



# COFFS HARBOUR CITY COUNCIL DEVELOPMENT APPLICATION

Environmental Planning and Assessment Act 1979  
Local Government Act 1993, Building Code of Australia

OFFICE USE ONLY  
D/A Registered 900/03

ABN 79 126 214 487

### land to be developed

Lot/DP: Lot 46 DP 1034936 Street No. 8  
address: Street Letitia Place Locality North Bonville NSW 2303

### FOR OFFICE USE ONLY

FILE HEADER NO.

### applicant

name: Coral Homes (Brisbane) Pty Ltd  
postal address: PO Box 3129 HAMILTON NSW 2303  
telephone: Business: (02)49400822 Home: Mobile:  
fax: Business: (02)49400366 Home:

PROPERTY NO.

2304925

### proposed development category

local  state  integrated  designated  prohibited

COMPUTER ENTRY.

### description of work / proposed development

erection of building (complete section overleaf)  subdivision of land / building  
 alterations / additions  demolition  
 use of land / building  other (state) .....

*OK*

### description (eg dwelling, units, commercial or industrial building, etc)

New Dwelling

### Estimated market value of work or contract price

No of proposed lots: No of Dwelling Units: 1

Assessment Officer

\$ 132,459.00

G.P.N.

### construction certificate Applies only to Class 1 & Class 10 buildings

yes  no

### information to be submitted

### nominate principal certifying authority

Coffs Harbour City Council  yes  no  
Other (state) Accreditation No.

### approvals under Local Government Act 1993

does this application seek approval to one or more of the matters listed in section?

yes  no NA list approvals

### integrated development is this application for integrated development?

(complete attached sheet)  
 yes  no

### type of consent (if applicable)

deferred commencement  staged development

### required attachments

3 copies of plans/drawings of land and proposed development  
 other information (see note 10)  application fee

### environmental impact (for designated development) or (for other development) or

an environmental impact statement (EIS) is attached  
 a statement on environmental effects is attached  
 the proposed development is considered to have negligible effect

### consent of all owner(s)

(required if the applicant is not the owner of the land)  
As the owner of the above property, I consent to this application

*APPLICANT*

signature(s)

P. Domenech (Coral Homes)

name(s)

Peter Clarke and Christine Clarke

date

4.12.02

### applicant signature(s)

signature(s)

P. Clarke P.W. Clarke

date

22.11.02 *(SEE ATTACHED)*

This information is required under the Act to process your application. The information will comprise part of a public register related to this purpose. You are entitled to review your personal information at any time by contacting this Council. In making the application I authorise inspections by Council Officers at any time during the course of the development and agree to comply with the requirements of the Council, Environmental Planning & Assessment Act 1979, Local Government Act 1993 & Building Code of Australia.

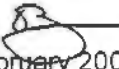
D/A No.

900/03



## Occupation Certificate (Final)

issued under the *Environmental Planning and Assessment Act 1979*  
Sections 109C (1) (c) and 109H

<hr/>	
<b>Applicant</b>	
Name	Coral Homes Pty Ltd
Address	PO Box 3129 HAMILTON NSW 2303
<hr/>	
<b>Development Consent N°</b>	900/03
Date of determination	14 January 2003
<b>Classification</b>	Class 1a – dwelling
<hr/>	
<b>Construction Certificate N°</b>	900/03
Date of issue	14 January 2003
<hr/>	
<b>Subject land</b>	
address	Lot 46, DP1034936, No. 8 Letitia Place, Bonville
<hr/>	
<b>Certificate final</b>	<p>The Coffs Harbour City Council certifies that:</p> <ul style="list-style-type: none"><li>• It has been appointed as the principal certifying authority under s 109E</li><li>• a development consent/complying development certificate is in force with respect to the building</li><li>• a construction certificate has been issued with respect to the plans and specifications for the building</li><li>• the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia</li><li>• where required, a final fire safety certificate has been issued for the building</li><li>• where required, a report from the Commissioner of Fire Brigades has been considered</li><li>• the health and safety of the occupants of the building have been taken into consideration</li></ul>
<hr/>	
<b>Signed</b>	PM Salter
On behalf of the consent authority	Director Land Use, Health & Development
	Per: 
BJA:sms	7 February 2007

LOT 46



Clay soil  
Short grass  
100% coverage



Existing Brick Cottage

Coffs Harbour City Council

APPROVED PLANS

Lot 26  
DP 1010462

Plans and specifications are to be read in conjunction with the relevant Development Consent or Certificate number shown below.

Development Consent No. 900/03

Construction Certificate No. 900/03

Complying Development Certificate No. \_\_\_\_\_

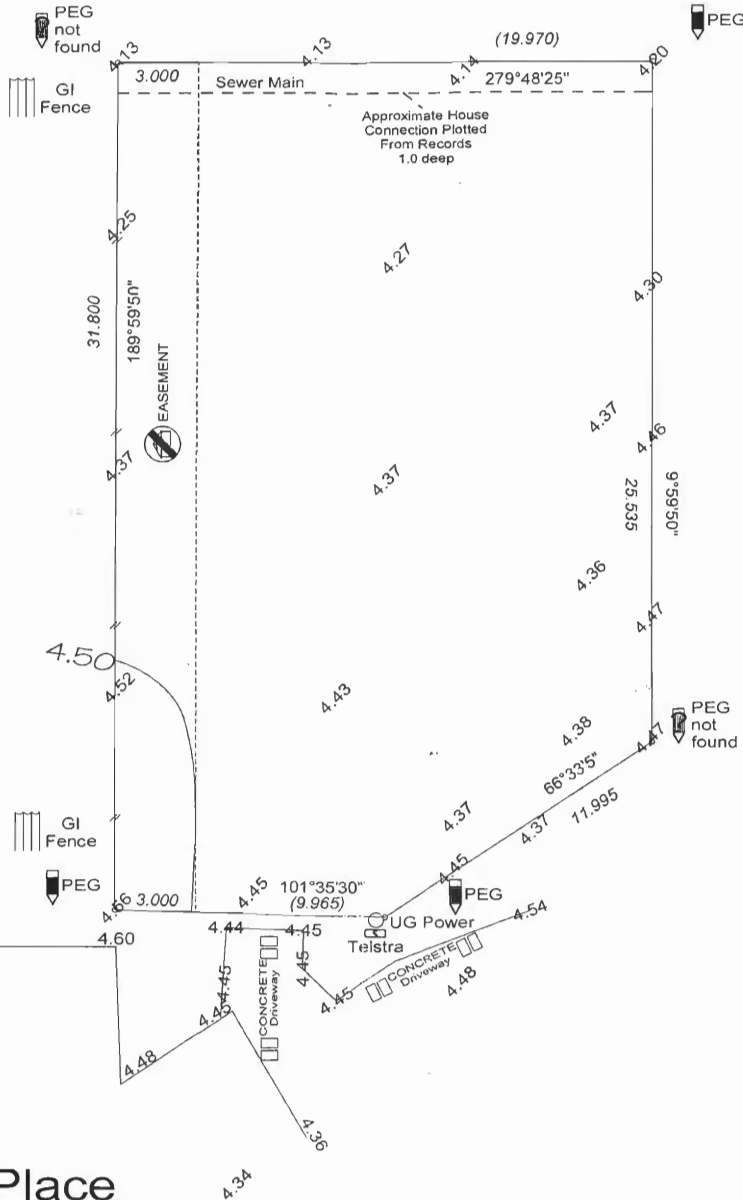
LONG SERVICE LEVY REQUIREMENTS SATISFIED

General Manager

5 JAN 2003

Pt Lot 47  
DP 1034936

Stormwater M/H



Letitia Place

**NOTE** Underground service locations are approximate only and should be verified by local authority prior to construction.

*E. J. Landermann*  
Licensed Surveyor / Director

Drill Hole & Wing TBM DH&W AHD Derived 4.51m

Scale 1:200

Site survey ©

**COTTAGE & ENGINEERING SURVEYS QLD**  
Consulting Surveyors  
PO Box 550, SPRINGWOOD 4127  
Ph (07) 3808 7244, Fax (07) 3808 7349

LOT 46 on DP 1034936

Letitia Place

Suburb Bonville

Local Auth Coffs Harbour City Council

Par Bonville Cnt Raleigh

UBD ref. \_\_\_\_\_ Area 606.7 m<sup>2</sup>

SERVICES

Sewerage To be established

Stormwater Rear

Water Yes

Electricity Underground

Telephone Underground

Gas Nil

Road Bitumen

Kerb Mountable

Footpath Nil

Flood Affected Check with Council

Drawn by SNC Checked RGV

J/N K102211 Order No 7165

Surveyor NKW DATE 23/10/02

This survey does not guarantee the location of boundary pegs or fences if an identification survey has not also been completed. Check Title for Easements and Encumbrances.

