAB PRIMARY REINFORCEMENT

#1 TO #37 - 400 & 600 CONCRETE BATH
#4-120 TOP & BTH, #14-200 TIES
#8 TO #26 - 750 & 900 CONCRETE BATH
#4-120 TOP & BTH, #14-150 TIES & #12-200 SIDE FACE REINFORC

#1 - 880 & 250 CONCRETE COLUMN
#4-120 VERT. BARS, #14-150 TIES

LBW - 198 BLOCKWORK WALL, REINFORCED #12-400 VERT & HORIZ. ALL CORES FILLED
EW (U) - EXISTING WALL UNDER, NON-LOAD BEARING. PROVIDE COMPRESSIBLE MATERIAL TO TOP OF WALL

(200) DENOTES SLAB THICKNESS

Barenjoeey Consulting Engineers Pty Ltd

Stormwater Structural Civil

Stormwater

PO Box 672
Avakon NSW 2107

P : 9918 6264 F : 9918 5841
M : 0418 620 330

E: lucastce@bigpond.com
ABN: 42 424 604 047

ACN : 124 694 917

Project:

ALTERATIONS AND ADDITIONS

AVALON BEACH S.L.S.C.

558A BARRENJOEY ROAD

AVALON BEACH NSW

Drawing :

FIRST FLOOR SLAB AND

ROOF FRAMING PLAN

Job No :

110208 (S96)

Document certification

Barrenjocy Consulting Engineers Pty Ltd

PER
Lucas Mollo
MICA CPENG NPER Director

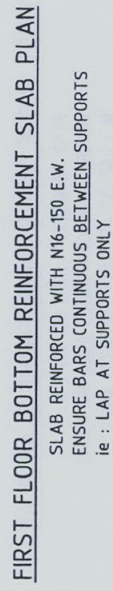
Drawing No :

\$4.00

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Pty Ltd

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Job No : 110208 (S96)	Drawing No : S4.01
Document certification Darrenjoy Consulting Engineers Pty Ltd PER Lucas Molloy MEA (PEP, NER) Director	

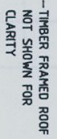
Drawing : **FIRST FLOOR BOTTOM
REINFORCEMENT SLAB PLAN**

Project :
ALTERATIONS AND ADDITIONS
AVALON BEACH S.L.S.C.
558A BARRENJOEY ROAD
AVALON BEACH NSW

Barrenjoey Consulting Engineers Pty Ltd
Stormwater Structural Civil

PO Box 672
Avonlea NSW 2107
P: 9918 6264 F: 9918 5341
M: 0418 620 330
E: lucas@bceng.com
ABN: 13 124 694 917
ACN: 124 694 917

