



Private Bank 2nd Floor
360 Collins Street Melbourne VIC

DATE 3/12/2012

Or Bearer

PAY Long Service Corporation

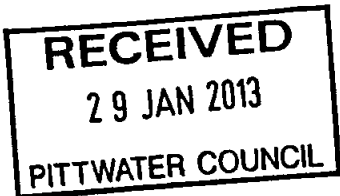
THE SUM OF Two Thousand Six Hundred Twenty-Four dollars and 00 cents

NOT
NEGOTIABLE

\$ **2,624.00

For and on behalf of

CONSTRAINT TECHNOLOGIES
INTERNATIONAL PTY LTD
ACN 054 631 462



⑈301588⑈ 033⑈364⑈ 29⑈8208⑈

WORKS TO BE COMPLETED BY THE END OF THE FINANCIAL YEAR

Number and street

949 BARRENJOEY ROAD

Town/suburb

PALM BEACH

State

NSW Postcode 2108

Estimated start date

D 29 M 01 Y 2013

Estimated finish date D 30 M 06 Y 2014

WORKS TO BE COMPLETED BY THE END OF THE FINANCIAL YEAR

Local Council Area

PITTWATER COUNCIL

1 DA/CC/CDC No.

X 2012-104587

Estimated value
of work (see note on back)

\$ 749,714.00

Levy payable \$ 2,624.00

1 If you have provided a CC above, please provide DA number here

N 0175/12

Name of Officer/Private Certifier

K David

Business hours phone

99802155

WORKS TO BE COMPLETED BY THE END OF THE FINANCIAL YEAR

Department/Authority

Contract/DA No (circle which)

Contract
amount \$

00

Levy payable

\$ 00

Contact person (Print)

Phone number

Contact person (Signature)

Date

D M Y

WORKS TO BE COMPLETED BY THE END OF THE FINANCIAL YEAR

Any false or misleading information provided on this form may result in prosecution under Section 58A.

I hereby declare that the information provided on this form is true and correct to the best of my knowledge

Name

Signature

Date

D 18 M 12 Y 2012

WORKS TO BE COMPLETED BY THE END OF THE FINANCIAL YEAR

Exemption Approval Certificate No.

R-335758
\$36 PRV
29 Jan 13

CONSTRUCTION CERTIFICATE No:
X2012-/04587


Signature: Dom Di Matteo
Issued in accordance with the provisions of the Environmental & Assessment Act of 1979 under Sections 109C(1)(b) and 109F

Approval Date: 22/01/2013

Date Application Received: 17/10/2012

Council: Pittwater Council

Development Consent No: N0175/12
Name of Certifying Authority:
Corporate Accreditation No:
Accreditation Body:

Approval Date: 16/10/12
Fitzgerald Building Certifiers Pty. Ltd.
ABC2
BUILDING PROFESSIONALS BOARD

Applicant: Pamela Marshall C/- Architectural Projects Pty Ltd
Address: Studio 1, 181 Lawson Street Darlington 2008
Contact Number: 9319 1122

Owner: Pamela Marshall
Address: 29 Lamrock Avenue Bondi 2026
Contact Number:

Site Address: Lot 6 - DP 541797 - No 949 Barrenjoey Road Palm Beach 2108

Description of Development: Alterations & additions to the existing dwelling including a swimming pool and car parking platform

Building Code of Australia Classification: 1a & 10b **Value of Work:** \$749714.00

Builder Details
Name: A & DR Illes Sydney Pty Ltd
Licence / Permit Number: 124806C
Address: 33A Rohini Street Turramurra 2074
Contact Number: 9440 4811

Approved Plans and Documents

Plans Prepared By	Drawing Nos.	Dated
Architectural Projects Pty Ltd	Drawing 1339 Drawing AR 01, AR 03 - AR 07 Issue A	20/12/2012
BASIX	A139410	28/05/2012
Architectural Projects Pty Ltd	Archival Report	20/12/2012
Architectural Projects Pty Ltd	Drawing 1338 Drawing DA 01 - 09 Issue C	21/12/2012

Engineer Details	Drawing Nos.	Dated
VDM Consulting Engineers Pty Ltd	Job SD1003-009 Drawing 1/5 - 5/5	December 2012
Geoff Ninnas Fong & Partners Pty Ltd	Job SN7479 Drawing SP1 Issue A	19/12/2012
Whipps-Wood Consulting	Project 2010-0238 Drawing H04/D	16/10/2012
Whipps-Wood Consulting	Project 2010-0238 Drawing H02/B	20/01/2012
Mario F. Benitez	Geotechnical Risk Management Form 2	19/10/2012
VDM Consulting Engineers Pty Ltd	Certificate of Adequacy	25/05/2012

R-335758
\$36 PRVC
29 Jan 13
SPB

SECTION 1: APPLICATION FORM
APPLICATION FOR CONSTRUCTION/COMPLYING DEVELOPMENT CERTIFICATE
Principle Certifying Authority Agreement
Issued under the Environmental Planning & Assessment Act 1979

Privacy policy - The information you provide in this application will enable your application to be assessed by the certifying authority under the Environmental Planning and Assessment Act 1979. If the information is not provided, your application may not be accepted. The application can potentially be viewed by members of the public. Please contact Fitzgerald Building Certifiers if the information you have provided in your application is incorrect or requires modification.

- ☒ Construction Certificate
☐ Complying Development Certificate
☒ Application for Occupation Certificate
☒ Engagement As PCA

Dev. Application No: DA N0175/12
Approval Date: 16.10.2012

APPLICANT (This Must Be The Owner/Authorised Agent)

Name/s: ARCHITECTURAL PROJECTS PTY. LTD.
Postal Address: STUDIO 1, 181 LAWSON STREET, DARLINGTON NSW 2008
Ph: 9319 1122
Email: dane@architecturalprojects.net.au

LAND TO BE DEVELOPED

Address: 949 BARRENDEY ROAD, PALM BEACH
Lot: LOT 6
DP: DP 541797

DETAILS OF DEVELOPMENT

Description of work: ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING
Estimated cost of works: INCLUDING A SWIMMING POOL - \$749,714

DETAILS OF BUILDER

Name: A & DR. ILLES PTY. LTD.
Licence / Permit No: LIC. 12406C
Address: 33A ROHINI STREET, TURRAMURRA NSW 2074
Phone No: 9440 4811

SECTION 2: PCA SERVICE AGREEMENT

Engagement

The engagement or the appointment of the PCA will not commence until the proposed PCA has accepted and notified their acceptance of the appointment to the Appointer and the Local Council. The proposed PCA or Fitzgerald Building Certifiers will not accept any responsibility for any damages, losses or delays suffered by the Appointer as a result of omissions or errors contained within this form or failure of the Appointer to comply with all items contained in this form.

Scope

The scope of works covered under this appointment is restricted to those building works as described in the "Details of Development" section of the form. Fitzgerald Certifiers does not undertake quality control inspections. Critical stage inspections do not provide the level of supervision required to ensure that minimum standards and tolerances are achieved, this function is the responsibility of the principle contractor or owner builder.

Terms and Conditions

1. All information provided by the Appointer on this form will be taken to be accurate and correct. The PCA does not accept any responsibility for any intentional or unintentional error or omission made by the Appointer on this form.
2. Where building works have commenced prior to the acceptance of appointment of PCA without the knowledge of the intended PCA the appointment shall be invalid and acceptance of the appointment will be withdrawn.
3. The Appointer is obliged to keep the PCA informed of any changes to the details of Principal Contractor (Builder) and any relevant insurances required by the builder. Failure to meet this obligation will result in the Appointer indemnifying the PCA against any losses or suffering as a result of non compliance with the legislative requirements.
4. The Appointer is responsible for ensuring that a copy of Home Warranty Insurance or Owner Builder Permit is submitted to the PCA prior to the commencement of building works. The acceptance of the appointment will not occur until this requirement has been met.
5. It is the responsibility of the Appointer to ensure that critical stage inspections are booked in with our office, or make arrangements for your builder to do this on your behalf no later than 3pm on the prior business day via fax, post or email.
6. The PCA will not accept responsibility for any damages or costs associated for the inability to issue an Occupation Certificate due to, but not limited to, the following:- non-compliance with a development consent condition, unsatisfactory final inspection, non compliance with Basix commitments, missed critical stage inspections, non compliance with approved building plans or failure to pay the required inspection or Occupation Certificate fees.
7. The PCA does not undertake detailed quality control inspections and the role of the PCA is primarily to ensure that the development proceeds in accordance with the consent, Construction Certificate and that the development, is fit for occupation in accordance with its classification under the Building Code of Australia. Critical Stage Inspections do not provide the level of supervision to ensure that the minimum standards and tolerances specified by the "Guide to Standards and Tolerances" ISBN 0 7347 6010 8 are achieved. The quality of any development is a function of the quality of the principal contractor's or owner builder's supervision of individual contractors and trades on a daily basis during the development. The PCA does not undertake this role. Further, The PCA does not adjudicate, on building contract disputes between the principal contractor, contractors or owner.

Fees

Failure to pay the prescribed Appointment of PCA fee will generally result in a refusal to accept the appointment of PCA. Should an appointment be accepted and payment not honored, the Appointer will be ultimately liable for unpaid fees, regardless of whether the fee was paid directly to the Builder, and any associated debt recovery costs plus interest incurred from the time of the appointment.

It is noted that the PCA and/or Fitzgerald Building Certifiers may suspend its services provided to the appointer or the builder, where fees have not been paid, within the provisions of the Building and Construction Industry Security of Payment Act 1999.

Section 3: Declaration By The Appointer/s

I/We the aforementioned persons as described as the Appointer/s in the PARTICULARS section hereby declared the following that:

1. I/We "have the benefit of the Development Consent or Complying Development Certificate" within the meaning and under EP&A Act 1979 for the proposed works as indicated on this form.
 2. I/We, to the best of my/our knowledge, have completed all details in the PARTICULARS section in a correct and accurate manner and hereby indemnify the appointed PCA and Fitzgerald Building Certifiers against any damage, losses or suffering as a result of incorrect information provided under that section.
 3. I/We hereby consent to the Builder as shown within the "Particulars" section of this form to apply and obtain on my/our behalf a Construction Certificate, Complying Development Certificate, Occupation Certificate/s or any other "Part 4A Certificate" within the meaning of the EP&A Act 1979.
 4. I/We have read, understood and hereby accept the terms and conditions outlined within the PCA Service Agreement on this form.
 5. I/We understand that the Appointment of the PCA is not taken to be have been accepted until a copy of the acceptance has been signed by the proposed PCA and released to the Appointer and Council, effective from the date of the acceptance.
 6. I/We understand that the Commencement of Building Work cannot be any earlier than 2 business days after the appointment of PCA has been accepted and therefore declare that no building works will commence until after such date.
 7. I/We authorise the right of entry for any certifying authority arranged by Fitzgerald Accredited Certifiers to carry out inspection required by the PCA under this agreement.
 8. I/We authorise the transfer of PCA to another employee of Fitzgerald Building Certifiers if the original PCA ceases employment with Fitzgerald Building Certifiers for any reason or becomes unable to fulfill their duties as the PCA at no cost to Fitzgerald Building Certifiers.
 9. I/We understand the appointment of PCA will not be accepted by Fitzgerald Building Certifiers until documentation of required insurances or owner builder permit is submitted to Fitzgerald Building Certifiers, in accordance with the Home Building Act 1998.
 10. I/We understand that it is my/our responsibility to ensure that sufficient notice is given to Fitzgerald Building Certifiers, in writing, to carry out critical stage inspections or make arrangements with your builder to carry out this function on your behalf as a condition of your Building Contract.
 11. I/We declare that I/we will notify the PCA at the earliest possible instance of any changes of the appointment of the builder and ensure any mandatory insurances required by the incoming builder in accordance with Home Building Act 1989 are in place.
-

