

FINAL OCCUPATION CERTIFICATE

30 November 2018

Hibbards Pty Ltd
PO Box 276
COFFS HARBOUR NSW 2450

Occupation Certificate No: O/17/096

Property Description: Proposed Lot 401 in Lot 40, DP 1179983,
No. 31 Sullivans Road, Moonee Beach,
NSW, 2450

Development Application No.: 0746/16DA

DA Approval Date: 8 September 2016

Whole / Part of Building: Whole - Stage 2 - Units 1 to 9

Description of Development: Multi Dwelling Housing Stage 2 - Units 1
to 9


NCCA Classification: 1a

Construction Certificate No: 17/096

Date Construction Certificate: 20 April 2017

I, Ross Bryant certify that:

- A current Development Consent is in force for the building.
- A current Construction Certificate has been issued with a respect to the plans and specifications for the building.
- The building is suitable for occupation or use in accordance with its classification under the National Construction Code of Australia.


.....
Ross Bryant
A1 – Accredited Certifier – Building Surveying Grade 1 – No BPB0050
Accreditation Body: Building Professionals Board

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

issued under the *Environmental Planning and Assessment Act 1979* Section 81

Development Application No.

0746/16DA

Applicant:

BLUEPRINT PLANNING CONSULTANTS
6 BRAEROY DRIVE
PORT MACQUARIE NSW 2444

land to be developed:

**Lot 40 DP 1179983, 41 SULLIVANS ROAD MOONEE
BEACH NSW 2450**

proposed development

**4 Lot Torrens Subdivision, Multi Dwelling Housing -
(34 Dwellings) and Strata Subdivision**

date of determination

8 SEPTEMBER 2016

determination

Consent granted subject to the attached conditions

Consent to operate from
Consent to lapse on

8 SEPTEMBER 2016
8 SEPTEMBER 2021

other approvals

- Bushfire Safety Authority from NSW Rural Fire Service in accordance with section 100B of Rural Fires Act, 1997
- Aboriginal Heritage Impact Permit from Office of Environment and Heritage in accordance with section 90 of National Parks and Wildlife Act, 1974

Except as otherwise provided in this consent, the development is to be carried out in accordance with the proposals described in this development application.

The conditions of this consent have been determined by Council following consideration of Section 79C of the Environmental Planning and Assessment Act 1979, the Building Code of Australia and Council's Policies and Guidelines as are of relevance to this development proposal.

Signed

On behalf of the consent authority

CD Chapman

Director Sustainable Communities

Per:

GMC:mlt
(D)

8 SEPTEMBER 2016

right of review

For a determination other than for designated development or for integrated development, you are entitled to request reconsideration of this determination under Section 82A of the Environmental Planning and Assessment Act, 1979. The request for review of the determination must be made to Council in writing and is to be accompanied by the fee as prescribed under Clause 257 of the Environmental Planning and Assessment Regulation 2000.

The request for a review may be made at any time:

- a) *prior to the time limited for the making of an appeal under Section 97 expires, if no such appeal is made against the determination, or*
- b) *prior to an appeal under Section 97 against the determination is disposed of by the Court, if such an appeal is made against the determination.*

It is recommended that you discuss any request for a review of the determination with Council staff before lodging such a request.

right of appeal

If you are dissatisfied with this decision, Section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court.

Development Application No. 0746/16DA**Schedule of Conditions**

ADMINISTRATIVE CONDITIONS**Development Description:**

1. Development consent is granted only to carrying out the development described in detail below:
 - ***4 Lot Torrens Subdivision, Multi Dwelling Housing - (34 Dwellings) and Strata Subdivision***

Prescribed Conditions:

2. The proponent shall comply with the prescribed conditions of development approval under Clauses 97A, 98, 98A - E of Environmental Planning and Assessment Regulation 2000 as are of relevance to this development.

Development is to be in accordance with approved plans:

3. The development is to be implemented in accordance with the plans set out in the following table except where modified by any conditions of this consent (Development Consent No. 0746/16DA).

Plan No. / Supporting Document(s)	Dated
Drawing no's 1-13	8 th September, 2016

In the event of any inconsistency between conditions of this development consent and the plans referred to above, the conditions of this development consent prevail.

The approved plans and supporting documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

Development Application No. 0746/16DA

Schedule of Conditions

Staging of Development:

4. This development consent acknowledges that the construction of the project will be staged. Note: Stages may be undertaken in a different sequence to below.

Stage one works to comprise:

- *Four lot subdivision*

Stage two works to comprise:

- *9 dwellings and staged strata subdivision of Lot 1*

Stage three works to comprise:

- *6 dwellings and final stage of strata subdivision of Lot 1*

Stage four works to comprise:

- *13 dwellings and strata subdivision of Lot 2*

Stage five works to comprise:

- *3 dwellings and strata subdivision of Lot 3*

Stage six works to comprise:

- *3 dwellings and strata subdivision of Lot 4*

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Construction Certificate:

5. No building work is to commence on site until a Construction Certificate has been issued for the work and Council has been notified that a Principal Certifying Authority has been appointed for the relevant stage.

Note: Separate Construction Certificates are to be obtained for the **building works** and any **civil works**.

Road Design and Services (Subdivision):

6. The following works:

- (a) *water;*
- (b) *sewer;*
- (c) *stormwater drainage – connection into Council’s system;*
- (d) *driveway access;*
- (e) *footpath;*

Development Application No. 0746/16DA

Schedule of Conditions

shall be provided to serve the 4 lot torrens title subdivision with the works conforming with the standards and requirements set out in Council's Development Design and Construction specifications.

Note:

1. The sewer shall be extended from ZZ/08 to Sullivans Road, and then to service each lot. Permission shall be obtained from RMS prior to the release of the Civil Works Construction Certificate if the road has not been dedicated to Council;
2. some existing infrastructure within the road reserve may need to be lowered to facilitate the footpath design. Details shall be included in the Civil Works Construction Certificate;
3. Council requires a Double Detector Check Assembly not a Single Check assembly for the water metering;
4. the sewer main will need to be HDPE where any structure is proposed within close proximity of the sewer main;
5. stormwater from each lot is to be directly connected into Councils piped stormwater system.

Plans and specifications are to be submitted to Council and approved **prior to issue of the Civil Works Construction Certificate**. Plan submissions are to be accompanied by payment of prescribed fee.

Plans and specifications submitted later than six (6) months from the date of development consent shall comply with Council's current specifications at a date six (6) months prior to submission.

All work is to be at the developer's cost.

Road Design and Services (Building):

7. The following works:

- a) stormwater drainage including WSUD requirements;
- b) details for works within close proximity of the sewer mains including work method statements.

shall be provided to serve each stage for the multi-unit housing development with the works conforming with the standards and requirements set out in Council's Development Design and Construction specifications and relevant policies (Water Sensitive Urban Design).

Note:

1. WSUD infrastructure (privately owned) can only be constructed over sewer mains where there is 600mm vertical clearance between the sewer main the the WSUD infrastructure. Otherwise 500mm horizontal separation is required;
2. the retaining wall and footings along the eastern boundary (lots 1 & 2) must be a minimum of 1.0m from the outside diameter of the sewer main and manhole BC/06;
3. foundation details shall be provided for the garbage storage areas close to the sewer main.

Development Application No. 0746/16DA

Schedule of Conditions

Plans and specifications are to be submitted to Council and a separate Civil Works Construction Certificate issued **prior to the issue of a Construction Certificate for the building works**. Plan submissions are to be accompanied by payment of prescribed fee.

Plans and specifications submitted later than six (6) months from the date of development consent shall comply with Council's current specifications at a date six (6) months prior to submission.

All work is to be at the developer's cost.

Street Tree Planting (Plan):

8. A plan is to be submitted to Council showing street tree planting along the road frontage of the development, which has been prepared in accordance with the requirements of Council's "*Street Tree Master Plan*".

The Plan shall be prepared by a qualified landscape architect or professional landscape consultant.

The Plan must show all services and planting detail in accordance with Council's minimum requirements; alternatively a higher standard may be considered for tree protection.

The Plan is to be approved by Council **prior to the issue of a Construction Certificate**.

Erosion and Sedimentation Control Plan:

9. An erosion and sediment control plan, together with a management strategy, detailing soil erosion and sediment control measures, shall be prepared by a qualified environmental or engineering consultant in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom. Details being submitted and approved by the Certifying Authority **prior to issue of a Construction Certificate**.

Fill:

10. Contour plans indicating the location of proposed fill areas in the subdivision being submitted and approved by Council **prior to issue of the Construction Certificate**.

Contour plans are to include a clear description of impact of changes proposed on water movement both to and from the site on all adjacent land and to show stormwater discharge points.

Construction Waste Management Plan:

11. **Prior to issue of a Construction Certificate for the relevant stage**, the proponent shall submit to the satisfaction of Council a Waste Management Plan prepared by a suitably qualified person in accordance with Council's relevant waste policy.

The Plan shall include the following provisions: all waste building materials shall be recycled or disposed of to an approved waste disposal depot; no burning of materials is permitted on site.

Development Application No. 0746/16DA

Schedule of Conditions

Separation of Waste:

12. The waste management arrangements for the proposal are to cater for the separation of both recyclables and all organics (including food) wastes from the mixed waste stream. In this regard, an area for a minimum of three (3) 240 Litre bins is required for lots 3 and 4, with details being submitted to Council for approval **prior to the issue of a Construction Certificate for the relevant stage.**

Bin Storage Areas:

13. The waste bin areas are to be enclosed by a roofed and screened enclosure in accordance with the provisions of Council's Waste Development Control Plan. The enclosure is to accommodate the following:
 - Lot 1 – 15 units (1x1100L waste, 1x 660L waste, 1x 1100L recycling 1x 660L recycling and 8x 240L organics bins, plus space to accommodate spare 4x240L bins) and
 - Lot 2 – 13 units (2x 660L waste, 2X 660L recycling, and 6X 240L organics bins, plus space to accommodate spare 3x 240L bins).

(see DCP for dimensions). The enclosure is to be graded and drained to the sewer via a dry basket arrestor. A hose cock is to be provided in the enclosure. The design and materials of the enclosure are to be compatible with the development. Details of the enclosure being submitted to Council and approved **prior to issue of the Construction Certificate for the relevant stage.**

Section 94 Monetary Contributions:

14. Payment to Council of contributions, at the rate current at the time of payment, towards the provision of the following public services or facilities:

Note 1 - The contributions are to be paid **prior to release of any Construction Certificate** for stages 2-6 unless other arrangements acceptable to Council are made.

Note 2 - The rates will be adjusted in accordance with the procedures set out in Council's Section 94 Contributions Plans. The applicant is advised to confirm the contribution rate applicable at the time of payment as rates are revised quarterly.

Note 3 - If the development is to be staged, contributions are to be paid on a pro rata basis in respect of each stage.

Development Application No. 0746/16DA

Schedule of Conditions

STAGE 2

	\$ Per Unit
- Coordination and Administration	366.08
- Coffs Harbour Road Network	371.05
- Surf Rescue Equipment	50.19
- District Open Space	2,633.10
- Community Facilities	720.17
- Neighbourhood Open Space	1,496.05
- Transport & Traffic	1,300.47
- Urban Planning	9.12
- Transport & Traffic – Northern Precinct	4,585.96

The Section 94 contribution is currently \$87,315.15 for the 9 unit development – Stage 2. This includes a one lot rate credit of \$16,474.56.

STAGE 3

	\$ Per Unit
- Coordination and Administration	366.08
- Coffs Harbour Road Network	371.05
- Surf Rescue Equipment	50.19
- District Open Space	2,633.10
- Community Facilities	720.17
- Neighbourhood Open Space	1,496.05
- Transport & Traffic	1,300.47
- Urban Planning	9.12
- Transport & Traffic – Northern Precinct	4,585.96

The Section 94 contribution is currently \$69,193.14 for the 6 unit development – Stage 3.