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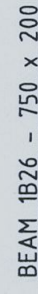
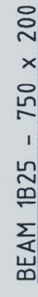
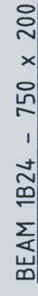
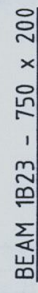
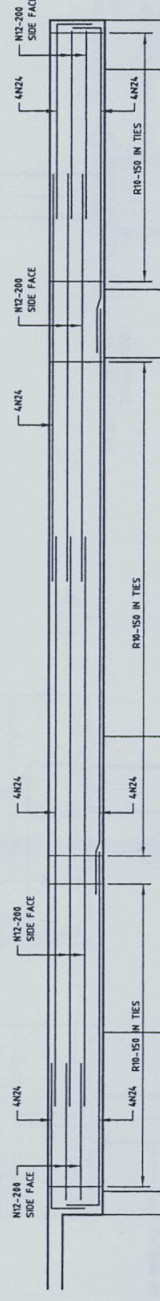
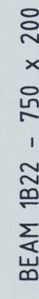
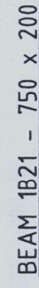
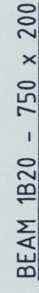
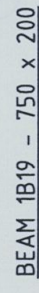
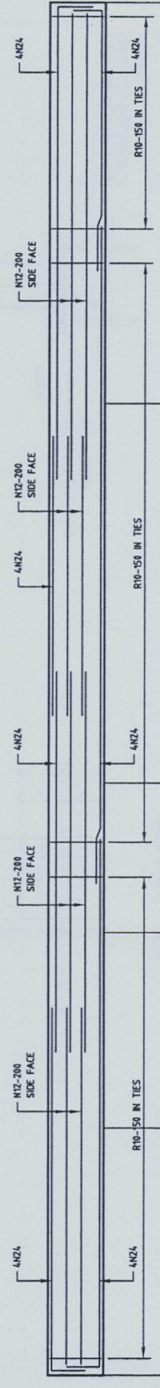
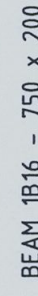
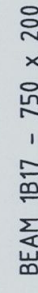
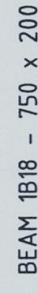
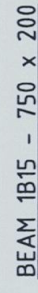
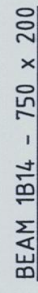
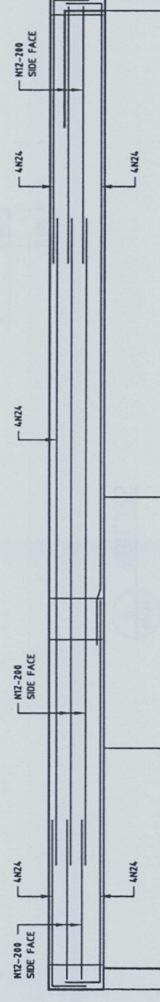
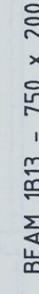
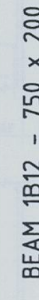
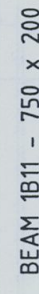
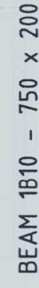
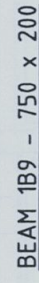
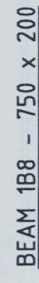
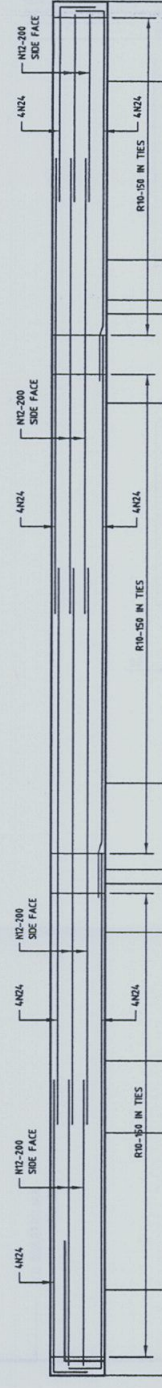
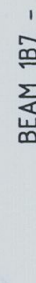
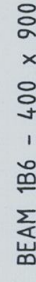
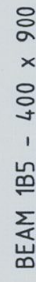
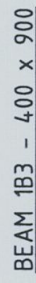
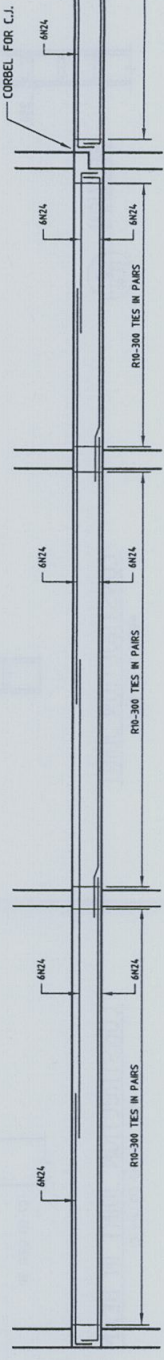
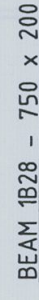
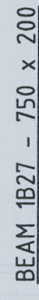
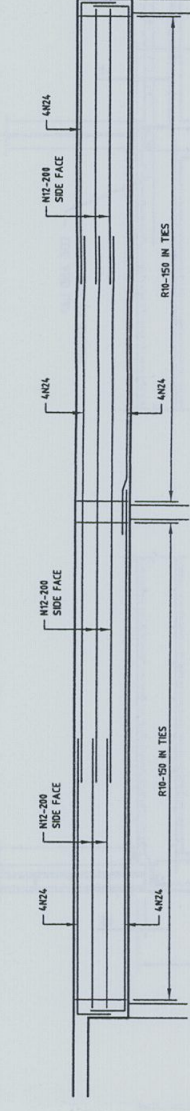
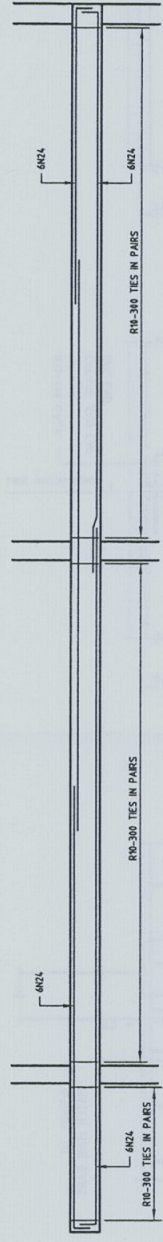
1ST FLOOR TOP REINFORCEMENT