Section 4: Owners Declaration/Signatures

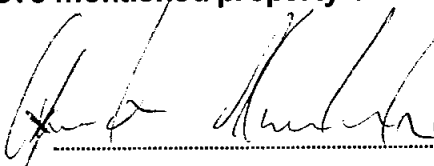
OWNERS DECLARATION

I, the aforementioned person or authorised representative of a legal entity as described as the Applicant In Section 1 of the Application Form hereby declare the following:

- 1. I, to the best of my knowledge, have completed all details in the Application Form in a correct and accurate manner and hereby indemnify Fitzgerald Building Certifiers against any damages, losses or suffering as a result of incorrect information provided under that section.
- 2. I have obtained consent from the owner/s of the property as indicated in the PARTICULARS section to apply and obtain a Construction Certificate. Such written consent will be provided with this application.
- 3. I have read, understood and hereby accept the terms and conditions outlined in Section 2 of this form.
- 4. I understand that the Application for a/the Construction Certificate is not complete until all required documentation has been received by Fitzgerald Building Certifiers.
- 5. I understand that the Application for and acquisition of a/the Construction Certificate does not authorise Commencement of Building Work. (Refer to appointment of PCA on Fitzgerald Building Certifiers PCA Form.)

As owners of the above mentioned property we consent to this application.

As owners of the above mentioned property I/we wish to appoint Paul Fitzgerald as PCA

Owners Signature/s: 

Owners Signature/s: _____

Name/s: PAMELA MARSHALL

Name/s: _____

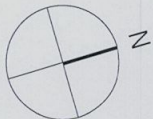
Date: 18.12.12

Room	Description
JS 01	Leaky Vestibule
JS 02	Leaky Vestibule
JS 03	Leaky Vestibule
JS 04	Leaky Vestibule
JS 05	Leaky Vestibule
JS 06	Leaky Vestibule
JS 07	Leaky Vestibule

Deck	Deck
JS 01	Deck
JS 02	Deck
JS 03	Deck
JS 04	Deck
JS 05	Deck
JS 06	Deck
JS 07	Deck

© Architectural Projects Pty Ltd
Reproduction of this drawing is prohibited without the consent of Architectural Projects Pty Ltd
The contractor shall confirm on site existing dimensions and conditions before commencement of works. All discrepancies should be reported to the architect for rectification.
The contractor shall be responsible for the accuracy and accuracy of any data contained in C/D or other attachments as it may be based on third party origin information. All information should be verified in writing.
This drawing has been prepared in conjunction with the following drawings:

Structural	SD 1003-029 1/4 - 1/4 1/4	YCM Consulting Engineers
Electrical	1334/9 1/2/2011 - E5013	Heron Robson Pty Limited
Mechanical	10 109 NM1 - NM6	Engineering Partners
Hydraulic	2010-02/28 H01 - H09	Whips Wood Consulting
Landscapes		
Survey	4218 D52 - D53	K. Brown and T. M. Austin Surveys



a	Asphalt	Asphalt
b	Brick	Brick
c	Concrete	Concrete
d	Concrete Blockwork	Concrete Blockwork
e	Concrete Blockwork	Concrete Blockwork
f	Concrete Blockwork	Concrete Blockwork
g	Concrete Blockwork	Concrete Blockwork
h	Concrete Blockwork	Concrete Blockwork
i	Concrete Blockwork	Concrete Blockwork
j	Concrete Blockwork	Concrete Blockwork
k	Concrete Blockwork	Concrete Blockwork
l	Concrete Blockwork	Concrete Blockwork
m	Concrete Blockwork	Concrete Blockwork
n	Concrete Blockwork	Concrete Blockwork
o	Concrete Blockwork	Concrete Blockwork
p	Concrete Blockwork	Concrete Blockwork
q	Concrete Blockwork	Concrete Blockwork
r	Concrete Blockwork	Concrete Blockwork
s	Concrete Blockwork	Concrete Blockwork
t	Concrete Blockwork	Concrete Blockwork
u	Concrete Blockwork	Concrete Blockwork
v	Concrete Blockwork	Concrete Blockwork
w	Concrete Blockwork	Concrete Blockwork
x	Concrete Blockwork	Concrete Blockwork
y	Concrete Blockwork	Concrete Blockwork
z	Concrete Blockwork	Concrete Blockwork

The plan/document forms part of the
Approved Construction Certificate

2012/04587

As issued by Fitzgerald Building Certifiers P/L

Issue	Amendment	Issue
A	Preliminary issue to client	03 05 12
B	Development Application Issue, East Wing layout altered, Laundry added to level 5 plan behind existing swimming pool	22 05 12
C	Construction certificate issue	21 12 12

Architectural Projects

the Foundry - 949/949 St. Dunstons - NSW Australia 2008
architecturalprojects.net.au
architecturalprojects.net.au
tel: +61 (0)2 9319 1122 - fax: +61 (0)2 9319 1125

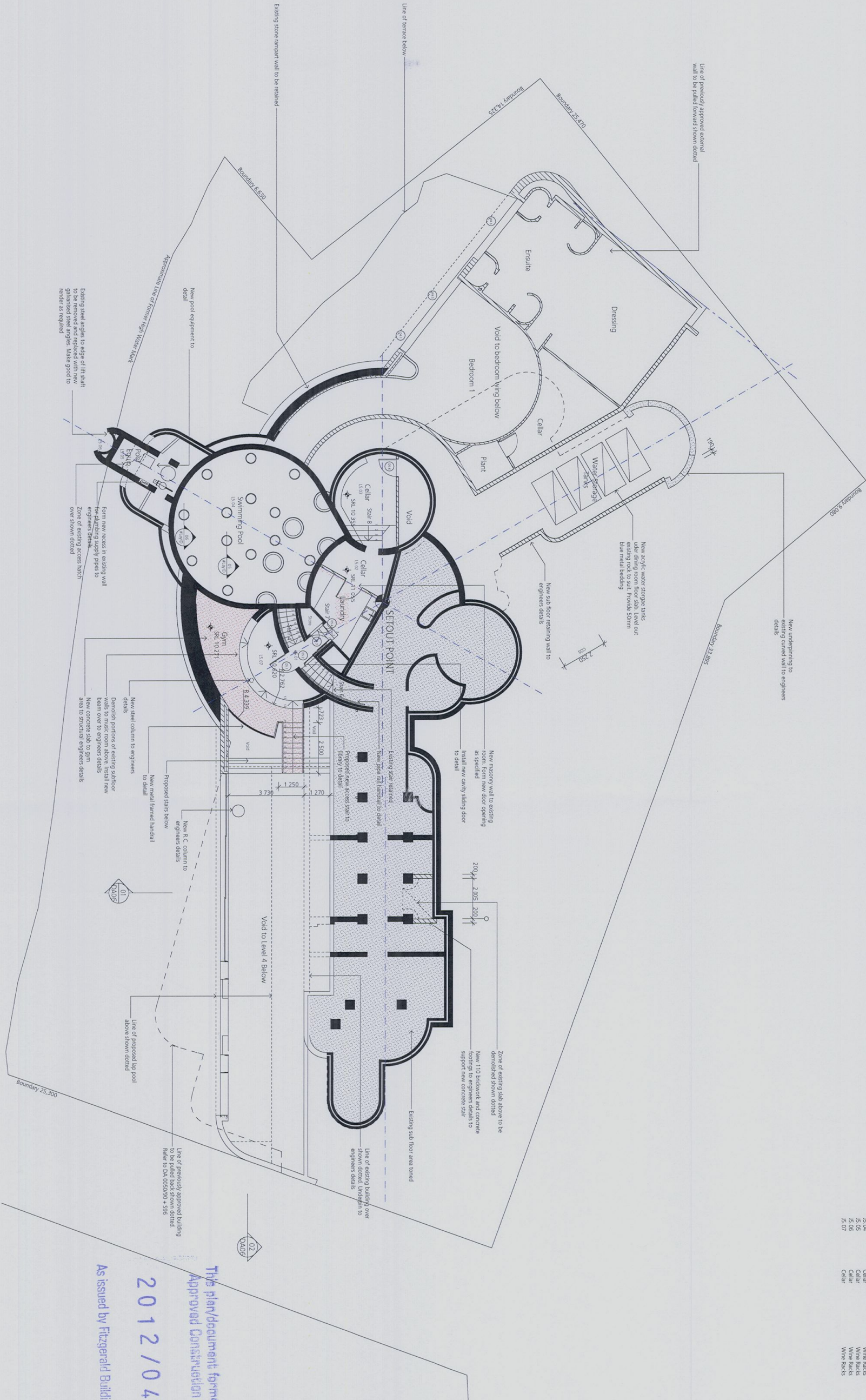
Alterations and Additions to
Kurnale - 949 Barrenjoey Road, Palm Beach
Stage 1

Issue	Amendment	Issue
A	Preliminary issue to client	03 05 12
B	Development Application Issue, East Wing layout altered, Laundry added to level 5 plan behind existing swimming pool	22 05 12
C	Construction certificate issue	21 12 12



DEVELOPMENT APPLICATION

01 Level 5 Floor Plan



Structural	SD 1003-505 J14 - 1 & 1A	VDM Consulting Engineers
Electrical	13349 12/ES01 - ES013	Haron Robson Pty Limited
Mechanical	10 109 M01 - M06	Engineering Partners
Hydraulic	2010-023 H01 - H09	Whipps Wood Consulting
Landscape		
Survey	4218 DS2 - DS3	K. Brown and T. M. Austin Surveyors