Development Application No. 0746/16DA

Schedule of Conditions

STAGE 4

	\$ Per Unit
- Coordination and Administration	366.08
- Coffs Harbour Road Network	371.05
- Surf Rescue Equipment	50.19
- District Open Space	2,633.10
- Community Facilities	720.17
- Neighbourhood Open Space	1,496.05
- Transport & Traffic	1,300.47
- Urban Planning	9.12
- Transport & Traffic – Northern Precinct	4,585.96

The Section 94 contribution is currently \$133,443.91 for the 13 unit development – Stage 4. This includes a one lot rate credit of \$16,474.56.

STAGE 5

	\$ Per Unit
- Coordination and Administration	366.08
- Coffs Harbour Road Network	371.05
- Surf Rescue Equipment	50.19
- District Open Space	2,633.10
- Community Facilities	720.17
- Neighbourhood Open Space	1,496.05
- Transport & Traffic	1,300.47
- Urban Planning	9.12
- Transport & Traffic – Northern Precinct	4,585.96

The Section 94 contribution is currently \$18,122.01 for the 3 unit development – Stage 5. This includes a one lot rate credit of \$16,474.56.

STAGE 6

	\$ Per Unit
- Coordination and Administration	522.97
- Coffs Harbour Road Network	530.07
- Surf Rescue Equipment	71.71
- District Open Space	3,761.57
- Community Facilities	1,028.81
- Neighbourhood Open Space	2,137.21
- Transport & Traffic	1,857.82
- Urban Planning	13.03
- Transport & Traffic – Northern Precinct	6,551.37

The Section 94 contribution is currently \$32,949.12 for the 3 unit development – Stage 6. This includes a one lot rate credit of \$16,474.56.

Development Application No. 0746/16DA

Schedule of Conditions

Contributions have been imposed under the following plans:

- Coffs Harbour Open Space 2015.
- Coffs Harbour Road Network 2014.
- Surf Rescue Facilities 2013.
- Coffs Harbour Administration Levy 2014.
- Moonee Release Area 2015.

The Contribution Plans may be inspected at the Council Administration Offices, 2 Castle Street, Coffs Harbour or on Council's web site, www.coffsharbour.nsw.gov.au.

Water Management Act 2000:

15. **Prior to the release of the Construction Certificate for Stages 2 – 6**, a Certificate of Compliance pursuant to Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 evidencing that adequate arrangements have been made for the provision of water and sewerage services to and within the development is produced to Council.

Retaining Works:

16. A construction certificate is required for retaining walls exceeding 600mm in height. Timber retaining walls exceeding 600mm in height are not to be permitted within 1 metre of the boundary.

PRIOR TO COMMENCEMENT OF WORKS

Sanitary Plumbing and Draining:

17. A separate application is to be made to Council by the licensed plumber and drainer prior to the commencement of any sanitary plumbing and drainage work on site.

Site Notice:

18. Prior to commencement of works a site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of the development details including but not limited to:
 - (1) Details of the Principal Contractor and Principal Certifying Authority for all stages of the development;
 - (2) The approved hours of work;
 - (3) The name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction noise complaints are to be displayed on the site notice; and
 - (4) To state that unauthorised entry to the site is not permitted.

Development Application No. 0746/16DA

Schedule of Conditions

Contact Telephone Number:

19. Prior to the commencement of the works for each stage of the development, the proponent shall forward to Council a 24 hour telephone number to be operated for the duration of the construction works.

Water Meters:

20. A water reticulation plan is to be submitted to Coffs Harbour Water for approval prior to water fitting work commencing. Note, individual water meters are to be provided to all units and common areas.

Erosion and Sediment Control:

21. Prior to commencement of work on the site for each stage of the development, erosion and sedimentation control measures are to be installed and operational including the provision of a “shake down” area where required to the satisfaction of the Principal Certifying Authority.

DURING CONSTRUCTION

Approved Plans to be On-Site:

22. A copy of the approved and certified plans, specifications and documents incorporating the conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of Council or the Principal Certifying Authority.

Importation of Fill:

23. Any fill brought onto to the land for the purposes of this approval, shall comply with the statutory definition of Virgin Excavated Natural Material (VENM) in accordance with the NSW Environment Protection Authority Guidelines.

Note: the *Protection of the Environment Operations Act 1997* defines VENM as: ‘natural material (such as clay, gravel, sand, soil or rock fines): that has been excavated or quarried from areas that are not contaminated with manufactured chemicals or process residues, as a result of industrial, commercial, mining or agricultural activities, and that does not contain any sulfidic ores or soils or any other waste.’

Waste and Contamination:

24. The exportation of waste (including fill or soil) from the site must be in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the Office of Environment and Heritage “*Waste Classification Guidelines*”.

Development Application No. 0746/16DA

Schedule of Conditions

Any new information that comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Principal Certifying Authority.

Erosion and Sediment Control (Minor Works):

25. Where excavation works or removal of vegetation is to take place on the site, control measures in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom are to be undertaken at each appropriate construction stage to prevent erosion of soil.

Dust Control Measures:

26. Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:
- (1) All materials shall be stored or stockpiled at the best locations;
 - (2) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that runoff occurs;
 - (3) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other materials;
 - (4) Cleaning of footpaths and roadways shall be carried out regularly;
 - (5) Rumble grids being installed at access points to the site.

Public Way to be Unobstructed:

27. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE OR COMMENCEMENT OF USE

Access Works:

28. Sealed driveways being constructed over the footpath at right angles to the road in accordance with Council's standard drawings. Any existing driveways which are not required for the development are to be removed and the footpath reinstated. All such work is subject to a separate driveway application, fees and approval by Council.

These works are to be completed **prior to the issue of an Occupation Certificate** for relevant stage of the development.

Stormwater Management Certification:

29. **Prior to the issue of an Occupation Certificate** the consultant design engineer / landscape architect shall issue a certificate to the Principal Certifying Authority to the

Development Application No. 0746/16DA

Schedule of Conditions

effect that the stormwater treatment system has been installed and complies with the approved design.

Road Design and Services:

30. The following works:

- a) stormwater drainage including WSUD requirements;
- b) Construction of pavement to allow manoeuvring, parking and traffic flows in accordance with the approved plans.

being provided to serve each stage of the development with the works conforming with the standards and requirements set out in Council's Development Design and Construction specifications and relevant policies (WSUD).

These works are to be completed **prior to the issue of an Occupation Certificate**.

All work is to be at the developer's cost.

Individual Council Water Meters:

31. Individual Council water meters are to be provided to all units and common areas **prior to issue of an Occupation Certificate for the relevant stage**.

Landscaping Works:

32. **Prior to the issue of an Occupation Certificate for the relevant stage**, a works as executed plan is to be submitted to the Principal Certifying Authority certifying that all landscape works have been carried out in accordance with the approved plan.

BASIX:

33. All of the commitments listed in each relevant BASIX Certificate for the development being fulfilled **prior to the issue of an Occupation Certificate for the relevant stage**.

Rainwater Tanks:

34. A separate application being submitted to Coffs Harbour Water for assessment and registration of the proposed rain water tank(s) and associated plumbing works, prior to their installation. Evidence of registration is to be confirmed by the Principal Certifying Authority **prior to the issue of Occupation Certificate**.

Note: A testable backflow prevention device is required with underground water storage tanks.

Note: an application form may be downloaded from Council's web site www.coffsharbour.nsw.gov.au

Note: Each dwelling must have a rainwater tank that includes 2000L for on-site detention, and 3000L for BASIX. The tank must be used for at least toilet flushing and laundry use.

Development Application No. 0746/16DA

Schedule of Conditions

Noise Attenuation:

35. Noise attenuation methods are to comply with **Category 2 Construction** standards, as recommended in the 'Traffic Noise Impact Assessment', prepared by SLR Global Environmental Solutions, dated 11th March 2016. The completed works are to be subsequently certified by an appropriately qualified professional and a copy of the certification being provided to the Principal Certifying Authority **prior to the issue of an Occupation Certificate for the relevant stage.**

Occupation Certificate:

36. A person must not commence occupation or use of the new building **prior to obtaining an Occupation Certificate for the relevant stage** from the Principal Certifying Authority.

Retaining Works:

37. Any excavation or fill, regardless of height must be suitably retained or stabilised **prior to the issue of an Occupation Certificate.**

PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

38. The following works:

- a) footpaths;
- b) water;
- c) sewer;
- d) stormwater drainage;

being constructed in accordance with the approved plans and specifications and completed **prior to issue of the Four Lot Torrens Title Subdivision Certificate.**

Certification – Inspection requirements under Section 30 Strata Schemes (Freehold Development) Regulation 2012:

39. The **Subdivision Certificate for the strata plan not being released** until the Council or an Accredited Certifier issues a written certificate to the effect that:
- (i) The building and development common property areas around the building have been inspected by the relevant Council officer or Accredited Certifier; and
 - (ii) The floors, external walls and ceilings depicted in the proposed strata plan for the building correspond to those of the building as constructed; and
 - (iii) The floors, external walls and ceilings of the building as constructed correspond to those depicted in the building plans that accompanied the Construction Certificate for the building; and
 - (iv) Any facilities required by the relevant development consent (such as parking spaces, terraces and courtyards) have been provided in accordance with those requirements.

Development Application No. 0746/16DA

Schedule of Conditions

This certification is to accompany the application for Subdivision Certificate.

Restrictions to Use – Stormwater Treatment System:

40. A restriction as to user under the provisions of Section 88B of the Conveyancing Act shall be registered on title of each Torrens Title lot requiring that the stormwater treatment devices *installed for the multi-unit housing shall not be altered or removed.*

Council shall be empowered to release, or modify this restriction.

Section 94 Monetary Contributions:

41. Payment to Council of contributions, at the rate current at the time of payment, towards the provision of the following public services or facilities:

Note 1 - The contributions are to be paid **prior to release of any Subdivision Certificate for Stage 1** unless other arrangements acceptable to Council are made.

Note 2 - The rates will be adjusted in accordance with the procedures set out in Council's Section 94 Contributions Plans. The applicant is advised to confirm the contribution rate applicable at the time of payment as rates are revised at least annually.

Note 3 - If the development is to be staged, contributions are to be paid on a pro rata basis in respect of each stage.

STAGE 1

	\$ Per Unit
- Coordination and Administration	522.97
- Coffs Harbour Road Network	530.07
- Surf Rescue Equipment	71.71
- District Open Space	3,761.57
- Community Facilities	1,028.81
- Neighbourhood Open Space	2,137.21
- Transport & Traffic	1,857.82
- Urban Planning	13.03
- Transport & Traffic – Northern Precinct	6,551.37

The Section 94 contribution is currently \$49,423.68 for the 3 additional lots proposed in the subdivision – Stage 1.

Contributions have been imposed under the following plans:

- Coffs Harbour Open Space 2015.
- Coffs Harbour Road Network 2014.
- Surf Rescue Facilities 2013.

Development Application No. 0746/16DA

Schedule of Conditions

- Coffs Harbour Administration Levy 2014.
- Moonee Release Area 2015.

The Contribution Plans may be inspected The Contribution Plans may be inspected at the Council Administration Offices, 2 Castle Street, Coffs Harbour or on Council's web site, www.coffsharbour.nsw.gov.au

Street Tree Planting:

42. The planting proposed in the approved Street Tree Planting Plan is to be carried out to satisfaction of Council, **prior to issue of a Subdivision Certificate for the Torrens Title lots** unless other arrangements satisfactory to Council for completion at some other stage are made. This may include an agreement being reached with Council for the completion of work by Council.

The plantings are to be maintained for twelve (12) months in accordance with Council's Street Tree Master Plan to ensure successful establishment and development. A bond per tree is to be paid to Council **prior to the issue of Subdivision Certificate** for the relevant stage. The bond will be returned at the end of the twelve month maintenance period provided that plantings have been established successfully. At the end of the maintenance period Council will replace plantings that have failed with the cost of this work taken from the bond.

Works as executed plans shall be provided to Council in Digital CAD or Arcview format for all street trees. The information shall be provided on disc **prior to the issue of the Subdivision Certificate**. Note, the current street tree bond as at 1 July 2010 is \$405.00 per tree and is subject to indexation at the CP/Sydney Index rate.

Water and Sewerage Services – Developer Services Charges:

43. The **Subdivision Certificate for Stage 1 not being released** until a Certificate of Compliance pursuant to Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 evidencing that adequate arrangements have been made for the provision of water and sewerage services to and within the development is produced to Council.