e : LAP AT BETWEEN SUPPORTS ONLY

FOR CONSTRUCTION

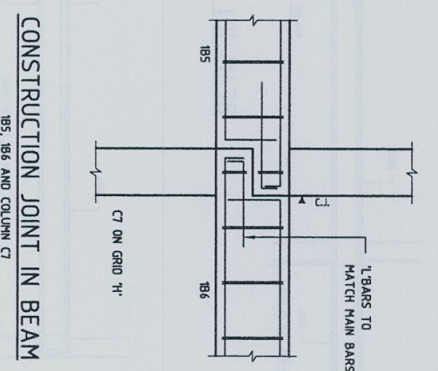
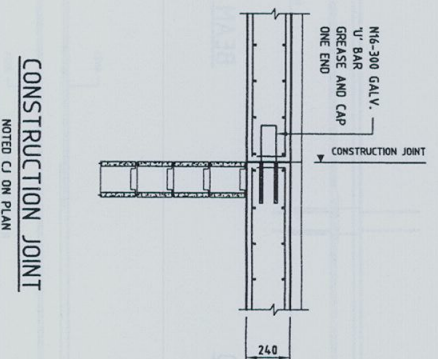
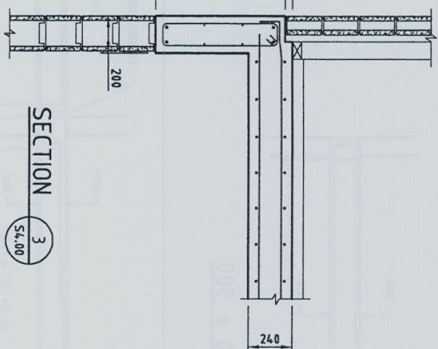
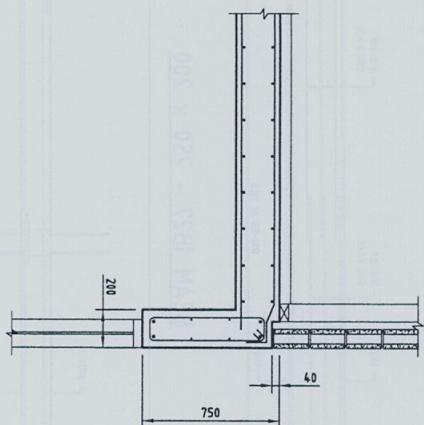
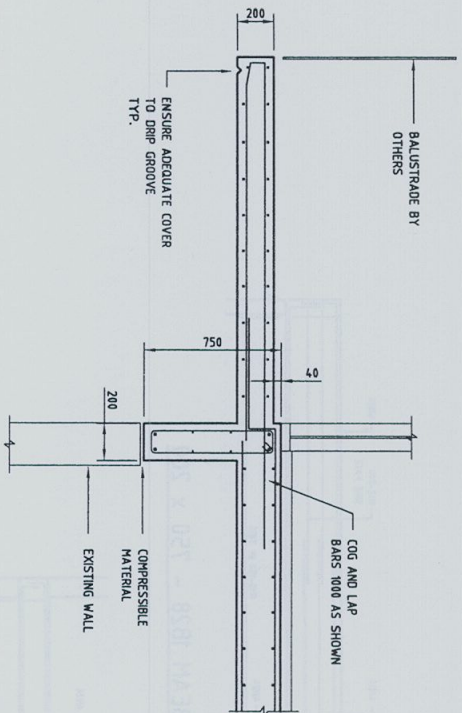
Lucas Molloy MIEA CPENG NPER Director