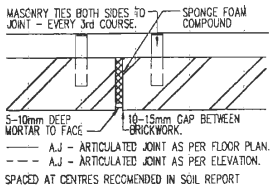
Client

**P. & C. Clarke**

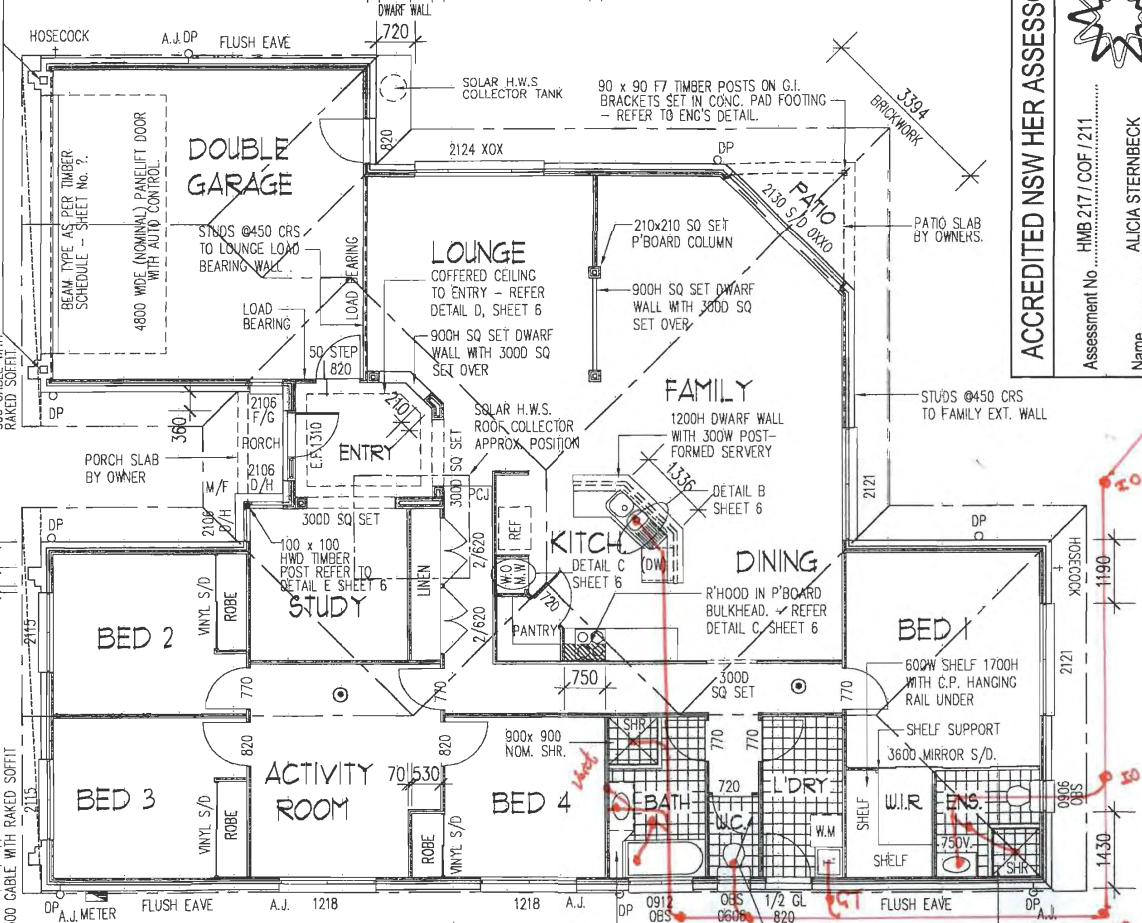
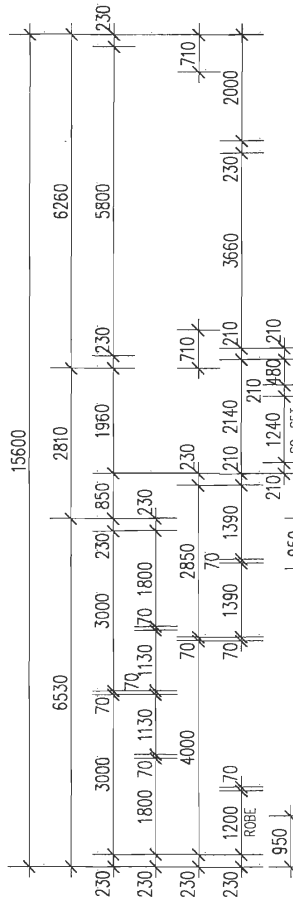
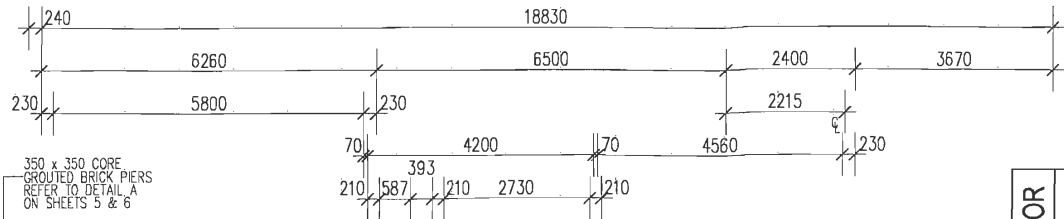


Roselands Estate  
Roselands Drive, Coffs Harbour  
Ph: (02) 6651 6970 Fax: (02) 6651 6973

Issue	Date	Amendment
A	28/10/02	Original issue



**MASONRY ARTICULATION JOINT DETAIL.**



**N2**  
**DAYDREAM 232**  
**CONTEMPORARY**

**ACCREDITED NSW HER ASSESSOR**

Assessment No. HMB 217 / COF / 211

Name ALICIA STERNBECK

Signature *Alicia Sternbeck*

Rating 5 STARS

Date 27.11.02

**HMB**

- LEGEND**
- F.R.C. FIBRE REINFORCED CEMENT
  - REF FRIDGE PROVISION
  - W.O. WALL OVEN TOWER
  - D.W. DISHWASHER PROVISION
  - B.BAR BREAKFAST BAR
  - W.M. WASHING MACHINE PROVISION
  - SHR. SHOWER
  - M.H. 600 x 800 MAN HOLE
  - D.P. DOWNPIPE
  - H.WD HARDWOOD TIMBER
  - OBS OBTURE GLASS
  - F/C FIXED GLASS TO ALL PANELS
  - D/H DOUBLE HUNG WINDOW
  - BAY BAY WINDOW
  - SL GLASS SIDELIGHT PANEL
  - S/D GLASS SLIDING DOOR (EXTERNAL)
  - XO SLIDING PANEL / FIXED PANEL
  - W/F POWDER COATED ALUM. FLASHING
  - PV PERMANENT VENT PANEL TO WINDOW
  - FED FEDERATION BARS TO WINDOWS
  - COL COLONIAL BARS TO WINDOWS
  - V.S.D VINYL FACED SLIDING ROBE DOORS
  - M.S.D MIRROR SLIDING ROBE DOORS
  - F.S.D FACE OF WALL SLIDING DOOR (PELMET)
  - C.S.D INTERNAL CAVITY SLIDING DOOR
  - SQ SET 3000 SQUARE SET P'BOARD BULKHEAD
  - 820 SIZE OF WINDOW (2100 x 1800)
  - 21-18 PLASTERBOARD CEILING CONTROL JOINT
  - P.C.I. LOCATION OF SMOKE ALARM (TO COMPLY WITH B.C.A CLASS 1 & TO PART 3.7-2 & WITH A.S 3786.

- NOTES**
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
  - ALL INTERNAL DIMENSIONS STATED ARE FRAME SIZE - EXCLUDING LININGS.
  - ALL WINDOWS TO BE SLIDING U.N.O.
  - 4/300mm WIDE PAINTED PYNEBOARD SHELVES TO PANTRY.
  - 4/530mm WIDE PAINTED PYNEBOARD SHELVES TO LINEN CUPBOARD.
  - SARKING TO ENTIRE ROOF AREA
  - R2.5 INSULATION TO CEILING SPACE (EXC. GARAGE AND PORCH)
  - SARKING TO EXTERNAL WALLS (INCL. GARAGE)
  - RHEEM LO LINE 511340 (ELECTRIC BOOSTER)
  - SOLAR H.W.S.

THE COPYRIGHT IN THIS SET OF DRAWINGS IS OWNED BY CORAL HOMES PTY LTD. THESE DRAWINGS MAY NOT BE REPRODUCED, COPIED, DEALT WITH IN ANY MANNER WHICH INFRINGES THE EXCLUSIVE RIGHTS OF CORAL HOMES PTY LTD. AS PRESCRIBED BY THE COPYRIGHT ACT 1968, WITHOUT THE EXPRESS WRITTEN AUTHORISATION OF CORAL HOMES PTY LTD.

**Coral Homes**

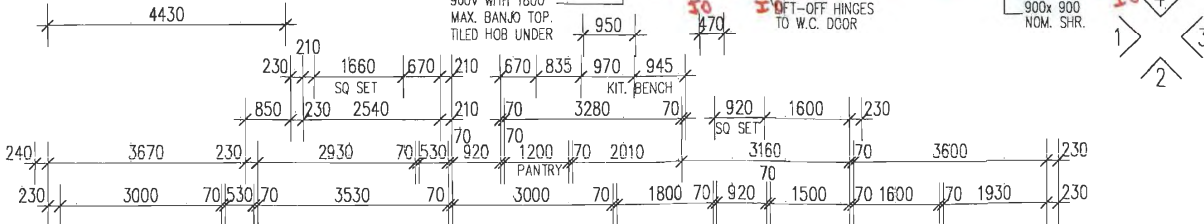
**"Built On Trust"**

CORAL HOMES PTY. LTD  
42 SIGANTO DRIVE, OXFENFORD  
P.O BOX 497, OXFENFORD, 4210.  
B.S.A LIC. No.050 792 (OLD)  
B.S.C LIC. No. 62084C (NSW)  
A.C.N 011 032 929

AREA: -  
LIVING: - 189.87m<sup>2</sup>  
GARAGE: - 37.93m<sup>2</sup>  
PATIO: - 2.88m<sup>2</sup>  
PORCH: - 1.67m<sup>2</sup>

TOTAL AREA: - 232.35m<sup>2</sup>  
PER LENGTH: - 76.49m

ROOF AREA: - 262.70m<sup>2</sup>  
PER LENGTH: - 77.80m



**ELEVATIONS**

**FINAL SIGNED COPY**

I/WE ACCEPT THAT THESE PLANS ARE THE FINAL WORKING DRAWINGS THAT SUPERSEDE PRELIM PLANS & I/WE HAVE CHECKED THAT ANY ALTERATIONS OR ADDITIONS ARE SHOWN.

THESE PLANS ALSO FORM PART OF OUR CONTRACT BETWEEN THE PROPRIETOR & CORAL HOMES PTY. LTD.