Access and Services:

44. The following works:

- (a) *water;*
- (b) *sewer;*
- (c) *stormwater drainage including WSUD requirements;*
- (d) *driveway access;*
- (e) *footpath;*

being constructed in accordance with the approved plans and specifications and completed **prior to issue of the Subdivision Certificate**.

Development Application No. 0746/16DA

Schedule of Conditions

Services:

45. The Subdivision being provided with reticulated electricity and telephone cables. The applicant shall provide a letter from the relevant electricity energy provider stating that satisfactory arrangements have been made for the supply of electricity and a letter from Telstra stating that satisfactory arrangements have been made for telecommunications infrastructure in the subdivision / development. These letters are to be provided to Council **prior to release of the Subdivision Certificate for the relevant stage.**

Work as Executed Plan:

46. **Prior to the issue of Subdivision Certificate**, a work as executed plan endorsed by a Registered Surveyor or Consulting Engineer (hard or digital format) being submitted to Council certifying that:
- All drainage lines, sewer lines, services, and structures are wholly contained within the relevant easement;
 - The plans accurately reflect the work as executed.

Water Services and Sewer Junction:

47. A water service and sewer junction being provided (or being available) within each lot **prior to issue of Subdivision Certificate for the relevant stage**, with the works conforming to the requirements of Coffs Water.

Extension of Water and Sewer Mains:

48. Water and Sewerage mains being extended to the Subdivision from Council's existing mains at the developers cost (or other arrangements satisfactory to Council being made) **prior to release of the Subdivision Certificate for the relevant stage.**

Water Service:

49. An individual water service and meter is to be provided to all units and common areas **prior to issue of a Subdivision Certificate.**

Council may agree to the waiving of this requirement upon submission of written evidence from a licensed plumber/hydraulic consultant to the effect the installation of separate metering is impractical to comply with this condition.

Fill - Certification:

50. **Prior to the release of the Subdivision Certificate**, a final contour plan is to be submitted to Council showing the location, depth, and type of fill located on the site. Alternatively, where no fill has been placed on the site, a written statement to that effect is to be submitted to Council.

Development Application No. 0746/16DA

Schedule of Conditions

Subdivision Works:

51. Any works required to service the proposed subdivision (services, footpath, road works, stormwater etc) being completed prior to the issue of subdivision certificate or occupation certificate, whichever occurs first.

Bushfire Safety:

52. At the issue of subdivision certificate and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
53. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
54. Property access roads shall comply with section 4.1.3 (1) and (2) of 'Planning for Bush Fire Protection 2006'.
55. New construction of units 1-3 inclusive on proposed lot 4, units 1-3 inclusive on proposed lot 3, units 1 and 2 and 7-11 inclusive on proposed lot 2 and units 1, 10, 14 and 15 on proposed lot 1, shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection'.
56. Bushfire safety requirements are to be completed prior to the issue of the subdivision certificate and are to be certified as to their satisfactory completion by the bushfire planning consultant with such verification being provided to council **prior to the issue of Subdivision Certificate.**

OPERATIONAL MATTERS

Unobstructed Driveways and Parking Areas:

57. All driveways and parking areas shall be unobstructed at all times. Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for parking of vehicles associated with the use of the premises.

INTEGRATED TERMS OF APPROVAL CONDITIONS

General Terms of approval – Aboriginal Cultural Heritage:

58. An Aboriginal Heritage Impact Permit (AHIP) is to be obtained in accordance with Part 6 of the *National Parks & Wildlife Act 1974* prior to the commencement of any ground disturbance or any other works associated with the development.
59. The AHIP application is to accord with the following guideline: *Applying for an Aboriginal Heritage Impact Permit: Guide for Applicants* (OEH May 2011)
(<http://www.environment.nsw.gov.au/resources/cultureheritage/20110280AHIPguideforapplicants.pdf>)

Development Application No. 0746/16DA

Schedule of Conditions

- 60. The AHIP application is to be accompanied by sufficient information to demonstrate that consultation with the local Aboriginal community satisfies the OEH's *'Aboriginal cultural heritage consultation requirements for proponents 2010* (<http://www.environment.nsw.gov.au/resources/cultureheritage/commconsultation/09781ACHconsultreq.pdf>).
- 61. In the event that additional Aboriginal objects are uncovered during the proposed works, such objects are to be recorded and managed in accordance with the requirements of sections 85A and 89A of the *National Parks & Wildlife Act 1974*.
- 62. In the event that surface disturbance identifies an Aboriginal object(s) different to those specified in the Aboriginal Cultural Heritage Assessment Report (Everick 2016), or an Aboriginal object(s) in an area not previously identified in that report as containing such an object(s), then all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeological specialist and representatives of the local Aboriginal community must be contacted to determine the significance of the object(s) and to develop an appropriate management strategy. The management strategy shall comply with the provisions of the *National Parks & Wildlife Act 1974*. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) and the management outcome for the site included in the information provided for such registration.
- 63. In the event that human remains are located following surface disturbance, all works must halt in the immediate area to prevent any further impacts to the remains. The NSW Police are to be contacted immediately. No action is to be undertaken until the NSW Police provide written notification to the proponent. If the skeletal remains are identified as Aboriginal, the proponent must contact OEH's Environment Line on 131 555 and representatives of the local Aboriginal community. No works are to continue until OEH provides written notification to the applicant.
- 64. An Aboriginal Cultural Heritage Education Program must be developed for the induction of all personnel and contractors involved in the construction activities on site. Records of which staff/contractors were inducted and when they were inducted are to be kept for the duration of the project. The education program should be developed and implemented in collaboration with the representatives of the local Aboriginal community.

ADVISORY NOTES:

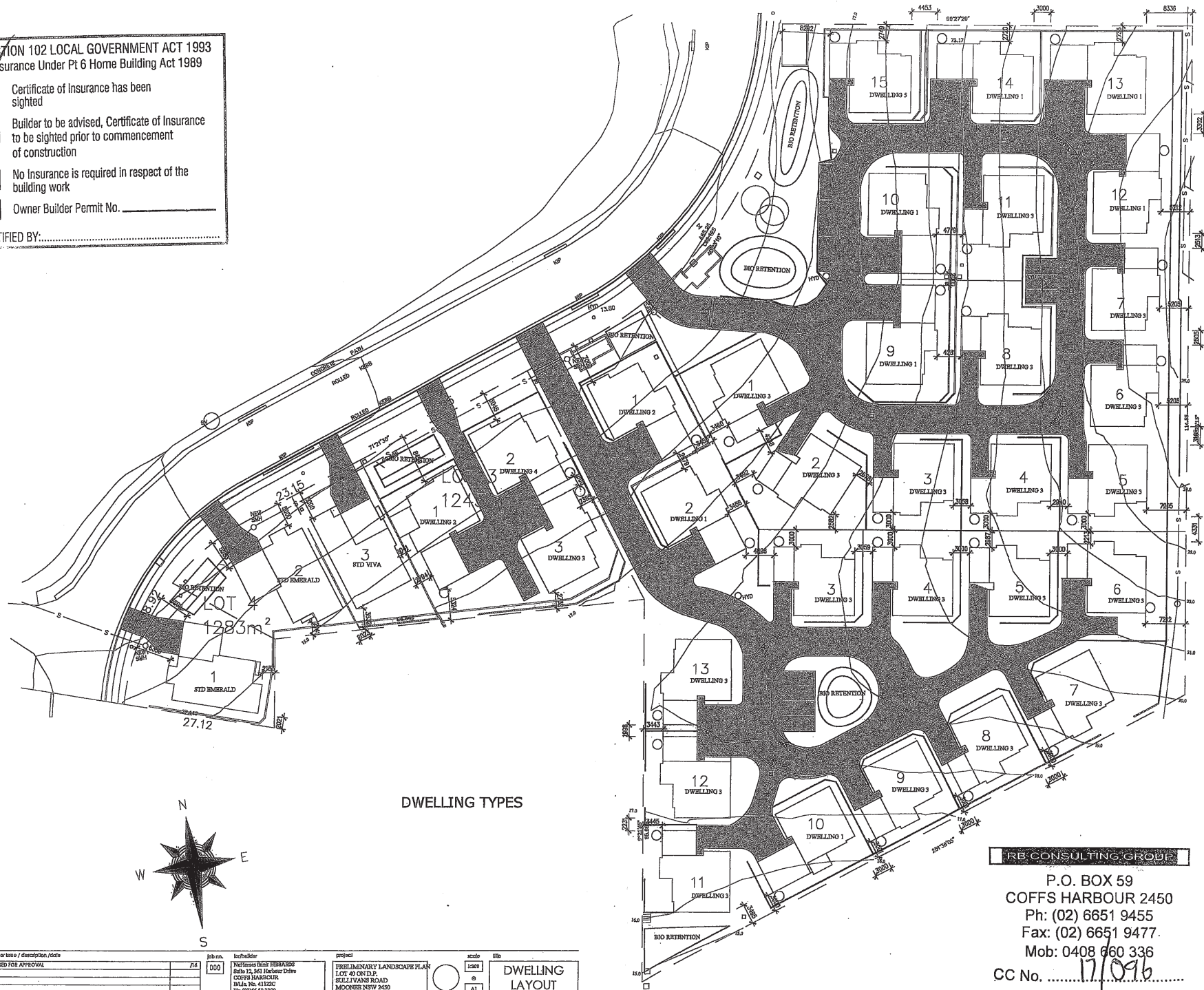
Public Road Reserves:

- 65. No work is to be undertaken within a public road reserve without prior written approval from Council. Applications for such approval are to be accompanied by the necessary security deposit and must satisfy Council that adequate Public Liability Insurance has been obtained, with Council being nominated as co-insured.

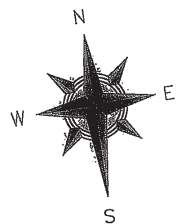
SECTION 102 LOCAL GOVERNMENT ACT 1993
Insurance Under Pt 6 Home Building Act 1989

- Certificate of Insurance has been sighted
- Builder to be advised, Certificate of Insurance to be sighted prior to commencement of construction
- No Insurance is required in respect of the building work
- Owner Builder Permit No. _____

CERTIFIED BY:



DWELLING TYPES



IRB CONSULTING GROUP

P.O. BOX 59
 COFFS HARBOUR 2450
 Ph: (02) 6651 9455
 Fax: (02) 6651 9477.
 Mob: 0408 660 336
 CC No. 171096



Approved drawings to be used for construction only. All dimensions to be checked on site.
 Copying of this plan to other documents without the written permission of IRB CONSULTING GROUP is prohibited.