S4.02



FOR CONSTRUCTION

01	SECTION A1 ISSUE	AMENDANCE	A.C.N.	L.S.	DATE	Barrenjoey Consulting Engineers Pty Ltd Stormwater Structural Civil PO Box 872 Avalon nsw 2107 P: 9918 8264 F: 9918 5541 M: 0418 620000 E: info@barrenjoey.com.au ABN: 13 124 694 517 ACN: 124 694 517	Project : ALTERATIONS AND ADDITIONS AVALON BEACH S.L.S.C. 558A BARRENJOEY ROAD AVALON BEACH NSW	Drawing : FIRST FLOOR SLAB DETAILS - SHEET 1	Job No : 110208 (S96)	Drawing No : S4.03
									Document Certification Barrenjoey Consulting Engineers Pty Ltd PERS Lucas Mollon MERS MERS MERS MERS	



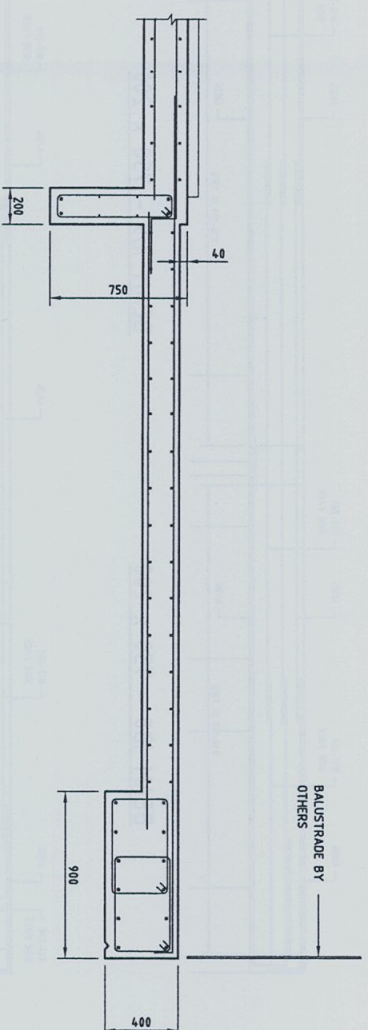
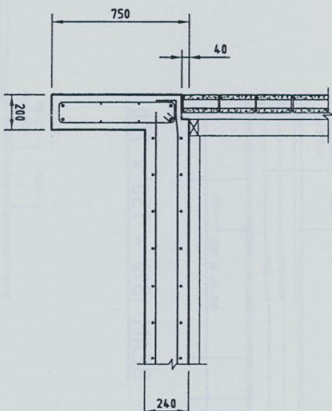
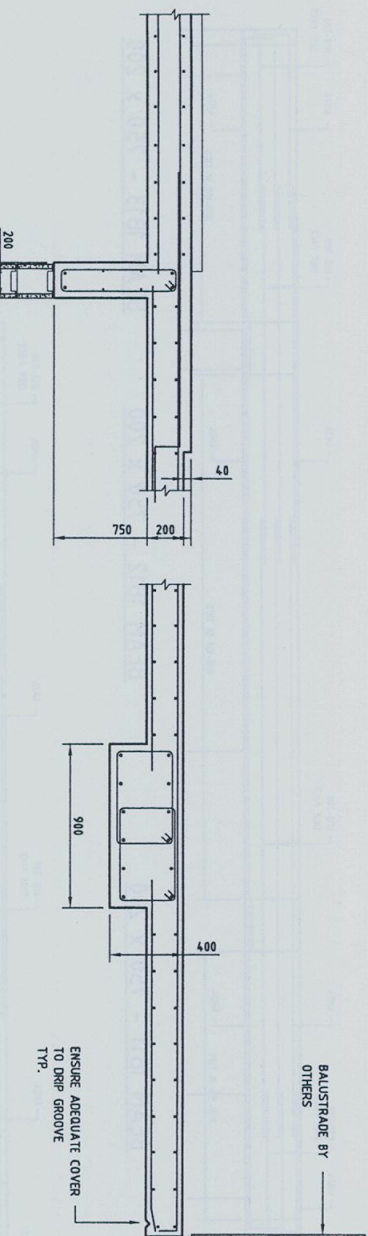
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CONSTRUCTION JOINT
NOTED C/J ON PLAN