PROPRIETOR SIGNATURE \_\_\_\_\_

PROPRIETOR SIGNATURE \_\_\_\_\_

BUILDERS SIGNATURE \_\_\_\_\_

THESE PLANS REMAIN COPYRIGHT OF CORAL HOMES PTY LTD

CLIENTS <b>P. &amp; C. CLARKE</b> LOT 46 LETITIA PLACE NORTH BONVILLE	
CHECKED	TENDER LETTER
DRAWING <b>FLOOR PLAN LAYOUT</b>	REFERENCE No. <b>J7165</b>
SCALE: 1:100	DATE: 13-11-02 CP
DRAWN: VKU	DAY 232 - CONT
SHEET 1 OF 8	
CORAL HOMES PTY LTD ALL RIGHTS RESERVED.	

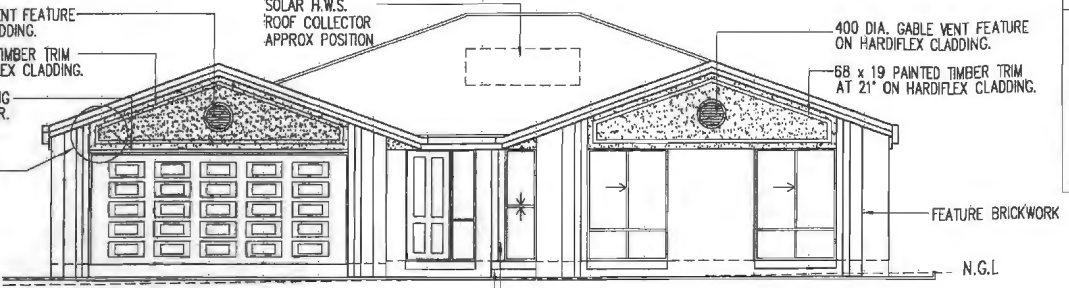
**FLOOR PLAN LAYOUT.**

550 DIA. GABLE VENT FEATURE ON HARDIFLEX CLADDING.  
68 x 19 PAINTED TIMBER TRIM AT 21° ON HARDIFLEX CLADDING.  
HARDIFLEX CLADDING OVER GARAGE DOOR.

SOLAR H.V.S. ROOF COLLECTOR APPROX POSITION

400 DIA. GABLE VENT FEATURE ON HARDIFLEX CLADDING.  
68 x 19 PAINTED TIMBER TRIM AT 21° ON HARDIFLEX CLADDING.

DETAIL F SHEET 6

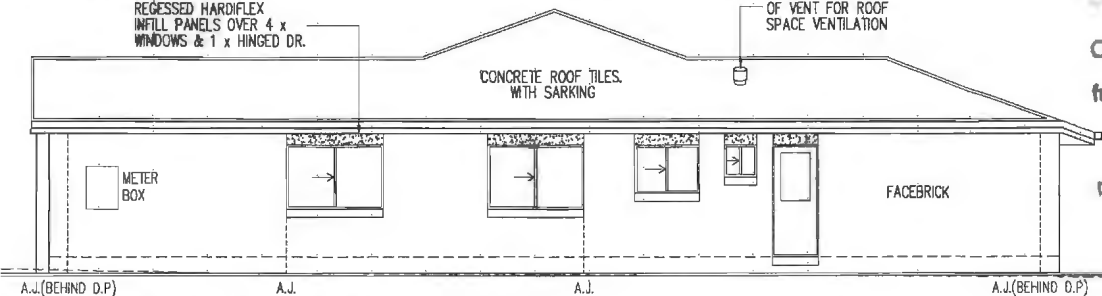


**ELEVATION 1 (NORTH)**

ALUMINIUM COVER STRIP.  
CONTINUOUS BRICK SILL.

REGRESSED HARDIFLEX INFILL PANELS OVER 4 x WINDOWS & 1 x HINGED DR.

APPROX. POSITION OF VENT FOR ROOF SPACE VENTILATION

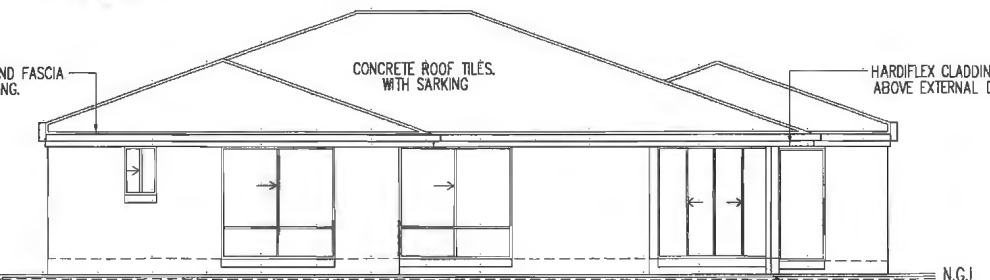


**ELEVATION 2 (WEST)**

COLOURBOND FASCIA & GUTTERING.

CONCRETE ROOF TILES WITH SARKING

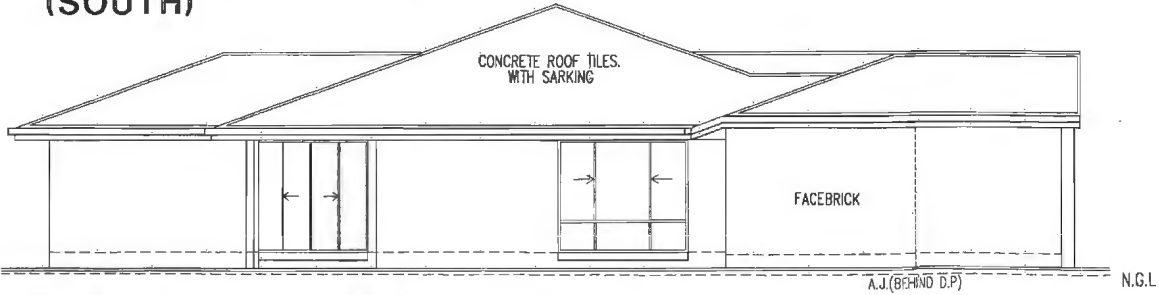
HARDIFLEX CLADDING ABOVE EXTERNAL DOOR



**ELEVATION 3 (SOUTH)**

CONCRETE ROOF TILES WITH SARKING

FACEBRICK



**ELEVATION 4 (EAST)**

**House Energy Rating Specifications**

These House Energy Rating Specifications are additional to, and are to be included with and read in conjunction with, all architectural, and other consultants', drawings and specifications. If details provided in these House Energy Rating Specifications are different from those provided in drawings or specifications issued prior to these specifications, details provided in these House Energy Rating Specifications shall take precedence. These House Energy Rating Specifications provide the information used to complete the NatHERS assessment, required by Council (or other consent authority) in determining the Development Application for this building. All workmanship and materials are to be in compliance with the requirements of the relevant Australian Standards and the relevant building authority.

Element		
External walls	material	Brick
	insulation	foil
	colour	light
Internal walls	material	plaster
	colour	white
Windows	glazing	clear
	frame	aluminium
	internal cover	none
	external cover	NA
	skylights	type
Roofing	roofing material	tile
	insulation	foil
	colour	dark
	ventilation	ventilated
Ceiling	lining material	plasterboard
	insulation	R2.5 batts
Floors	material	concrete
	covering	none
	insulation	none
	sub-floor	on ground
Ventilation & Infiltration	weatherstripping to doors and windows	no
	open fireplace without damper	no
	exhaust fans without dampers	no
	vented skylights	no
	fixed wall or ceiling vents	no
Water heater	electric boosted solar	

**City Council**  
1989  
Part 6 of the Home  
Contract Act 1988  
Contract No. 23/10/02

Certificate dated 23/10/02

from Daydream

Per: [Signature]

**City Council**  
**APPROVED PLANS**

Plans and specifications are to be read in conjunction with the relevant Development Consent or Certificate number shown below.

Development Consent No. 900123

Construction Certificate No. 900123

Complying Development Certificate No. ---

LONG SERVICE LEVY REQUIREMENTS SATISFIED

15 JAN 2003

General Manager  
Per: [Signature]

**DAYDREAM 232**  
**CONTEMPORARY**

**FINAL SIGNED COPY**

I/WE ACCEPT THAT THESE PLANS ARE THE FINAL WORKING DRAWINGS THAT SUPERSEDE PRELIMINARY PLANS & I/WE HAVE CHECKED THAT ANY ALTERATIONS OR ADDITIONS ARE SHOWN.  
THESE PLANS ALSO FORM PART OF OUR CONTRACT BETWEEN THE PROPRIETOR & CORAL HOMES PTY. LTD.

PROPRIETOR SIGNATURE \_\_\_\_\_  
BUILDERS SIGNATURE \_\_\_\_\_  
PROPRIETOR SIGNATURE \_\_\_\_\_  
CORAL HOMES PTY LTD

**NOTES**

ROOF PITCHED AT 21° UNLESS NOTED OTHERWISE.