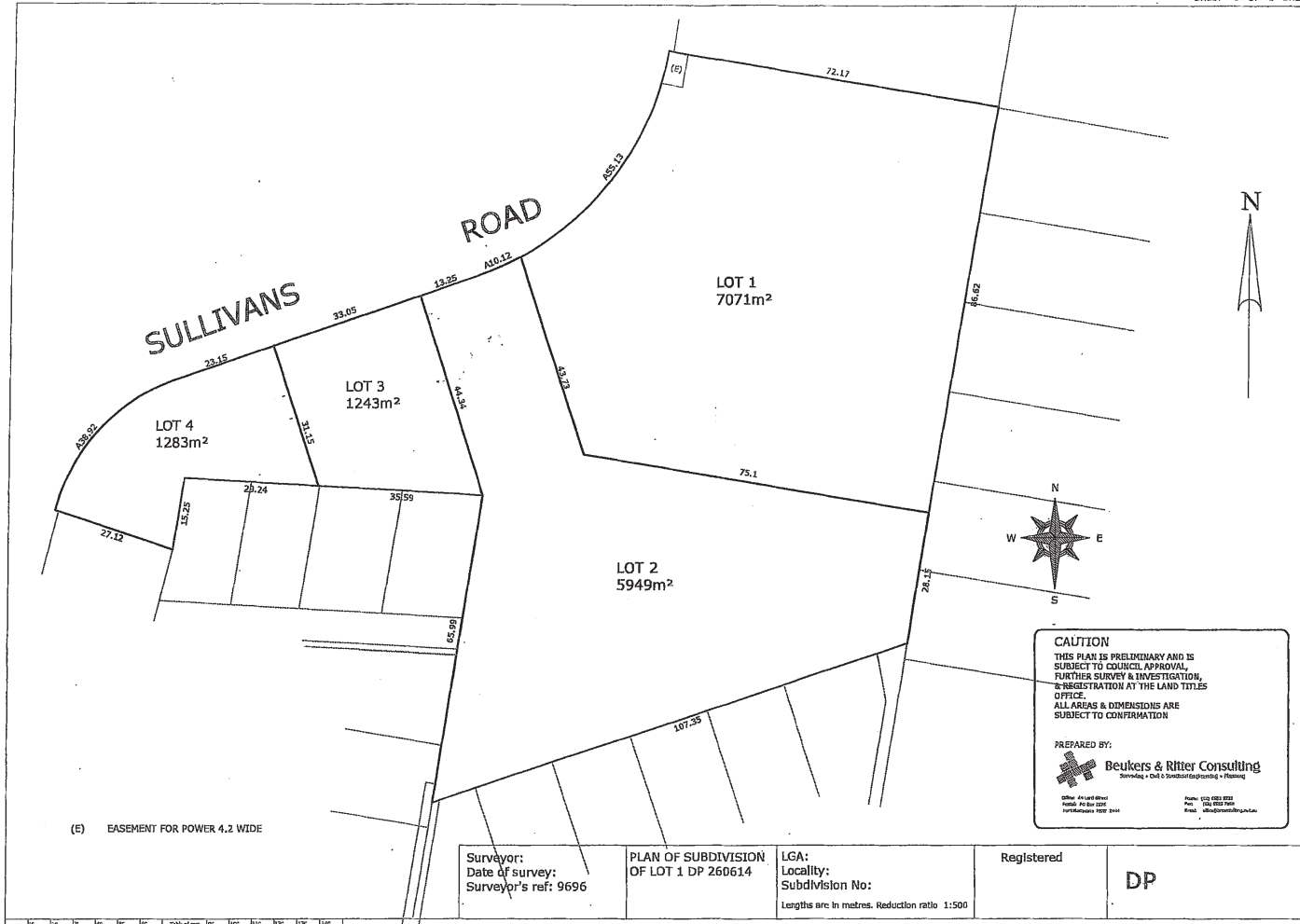
Sheet 1 of 1
 DWELLING LAYOUT

Drawn	Revision or Issue / Description / Date	Job No.	Client/Builder	Project	Scale	GIS
J.L.	A 1 BASED FOR APPROVAL	000	IRB CONSULTING GROUP 12, 541 Harbour Drive COFFS HARBOUR NSW, No. 411202 Ph: (02) 66 50 3300	PRELIMINARY LANDSCAPE PLAN LOT 40 ON D12 SULLIVANS ROAD MOONBIE NSW 2450	1:300	AT

PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SHEET 1 OF 1 SHEETS



(E) EASEMENT FOR POWER 4.2 WIDE

CAUTION
THIS PLAN IS PRELIMINARY AND IS SUBJECT TO COUNCIL APPROVAL, FURTHER SURVEY & INVESTIGATION, & REGISTRATION AT THE LAND TITLES OFFICE.
ALL AREAS & DIMENSIONS ARE SUBJECT TO CONFIRMATION

PREPARED BY:
Beukers & Ritter Consulting
Surveying • Civil & Structural Engineering • Planning

Office: 64 Lord Street
Phone: 02 6583 2733
Mobile: 0408 660 336
Fax: 02 6583 7808
Email: office@brconsulting.net.au

BR CONSULTING GROUP

P.O. BOX 59
COFFS HARBOUR 2450
Ph: (02) 6651 9455
Fax: (02) 6651 9477
Mob: 0408 660 336
CC No.17/09b.....

Coffs Harbour City Council - APPROVED PLANS
Plans and specifications are to be read in conjunction
with the relevant DEVELOPMENT CONSENT
number shown below.
Development Consent No. DA 0746/16
Date 8th September, 2016

Beukers & Ritter Consulting
Surveying • Civil & Structural Engineering • Planning

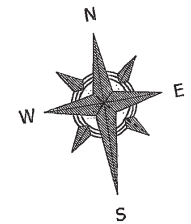
A 64 Lord St, Port Macquarie
P (02) 6583 2733
F (02) 6583 7808
E office@brconsulting.net.au

SITE PLAN - LOTS 1-4
DRAFT SUBDIVISION PLAN

Client:
HIBBARDS
Job Address:
LOT 40 SULLIVANS RD
MOONEE BEACH

Dwg No: 9696
Date: 17/2/2016
Scale: 1:500
Sh 2 of 15

REV B 18/8/2016



RB CONSULTING GROUP

P.O. BOX 59
 COFFS HARBOUR 2450
 Ph: (02) 6651 9455
 Fax: (02) 6651 9477
 Mob: 0408 660 336
 CC No.171096.....

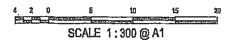
PROPOSED SUBDIVISION

LOT 1	STRATA - 15 UNITS (2 STAGES)
LOT 2	STRATA - 13 UNITS
LOT 3	STRATA - 3 UNITS
LOT 4	STRATA - 3 UNITS

Coffs Harbour City Council - APPROVED PLANS
 Plans and specifications are to be read in conjunction
 with the relevant DEVELOPMENT CONSENT
 number shown below.
 Development Consent No. DA 0746/16
 Date 6th September, 2016

(E) EASEMENT FOR POWER 4.2 WIDE

REV B 18/8/2016



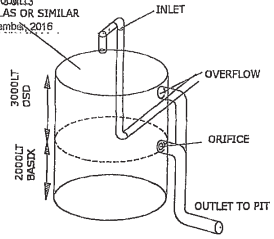
Beukers & Ritter Consulting
 Surveyors & Civil & Structural Engineers & Planners
 A 64 Lynd St, Port Macquarie
 P (02) 6583 2733
 F (02) 6583 7608
 E office@brcconsulting.net.au

**SITE PLAN LOTS 1-4
 STRATA SUBDIVISION**
 Client: HIBBARDS
 Job Address: LOT 40 SULLIVANS RD
 MOONEE BEACH

Dwg No: 9696
Date: 17/2/2016
Scale: 1:300
Sh 3 of 15

COFFS HARBOUR CITY COUNCIL

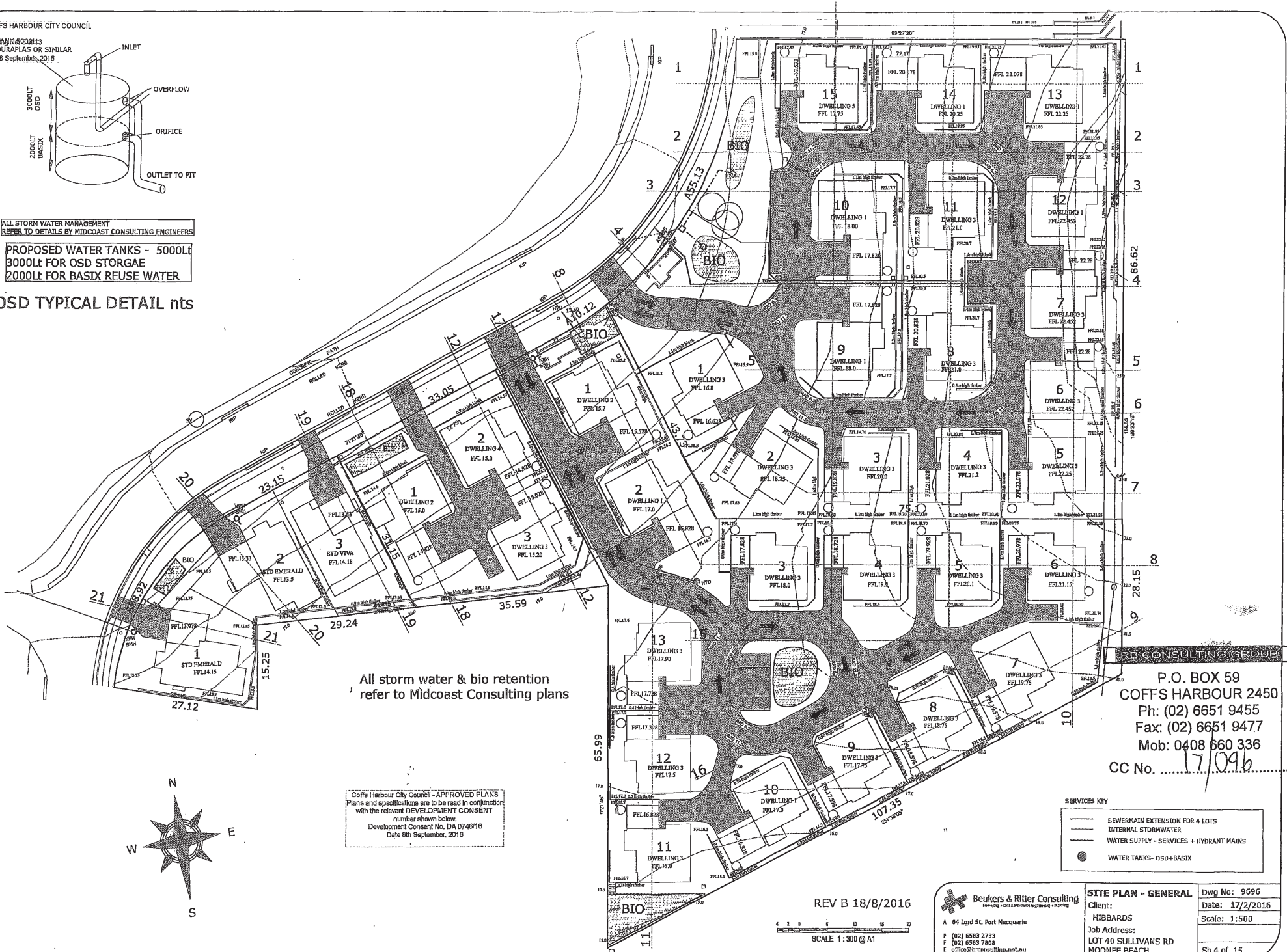
Drawn: P165008113
 DURAPLAS OR SIMILAR
 Date: 8 September, 2016



ALL STORM WATER MANAGEMENT
 REFER TO DETAILS BY MIDCOAST CONSULTING ENGINEERS

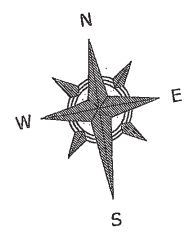
PROPOSED WATER TANKS - 5000L
 3000L FOR OSD STORAGE
 2000L FOR BASIX REUSE WATER

OSD TYPICAL DETAIL nts

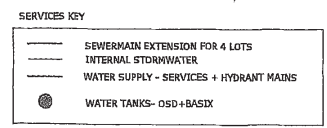


All storm water & bio retention
 refer to Midcoast Consulting plans

Coffs Harbour City Council - APPROVED PLANS
 Plans and specifications are to be read in conjunction
 with the relevant DEVELOPMENT CONSENT
 number shown below
 Development Consent No. DA 0746/16
 Date 8th September, 2016



MB CONSULTING GROUP
 P.O. BOX 59
 COFFS HARBOUR 2450
 Ph: (02) 6651 9455
 Fax: (02) 6651 9477
 Mob: 0408 660 336
 CC No. 17/096



REV B 18/8/2016
 SCALE 1:300 @ A1

Beufers & Ritter Consulting
 Planning + Civil + Structural + Engineering + Drafting
 A 64 Leyd St, Port Macquarie
 P (02) 6583 2733
 F (02) 6583 7808
 E office@brwconsulting.net.au

SITE PLAN - GENERAL
 Client: HIBBARDS
 Job Address: LOT 40 SULLIVANS RD
 MOONEE BEACH
 Dwg No: 9696
 Date: 17/2/2016
 Scale: 1:500
 Sh 4 of 15

GENERAL NOTES:

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS & RELEVANT SPECIFICATIONS. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT/ENGINEER FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- THESE DRAWINGS SHALL NOT BE SCALED TO OBTAIN DIMENSIONS. SETTING OUT DIMENSIONS SHALL BE VARIED BY THE BUILDER.
- ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS OF THE SAA CODES & BY-LAWS & ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES.