a	Adaptation	mf	Masonry Reinforcement
b	Bulkhead	ms	Metal Scaffolding
bl	Blind	mt	Metal Truss
br	Brick	mv	Masonry Veneer
bs	Brickwork	mw	Masonry Wall
ca	Concrete	mx	Masonry Extension
cd	Concrete	my	Masonry Yards
ce	Concrete	nz	Non-Zoned
cf	Concrete	o	Other
cg	Concrete	ov	Overhead
ch	Concrete	pa	Paved Area
ci	Concrete	pb	Paved Boundary
ck	Concrete	pc	Paved Concrete
cl	Concrete	pd	Paved Driveway
cm	Concrete	pe	Paved Entrance
cn	Concrete	pf	Paved Footpath
co	Concrete	pg	Paved Garage
cp	Concrete	ph	Paved Highway
cs	Concrete	pi	Paved Intersection
ct	Concrete	pl	Paved Lane
cu	Concrete	pm	Paved Main
cv	Concrete	pn	Paved Niche
cw	Concrete	po	Paved Opening
cx	Concrete	pp	Paved Platform
cy	Concrete	pr	Paved Ramp
cz	Concrete	ps	Paved Stair
da	Downpipe	pt	Paved Terrace
db	Downpipe	pu	Paved Underpass
dc	Downpipe	pv	Paved Ventrals
de	Downpipe	pw	Paved Wall
df	Downpipe	px	Paved X
dg	Downpipe	py	Paved Y
dh	Downpipe	pz	Paved Z
di	Downpipe	q	Other
dj	Downpipe	q1	Other 1
dk	Downpipe	q2	Other 2
dl	Downpipe	q3	Other 3
dm	Downpipe	q4	Other 4
dn	Downpipe	q5	Other 5
do	Downpipe	q6	Other 6
dp	Downpipe	q7	Other 7
dq	Downpipe	q8	Other 8
dr	Downpipe	q9	Other 9
ds	Downpipe	q10	Other 10
dt	Downpipe	q11	Other 11
du	Downpipe	q12	Other 12
dv	Downpipe	q13	Other 13
dw	Downpipe	q14	Other 14
dx	Downpipe	q15	Other 15
dy	Downpipe	q16	Other 16
dz	Downpipe	q17	Other 17
ea	Existing	q18	Other 18
eb	Existing	q19	Other 19
ec	Existing	q20	Other 20
ed	Existing	q21	Other 21
ee	Existing	q22	Other 22
ef	Existing	q23	Other 23
eg	Existing	q24	Other 24
eh	Existing	q25	Other 25
ei	Existing	q26	Other 26
ej	Existing	q27	Other 27
ek	Existing	q28	Other 28
el	Existing	q29	Other 29
em	Existing	q30	Other 30
en	Existing	q31	Other 31
eo	Existing	q32	Other 32
ep	Existing	q33	Other 33
eq	Existing	q34	Other 34
er	Existing	q35	Other 35
es	Existing	q36	Other 36
et	Existing	q37	Other 37
eu	Existing	q38	Other 38
ev	Existing	q39	Other 39
ew	Existing	q40	Other 40
ex	Existing	q41	Other 41
ey	Existing	q42	Other 42
ez	Existing	q43	Other 43
fa	Fabric	q44	Other 44
fb	Fabric	q45	Other 45
fc	Fabric	q46	Other 46
fd	Fabric	q47	Other 47
fe	Fabric	q48	Other 48
ff	Fabric	q49	Other 49
fg	Fabric	q50	Other 50
fh	Fabric	q51	Other 51
fi	Fabric	q52	Other 52
fj	Fabric	q53	Other 53
fk	Fabric	q54	Other 54
fl	Fabric	q55	Other 55
fm	Fabric	q56	Other 56
fn	Fabric	q57	Other 57
fo	Fabric	q58	Other 58
fp	Fabric	q59	Other 59
fq	Fabric	q60	Other 60
fr	Fabric	q61	Other 61
fs	Fabric	q62	Other 62
ft	Fabric	q63	Other 63
fu	Fabric	q64	Other 64
fv	Fabric	q65	Other 65
fw	Fabric	q66	Other 66
fx	Fabric	q67	Other 67
fy	Fabric	q68	Other 68
fz	Fabric	q69	Other 69
ga	Ground	q70	Other 70
gb	Ground	q71	Other 71
gc	Ground	q72	Other 72
gd	Ground	q73	Other 73
ge	Ground	q74	Other 74
gf	Ground	q75	Other 75
gg	Ground	q76	Other 76
gh	Ground	q77	Other 77
gi	Ground	q78	Other 78
gj	Ground	q79	Other 79
gk	Ground	q80	Other 80
gl	Ground	q81	Other 81
gm	Ground	q82	Other 82
gn	Ground	q83	Other 83
go	Ground	q84	Other 84
gp	Ground	q85	Other 85
gq	Ground	q86	Other 86
gr	Ground	q87	Other 87
gs	Ground	q88	Other 88
gt	Ground	q89	Other 89
gu	Ground	q90	Other 90
gv	Ground	q91	Other 91
gw	Ground	q92	Other 92
gx	Ground	q93	Other 93
gy	Ground	q94	Other 94
gz	Ground	q95	Other 95
ha	Hard	q96	Other 96
hb	Hard	q97	Other 97
hc	Hard	q98	Other 98
hd	Hard	q99	Other 99
he	Hard	q100	Other 100
hf	Hard	q101	Other 101
hg	Hard	q102	Other 102
hh	Hard	q103	Other 103
hi	Hard	q104	Other 104
hj	Hard	q105	Other 105
hk	Hard	q106	Other 106
hl	Hard	q107	Other 107
hm	Hard	q108	Other 108
hn	Hard	q109	Other 109
ho	Hard	q110	Other 110
hp	Hard	q111	Other 111
hq	Hard	q112	Other 112
hr	Hard	q113	Other 113
hs	Hard	q114	Other 114
ht	Hard	q115	Other 115
hu	Hard	q116	Other 116
hv	Hard	q117	Other 117
hw	Hard	q118	Other 118
hx	Hard	q119	Other 119
hy	Hard	q120	Other 120
hz	Hard	q121	Other 121
ia	Iron	q122	Other 122
ib	Iron	q123	Other 123
ic	Iron	q124	Other 124
id	Iron	q125	Other 125
ie	Iron	q126	Other 126
if	Iron	q127	Other 127
ig	Iron	q128	Other 128
ih	Iron	q129	Other 129
ii	Iron	q130	Other 130
ij	Iron	q131	Other 131
ik	Iron	q132	Other 132
il	Iron	q133	Other 133
im	Iron	q134	Other 134
in	Iron	q135	Other 135
io	Iron	q136	Other 136
ip	Iron	q137	Other 137
iq	Iron	q138	Other 138
ir	Iron	q139	Other 139
is	Iron	q140	Other 140
it	Iron	q141	Other 141
iu	Iron	q142	Other 142
iv	Iron	q143	Other 143
iw	Iron	q144	Other 144
ix	Iron	q145	Other 145
iy	Iron	q146	Other 146
iz	Iron	q147	Other 147
ja	Joinery	q148	Other 148
jb	Joinery	q149	Other 149
jc	Joinery	q150	Other 150
jd	Joinery	q151	Other 151
je	Joinery	q152	Other 152
jf	Joinery	q153	Other 153
jg	Joinery	q154	Other 154
jh	Joinery	q155	Other 155
ji	Joinery	q156	Other 156
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jk	Joinery	q158	Other 158
jl	Joinery	q159	Other 159
jm	Joinery	q160	Other 160
jn	Joinery	q161	Other 161
jo	Joinery	q162	Other 162
jp	Joinery	q163	Other 163
jq	Joinery	q164	Other 164
jr	Joinery	q165	Other 165
js	Joinery	q166	Other 166
jt	Joinery	q167	Other 167
ju	Joinery	q168	Other 168
jv	Joinery	q169	Other 169
jw	Joinery	q170	Other 170
jx	Joinery	q171	Other 171
iy	Joinery	q172	Other 172
iz	Joinery	q173	Other 173
ka	Kitchen	q174	Other 174
kb	Kitchen	q175	Other 175
kc	Kitchen	q176	Other 176
kd	Kitchen	q177	Other 177
ke	Kitchen	q178	Other 178
kf	Kitchen	q179	Other 179
kg	Kitchen	q180	Other 180
kh	Kitchen	q181	Other 181
ki	Kitchen	q182	Other 182
kj	Kitchen	q183	Other 183
kl	Kitchen	q184	Other 184
km	Kitchen	q185	Other 185
kn	Kitchen	q186	Other 186
ko	Kitchen	q187	Other 187
kp	Kitchen	q188	Other 188
kq	Kitchen	q189	Other 189
kr	Kitchen	q190	Other 190
ks	Kitchen	q191	Other 191
kt	Kitchen	q192	Other 192
ku	Kitchen	q193	Other 193
kv	Kitchen	q194	Other 194
kw	Kitchen	q195	Other 195
kx	Kitchen	q196	Other 196
ky	Kitchen	q197	Other 197
kz	Kitchen	q198	Other 198
la	Landscape	q199	Other 199
lb	Landscape	q200	Other 200
lc	Landscape	q201	Other 201
ld	Landscape	q202	Other 202
le	Landscape	q203	Other 203
lf	Landscape	q204	Other 204
lg	Landscape	q205	Other 205
lh	Landscape	q206	Other 206
li	Landscape	q207	Other 207
lj	Landscape	q208	Other 208
lk	Landscape	q209	Other 209
ll	Landscape	q210	Other 210
lm	Landscape	q211	Other 211
ln	Landscape	q212	Other 212
lo	Landscape	q213	Other 213
lp	Landscape	q214	Other 214
lq	Landscape	q215	Other 215
lr	Landscape	q216	Other 216
ls	Landscape	q217	Other 217
lt	Landscape	q218	Other 218
lu	Landscape	q219	Other 219
lv	Landscape	q220	Other 220
lw	Landscape	q221	Other 221
lx	Landscape	q222	Other 222
ly	Landscape	q223	Other 223
lz	Landscape	q224	Other 224
ma	Masonry	q225	Other 225
mb	Masonry	q226	Other 226
mc	Masonry	q227	Other 227
md	Masonry	q228	Other 228
me	Masonry	q229	Other 229
mf	Masonry	q230	Other 230
mg	Masonry	q231	Other 231
mh	Masonry	q232	Other 232
mi	Masonry	q233	Other 233
mj	Masonry	q234	Other 234
mk	Masonry	q235	Other 235
ml	Masonry	q236	Other 236
mn	Masonry	q237	Other 237
mo	Masonry	q238	Other 238
mp	Masonry	q239	Other 239
mq	Masonry	q240	Other 240
mr	Masonry	q241	Other 241
ms	Masonry	q242	Other 242
mt	Masonry	q243	Other 243
mu	Masonry	q244	Other 244
mv	Masonry	q245	Other 245
mw	Masonry	q246	Other 246
mx	Masonry	q247	Other 247
my	Masonry	q248	Other 248
mz	Masonry	q249	Other 249
na	New	q250	Other 250
nb	New	q251	Other 251
nc	New	q252	Other 252
nd	New	q253	Other 253
ne	New	q254	Other 254
nf	New	q255	Other 255
ng	New	q256	Other 256
nh	New	q257	Other 257
ni	New	q258	Other 258
nj	New	q259	Other 259
nk	New	q260	Other 260
nl	New	q261	Other 261
nm	New	q262	Other 262
no	New	q263	Other 263
np	New	q264	Other 264
nq	New	q265	Other 265
nr	New	q266	Other 266
ns	New	q267	Other 267
nt	New	q268	Other 268
nu	New	q269	Other 269
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nw	New	q271	Other 271
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ny	New	q273	Other 273
nz	New	q274	Other 274
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ob	Other	q276	Other 276
oc	Other	q277	Other 277
od	Other	q278	Other 278
oe	Other	q279	Other 279
of	Other	q280	Other 280
og	Other	q281	Other 281
oh	Other	q282	Other 282
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oj	Other	q284	Other 284
ok	Other	q285	Other 285
ol	Other	q286	Other 286
om	Other	q287	Other 287
on	Other	q288	Other 288
oo	Other	q289	Other 289
op	Other	q290	Other 290
oq	Other	q291	Other 291
or	Other	q292	Other 292
os	Other	q293	Other 293
ot	Other	q294	Other 294
ou	Other	q295	Other 295
ov	Other	q296	Other 296
ow	Other	q297	Other 297
ox	Other	q298	Other 298
oy	Other	q299	Other 299
oz	Other	q300	Other 300