N.G.L. = NATURAL GROUND LINE  
A.J. = ARTICULATION JOINT

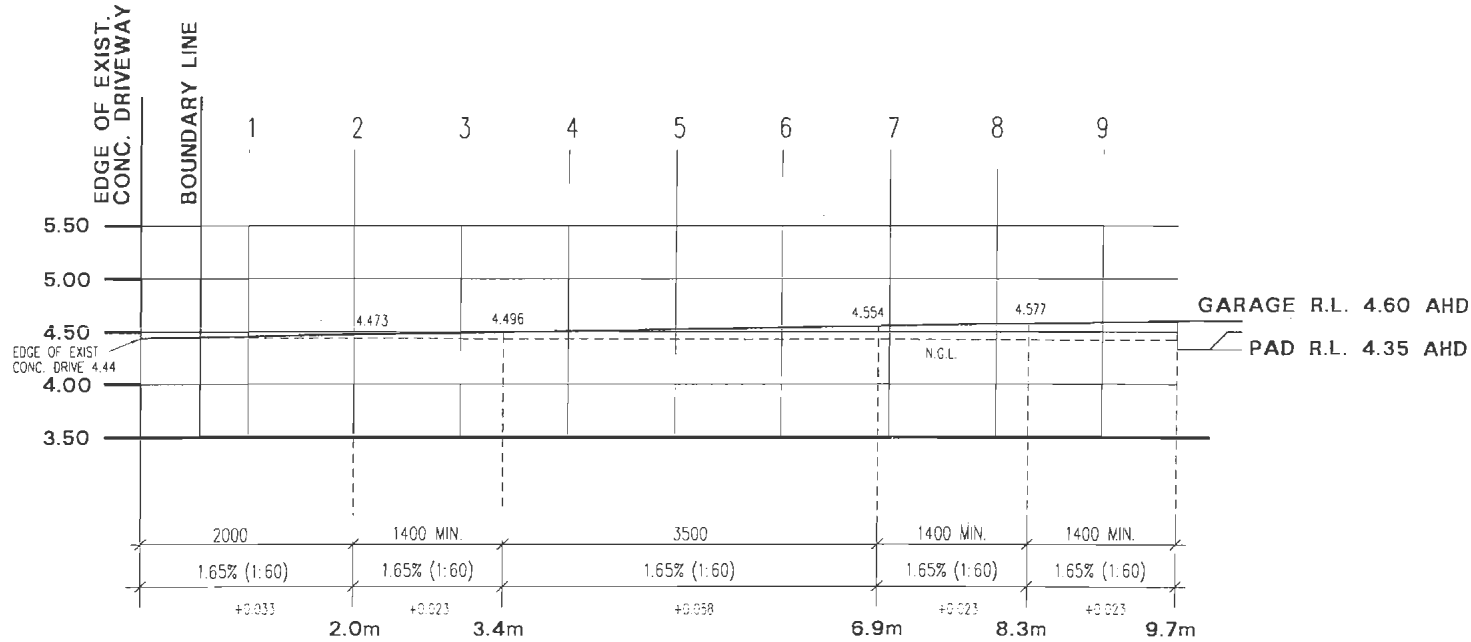
**"Built On Trust"**  
CORAL HOMES PTY. LTD  
42 SIGANTO DRIVE, OXFENFORD  
P.O BOX 497, OXFENFORD. 4210.  
B.S.A LIC. No.050 792 (QLD)  
B.S.C LIC. No. 62084C (NSW)  
A.C.N 011 032 929

CLIENTS  
**P. & C. CLARKE**  
LOT 46 LETTIA PLACE  
NORTH BONVILLE

CHECKED	TENDER LETTER
DRAWING	REFERENCE No.
ELEVATIONS	J7165
SCALE: 1:100	DATE: 13-11-02 CP
DRAWN: VKU	
SHEET	2 OF 8
CORAL HOMES PTY. LTD ALL RIGHTS RESERVED.	



A.H.D. LEVELS



# DRIVEWAY DETAILS

**DRIVEWAY DETAIL - 1:50**  
 NOTE: THE ABOVE IS SIMPLIFIED TRANSITIONS, THERE IS TO BE A CURVATURE ALLOWANCE AT CHANGE OF GRADE.



"Built On Trust"  
 CORAL HOMES (BRISBANE) PTY. LTD  
 42 SIGANTO DRIVE, OXFENFORD  
 P.O. BOX 497, OXFENFORD, 4210.  
 B.S.A LIC. No. 050 792 (QLD)  
 B.S.C LIC. No. 62084C (NSW)  
 A.C.N. 011 032 929

CLIENTS  
**P. & C. CLARKE**  
 LOT 46 LETITIA PLACE  
 NORTH BONVILLE

<b>FINAL SIGNED COPY</b>	
I/WE ACCEPT THAT THESE PLANS ARE THE FINAL WORKING DRAWINGS THAT SUPERSEDE PRELIM. PLANS & I/WE HAVE CHECKED THAT ANY ALTERATIONS OR ADDITIONS ARE SHOWN.	
THESE PLANS ALSO FORM PART OF OUR CONTRACT BETWEEN THE PROPRIETOR & CORAL HOMES (BRISBANE) PTY. LTD.	
CHECKED <i>CLA</i>	SUITE LETTER 141102
DRAWING DRIVEWAY DETAILS	REFERENCE No. J7165
SCALE: AS NOTED	DATE: 13-11-02 CP
DRAWN: VKU	
PROPRIETOR SIGNATURE <i>P. Clarke</i>	PROPRIETOR SIGNATURE
BUILDERS SIGNATURE CORAL HOMES (BRISBANE) PTY LTD	BUILDERS SIGNATURE
SHEET 3A OF 8	
© CORAL HOMES (BRISBANE) PTY LTD ALL RIGHTS RESERVED	

# BRACING SCHEDULE RESISTING WINDFORCE - N2

WINDFORCE 1 = 36.1kN

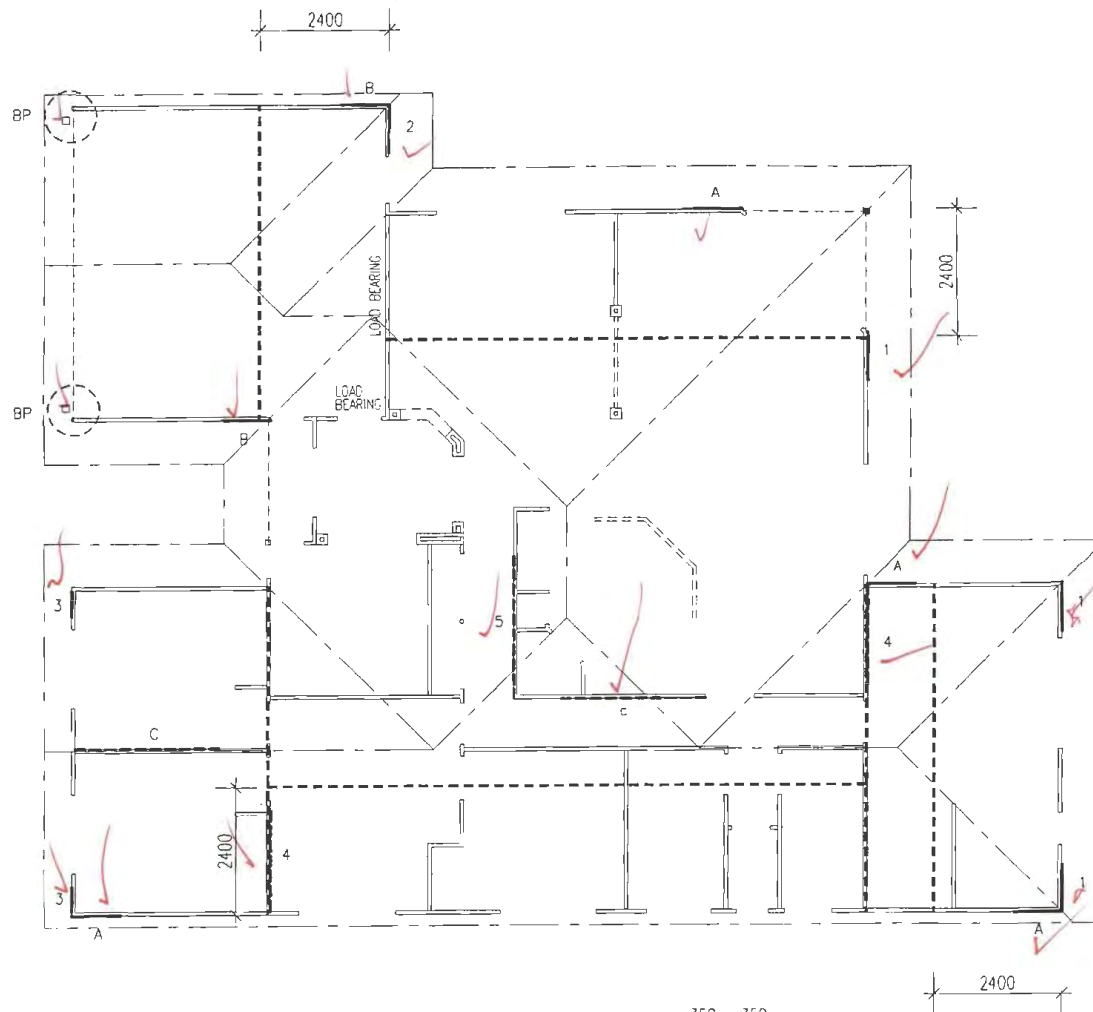
WALL	TYPE	SIZE	QTY	TOTAL
1	2.4 Hardboard	0.9 x 6.0kn	3	16.2
2	2.7 Hardboard	0.9 x 6.0kn	1	5.4
3	2.4 Hardboard	0.46 x 6.0Kn	2	5.5
4	METAL ANGLE	1.9 x 1.5Kn	2	5.7
5	METAL ANGLE	2.7 x 1.5Kn	1	4.0
BP	BRICK PIER	1.5kN EACH DIR.	2	3.0

RESISTANCE = 39.8 kN

WINDFORCE 2 = 40.7kN

WALL	TYPE	SIZE	QTY	TOTAL
A	2.4 Hardboard	0.9 x 6.0kn	4	21.6
B	2.7 Hardboard	0.9 x 6.0kn	2	10.8
C	METAL ANGLE	2.7 x 1.5Kn	2	8.0
BP	BRICK PIER	1.5kN EACH DIR.	2	3.0

RESISTANCE = 43.4 kN



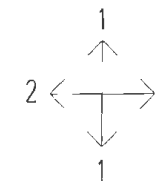
## CONSTRUCTION NOTES :-

REFER TO "WALL BRACING TYPES" NOTES

NOTE:- SIDE OF TEXT TO ALL BRACING PANEL DENOTES TO SIDE THE PANEL SHALL BE FIXED TO.

NOTE:- INTERNAL HARDBOARD BRACES SHALL HAVE INTERNAL LININGS FIXED OVER.

NOTE:- BP - DENOTES BRICK PIER WITH 1/4M12 ROD & CORE GROUTED (SIZE AS NOMINATED ON FLOOR PLAN).