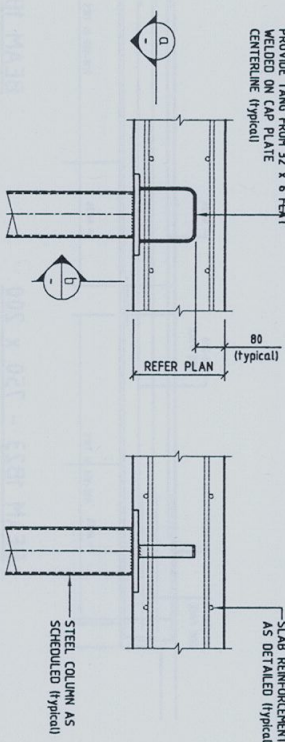
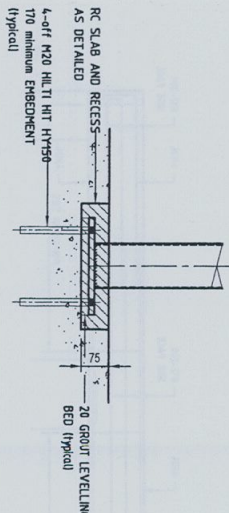
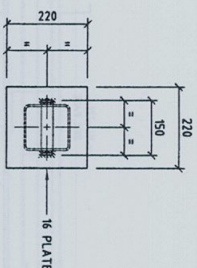
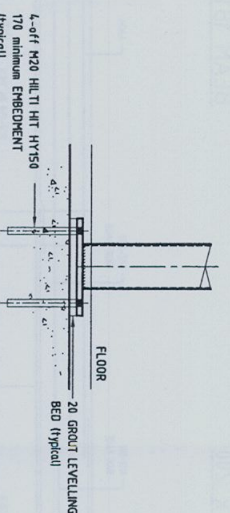
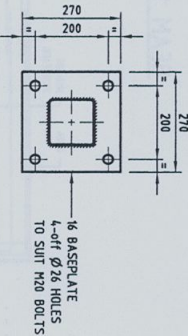
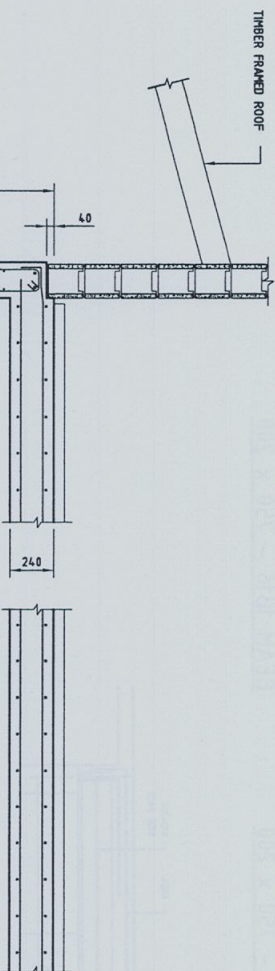
CONSTRUCTION JOINT IN BEAM
B5, B6 AND COLUMN C7



SECTION 4
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SECTION 5
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SECTION 6
SL.00



SECTION 7
SL.00

SECTION - SLAB (RECESSED)

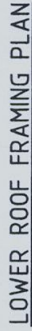
TYPICAL COLUMN BASEPLATE
(125 SHS)