CONCRETE:

- ALL MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH AS 3600.
- CONCRETE QUALITY SHALL BE AS TABULATED & SHALL BE VERIFIED BY TEST:

ELEMENT	SLUMP	MAX. SIZE AGGREGATE	MIN. COMPRESSIVE STRENGTH	CEMENT TYPE
FOOTING	80mm	20mm	REFER TO SHEET 'S3'	A
SLAB ON GROUND	80mm	20mm	REFER TO SHEET 'S3'	A
SLAB (SUSPENDED)	80mm	20mm	32MPa	A
BEAMS	80mm	20mm	32MPa	A
COLUMNS	80mm	20mm	32MPa	A
PIERS	80mm	20mm	REFER TO SHEET 'S3'	A

- CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE:

SLAB INTERNAL	20mm TOP & BOTTOM
SLAB EXTERNAL	30mm TOP & BOTTOM
FOOTINGS	65mm
BEAMS INTERNAL	30mm TOP & BOTTOM
SLAB ON GROUND	20mm TOP & BOTTOM
INTERNAL	20mm TOP & BOTTOM
EXTERNAL	30mm TOP & BOTTOM
PERIMETER BEAM	50mm IN ACID SULPHATE SOIL

- CONCRETE SURFACE SHALL BE CURED FOR A MINIMUM PERIOD OF 7 DAYS COMMENCING IMMEDIATELY AFTER INITIAL SET. WHERE CURING COMPOUNDS ARE USED THEY MUST BE APPLIED WITH 2HRS OF FINISHING CONCRETE OR REFER WALLS & COLUMNS STRAIGHT AFTER OF FORMWORK.
- ALL CONCRETE SHALL BE COMPACTED AT TIME OF PLACING USING A HIGH FREQUENCY MECHANICAL VIBRATOR.
- CONSTRUCTION JOINTS WHERE NOT SHOWN ON THE DRAWINGS SHALL BE TO THE APPROVAL OF THE ENGINEER.
- 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.

PLASTIC SHRINKAGE CRACKING:

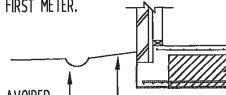
- WATER MUST NOT BE ADDED TO CONCRETE ON SITE AS EXCESSIVELY WET CONCRETE IS ONE OF THE MAIN CAUSES OF SHRINKAGE CRACKING.
- ENSURE MAX. 20mm TOP COVER TO FABRIC REINFORCEMENT IN ORDER MINIMISE SHRINKAGE CRACKS.
- SHRINKAGE CRACKING IS ALMOST INEVITABLE & DOES NOT REPRESENT FAILURE HOWEVER, IS OF CONCERN UNDER BRITTLE FLOOR COVERINGS. DAMAGE MAY BE REDUCED BY USING FLEXIBLE MORTARS & GLUES FOR FIXING TILES & FIXING OPERATION MUST BE DELAYED AS LATE AS POSSIBLE.

FOOTINGS & FOUNDATIONS:

- FOOTING HAVE BEEN DESIGNED FOR A ALLOWABLE BEARING PRESSURE OF (REFER TO SHEET 'S3') FOUNDATION MATERIAL SHALL BE APPROVED FOR THIS PRESSURE BEFORE PLACEING CONCRETE FOOTING.
- FOOTING SHALL BE PLACED CENTRALLY UNDER WALLS & COLUMNS UNLESS OTHERWISE NOTED.
- SITE IS TO BE STRIPPED OF ALL ORGANIC MATTER & ASSOCIATED TOP SOIL.
- FILL USED IN THE CONSTRUCTION OF SLAB ON GROUND SHALL CONSISTS OF A CONTROLLED FILL OR ROLLED FILL IN ACCORDANCE WITH AS 2870.
 - ROLLED FILL CONSISTS OF MATERIAL COMPACTED IN LAYERS BY REPEATED ROLLING WITH AN EXCAVATOR, ROLLED FILL SHALL NOT EXCEED 600mm COMPACTED IN LAYERS NOT MORE THAN 300mm FOR SAND MATERIAL OR 400mm COMPACTED IN LAYERS.
 - CONTROLLED FILL CONSISTS OF WELL GRADED SAND FILL UP TO 800mm DEEP, WELL COMPACTED IN NOT MORE THAN 200mm LAYERS BY VIBRATION PLATE OR VIBRATING ROLLED, NO SAND FILL UP TO 400mm DEEP WILL COMPACTED IN NOT MORE THAN 150 LAYERS BY A MECHANICAL ROLLER, CLAY FILL SHOULD BE MOIST DURING COMPACTING.

FOUNDATIONS MAINTENANCE & DRAINAGE:

- THE SITE SHALL BE GRADED OR DRAINED SO THAT WATER CANNOT POND AGAINST OR NEAR THE HOUSE. THE GROUND IMMEDIATELY ADJACENT TO THE HOUSE SHALL BE GRADED TO A UNIFORM FALL OF 50mm MIN. AWAY FROM THE HOUSE OVER THE FIRST METER.



PLANTING OF TREES SHOULD BE AVOIDED NEAR THE FOUNDATIONS OF A HOUSE OR NEIGHBOURING HOUSE ON REACTIVE SITES AS THEY CAN CAUSE DAMAGE DUE TO DRYING OF THE CLAY AT SUBSTANTIAL DISTANCES.

GARDEN BEDS ADJACENT TO THE HOUSE SHOULD BE AVOIDED. CARE SHOULD BE TAKEN TO AVOID OVERWATERING GARDENS CLOSE TO THE HOUSE FOOTINGS.

- A MORE EXTENSIVE DISCUSSION OF THIS MATERIAL IS CONTAINED IN THE CSIRO PAMPHLET 'GUIDE TO HOME OWNERS ON FOUNDATION AND MAINTENANCE & FOOTING PERFORMANCE' & ITS RECOMMENDATIONS SHOULD BE FOLLOWED.
- THE OWNERS ATTENTION IS DRAWN TO APPENDIX B OF AS 2870-2011 PERFORMANCE REQUIREMENTS & FOUNDATION MAINTENANCE.

BRICKWORK:

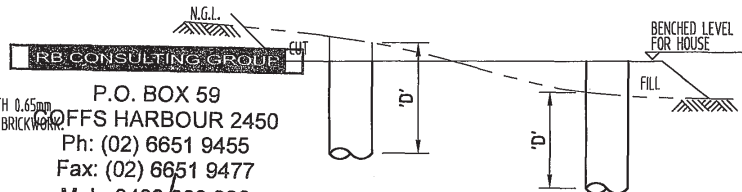
- ALL BRICKS SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 20MPa.
- BRICKWORK MORTAR MIX SHALL BE 1:1.6 OR 1:0.5:4.5
- BRICKWORK SURFACES SUPPORTING CONCRETE SHALL BE TROWELLED SMOOTH & COVERED WITH 0.65mm ALUMINIUM CORE BITUMINOUS STRIP OR EQUIVALENT TO PREVENT BONDING OF CONCRETE TO BRICKWORK.
- FOR VERTICAL ARTICULATION JOINT NOTES REFER TO SHEET 'S2'

REINFORCEMENT:

- ALL REINFORCING BARS SHALL COMPLY WITH AS 4671.1. ALL FABRIC SHALL COMPLY WITH AS 4671.7 & SHALL BE SUPPLIED IN FLAT SHEETS.
- SYMBOLS:
 - R ----- GRADE R250 ROUND BARS.
 - N ----- GRADE D500 HIGH STRENGTH DEFORMED BARS.
 - SL ----- FABRIC OF WELDED HARD DRAWN WIRE.
 - TM ----- TRENCH MESH.
- MINIMUM END & SIDE LAP FOR REINFORCEMENT SHALL BE:
 - SL72 & SL82 ----- 300mm
 - SL92, SL117M, SL102 & N12 ----- 400mm
 - N20 ----- 600mm
- ALL REINFORCEMENT SHALL BE SUPPORTED ON PLASTIC TIPPED STEEL CHAIRS AT 900mm CRS. MAX. EXCEPT SL81 AT 600mm CRS. MAX.
- WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.

PIERING NOTES FOR WAFFLEPOD SLAB:

- NO PIERS ARE NECESSARY WHEN BEAMS ARE BEARING ON NATURAL OR CONTROLLED FILL EXCEPT WHEN WITHIN THE ZONE OF INFLUENCE OF SEWER OR STORM WATER LINES. THIS IS TO BE CONFIRMED WITH ENGINEER.
- BEAMS TO BE FOUNDED OR PIERED TO AN EVEN BEARING.
- SPACE PIERS AT 2200CTS. UNDER ALL EXTERNAL & INTERNAL LOAD BEARING BEAMS & PADS WHEN CONSTRUCTED ON UNCONTROLLED / NON COMPACTED MATERIAL 400p TO CLAY & SAND OR 300p TO ROCK & SHALE U.N.O.
- PIERS REQUIRED UNDER INTERNAL RIB BEAMS OR STEPPED BEAMS WHEN CONSTRUCTED ON MORE THAN 300mm OF UNCONTROLLED / NON COMPACTED MATERIAL INTERNAL PIER SPACING 2400x2400 CENTERS.
- PROVIDE ADDITIONAL 1N12 BAR TOP OVER PIERED EXTERNAL & INTERNAL BEAMS & RIBS.
- PIER DEPTHS SHALL BE MEASURED AS PER FOLLOWING DIAGRAM FOR UNCONTROLLED FILL.



RB CONSULTING GROUP
 P.O. BOX 59
 OFFS HARBOUR 2450
 Ph: (02) 6651 9455
 Fax: (02) 6651 9477
 Mob: 0408 660 336
 CC No.17/096.....

MIN. PIER EMBEDMENT DEPTHS 'D'

NOTE: PIERS IN CUT ZONE AS PER SHEET 'S3' ONLY.

WIND/WALL TIE CLASSIFICATION

WIND CLASS	WALL TIE (Vp)	HORIZONTAL SPACING	VERTICAL SPACING
N1	W28N1	LIGHT DUTY	600
N2	W32N2	MEDIUM DUTY	600
N3	W41N3	MEDIUM DUTY	600
WALL TIE SPACINGS AROUND OPENINGS 300 CTS. EACH WAY (Vp = PERMISSABLE STRESS METHOD)			

DURABILITY CLASSIFICATION

CATEGORY (DURABILITY)	WALL TIES AS 3700	GRADE OF BRICKS AS/NZS 4456.10	MORTAR AS 3700	STRUCTURAL STEEL (SURFACE FINISH)
SEVERE MARINE	R4 (STAINLESS OR POLYMER)	EXPOSURE	M4 (1:4)	GALVANISED (GZLP) (600g PER SQUARE METRE)
MARINE	R3	GENERAL PURPOSE	M3 (1:5)	AS/ANZ 2312/2002
EXTERIOR	R2	GENERAL PURPOSE	M2 (1:2.8)	AS/ANZ 2312/2002

ISSUE:	DATE:	REVISIONS
B	12-Apr-17	ISSUED FOR CONSTRUCTION
A	22-Dec-16	ISSUED FOR REVIEW

NASTASI & ASSOCIATES
 CONSULTING CIVIL & STRUCTURAL ENGINEERS
 B.E., M.I.E. AUST. CPENG NPER-3
 ABN 45 533 226 008
 UNIT 5, 1-3 WHYALLA PLACE, PRESTONS NSW 2170
 PH: (02) 9607 2864 OR (02) 8798 5617 FAX: (02) 9731 2081
 MOB: 0419 041 401

APPROVED:

 S. NASTASI
 B.E., M.I.E. AUST. CPENG

CLIENT: HIBBARDS
 CLIENT No:
 PROJECT: LOT 40, SULLIVANS ROAD UNIT 9/31 MOONEE BEACH.
 Dwelling Type

TITLE: **GENERAL NOTES**
 ISSUED FOR CONSTRUCTION
 DRAWN: R.C. ENG: V.S.
 DATE: 22-Dec-16
 SCALE: N.T.S.
 JOB No: 9873 SHEET No: **S1**