WINDFORCE



"Built On Trust"  
CORAL HOMES PTY. LTD  
42 SIGANTO DRIVE, OXFENFORD  
P.O BOX 497, OXFENFORD. 4210.  
B.S.A LIC. No.050 792 (OLD)  
B.S.C LIC. No. 62054C (NSW)  
A.C.N 011 032 929

CLIENTS  
P. & C. CLARKE  
LOT 46 LETITIA PLACE  
NORTH BONVILLE

### FINAL SIGNED COPY

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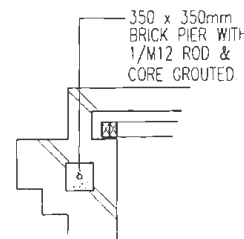
PROPRIETOR SIGNATURE  
*[Signature]*  
BUILDER'S SIGNATURE  
*[Signature]*

PROPRIETOR SIGNATURE  
*[Signature]*  
THESE PLANS REMAIN  
COPYRIGHT OF CORAL  
HOMES PTY LTD

CHECKED <i>[Signature]</i>	TENDER LETTER 14/102
DRAWING BRACING PLAN	REFERENCE NO. J7165
SCALE 1:100 DRAWN: VKU	DATE: 13-11-02 CP
SHEET 4 OF 8	

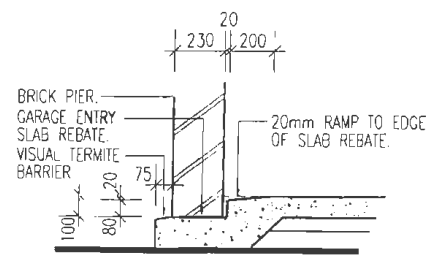
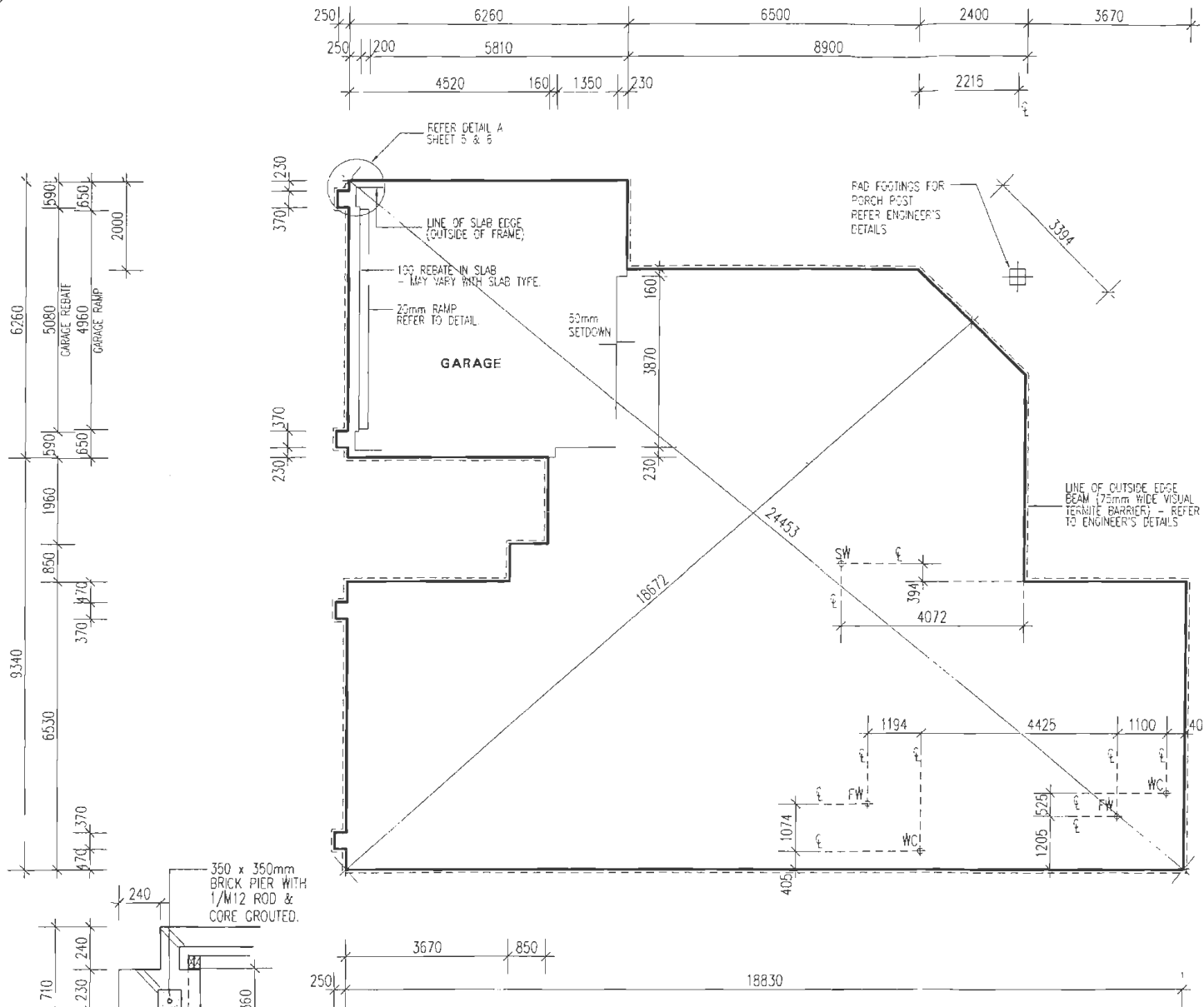
NOTE:-  
ALL BUILDING WORKS TO COMPLY WITH THE  
BUILDING CODE OF AUSTRALIA - 1996

# BRACING PLAN LAYOUT - N2

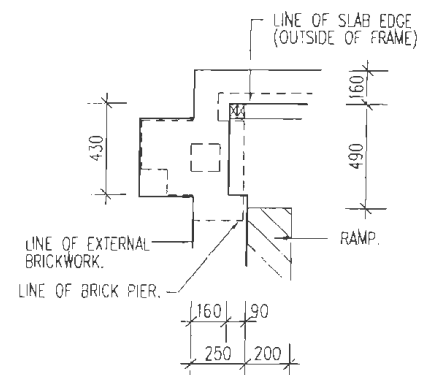


BRICK FEATURE  
TIE-DOWN & BRACING.

----- = POSITION OF GIRDER/TRUNCATED GIRDER TRUSS  
- DIMENSIONS ARE FROM OUTSIDE TOP PLATE TO FACE OF TRUSS



**RAMP REBATE DETAIL 1:25  
(RAMP TO GARAGE ENTRANCE)**



**SLAB SETOUT PLAN 1:25**

**DETAIL A - 1:25  
BRICK FEATURE  
TIE-DOWN & BRACING.**

**SLAB LAYOUT.**

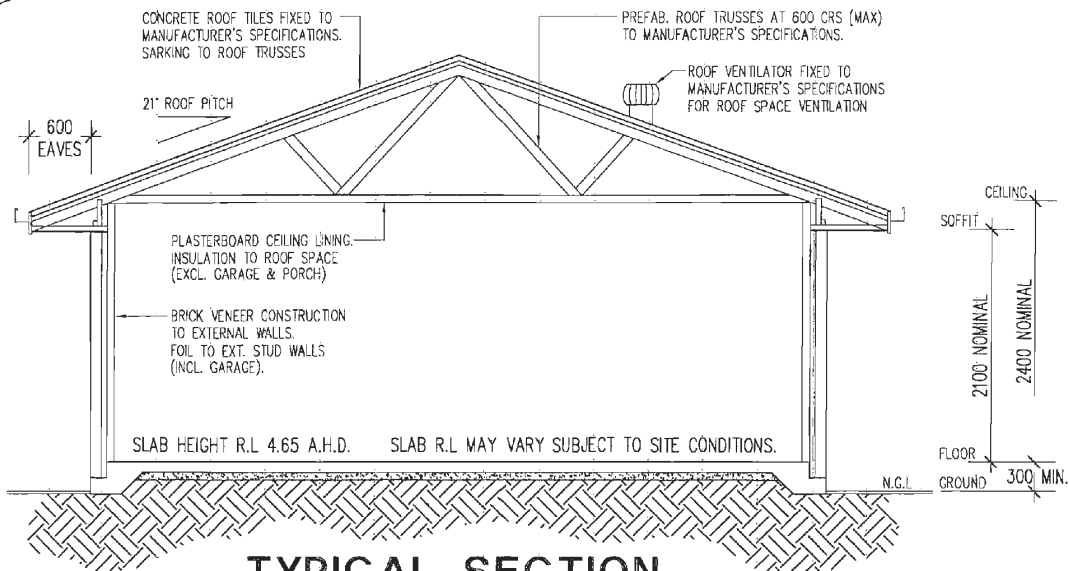
FOOTINGS & SLAB TO BE AS PER ENGINEERS DESIGN AS INDICATED WITH THE SITE INVESTIGATION

- NOTES**
- ALL DIMENSIONS ARE TO OUTSIDE BRICKWORK
  - WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.