Area included in this Development	Application
Existing walls to be retained	Existing walls to be retained
Existing walls to be demolished	Existing walls to be demolished
New masonry walls to match existing	New masonry walls to match existing
Timber framed walling with round insulation	Timber framed walling with round insulation
Stone walling to match existing	Stone walling to match existing

As issued

with the following drawings:

Structural	SD 1003-009 V/A - 14/14	YDM Consulting Engineers
Electrical	13349 12/E501 - E5013	Heron Robson Pty Limited
Mechanical	10109 M01 - M06	Engineering Partners
Hydraulic	2010-0238 H01 - H09	Whipps Wood Consulting
Landscape	-	-
Survey	4218 D52 - D53 K. Brown and T. M. Austin	Surveyors

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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Construction Certificate Issue

Old Building Certifiers P/L		
C	Corrosion certificate issue	21.12.12
B	Development Application Issue, Level 4, 5 and 6 east wing altered, Lap pool added, Level 6 guest bedroom added, Carparking altered	22.05.12
A	Preliminary issue to client	03.05.12
Issue amendment		date

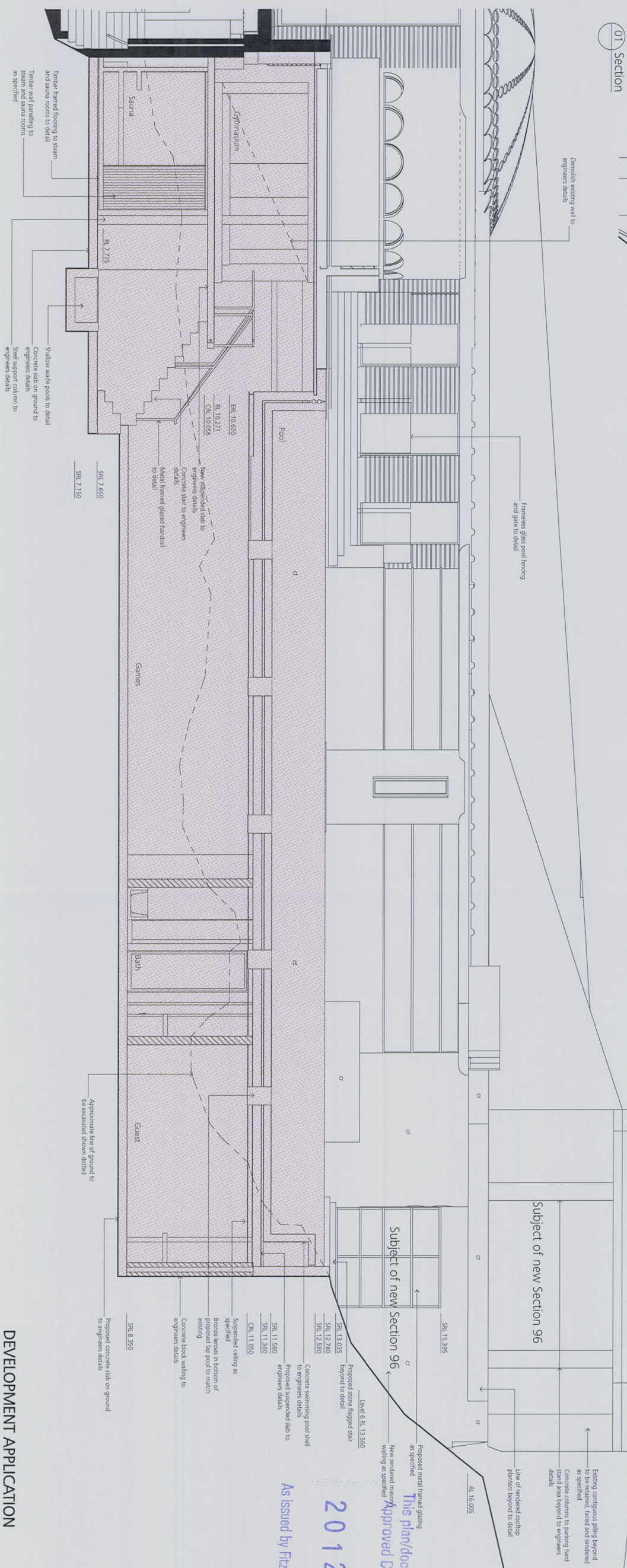
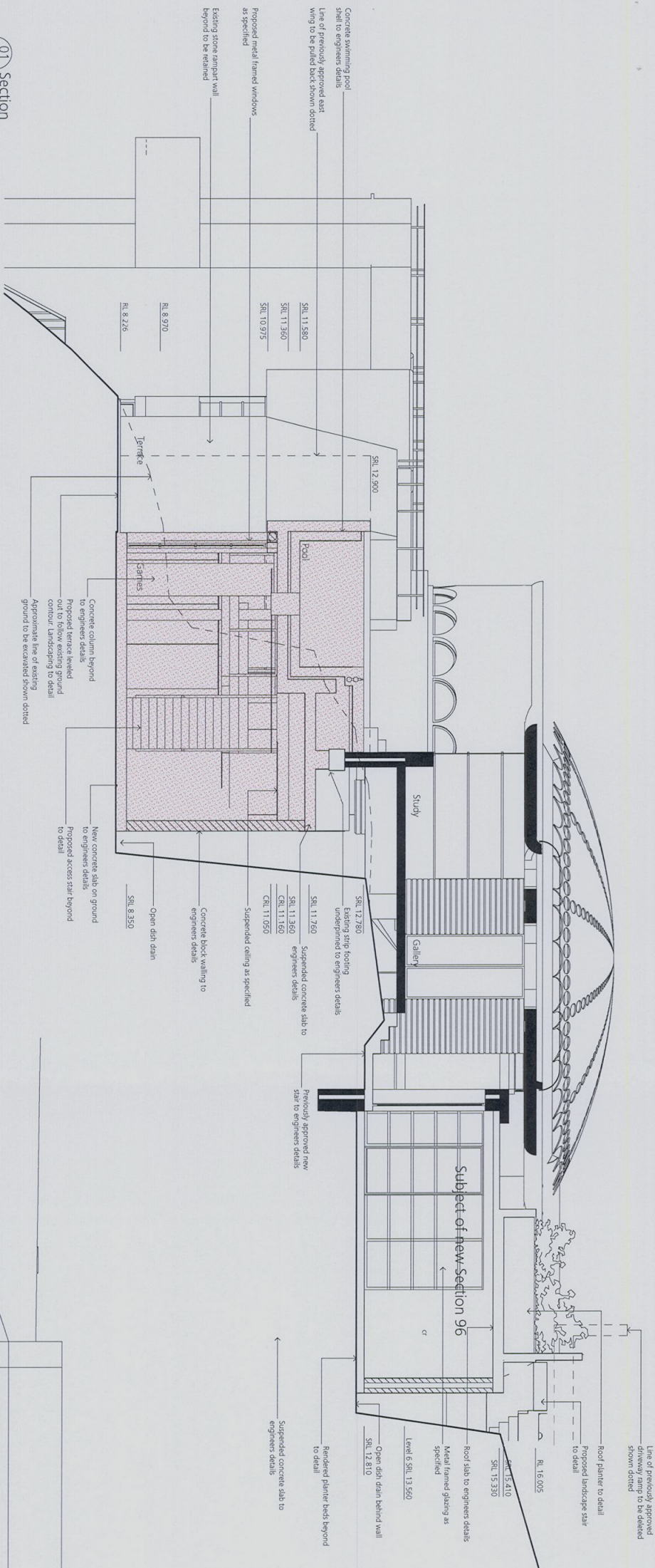
Architectural Projects

the Foundry, Studio 1/181 Lawson St, Durrington, NSW Australia 2008
architects@architecturalprojects.net.au ; www.architecturalprojects.net.au
Architectural Projects Pty Ltd, ABN 78 003 526 823
tel +61 (02) 9319 1122, fax +61(02) 9319 1128,

Alterations and Additions to
Kumale - 949 Barrenjoey Road, Palm Beach
Stage 1

drawing	sections	pot date	scale	drawn	checked
1338		19/12/2012	1:50	DJE	GOR
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File Path -
Server Files 04 CAD Current projects 1338 Kurnale Barrerney Road Palm Beach 09 1338 Milestones 121221 CC Application Stage 2 1338 DA 2 1 V12 plot

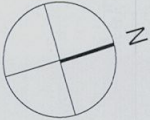


DEVELOPMENT APPLICATION

The contractor shall confirm on site existing dimensions and conditions
before commencement of works. All discrepancies should be reported
to the architect for resolution. The architect shall not accept responsibility for the dimensional
accuracy of any data contained in C&D or other attachments as it may
be based on third party origin information. All information should be
verified in writing

This drawing has been prepared in conjunction
with the following drawings:

Structural	SD 1003 009 1/14 - 14/14	VCM Consulting Engineers
Electrical	13349 12/ES01 - ES013	Huon Robson Pty Limited
Mechanical	10 109 NM01 - NM06	Engineering Partners
Hydraulic	2010-QZ38 H01 - H09	Whips Wood Consulting
Landscape	-	-
Survey	4218 DS2 - DS3	K. Brown and T. M. Austin Surveys

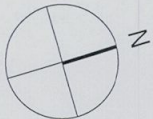


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b	Ball	me	Major Roadway
ba	Ball	me	Major Roadway
bb	Ball	me	Major Roadway
bc	Ball	me	Major Roadway
bd	Ball	me	Major Roadway
be	Ball	me	Major Roadway
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bo	Ball	me	Major Roadway
bp	Ball	me	Major Roadway
bq	Ball	me	Major Roadway
br	Ball	me	Major Roadway
bs	Ball	me	Major Roadway
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bv	Ball	me	Major Roadway
bw	Ball	me	Major Roadway
bx	Ball	me	Major Roadway
by	Ball	me	Major Roadway
bz	Ball	me	Major Roadway
c	Concrete	me	Major Roadway
ca	Concrete	me	Major Roadway
cb	Concrete	me	Major Roadway
cc	Concrete	me	Major Roadway
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co	Concrete	me	Major Roadway
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cz	Concrete	me	Major Roadway
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ky	Kitchen	me	Major Roadway
kz	Kitchen	me	Major Roadway
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la	Laundry	me	Major Roadway
lb	Laundry	me	Major Roadway
lc	Laundry	me	Major Roadway
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lg	Laundry	me	Major Roadway
lh	Laundry	me	Major Roadway
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py	Paved	me	Major Roadway
pz	Paved	me	Major Roadway
q	Quarry	me	Major Roadway
qa	Quarry	me	Major Roadway
qb	Qu		

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This drawing has been prepared in conjunction with the following drawings:

Structural	SD 1003-009 1/14 - 1/414	VCM Consulting Engineers
Electrical	13349 1/2ES01 - ES013	Huon Robson Pty Limited
Mechanical	10 109 N01 - M06	Engineering Partners
Hydraulic	2010-Q038 H01 - H09	Whipps Wood Consulting
Landscape		
Survey	4218 DS2 - 053	K. Brown and T. M. Austin Surveyors



a	Adaptation	ref	Majority Material
b	Bed	ref	Majority Material
c	Concrete	ref	Majority Material
d	Drain	ref	Majority Material
e	Earth	ref	Majority Material
f	Foundation	ref	Majority Material
g	Gravel	ref	Majority Material
h	Hard	ref	Majority Material
i	Iron	ref	Majority Material
j	Joint	ref	Majority Material
k	Kitchen	ref	Majority Material
l	Limestone	ref	Majority Material
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p	Plaster	ref	Majority Material
q	Quarry	ref	Majority Material
r	Reinforced	ref	Majority Material
s	Stone	ref	Majority Material
t	Timber	ref	Majority Material
u	Unfinished	ref	Majority Material
v	Vaulted	ref	Majority Material
w	Waterproof	ref	Majority Material
x	Waterproof	ref	Majority Material
y	Waterproof	ref	Majority Material
z	Waterproof	ref	Majority Material