UNIT 9

STRUCTURAL STEELWORK NOTES:

- UNLESS NOTED OTHERWISE:
 - USE 10mm THICK GUSSET, FIN & END PLATES WELDED ALL ROUND.
 - ALL WELDS 6mm CONTINUOUS FILLET.
 - ALL BOLTS 20mm DIA.
 - ALL BOLTS GRADE 8.8/s (INCLUDING PURLIN / GIRT BOLTS).
 - ALL BOLTS INCLUDING HOLDING DOWN BOLTS ARE TO BE HOT DIP GALVANISED.
 - ALL FILLET WELDS TO BE CATEGORY GP.
 - BUTT WELD ALL FLANGES AT END PLATES & AT ALL MITRE CUTS.
 - BUTT WELD ALL STIFFENER PLATES TO FLANGES ONLY.
 - ALL BUT WELDS SHALL BE FULL PENETRATION, GRADE SP.
 - ALL CONNECTIONS TO HAVE A MINIMUM OF 2 BOLTS.
 - STUDS FABRICATED TO AS 454.2.
 - ALL SHEAR STUDS (COMPOSITE SLAB TO STEEL) GRADE 410MPa.
 - ALL THREADED STUDS (STEEL TO STEEL) GRADE 380MPa.
- BOLTING CATEGORIES ARE IDENTIFIED ON THE DRAWINGS IN THE FOLLOWING MANNER:
 - 4.6/S COMMERCIAL BOLTS OF GRADE 4.6 SNUG TIGHTENED.
 - 8.8/S HIGH STRENGTH BOLTS OF GRADE 8.8 SNUG TIGHTENED.
 - 8.8/TB HIGH STRENGTH BOLTS OF GRADE 8.8 FULLY TENSIONED TO AS 4100 AS A BEARING TYPE JOINT.
 - 8.8/TF HIGH STRENGTH BOLTS OF GRADE 8.8 FULLY TENSIONED TO AS 4100 AS A FRICTION TYPE JOINT WITH FAYING SURFACES LEFT UNCOATED.
- NOTE: GRADE 8.8 BOLTS ARE NOT TO BE WELDED.
- CHIP ALL WELDS FREE OF SLAG.
- CONTRACTOR IS TO CONFIRM WITH ARCHITECT AS TO WHERE EXPOSED WELDS ARE TO BE GROUND FLUSH / SMOOTH.
- PROVIDE TEMPORARY BRACING TO MAINTAIN STABILITY OF STEELWORK DURING CONSTRUCTION.
- DO NOT GROUT UNDER BASE PLATE UNTIL FIRST LEVEL STEELWORK IS PLUMB & FIXED BY WELDING OR BOLTING.

STEELWORK FINISHES		
LOCATION	TYPE	CODE
INTERNAL	PAINT SYSTEM	ALK4
BUILT INTO MASONRY	GALVANISED	HDG 600
EXTERNAL	GALVANISED	HDG 600

- FOR FINISH TYPE & CODE REFER TO STANDARD AS/NZS 2312.
- FOR DECORATIVE FINISH REFER TO ARCHITECTURAL OR OWNERS SPECIFICATIONS.

TERMITE PROTECTION:

- A PHYSICAL OR CHEMICAL BARRIER IN ACCORDANCE WITH AS 3660.1-2000 IS TO BE INSTALLED.
- ALL CONCRETE TO BE MECHANICALLY VIBRATED DURING POUR.
- 75mm CLEAR SMOOTH CONCRETE TO BE EXPOSED AROUND ENTIRE PERIMETER OF SLAB.
- CRUSHED GRANITE OR STAINLESS STEEL MESH TO BE USED AROUND ALL PIPE PENETRATIONS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- INSPECTIONS OF THE RESIDENCE & IMMEDIATE SURROUNDS TO BE CARRIED OUT BY A QUALIFIED PEST EXPERT ON AN ANNUAL BASIS.
- ANY FUTURE CRACKING OCCURING IN THE SLAB IS TO BE ASSESSED BY A QUALIFIED PEST EXPERT & WHERE DIRECTED BE SEALED BY EPOXY INJECTION.
- SITE MAINTENANCE IS THE RESPONSIBILITY OF THE HOME OWNER. ALL RECOMMENDATIONS OUTLINED BY THE C.S.I.R.O. IN SHEET 10-19 TO BE CARRIED OUT.

TIMBER NOTES:

- ALL TIMBER DESIGN, CONSTRUCTION & MATERIAL TO BE TO AS 1720.1, AS 1720.2 & NEW SOUTH WALES TIMBER FRAMING MANUAL.
- AS 1684 SHALL BE APPLIED TO DOMESTIC CONSTRUCTION IN SHELTERED LOCATIONS.
- SOFTWOOD TO BE MINIMUM GRADE F7 U.N.O. HARDWOOD TO BE MINIMUM GRADE F14.
- EXTERNAL TIMBER TO BE EITHER HARDWOOD DURABILITY CLASS 1 OR CLASS 2 AS PER AS 1720.2 OR IMPREGNATED PINE GRADE F7, PRESSURE TREATED TO AS 1604 & RE-DRIED PRIOR TO USE. SUPPLEMENTARY TREATMENT SHALL BE APPLIED TO ALL CUT SURFACES. SUPPLY SUPPORTING DOCUMENTATION FOR PRESERVATIVE TREATMENT.
- TIMBER TRUSS TO BE PRE-CAMBERED AN AMOUNT EQUAL TO DEAD LOAD DEFLECTION. 3 COPIES OF SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL CLEARLY SHOWING THE DESIGN ARE TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL CLEARLY SHOWING THE DESIGN LOADS ON THE ROOF & CEILING & TRUSS NODE POINT LOADS PRE-CAMBER.
- ALL BOLTS IN TIMBER CONSTRUCTION TO BE MINIMUM M16 U.N.O. BOLT HOLES TO BE DRILLED EXACT SIZE. WASHERS UNDER HEADS AND NUTS TO BE AT LEAST 2.5 TIMES BOLT DIAMETER.
- TIMBER DIMENSIONS ON THE FINISHED WIDTH & THICKNESS TO BE:
 - SEASONED SOFTWOOD +5,-0mm
 - UNSEASONED SOFTWOOD >F7+3,-3mm.

LESS THAN OR EQUAL TO F7+2,-4mm

 - SEASONED SOFTWOOD +2,-0mm
 - UNSEASONED SOFTWOOD +3,-3mm (SEE ALSON CLAUSE 1.6.2 IN AS 2082).
- ALL TIMBER JOINT & NOTCHES ARE TO BE 100mm MINIMUM AWAY FROM LOOSE KNOTS, SEVERE SLOPING GRAIN, GUM VEINS OR OTHER MINOR DEFECTS.

TIMBER DURABILITY		
LOCATION	HAZARD CLASS (SOFT WOODS)	DURABILITY CLASS (HARD WOODS)
INTERNAL ABOVE GROUND	H2	CLASS 1 OR 2
EXTERNAL ABOVE GROUND	H3	CLASS 1 OR 2
BELOW GROUND	H5	CLASS 1

GALINTEL 'T' BAR:

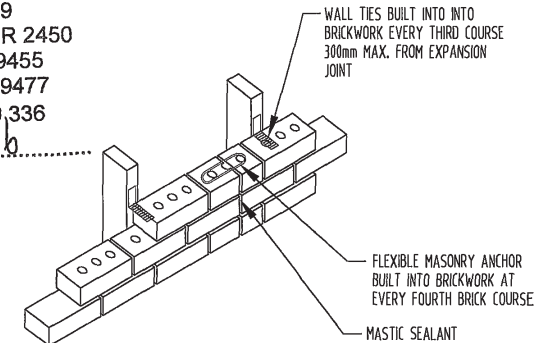
- PLACE GALINTEL 'T' BAR OVER OPENING ALLOWING A MINIMUM OF 200mm END BEARING EACH END.
- GALINTEL 'T' BAR MUST BE PROPPED BEFORE BRICKLAYING.
 - FROM 2400mm TO 3300mm SPAN 2 PROPS.
 - FROM 3500mm TO 4500mm SPAN 3 PROPS.
 - FROM 4800mm TO 5700mm SPAN 4 PROPS.
 - SPACE EQUALLY ALONG THE LENGTH & UNDER THE BASE OF THE BAR.
- WHEN LAYING BRICKS, MORTAR MUST BE APPLIED TO ALL BRICK FACES COMING IN CONTACT WITH THE 'T' BAR.
- PROPS TO REMAIN IN PLACE UNTIL MORTAR ACHIEVES FULL STRENGTH (7 DAYS MIN.)
- A MINIMUM 1:4 MORTAR MIX IS TO BE USED & APPLIED TO ALL FACE BETWEEN STEEL & BRICKS (VERTICAL & HORIZONTAL LEGS) & BETWEEN BRICKS ABOVE THE STEEL SECTION.
- CHECK ROOF TRUSS LAYOUT PRIOR TO INSTALLATION & REFER NON STANDARD LOADING CONDITION TO ENGINEER TIMBER BEAMS TO MANUFACTURERS SPECIFICATION.

VERTICAL ARTICULATION JOINT NOTE:

- ARTICULATION JOINTS MUST HAVE A WIDTH NO LESS THAN 10mm
- MASTIC SEALANT IS OPTIONAL IN CAVITY BRICK CONSTRUCTION, HOWEVER IS RECOMMENDED.
- FLEXIBLE MASONRY ANCHORS MUST BE BUILT IN AT EVERY FOURTH (4TH) COURSE.
- ARTICULATION JOINTS MUST BE PROVIDED:
 - AT NO MORE THAN 6000mm CENTRES IN STAIGHT, CONTINUOUS WALLS HAVING NO OPENINGS.
 - AT THE POSITION WHERE THE WALL HEIGHT CHANGES BY MORE THAN 20%.
 - AT NO MORE THAN 5000mm CENTRES, WHERE OPENINGS GREATER THAN 900x900 OCCUR.
 - WHERE WALLS CHANGE IN THICKNESS.
 - AT CONTROL OR CONSTRUCTION JOINTS IN FOOTING SLAB
 - AT JUNCTIONS OF WALLS CONSTRUCTED OF DIFFERENT, COMPRESSIBLE MATERIAL.
- FOR SINGLE LEAF MASONRY WALLS STABILISED WITH RETURN WALLS, OR ENGAGED PIERS ANY ARTICULATION JOINTS MUST BE WITHIN 300mm OF THE VERTICAL SUPPORT ELEMENT THESE JOINTS MUST BE SEALED WITH A FLEXIBLE, COMPRESSIBLE MATERIAL.
- WALL TIES TO BE BUILT IN A FLEXED TO THE TIMBER FRAME 200 SIDE OF THE EXPANSION JOINT AT EVERY THIRD (3rd) COURSE.
- INSPECTIONS OF THE RESIDENCE & IMMEDIATE SURROUNDS TO BE CARRIED OUT BY A QUALIFIED PERS EXPERT ON AN ANNUAL BASIS.
- ANY FUTURE CRACKING OCCURING IN THE SLAB IS TO BE ASSESSED BY A QUALIFIED PEST EXPERT & WHERE DIRECTED BE SEALED BY EPOXY INJECTION.
- SITE MAINTENANCE IS THE RESPONSIBILITY OF THE HOME OWNER. ALL RECOMMENDATIONS OUTLINED BY THE C.S.I.R.O. IN SHEET 10-91 TO BE CARRIED OUT.

IRB CONSULTING GROUP

P.O. BOX 59
 COFFS HARBOUR 2450
 Ph: (02) 6651 9455
 Fax: (02) 6651 9477
 Mob: 0408 660 336
 CC No.17/091b.....