TYPICAL COLUMN CAP PLATE
125 SHS

SECTION b

FOR CONSTRUCTION

				Barrenjoey Consulting Engineers Pty Ltd Stormwater Structural Civil				Project: ALTERATIONS AND ADDITIONS AVALON BEACH S.L.S.C. 558A BARRENJOEY ROAD AVALON BEACH NSW				Drawing: FIRST FLOOR SLAB DETAILS - SHEET 2				Job No: 110208 (S96)				Drawing No: S4.04			
				PO Box 12 2107 Avalon Beach NSW 2107 P: 0818 6264 F: 0818 5841 M: 0418 820 330 E: lisa@barrenjoey.com.au ABN: 13 124 694 917 ACN: 124 694 917								Document certification Barrenjoey Consulting Engineers Pty Ltd				PER LUCAS MOLLOY WEA Chief WEA Officer							
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NOTE :

- | | | |
|---------|---|---|
| SC1 | 125 x 6.0 SHS GALV. | |
| SC2 | 200 x 6.0 SHS GALV. | |
| SC3 | 200 x 100 x 6.0 RHS GALV. | |
| SC4 | 89 x 6.0 SHS GALV. | |
| SC5 | STEEL PLATE COLUMN FROM 20 PLATE | |
| DH1 | 200 x 100 x 6.0 RHS (ON FLAT) | □ |
| L1 - L5 | 240 x 63 HYSPAN L.V. INT. x 150 x 100 GALINLET EXT. | |
| R1 | 150 x 45 HYSPAN L.V. RAFTERS AT 250 CTS | |
| CB | 200 PFC ON FLAT AXIS (ADD ROD TO DOUBLE PURLIN OVER IF SPAN > 4.9m) | |
| F1, F2 | FABRICATED FRAME FROM 75 x 6.0 SHS | |
| FB | 200 x 100 x 6.0 RHS | |
| BW | 100 BLOCKWORK COLUMN x 800 LONG - CORE FILLED + REINFORCED | |
| C1 | 800 x 250 CONCRETE COLUMN | |
| X | DOUBLE STUDS + TIE DOWN | |