- LEGEND**
- SW - SINK WASTE
  - FW - FLOOR WASTE
  - WC - WC PIPE

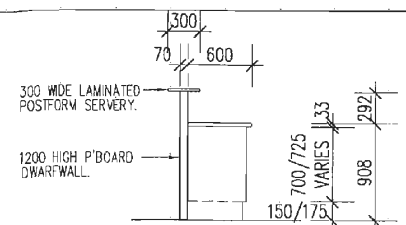
**Coral Homes**  
"Built On Trust"  
CORAL HOMES PTY. LTD  
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P.O BOX 497, OXFENFORD. 4210.  
B.S.A LIC. No.050 792 (OLD)  
B.S.C LIC. No. 62084C (NSW)  
A.C.N. 011 032 929

<b>FINAL SIGNED COPY</b>	
I/WE ACCEPT THAT THESE PLANS ARE THE FINAL WORKING DRAWINGS THAT SUPERSEDE PRELIM. PLANS & I/WE HAVE CHECKED THAT ANY ALTERATIONS OR ADDITIONS ARE SHOWN	
THESE PLANS ALSO FORM PART OF OUR CONTRACT BETWEEN THE PROPRIETOR & CORAL HOMES PTY. LTD.	
PROPRIETOR'S SIGNATURE <i>T. Collins</i>	PROPRIETOR'S SIGNATURE
BUILDERS SIGNATURE	THESE PLANS REMAIN COPYRIGHT OF CORAL HOMES PTY LTD
CLIENTS <b>P. &amp; C. CLARKE</b> LOT 45 LETITIA PLACE NORTH BONVILLE	CHECKED: <b>CLA</b> TENDER LETTER: <b>141102</b>
DRAWING: <b>SLAB LAYOUT</b>	REFERENCE NO: <b>J7165</b>
SCALE: <b>1:100</b>	DATE: <b>13-11-02 CP</b>
ERAWN: <b>WVU</b>	
SHEET <b>5 OF 8</b>	
CORAL HOMES PTY LTD ALL RIGHTS RESERVED	

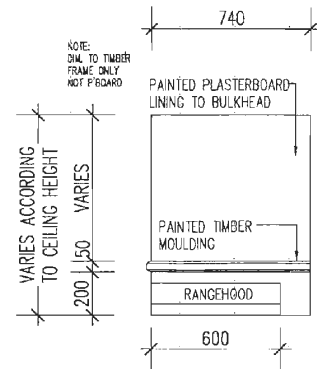


**TYPICAL SECTION.**

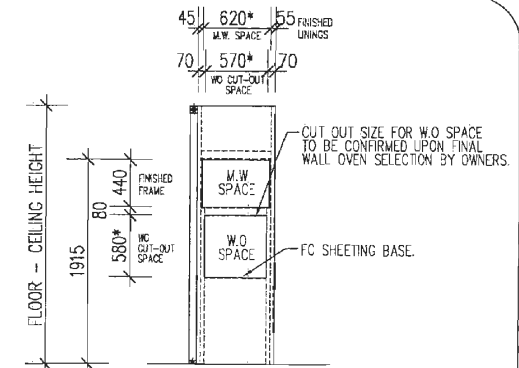
REFER TO ENGINEERS REPORT FOR FOOTING & SLAB DETAILS.



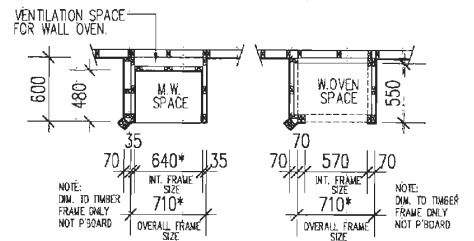
**DETAIL B - 1:50 KITCH. BENCH SECTION - LAMINATED SERVERY**



**DETAIL C(ii) - 1:25 RANGEHOOD BULKHEAD ELEVATION.**



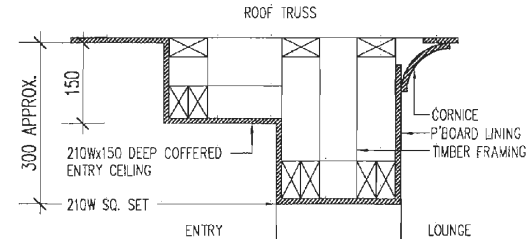
**ELEVATION.**



**PLAN**

\* = WALL OVEN DIMENSIONS TO BE CONFIRMED UPON FINAL WALL OVEN SELECTION BY OWNERS.

**DETAIL C(iii) - 1:50 WALL-OVEN TOWER DETAIL.**



**DETAIL D - 1:10 COFFERED CEILING SECTION**

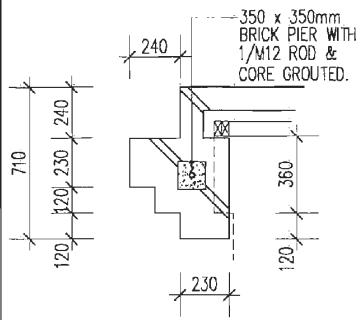
**ACCREDITED NSW HER ASSESSOR**

Assessment No. HMB 217 / COF / 211

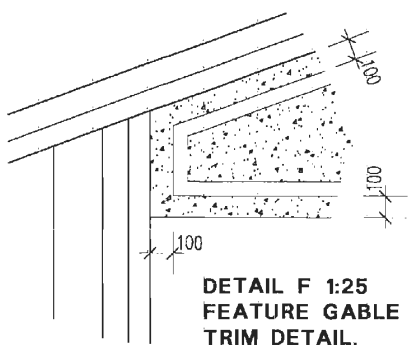
Name ALICIA STERNBECK

Signature *Alicia Sternbeck*

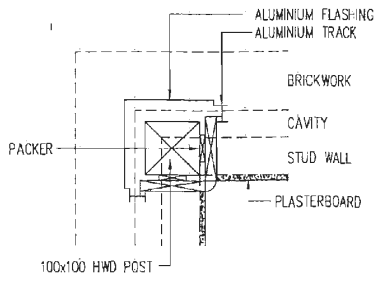
Rating 5 STARS Date 27.11.02



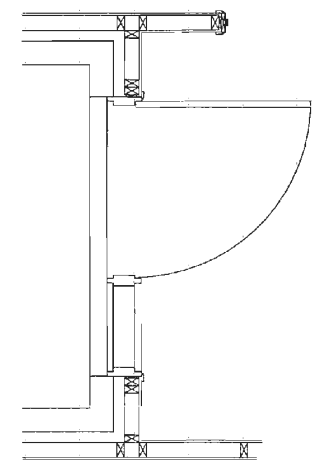
**DETAIL A - 1:25 BRICK FEATURE TIE-DOWN & BRACING.**



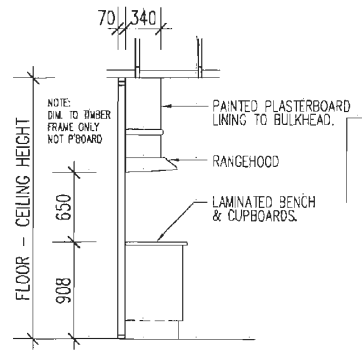
**DETAIL F 1:25 FEATURE GABLE TRIM DETAIL.**



**DETAIL E - 1:10 DOUBLE HUNG WINDOW CONNECTION**



**DETAIL C(i) - 1:50 RANGEHOOD BULKHEAD SECTION.**



**DETAIL C(i) - 1:50 RANGEHOOD BULKHEAD SECTION.**

E.F. = 1310mm



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 B.S.C LIC. No. 62084C (NSW)  
 A.C.N 011 032 929

CLIENTS  
 P. & C. CLARKE  
 LOT 46 LETITIA PLACE  
 NORTH BONVILLE

**FINAL SIGNED COPY**

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 THESE PLANS ALSO FORM PART OF OUR CONTRACT BETWEEN THE PROPRIETOR & CORAL HOMES PTY. LTD.

CHECKED	TENDER LETTER
DRAWING	REFERENCE NO.
SECTION & DETAILS	J7165
SCALE: AS NOTED	DATE: 13-11-02 CP
DRAWN: VKU	
SHEET 6 OF 8	
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PROPRIETOR SIGNATURE PROPRIETOR SIGNATURE  
 BUILDERS SIGNATURE THESE PLANS REMAIN COPYRIGHT OF CORAL HOMES PTY LTD

# TIE DOWN FIXINGS.

ALL VALUES & FIGURES REFER TO AS 1684.2 1999

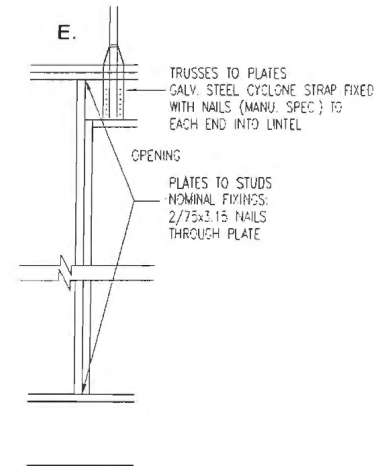
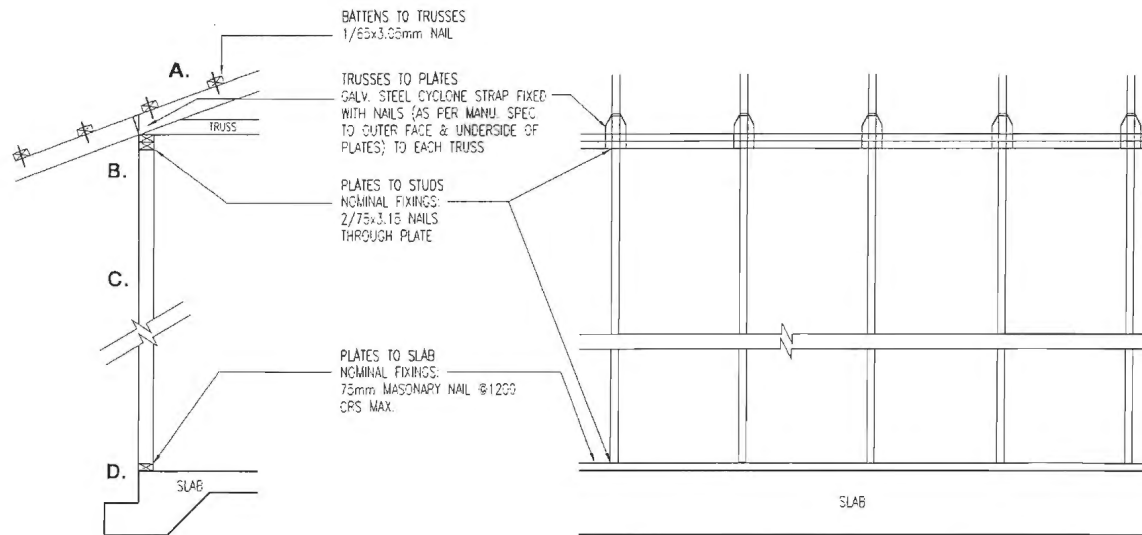
U L W (UPLIFT LOAD WIDTH) = 6345  
R L W (ROOF LOAD WIDTH) = 6796