This plan/section is to be used in conjunction with the following drawings:
Approved Construction Certificate
2012/04587

Issued by Fitzgerald Building Certifiers P/L

B	Construction Certificate Issue	21.12.12
A	Development Application Issue	22.05.12
Issue	amendment	date

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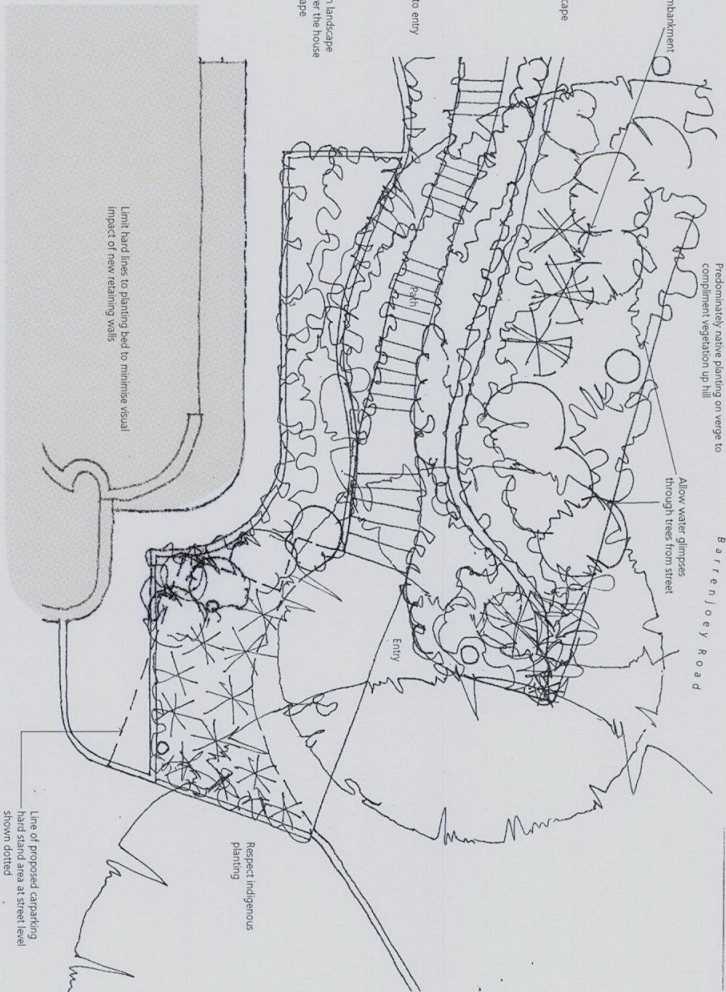
Alterations and Additions to
Kumale - 949 Barronley Road, Palm Beach
Stage 1

drawing	scale	dawn	checked
Landscape Concept	1:100	DIE	GOR
date	19/12/2012	1:100	GOR

1338 DA (2) 08 B

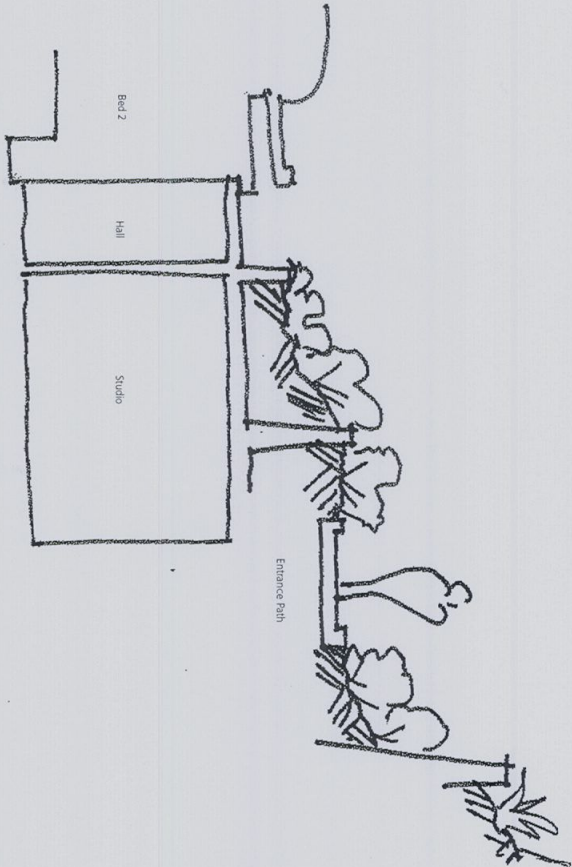


02 North West Concept Perspective



01 North West Concept Plan

Screen planting to be provided
ac per DA Cond #9



03 Section - Entry Path

Schedule - Proposed Plants

BOTANIC NAME	COMMON NAME	Height (m)	Notes
<i>Komara smithii</i>	Creek Lilly	8m	endemic
<i>Backhousia citrifolia</i>	Lemon myrtle	9m	evergreen, native
<i>Cerastium tomentosum</i>	Snow in summer	0.1 m	exotic
<i>Cornus alba Compact</i>	White Cornus	0.3-1.5 m	endemic
<i>Cornus procubita</i>	Spotted Corn		evergreen, endemic
<i>Cycas revoluta</i>	Japanese sago palm		exotic
<i>Dumetia carulea</i>	Parrot Lily	0.5 m	native
<i>Dryopteris caerulea</i>	Gymea Lily	1m	native
<i>Teucrium caeruleum</i>	Blueberry Ash	8-10m	evergreen, endemic
<i>Ceanothus leucanthus</i>	Rose Dwart	0.6m x 1m	native
<i>Taraxacum officinale</i>	Sweet Bay	5m	endemic
<i>Magnolia grandiflora</i>	Bull Bay	3.5 m 18m	endemic
<i>Phytolacca frutescens</i>	Rough fruit Pittosporum		exotic
<i>Pittosporum tenuifolium</i>	Screenmaster	4 m	exotic
<i>Sweet Pittosporum</i>	Sweet Pittosporum	4 m	endemic
<i>Scarcia alba "Mauve Dore"</i>	Fan flower	0.3m x 0.3m	native
<i>Syringa lucida</i>	Lilyply	5m	evergreen, native
<i>Thalictrum flavum</i>	Lemon Plant	0.6m x 1.5m	exotic
<i>Valeriana lucida</i>	Weeping Lilly	12m	evergreen, endemic
<i>Gallia australis</i>	Rough tree fern		evergreen, endemic
<i>Callitriche australis</i>	Australian tree fern		evergreen, native
<i>Callitriche laevis</i>	Peat Vine Magnolia	to 3m	exotic
<i>Macaranga ornata</i>	Burrowing grass	1m	endemic
<i>Thalassia testudinum</i>	Silver border	0.5-1m x 2m	native
<i>Westringia lucida</i>	Coastal Rosemary	1m	native
<i>Westringia lucida</i>	Coastal Rosemary	1.5	native

Assisted by Fitzgerald Building Certifiers P/L

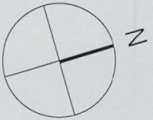
DEVELOPMENT APPLICATION



The contractor shall confirm on site existing dimensions and conditions
before commencement of works. All discrepancies should be reported to
the architect for resolutions. The architect shall accept responsibility for the dimensional
accuracy of any data contained in CAD or other attachments as it may
be based on third party origin information. All information should be
verified in writing.

This drawing has been prepared in conjunction
with the following drawings:

Structural	SD 1003-009 1/14 - 1/4/14	VCMA Consulting Engineers
Electrical	13349 1/2/2011 - E5013	Huan Robson Pty. Limited
Mechanical	10 109 MO1 - M05	Engineering Partners
Hydraulic	2010-0038 HO1 - H09	Whips Wood Consulting
Landscape		
Survey	4218 D52 - 053	K. Brown and T. M. Austin Surveyors



a	Asplenium	mf	Mosses, Bristle
b	Balan	mf	Mosses, Bristle
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bb	Balan	mf	Mosses, Bristle
bc	Balan	mf	Mosses, Bristle
bd	Balan	mf	Mosses, Bristle
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bf	Balan	mf	Mosses, Bristle
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hy	Habenaria	mf	Mosses, Bristle
gz	Gonolobus	mf	Mosses, Bristle

This plan/document forms part of the Approved Construction Certificate

As issued by Fitzgerald Building Certifiers P/L

2012/04587

B	Construction Certificate Issue	21.12.12
A	Development Application Issue	22.05.12
Issue	amendment	date

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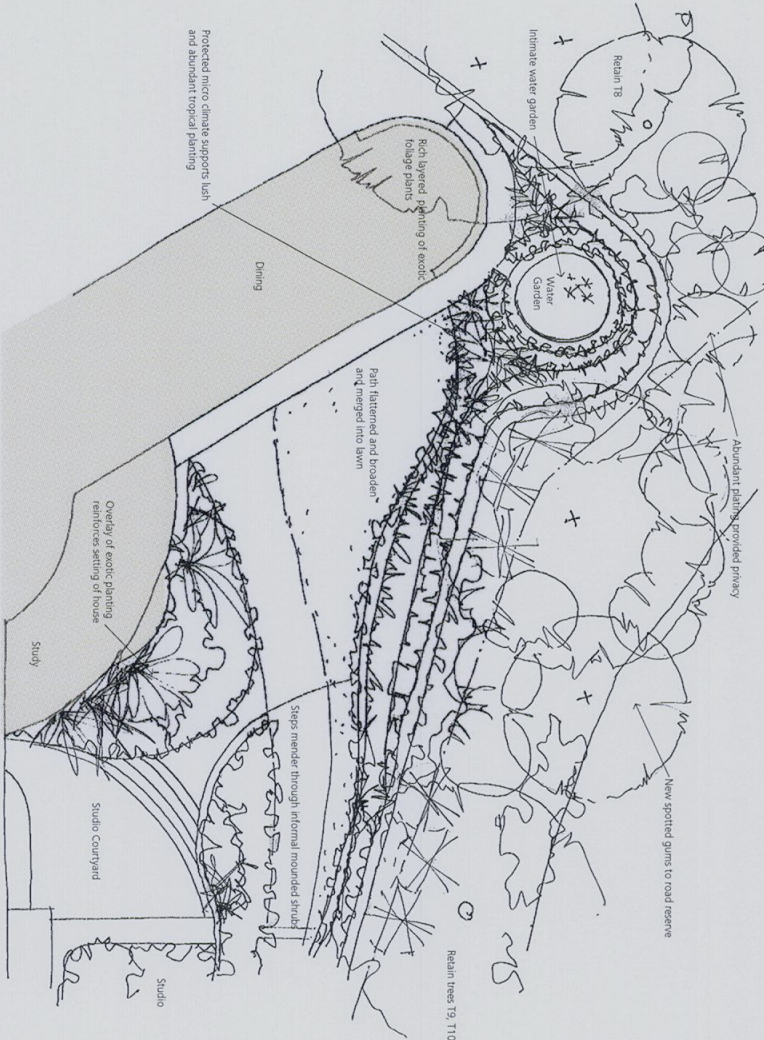
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Stage 1