B	12-Apr-17	ISSUED FOR CONSTRUCTION
A	22-Dec-16	ISSUED FOR REVIEW
ISSUE:	DATE:	REVISIONS

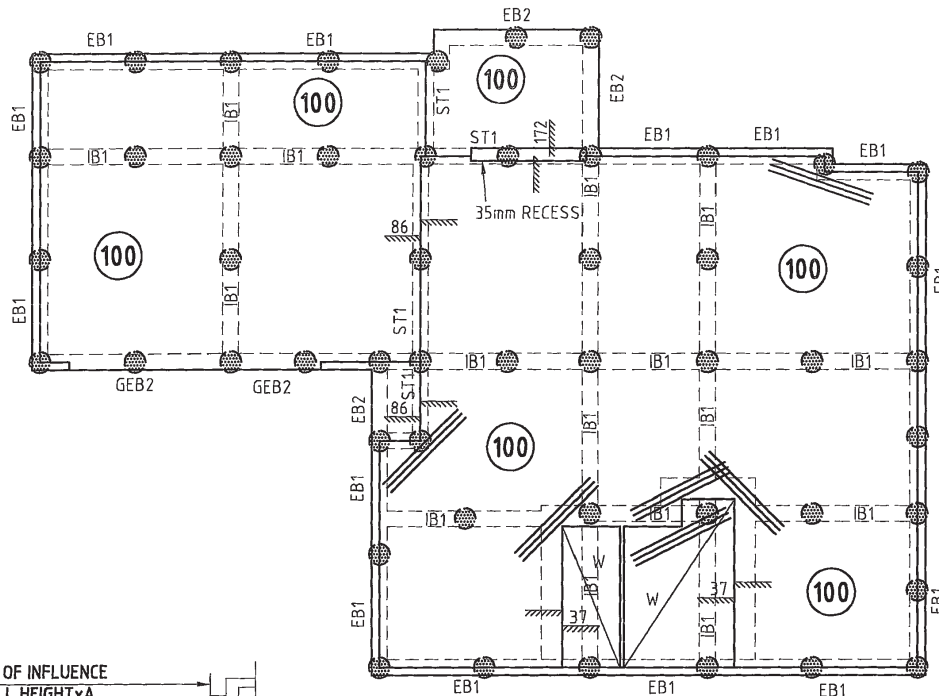
NASTASI & ASSOCIATES
 CONSULTING CIVIL & STRUCTURAL ENGINEERS
 B.E., M.I.E. AUST. CPENG NPER-3
 ABN 45 533 228 008
 UNIT 5, 1-3 WHYALLA PLACE, PRESTONS NSW 2170
 PH: (02) 9607 2864 OR (02) 8798 5617 FAX: (02) 9731 2081
 MOB: 0419 041 401

APPROVED:

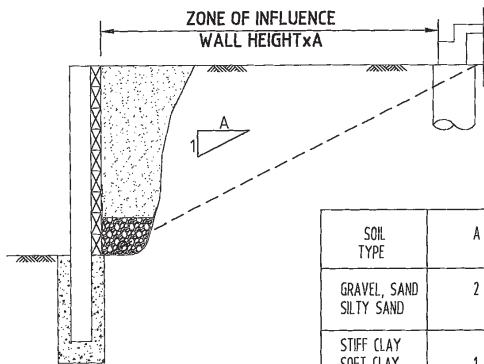
 S. NASTASI
 B.E., M.I.E. AUST., CPENG

CLIENT: HIBBARDS
 CLIENT No:
 PROJECT:
 LOT 40, SULLIVANS ROAD, UNIT
 9/31 MOONEE BEACH.

TITLE: GENERAL NOTES
 ISSUED FOR CONSTRUCTION
 DRAWN: R.C. ENG: V.S.
 DATE: 22-Dec-16
 SCALE: N.T.S.
 JOB No: 9873 SHEET No: S2



CONCRETE SLAB PLAN
SCALE 1:100



SOIL TYPE	A
GRAVEL, SAND SILTY SAND	2
STIFF CLAY SOFT CLAY	1

RETAINING WALL ZONE OF INFLUENCE DIAGRAM

DESIGN SUMMARY:

SITE CLASSIFICATION	'H1' IN ACCORDANCE WITH GEOTECH REFERENCE & AS 2870
SOIL CLASSIFICATION	'H1'
WIND CLASSIFICATION	'N2'
DURABILITY CLASS	NORMAL
SALINITY SITE (REFER TO SALINITY NOTE)	'N0'
ALLOWABLE BEARING PRESSURE	SLAB & FOOTING 100KPa

SLAB DETAILS:

SLAB THICKNESS (T)	100
SLAB MESH	SL82
BEAM REINFORCEMENT	REFER TO DETAIL
BEAM DEPTH (D)	400
BEAM WIDTH (W)	300
CONCRETE STRENGTH	
SLAB / FOOTING	25 MPa
PIER	20 MPa

PIER SPACING:

PERIMETER BEAM SPACING	AS SHOWN ON PLAN
INTERNAL BEAM SPACING	AS SHOWN ON PLAN

PIER NOTES:

- ALL PIERS MUST BE AT A DEPTH BELOW THE ZONE OF INFLUENCE OF RETAINING WALL. WHEN OUTSIDE ZONE OF RETAINING WALL ESTIMATED PIER EMBEDMENT DEPTHS 'D' BELOW NATURAL GROUND 1.2m OR TO REFUSAL. IF ROCK ENCOUNTERED ALL PIERS TO ROCK.
 - PIERS NOT REQUIRED IN CUT SIDE IF ROCK ENCOUNTERED AT BENCH LEVEL.
- ALLOWABLE PIER TYPES:
- MASS CONCRETE PIERS Ø400mm U.N.O. (REFER TO PIER SCHEDULE)
 - SCREW PIERS WITH SAFE WORKING LOAD 85KN.

LEGEND:

- /// DENOTES 3/N-12 OR EQUIVALENT (OR 3-F11TM OR 2N16) CRACK CONTROL BARS 2000mm LONG TIED TO UNDERSIDE OF SLAB TOP FABRIC. BARS MAY BE DELETED WHERE SLAB MESH LAPS AT INTERNAL CORNERS.
- W DENOTES WET AREA SETDOWN. ● CONCRETE PIERS OR SCREW PIERS.

RB CONSULTING GROUP

P.O. BOX 59
COFFS HARBOUR 2450
Ph: (02) 6651 9455
Fax: (02) 6651 9477
Mob: 0408 660 336
CC No. 17/096

B	12-Apr-17	ISSUED FOR CONSTRUCTION
A	22-Dec-16	ISSUED FOR REVIEW
ISSUE:	DATE:	REVISIONS

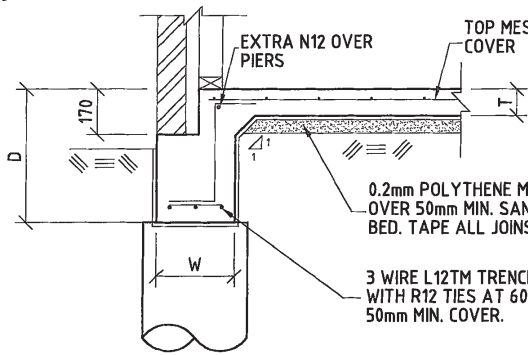
NASTASI & ASSOCIATES
CONSULTING CIVIL & STRUCTURAL ENGINEERS
B.E., M.I.E. AUST. CPENG NPER-3
ABN 45 533 226 008
UNIT 5, 1-3 WHYALLA PLACE, PRESTONS NSW 2170
PH: (02) 9607 2864 OR (02) 8798 5817 FAX: (02) 9731 2081
MOB: 0419 041 401

APPROVED:

S. NASTASI
B.E., M.I.E. AUST., CPENG

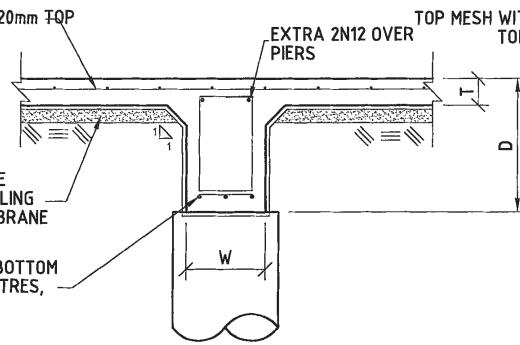
CLIENT: HIBBARDS
CLIENT No:
PROJECT:
LOT 40, SULLIVANS ROAD, UNIT
9/31 MOONEE BEACH.

TITLE:	ISSUED FOR CONSTRUCTION	
CONCRETE SLAB LAYOUT	DRAWN:	R.C. ENG: V.S.
	DATE:	22-Dec-16
	SCALE:	AS NOTED
	JOB No:	9873 SHEET No: S3



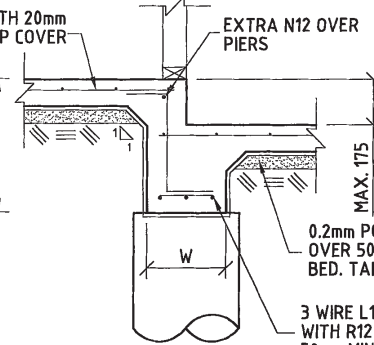
DETAIL - EDGE BEAM "EB1"

SCALE 1:20



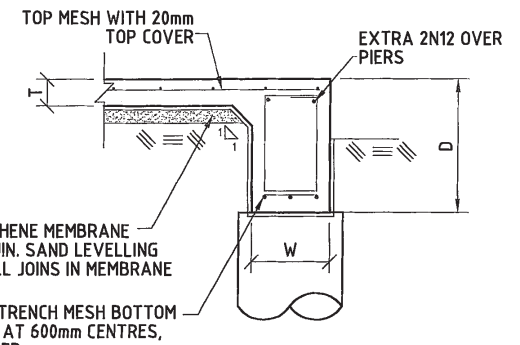
DETAIL - INTERNAL BEAM "IB1"

SCALE 1:20



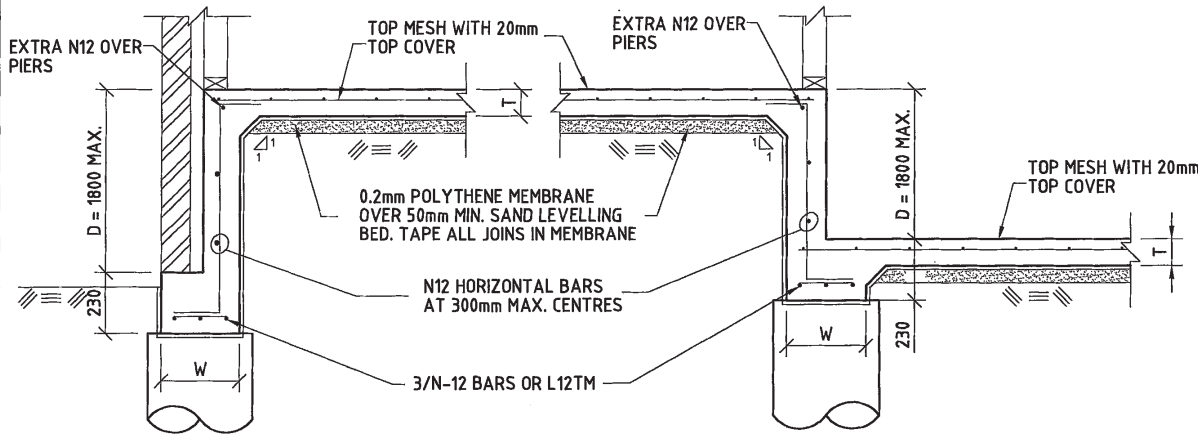
DETAIL - STEP BEAM "ST1"

SCALE 1:20



DETAIL - EDGE BEAM "EB2"

SCALE 1:20



DETAIL - EDGE BEAM "DEB1"

SCALE 1:20

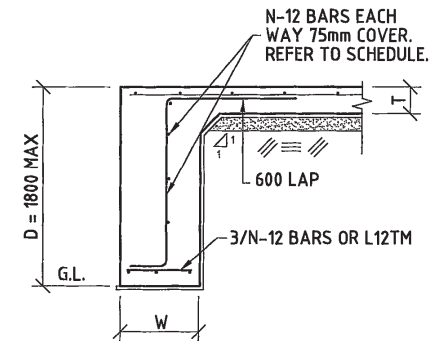
DETAIL - EDGE BEAM "DST1"

SCALE 1:20

RB CONSULTING GROUP

P.O. BOX 59
COFFS HARBOUR 2450
Ph: (02) 6651 9455
Fax: (02) 6651 9477
Mob: 0408 660 336