N2 - TILE

DESCRIPTION	TABLE NO.	UPLIFT FORCE (KN)	FIGURE NO.	ALLOW LOAD (KN)
A. BATTENS TO TRUSSES	9.14	EDGES 0.29 GENERAL 0.11	9.25(a)	0.34
B. TRUSSES TO PLATES	9.13	NOMINAL	TABLE 9.4	NOMINAL
C. PLATES TO STUDS	9.13	NOMINAL	TABLE 9.4	NOMINAL
D. PLATES TO SLAB	9.11	NOMINAL	TABLE 9.4	NOMINAL
E. LINTEL/BEAM TO SLAB	9.13	NOMINAL	TABLE 9.4	NOMINAL

# GENERAL NOTES

- BUILDING DESIGN WIND CLASSIFICATION N2
- LEVELS TO BE VERIFIED ON SITE BY CONTRACTOR
- ALL TIMBER FRAMING TO COMPLY WITH AS 1684.2-1999
- BUILDING CODE OF AUSTRALIA (BCA) BRACING & TIE-DOWN REQUIREMENTS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- CONCRETE SLAB TO COMPLY WITH BCA CLAUSE 3.2.3.1
- ALL MATERIALS SHALL BE NEW
- STORMWATER FROM ROOF TO BE DISCHARGED TO STREET KERB OR ONTO OWN PROPERTY WITHOUT NUISANCE TO NEIGHBOURS
- WHERE DISCHARGE IS TO KERB, APPROVED ADAPTOR TO BE USED
- TERMITE BARRIER TO SLAB SUBGRADE & PERIMETER INSTALLED IN ACCORDANCE WITH AS 3665.1 OR BCA CLAUSE 3.1.3.3 & THE OWNERS OF PROPERTY SHALL BE NOTIFIED OF THESE OBLIGATIONS.
- 0.2mm POLY VAPOUR BARRIER ON MIN. 50mm SAND FILL, SLAB MINIMUM 300 ABOVE GROUND LEVEL
- BRICK VENEER WALLS TO HAVE TIES AT 600x600 CRS.
- PLASTERBOARD GENERALLY TO ALL WALLS (10mm) & CEILINGS (15mm UNISPAN) FIXED TO MANUFACTURERS SPECIFICATIONS. FIBRE CEMENT SHEETING TO WET AREAS ONLY.
- WHERE W.C. OR ENSUITE DOORS DO NOT OPEN OUTWARDS THEY SHALL BE PROVIDED WITH LIFT-OFF HINGES.
- BALUSTRADING & HANDRAILS (WHEN APPLICABLE) TO COMPLY WITH BCA CLAUSE 3.9.2.3
- STAIRS (WHEN APPLICABLE) TO COMPLY WITH BCA CLAUSE 3.9.1.3 & 3.9.1.4
- EXHAUST FAN TO W.C. (WHEN APPLICABLE) TO COMPLY WITH AS 1688.2



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B.S.C LIC. No. 62084C (NSW)  
A.C.N 011 032 929

CLIENTS  
P. & C. CLARKE  
LOT 46 LETITIA PLACE  
NORTH BONVILLE

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CHECKED: CLA TENDER LETTER: 14102  
DRAWING: TIE-DOWN/NOTES REFERENCE NO: J7165  
SCALE: N/A DATE: 13-11-02 CP  
DRAWN: WKU

PROPRIETOR SIGNATURE: \_\_\_\_\_  
PROPRIETOR SIGNATURE: \_\_\_\_\_  
BUILDERS SIGNATURE: \_\_\_\_\_  
CORAL HOMES (BRISBANE) PTY LTD

SHEET 7 OF 8  
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# TIMBER SCHEDULE

BATTENS: 25x50 F11 @ 330 CRS  
 TRUSSES @ 600 CRS TO MANUFACTURER'S SPECIFICATIONS, 21° PITCH  
 SINGLE/UPPER STOREY LOADBEARING (MGP12) NON-LOADBEARING (MGP10)  
 TOP PLATE: 2/70x35 MGP12 70x35 MGP10  
 STUDS @ 450 CRS: 70x35 MGP12 (TO EXT. FAMILY ROOM WALL & LOUNGE LOAD BEARING WALL)  
 STUDS @ 600 CRS: 70x35 MGP12 70x35 MGP10  
 BOTTOM PLATE: 70x35 MGP12 70x35 MGP10

**JOINT GROUP**  
 MGP = MACHINE GRADED PINE  
 MGP10 = SEASONED SOFTWOOD = JD4 (AS 1684.2 -TAB. 9.15)  
 MGP12 = SEASONED SOFTWOOD = JD4 (AS 1684.2 -TAB. 9.15)  
 F27 = SEASONED HARDWOOD = JD2 (AS 1684.2 -TAB. 9.15)  
 HYNE = GLUE LAMINATED "HYNE" BEAM = JG1 (HYNEBEAM SPANTABLES 39)  
 POSI STRUT PS30 = SOFTWOOD = JD4, HARDWOOD = JD3

## LINTEL SCHEDULE - SINGLE/UPPER STOREY TILE ROOF

DEFLECTION LIMITS = 9mm  
 JAMB STUDS AS PER AS 1684.2-1999

ROOF LOAD WIDTH (RLW)	1500	3000	4500	6000	7500
SIZE DxB (mm)			MAX. LINTEL SPAN		
190x35 MGP12	2800	2200	1700	1400	1300
190x35 F27	3200	2600	2300	2100	1900
190x45 F27	3400	2800	2500	2300	2100
2/190x35 F27	3800	3200	2900	2600	2400
220x35 F27	3600	3000	2700	2400	2300
2/220x35 F27	4300	3600	3250	3000	2850
2/240x35 F27	4500	3800	3500	3200	3000
250x40 HYNEBEAM 21	4800	3900	3600	3300	3000
250x65 HYNEBEAM 21	5300	4500	4000	3700	3500
280x65 HYNEBEAM 21	5100	5000	4500	4100	3900
315x65 HYNEBEAM 21	5600	5600	5000	4600	4300
350x65 HYNEBEAM 21	7600	6200	5400	5000	4700
315x65 HYNEBEAM 21	7400	6000	5300	4900	4600
350x65 HYNEBEAM 21	8200	6700	5900	5400	5100

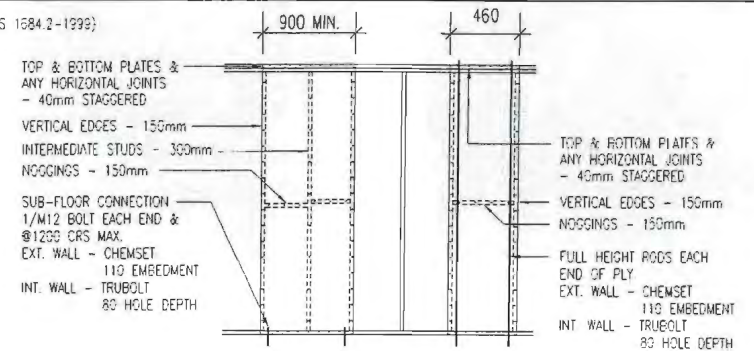
# WALL BRACING TYPES

DESIGN STRENGTH

## HARDBOARD - 6.0kN/m

(AS 1684.2-1999)

4.8mm THICK MIN. HARDBOARD ON OUTER FACE OF STUD WALL. NAILED TO FRAME WITH 30x2.8mm DIA. FLATHEAD NAILS OR EQUIVALENT. STUDS @450 CRS BEHIND PANELS. 900 OR GREATER PANEL LENGTHS  
 NAILING CRS: TOP & BOTTOM PLATES - 40mm STAGGERED  
 VERTICAL EDGES & NOGGINGS - 150mm  
 INTERMEDIATE STUDS - 300mm  
 FIXINGS: TOP - METHOD A, B, C, OR D PER 900 PANEL LENGTH  
 BOTTOM - 1/M12 BOLT EACH END & @1200 CRS MAX. (110mm EMBEDMENT FOR CHEMSETS)  
 460 PANEL LENGTHS  
 NAILING CRS: TOP & BOTTOM PLATES - 40mm STAGGERED  
 VERTICAL EDGES & NOGGINGS - 150mm  
 INTERMEDIATE STUDS - 300mm  
 FIXINGS: TOP - METHOD A, B, C, OR D PER 900 PANEL LENGTH  
 BOTTOM - 1/M12 FULL-HEIGHT ROD EACH END. (110mm EMBEDMENT FOR CHEMSETS)



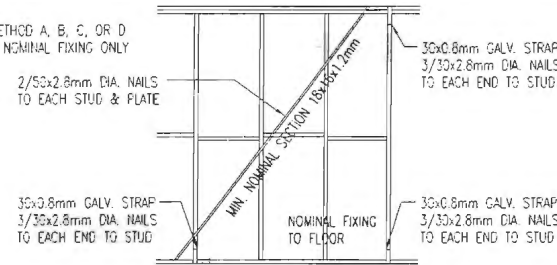
## METAL ANGLE BRACE - 1.5kN/m

(AS 1684.2-1999)

MAX. NOTCH/SAW-CUT 25mm

1800 MIN. - 2700 MAX.

FIXINGS:  
 TOP - METHOD A, B, C, OR D  
 BOTTOM - NOMINAL FIXING ONLY



## VILLABOARD INTERNAL LINING - 2.9kN/m

(JAMES HARDIE PRODUCT IDENTIFICATION BOOK)  
 FIXED TO FRAME WITH 30x2.8mm DIA. FLATHEAD NAILS OR EQUIVALENT.  
 NAILS DRIVEN JUST BELOW SURFACE - MUST NOT BE PUNCHED  
 FULL HEIGHT ANCHOR RODS AT EACH END OF SHEETING & AT NOT LESS THAN 2400mm CRS  
 NAILING CRS: CORNERS - 80mm  
 GENERAL - 150mm