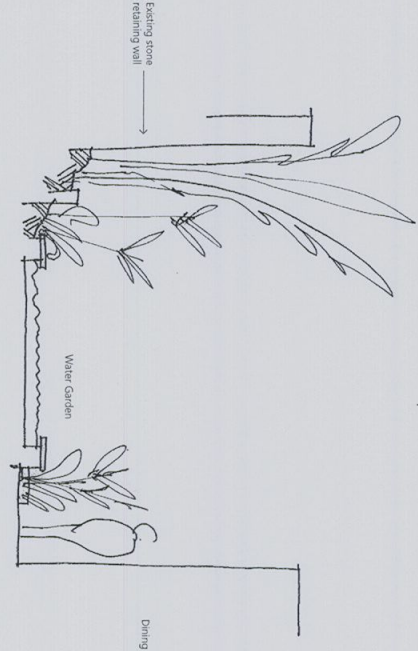
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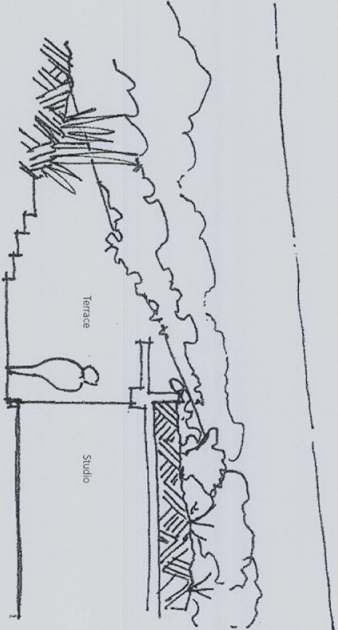
07 North East Concept Perspective



07 North East Concept Plan



03 Section - Water Garden



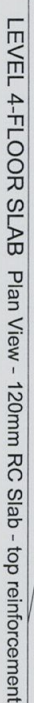
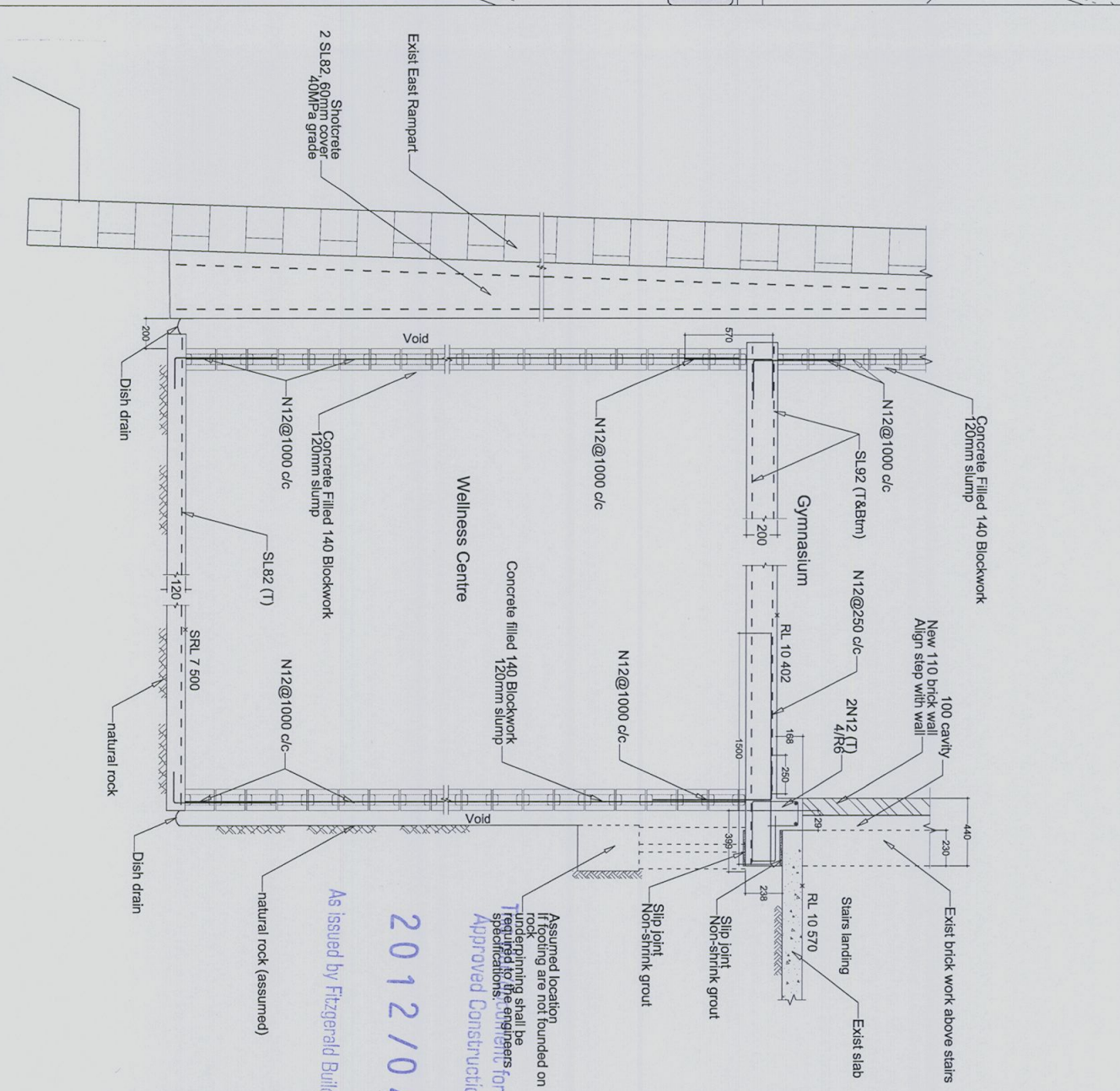
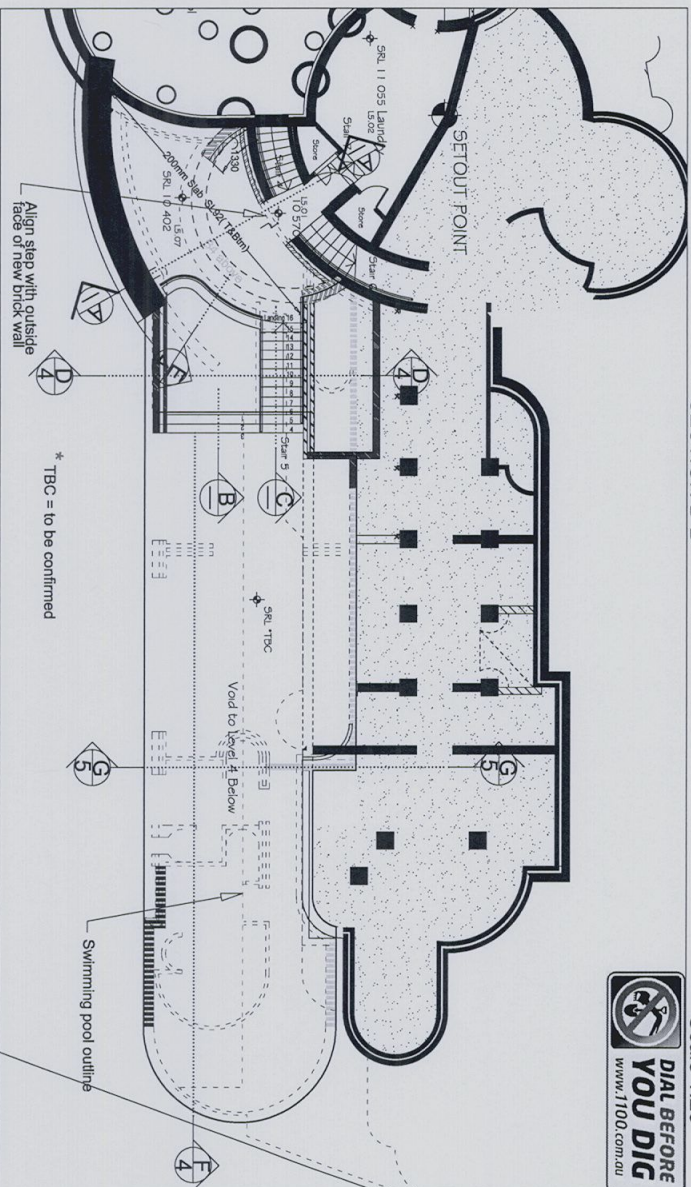
04 Section - Studio Terrace