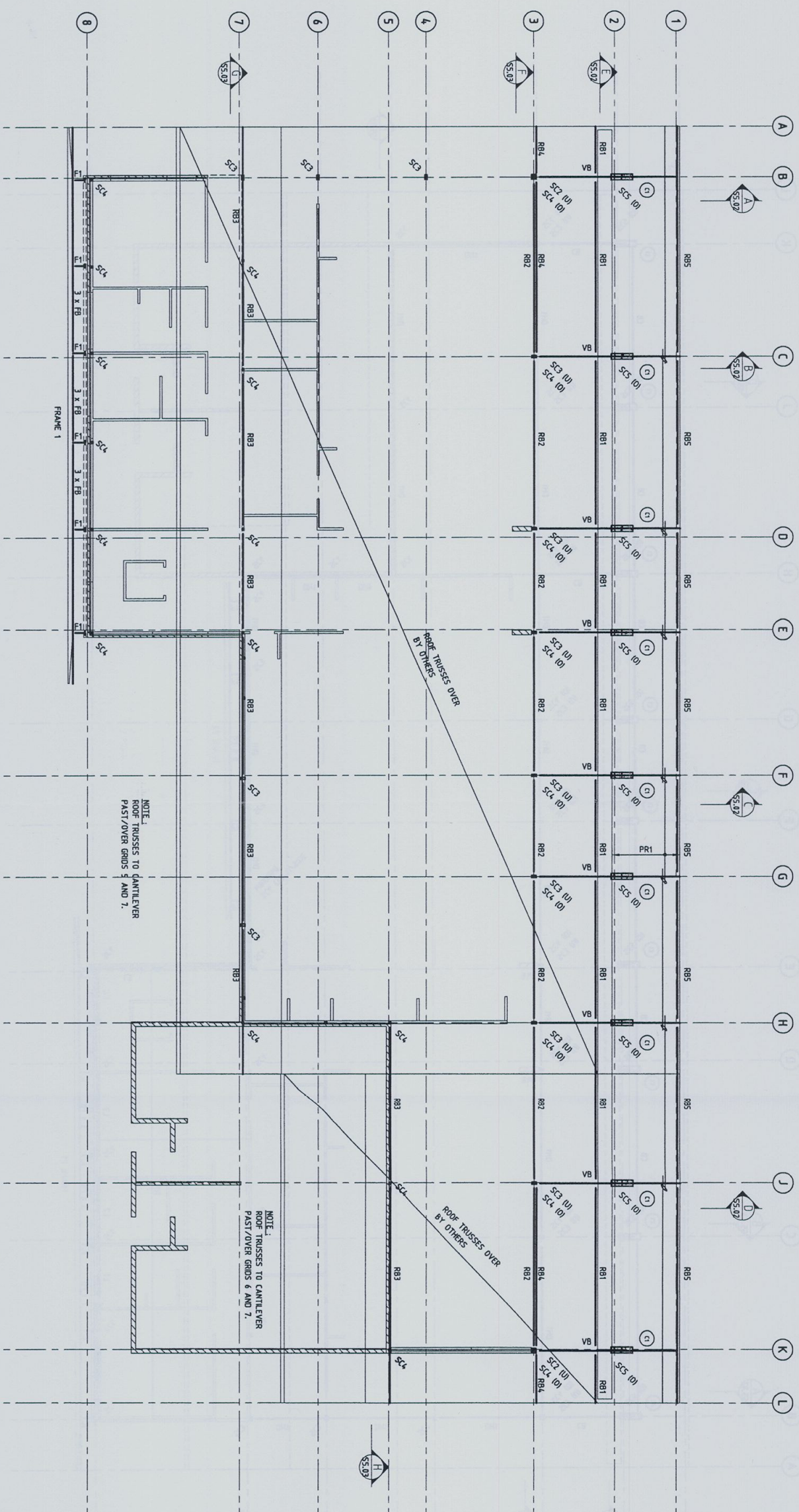
NOTE : PLY BRACE ALL WALL FRAMING

NOTE :

FIRE RATING OF STEELWORK BY OTHERS

FOR CONSTRUCTION

[illegible]



UPPER ROOF FRAMING PLAN

NOTE :

- | | |
|-----|---|
| SC1 | 135 x 6.0 SHS GALV. |
| SC2 | 200 x 6.0 SHS GALV. |
| SC3 | 200 x 100 x 6.0 RHS GALV. |
| SC4 | 80 x 6.0 SHS GALV. |
| SC5 | STEEL PLATE COLUMN FROM 20 PLATE |
| PR1 | 250 x 45 HYSPAN LVL. PURLINS AT 450 CTG |
| WB | 250UC89 |
| RB1 | ZSULB37 |
| RB2 | GOODER FRUSSES BY OTHERS |
| RB3 | 30UB46 |
| RB4 | ZSULB37 (CANTILEVER TO EAVE) |
| RB5 | 200 PFC NON STRUCTURAL FEATURE BEAM) |
- FRUSSES OVER BY OTHERS

NOTE:
FIRE RATING OF STEELWORK BY OTHERS

NOTE:
FIRE RATING OF STEELWORK BY OTHERS

FOR CONSTRUCTION

[illegible]

Barrenjocj Consulting Engineers Pty Ltd
Stormwater Structural Civil
PO Box 672
Ardenburg NSW 2107
P: 9918 6284 F: 9918 5541
M: 0418 620 330
E: info@bcen.com.au
AEN: 13 124 694 917
ACN: 124 694 917

Project:

ALTERATIONS AND ADDITIONS
AVALON BEACH S.L.S.C.
558A BARRENDJOEY ROAD
AVALON BEACH NSW

Drawing

UPPER LEVEL ROOF
FRAMING PLAN

Job No

110208 (S96)

Drawing No :

S5.01

Document certification
Barrenjocoy Consulting Engineers Pty Ltd

PER
Lucas Molloy MICA CPEng NPER Director