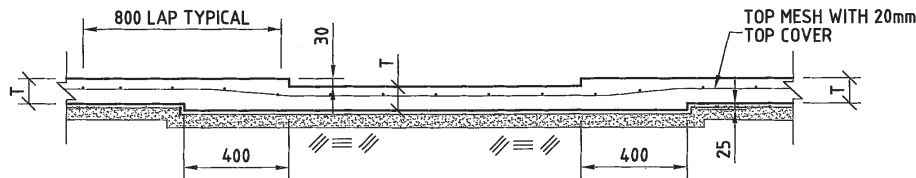
CC No. 17/096



DETAIL - DEEP EXTERNAL EDGE BEAM "DEB2"

PORCH & PATIO

SCALE 1:20



TYPICAL WET AREA SETDOWN

SCALE 1:20

DEEPENED BEAM REINFORCEMENT SCHEDULE	
'D'	REINFORCEMENT
LESS THAN 400	N-12 BARS AT 600mm CENTRES VERTICAL
401 - 900mm	N-12 BARS AT 400mm CENTRES VERTICAL 1/N-12 BAR HORIZONTAL
901 - 1200mm	N-12 BARS AT 400mm CENTRES BOTH WAYS
1201 - 1800mm	N-12 BARS AT 300mm VERTICAL N-12 BARS AT 400mm CENTRES HORIZONTAL

NASTASI & ASSOCIATES
CONSULTING CIVIL & STRUCTURAL ENGINEERS
B.E., M.I.E. AUST. CPENG NPER-3
ABN 45 533 226 008

UNIT 5, 1-3 WHYALLA PLACE, PRESTONS NSW 2170
PH: (02) 9607 2864 OR (02) 8798 5617 FAX: (02) 9731 2081
MOB: 0419 041 401

APPROVED:

S. NASTASI
B.E., M.I.E. AUST. CPENG

CLIENT:

HIBBARDS

CLIENT No:

PROJECT:

LOT 40, SULLIVANS ROAD, UNIT
9/31 MOONEE BEACH.

TITLE:

**SLAB
DETAILS**

B 12-Apr-17 ISSUED FOR CONSTRUCTION

A 22-Dec-16 ISSUED FOR REVIEW

ISSUE: DATE:

REVISIONS

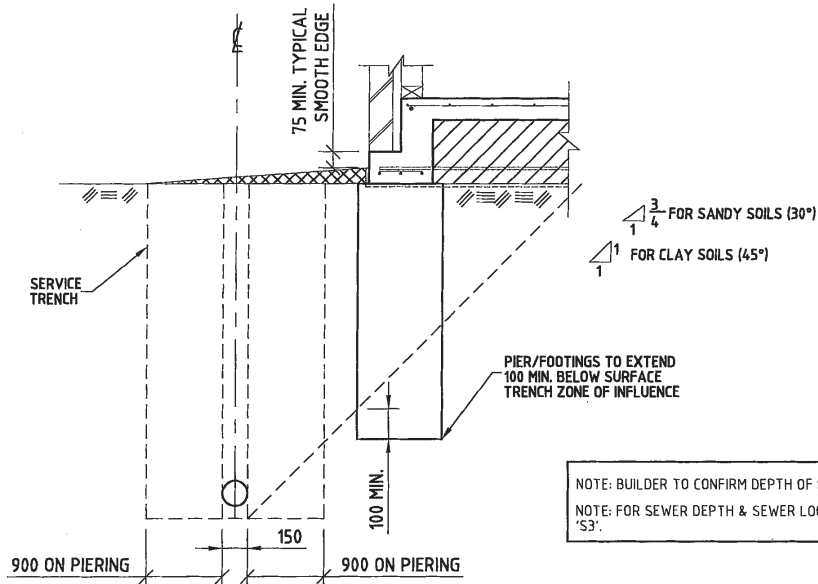
ISSUED FOR CONSTRUCTION

DRAWN: R.C. ENG: V.S.

DATE: 22-Dec-16

SCALE: AS NOTED

JOB No: 9873 SHEET No: S4

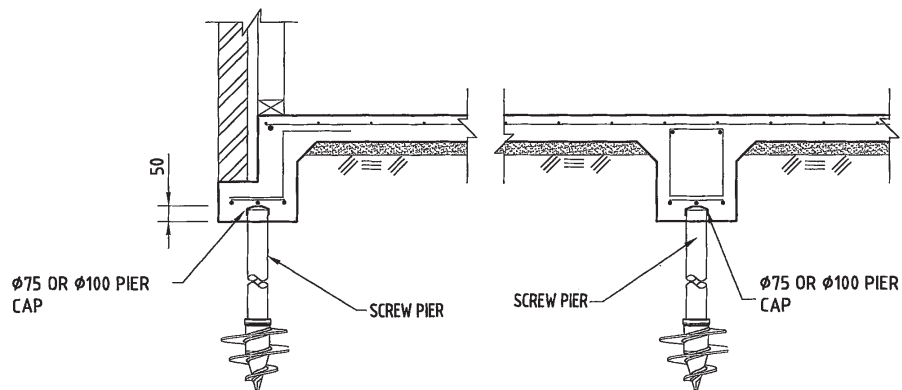


NOTE: BUILDER TO CONFIRM DEPTH OF SERVICE ON SITE.
NOTE: FOR SEWER DEPTH & SEWER LOCATION REFER TO SHEET 'S3'.

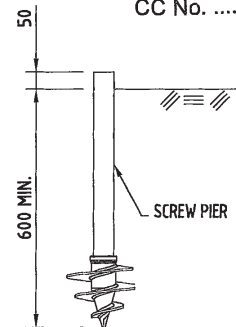
DETAIL - SERVICE TRENCH

SCALE 1:20

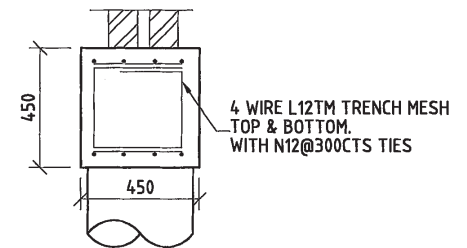
BUILDER IS TO ENSURE THAT THE DRAINAGE CONTRACTOR COMPLIES WITH THIS DETAIL. IT IS OUTSIDE THE CONTROL OF THE ENGINEER TO ENSURE THAT DRAINAGE CONTRACTOR COMPLIES WITH THESE DETAILS



TYPICAL SCREW PIER CONNECTION DETAILS



SCREW PIER INSTALLATION



DETAIL - FOOTING DETAIL 'SF'

SCALE 1:20

RB CONSULTING GROUP

P.O. BOX 59
COFFS HARBOUR 2450
Ph: (02) 6651 9455
Fax: (02) 6651 9477
Mob: 0408 660 336
CC No. 17/096

B	12-Apr-17	ISSUED FOR CONSTRUCTION	
A	22-Dec-16	ISSUED FOR REVIEW	
ISSUE:	DATE:	REVISIONS	
		ISSUED FOR CONSTRUCTION	
		DRAWN: R.C.	ENG: V.S.
		DATE: 22-Dec-16	
		SCALE:	AS NOTED
		JOB No: 9873	SHEET No: S5

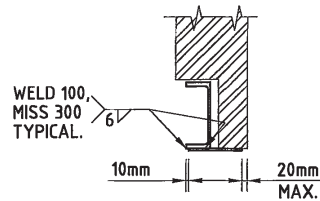
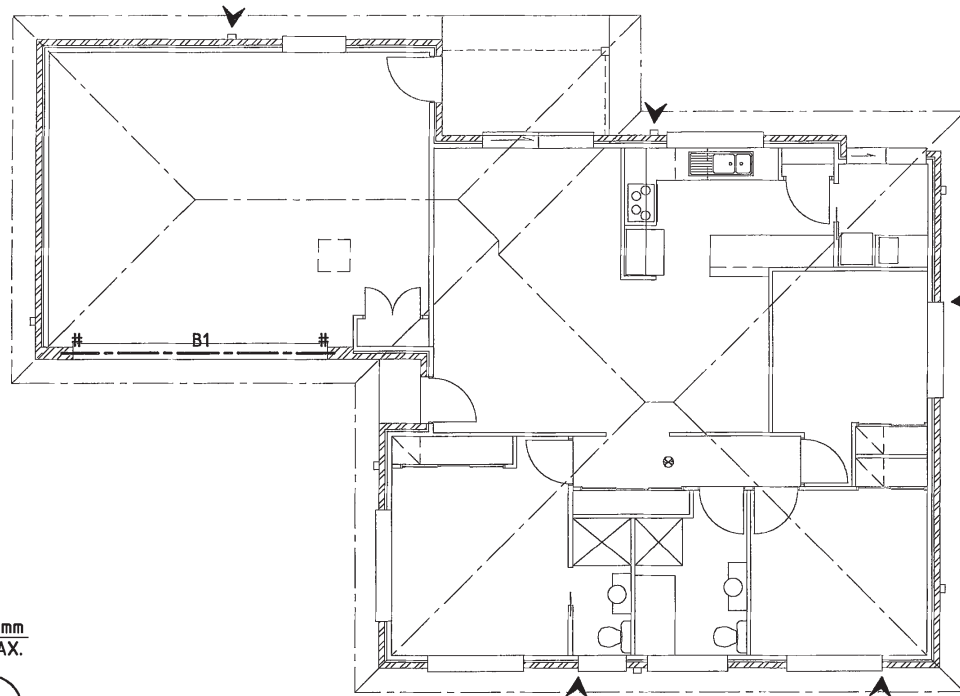
NASTASI & ASSOCIATES
CONSULTING CIVIL & STRUCTURAL ENGINEERS
B.E., M.I.E. AUST. CPENG NPER-3
ABN 45 533 226 008
UNIT 5, 1-3 WHYALLA PLACE, PRESTONS NSW 2170
PH: (02) 9607 2864 OR (02) 8798 5617 FAX: (02) 9731 2081
MOB: 0419 041 401

APPROVED:

S. NASTASI
B.E., M.I.E. AUST. CPENG

CLIENT: HIBBARDS
CLIENT No:
PROJECT: LOT 40, SULLIVANS ROAD, UNIT 9/31 MOONEE BEACH.

TITLE: **SLAB DETAILS**



DETAIL A
SCALE 1:20

▲ DENOTES LOCATION OF ARTICULATION JOINT IN THE WALL ON PLAN ABOVE.
ALL ARTICULATION JOINTS SHALL BE CONSTRUCTED FOR THE FULL HEIGHT OF THE WALL. REFER TO DETAIL IN GENERAL NOTES AND WALL ELEVATIONS.

STEEL BEAM & POST SCHEDULE

MARK	DESIGNATION	COMMENTS
BEAMS		
B1	250PFC+200x10PL	REFER TO DETAIL 'A'
# MIN. 150mm BRICK BEARING		

RB CONSULTING GROUP

P.O. BOX 59
COFFS HARBOUR 2450
Ph: (02) 6651 9455
Fax: (02) 6651 9477
Mob: 0408 660 386
CC No.17/09/16.....

B	12-Apr-17	ISSUED FOR CONSTRUCTION
A	22-Dec-16	ISSUED FOR REVIEW
ISSUE:	DATE:	REVISIONS

NASTASI & ASSOCIATES
CONSULTING CIVIL & STRUCTURAL ENGINEERS
B.E., M.I.E. AUST. CPENG NPER-3
ABN 45 533 226 008
UNIT 5, 1-3 WHYALLA PLACE, PRESTONS NSW 2170
PH: (02) 9607 2864 OR (02) 8798 5617 FAX: (02) 9731 2081
MOB: 0419 041 401

APPROVED:

S. NASTASI
B.E., M.I.E. AUST, CPENG

CLIENT: HIBBARDS
CLIENT No:
PROJECT:
LOT 40, SULLIVANS ROAD, UNIT
9/31 MOONEE BEACH.

TITLE:	ISSUED FOR CONSTRUCTION		
STEEL BEAM LAYOUT	DRAWN:	R.C.	ENG: V.S.
	DATE:	22-Dec-16	
	SCALE:	AS NOTED	
	JOB No:	9873	SHEET No: S9