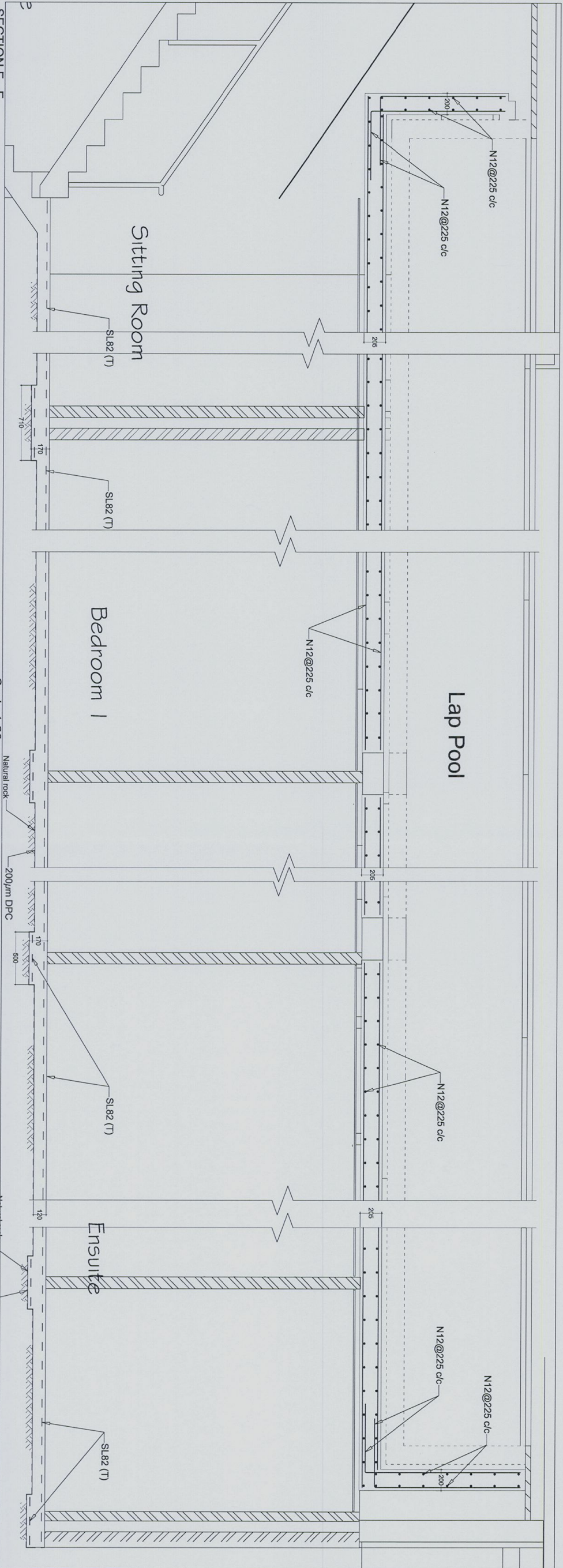
Schedule - Proposed Plants

BOTANIC NAME	COMMON NAME	Height (m)	Notes
Alcornoque sp.	Elephant ears		exotic
Banyana banyana	Deep Purple Orchid Tree		exotic
Bougainvillea "Temple Tree"	Bougainvillea		exotic
Canna Lily	Canna Lily	1-1.8 m	exotic
Coccoloba esculenta	Black Magic		exotic
Cordyline australis	NZ Cabbage Tree		exotic
Cordyline stricta	Slender Palm Lily	2m	native, shade tolerant
Cordyline terminalis/terminalis	Red TI	0.8 m	exotic
Musa sp.	Banana Palms		exotic
Spottiphyllum "Seratoni"	Peace Lily	0.3m	exotic
Spottiphyllum "Mama las"	Giant Peace Lily	0.7m	exotic
Strelitzia reginae	Bird of Paradise	1.5 m	exotic
Hechtysum petiolare	Licorice plant	0.6m x 1.5m	exotic
Wisteria rostrata	Weeping Wisteria	12m	evergreen, native
Pleurothamnium "Mandi"	Purple Hax, Tricolor Hax	1m	exotic
Sunset			
Macaranga communis	Burmese, cycad	1m	endemic
Macaranga sp.	Ginger Ivy	1.5 m	exotic
Stenodaphnum secundatum "Sof Walker"	Soft Buffalo Lawn	groundcover	low allergen
Ficus rubiginosa	Port Jackson Fig	9-15m	evergreen, endemic

DEVELOPMENT APPLICATION

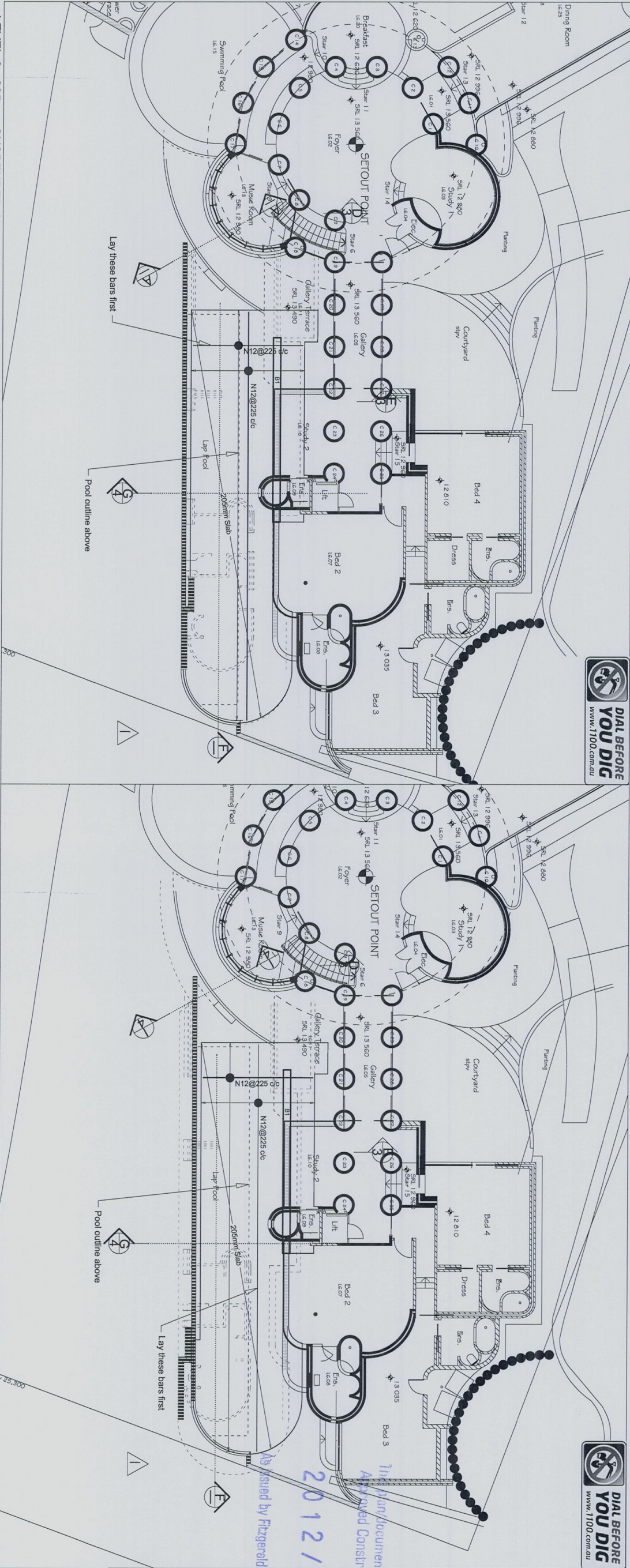






SECTION F - F

Scale 1:20



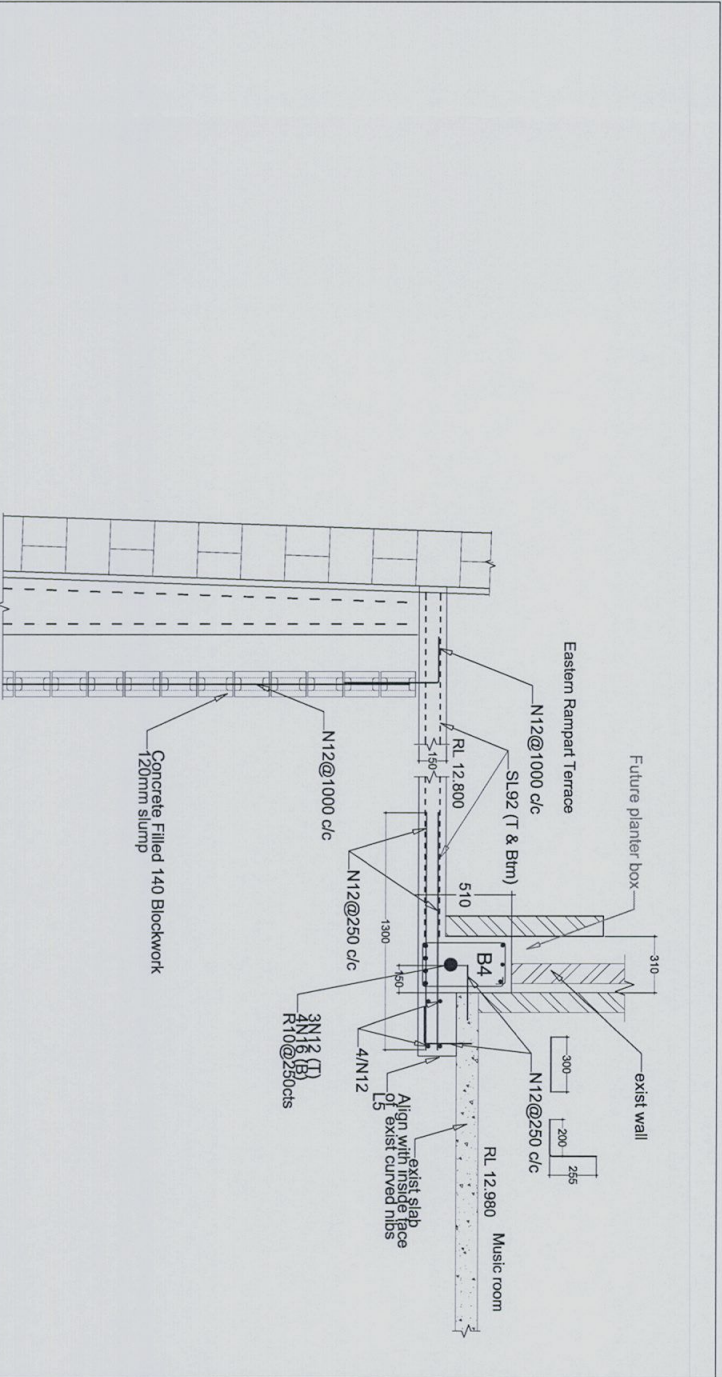
LEVEL 6 - 205mm SUSPENDED SLAB (supports swimming pool) Plan View - top reinforcement

Scale 1:100

LEVEL 6 - 205mm SUSPENDED SLAB (supports swimming pool) Plan View - bim reinforcement

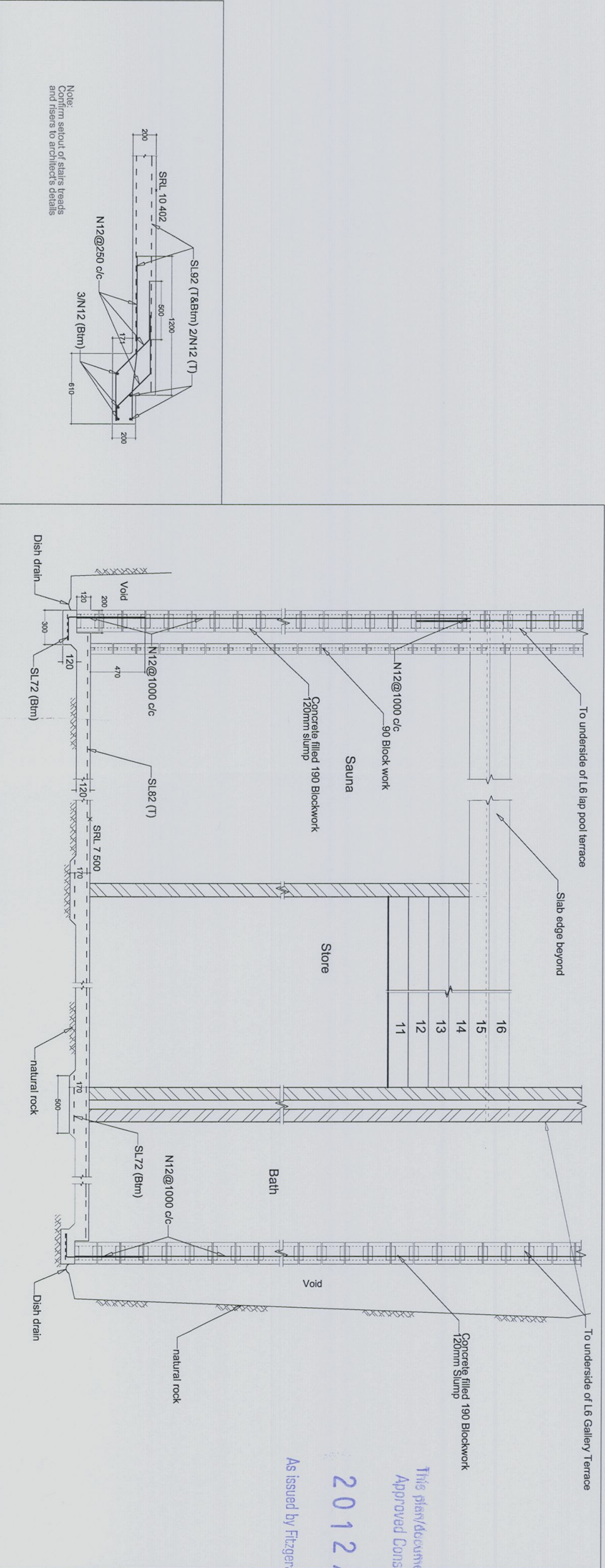
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<i>Author: G. Brindley</i> Project: <i>UDM Consulting Engineers Pty Ltd</i> Title: <i>Level 6 - 205mm Suspended Slab (supports swimming pool)</i> Date: <i>December 2012</i>	<i>Author: G. Brindley</i> Project: <i>UDM Consulting Engineers Pty Ltd</i> Title: <i>Level 6 - 205mm Suspended Slab (supports swimming pool)</i> Date: <i>December 2012</i>
REVISIONS & ALTERATIONS for: <i>P. Hyland & P. Marshall</i> Kumale-S418 Barnimby Rd Parramatta NSW 2108	REVISIONS & ALTERATIONS for: <i>P. Hyland & P. Marshall</i> Kumale-S418 Barnimby Rd Parramatta NSW 2108
PLAN VIEW - SECTIONS Sheet: <i>3 / 5</i>	PLAN VIEW - SECTIONS Sheet: <i>3 / 5</i>