## NOMINAL WALL BRACING - 0.45/0.75 kN/m

(AS 1684.2-1999)  
 WALL FRAMING LINED WITH PLYWOOD, PLASTERBOARD, FIERE CEMENT OR HARDBOARD SHEETING WITH WALL FRAMED NOMINALLY FIXED TO FLOOR & ROOF FRAME  
 ONE SIDE ONLY - 0.45 kN/m  
 BOTH SIDES - 0.75 kN/m

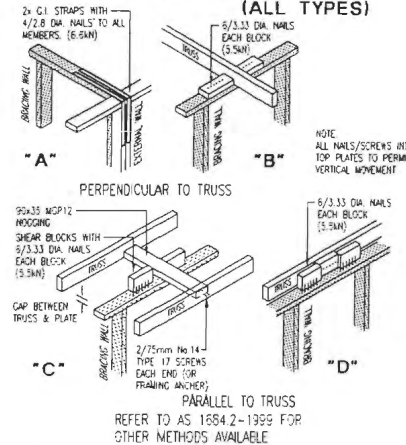
**BRICK PIER:** UP TO 600H - 4kN EACH DIRECTION  
 600 TO 900H - 3kN EACH DIRECTION  
 OVER 900H - 1.5kN EACH DIRECTION

350x350mm (MIN. DIMENSIONS) GROUT FILLED BRICK PIER WITH 1/M12 THREADED ROD FIXED TO BEAM AND CHEMICAL ANCHORED (110mm EMBEDMENT) TO FOOTING

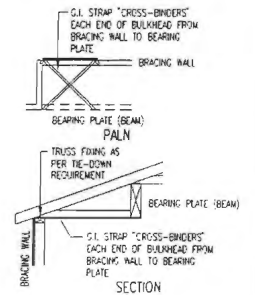
**SUB-FLOOR (IF APPLICABLE)**  
 SINGLE LEAF BRICK WALL WITH 1/350x350mm (MIN. DIMENSIONS) GROUT FILLED ENGAGED BRICK PIER WITH 1/M12 THREADED ROD FIXED TO BEAM AND CHEMICAL ANCHORED (110mm EMBEDMENT) TO FOOTINGS EACH END:

LENGTH OF SUB-FLOOR WALL(m)	0.6	0.9	1.2	1.6	2.4	3.0	3.6	4.2
BRACING VALUE(kN)	2.7	4.2	5.9	9.6	13.9	18.7	24.1	30.0

## FIXING TOP OF BRACING WALLS (ALL TYPES)



**EXTERNAL BRACING WALL UNDER ENDS OF EAVES (IF APPLICABLE)**  
 (TO MAKE UP NO MORE THAN 20% OF TOTAL BRACING)




## NOTES:

- TEMPORARY BRACING TO BE 60% OF PERMANENT BRACING
- ROOF BRACING FIXED IN ACCORDANCE WITH AS 1684.2-1999 & BCA CLAUSE 3.4.3.6

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PROPRIETOR SIGNATURE: *J. Clarke*  
 PROPRIETOR SIGNATURE: *P. & C. Clarke*  
 BUILDERS SIGNATURE: \_\_\_\_\_  
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 B.S.A. LIC. No.050 792 (OLD)  
 B.S.C. LIC. No. 62084C (NSW)  
 A.C.N. 011 032 929

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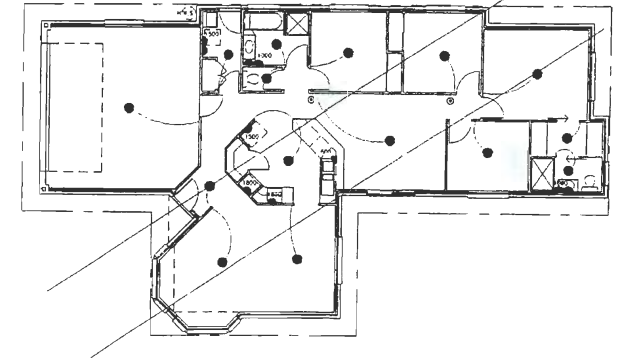
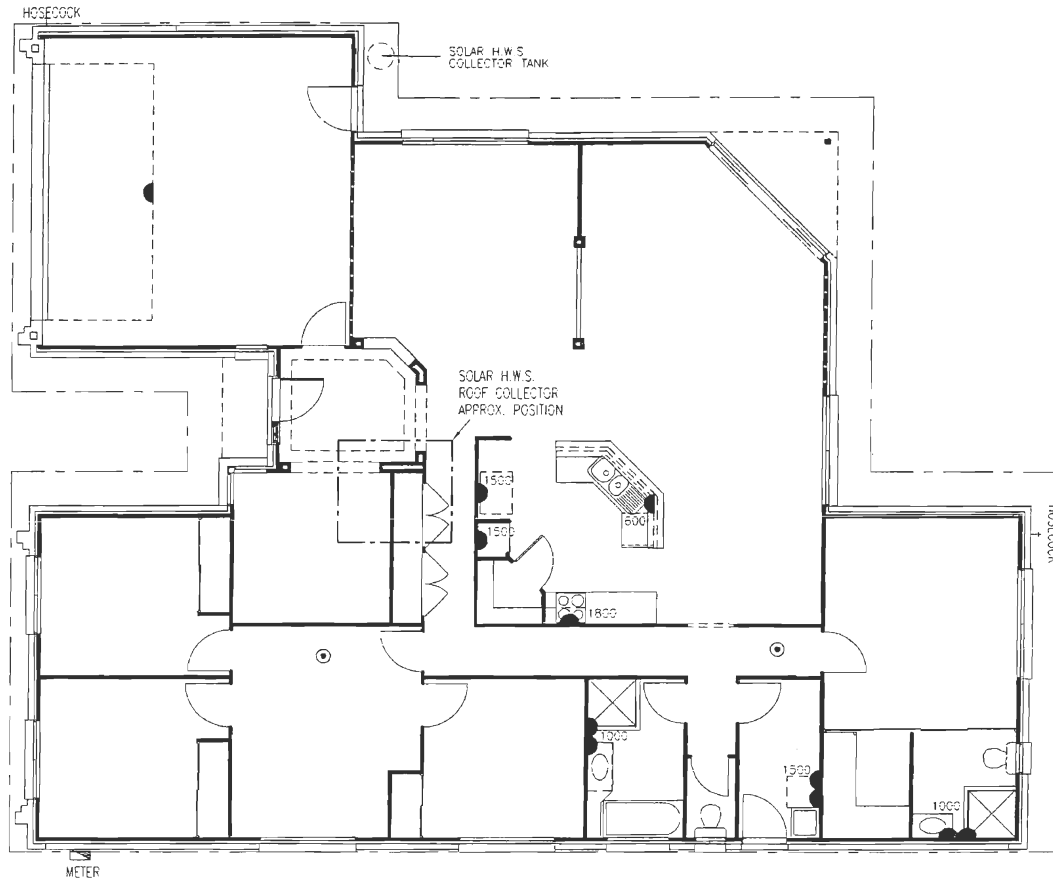
CLIENTS  
**P. & C. CLARKE**  
 LOT 46 LETITIA PLACE  
 NORTH BONVILLE

---

CHECKED: *CLA* TENDER LETTER: *14102*  
 DRAWING: \_\_\_\_\_ REFERENCE No: \_\_\_\_\_  
 TIE-DOWN/TIMBER SCHEDULE: **J7165**  
 SCALE: N/A DATE: 13-11-02 CP  
 DRAWN: VKU

---

SHEET **8 OF 8**  
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**EXAMPLE ONLY**

● - LOCATION OF SMOKE ALARM  
SMOKE ALARMS TO COMPLY WITH  
B.C.A. CLASS 1&1C PART 3.7.2  
& WITH A.S.3785

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CONTRACT BETWEEN THE PROPRIETOR  
& CORAL HOMES PTY. LTD.

PROPRIETOR SIGNATURE PROPRIETOR SIGNATURE  
BUILDERS SIGNATURE THESE PLANS REMAIN  
COPYRIGHT OF CORAL  
HOMES PTY. LTD.



**Coral  
Homes**

"Built On Trust"  
CORAL HOMES PTY. LTD  
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P.O. BOX 497, OXFENFORD, 4210.  
B.S.A LIC. No 050 792 (QLD)  
B.S.C LIC. No. 62084C (NSW)  
AC.N 011 032 929

**ELECTRICAL LAYOUT.**

LEGEND	QUANTITY	LEGEND	QUANTITY
● = CEILING LIGHTS	18	T.V. = T.V. POINTS	2
⊕ = WALL LIGHTS	-	⊙ = SMOKE DETECTORS	2
● = NOMINATED SINGLE POWER POINTS (1 to dishwasher space 1 to microwave space 1 to fridge space 1 for rangehood 1 for auto control)	5	⊗ = EXHAUST FAN	-
● = NOMINATED DOUBLE POWER POINTS (1 to washing machine 1 to bathroom 1 to ensuite)	3	⊕ = CEILING FAN	-
● = DOUBLE POWER POINTS	11	⊕ = LIGHT/HEATER/EXHAUST FAN UNIT	-
⊕ = WEATHERPROOF SINGLE POWER POINTS	-	~ = WIRING & LIGHT SWITCH	-
⊕ = WEATHERPROOF DOUBLE POWER POINTS	-	PH.▷ = PHONE POINT	1
		GAS▷ = GAS BAYONET POINT (ONLY IF APPLICABLE)	-

CLIENTS <b>P. &amp; C. CLARKE</b> LOT 46 LETITIA PLACE NORTH BONVILLE	
CHECKED <b>CLD</b>	TENDER LETTER <b>14102</b>
DRAWING <b>ELECTRICAL LAYOUT</b>	REFERENCE NO. <b>J7165</b>
SCALE: 1:100	DATE: 13-11-02 CP
DRAWN: VKU	
SHEET <b>1 OF 1</b>	
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