SECTION I - I

Scale 1:20



SECTION E-E

Scale 1:20

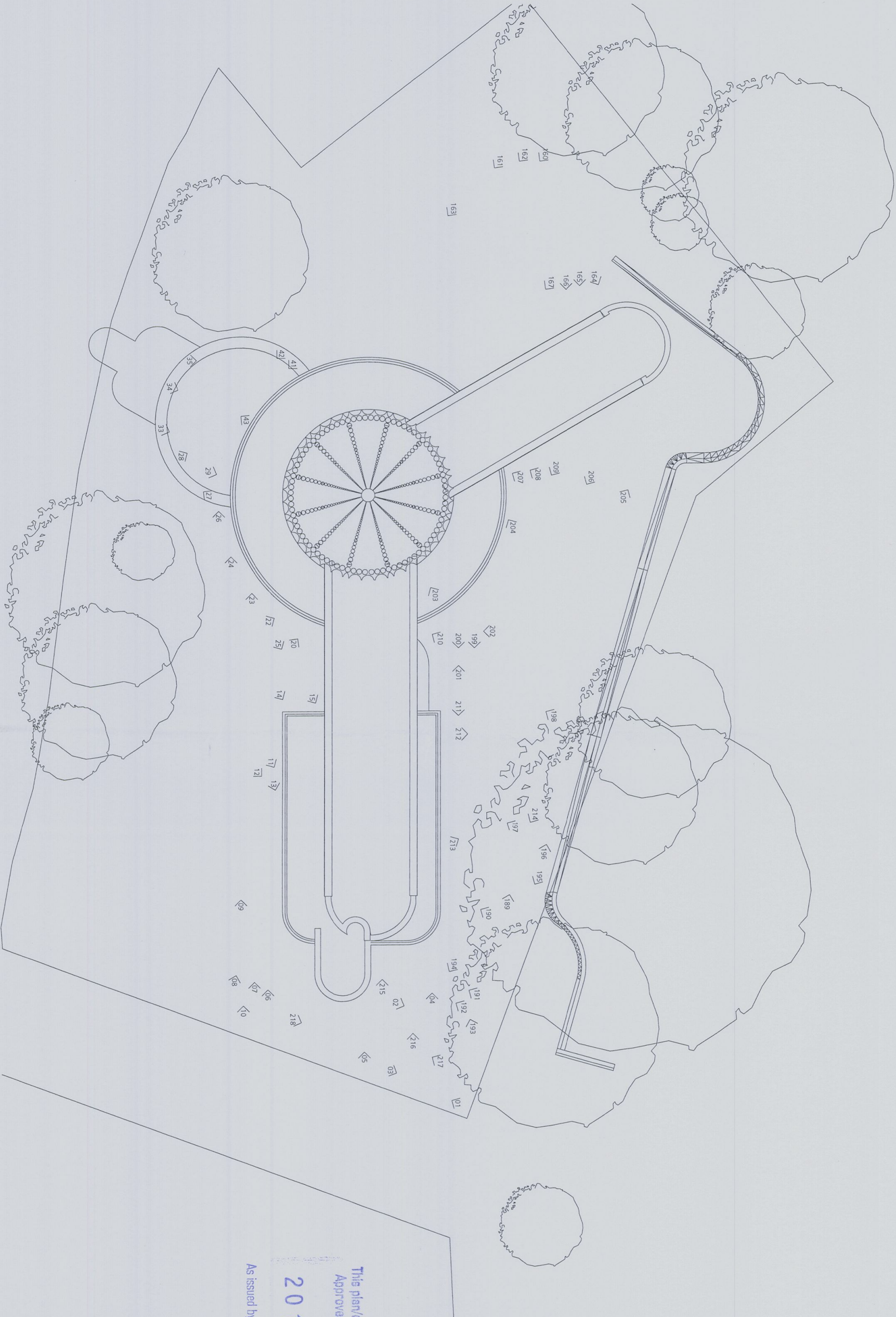
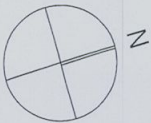
SECTION D - D

Scale 1:20

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to the architect for instructions.
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verified in writing.

This drawing has been prepared in conjunction
with the following drawings:

Structural	-
Electrical	-
Mechanical	-
Hydraulic	-
Landscape	-
Survey	-



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A	Photographic Record	20.12.12
Issue	amendment	date

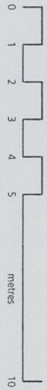
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Architectural Projects Pty Ltd, ABN 78 603 525 823
architecturalprojectspty.com.au - www.architecturalprojects.com.au
tel +61 (0)2 9319 1127, fax +61 (0)2 9319 1125.

Alterations and Additions to
Kumale - 949 Bareilly Road, Palm Beach

Photographic Record Drawings

Site Plan	scale	drawn	checked
20.12.2012	1:100	DJE	GOK
drawing			date
1338	AR 01		A



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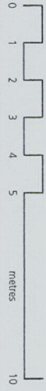
A	Photographic Record	20.12.12
Issue	amendment	date

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the foundry, Studio 1/181 Lawson St, Darlinghurst, NSW Australia 2008
architects@architecturalprojects.net.au - www.architecturalprojects.net.au
tel: 61 (0)2 9319 1121, fax: +61 (0)2 9319 1125.

Project
Alterations and Additions to
Kumale - 949 Barrenjoey Road, Palm Beach

Photographic Record Drawings

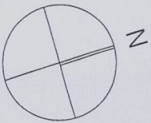
drawing	Level 1 Floor Plan
date	2012/2012
scale	1:100
drawn	DJE
checked	GOR
issue	1338 AR 03 A



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Mechanical	-
Hydraulic	-
Landscape	-
Survey	-



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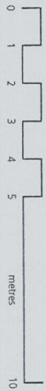
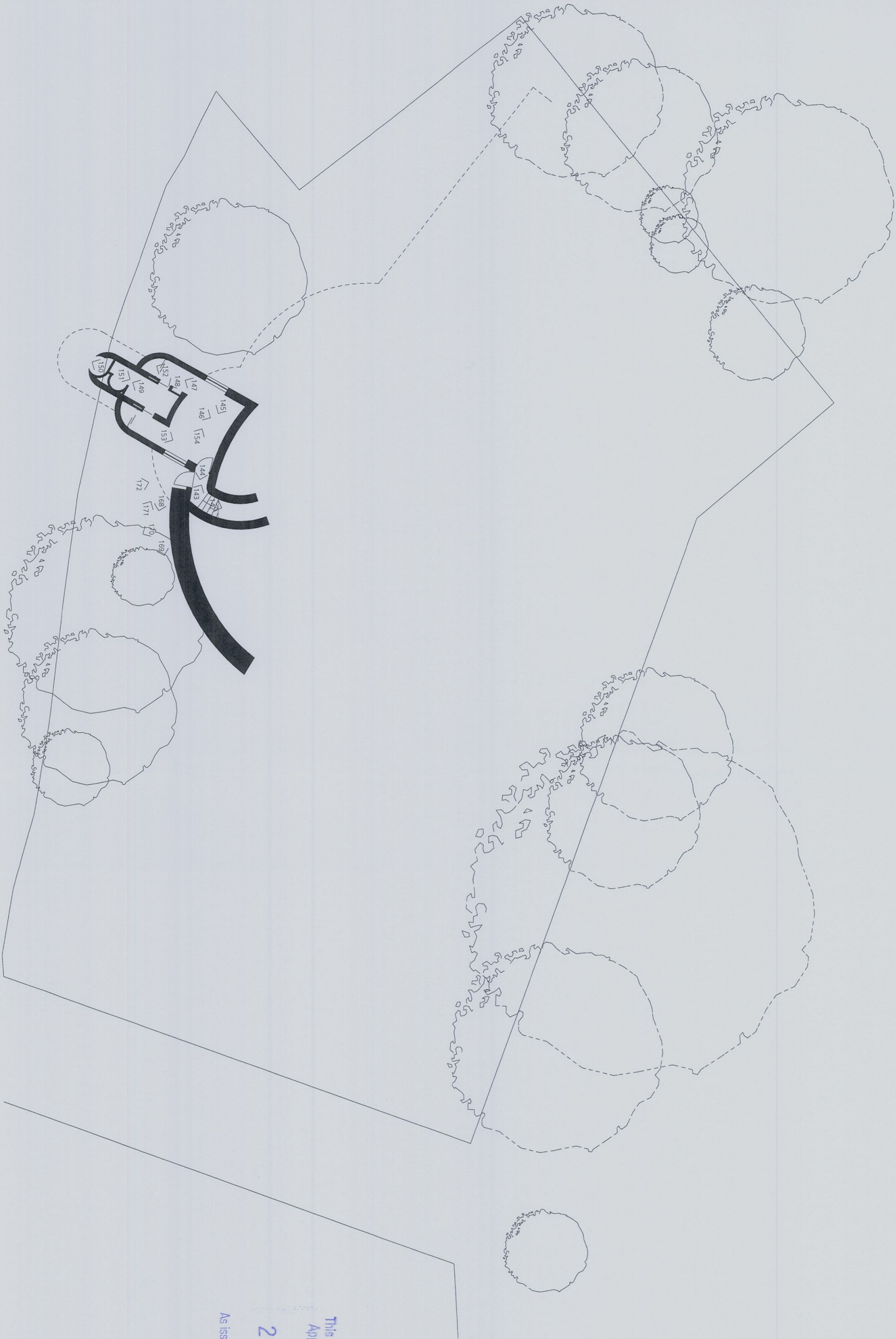
A	Photographic Record	201212
Issue	Amendment	0310

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The Foundry, Suite 1/181 Lawson St, Darlinghurst, NSW Australia 2008
architect@architecturalprojects.net.au www.architecturalprojects.net.au
tel: 61 (0) 2 9319 1122, fax: 61 (0) 2 9319 1128.

Project
Alterations and Additions to
Kumale - 949 Barrenjoey Road, Palm Beach

Photographic Record Drawings

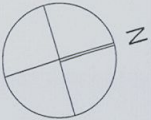
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Drawing			Issue
1338	AR 04	A	



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architectural projects pty ltd au 02 955 528 823
tel +61 (0)2 9319 1122, fax +61(02) 9319 1128.

Alterations and Additions to
Kunale - 949 Barranjoey Road, Palm Beach

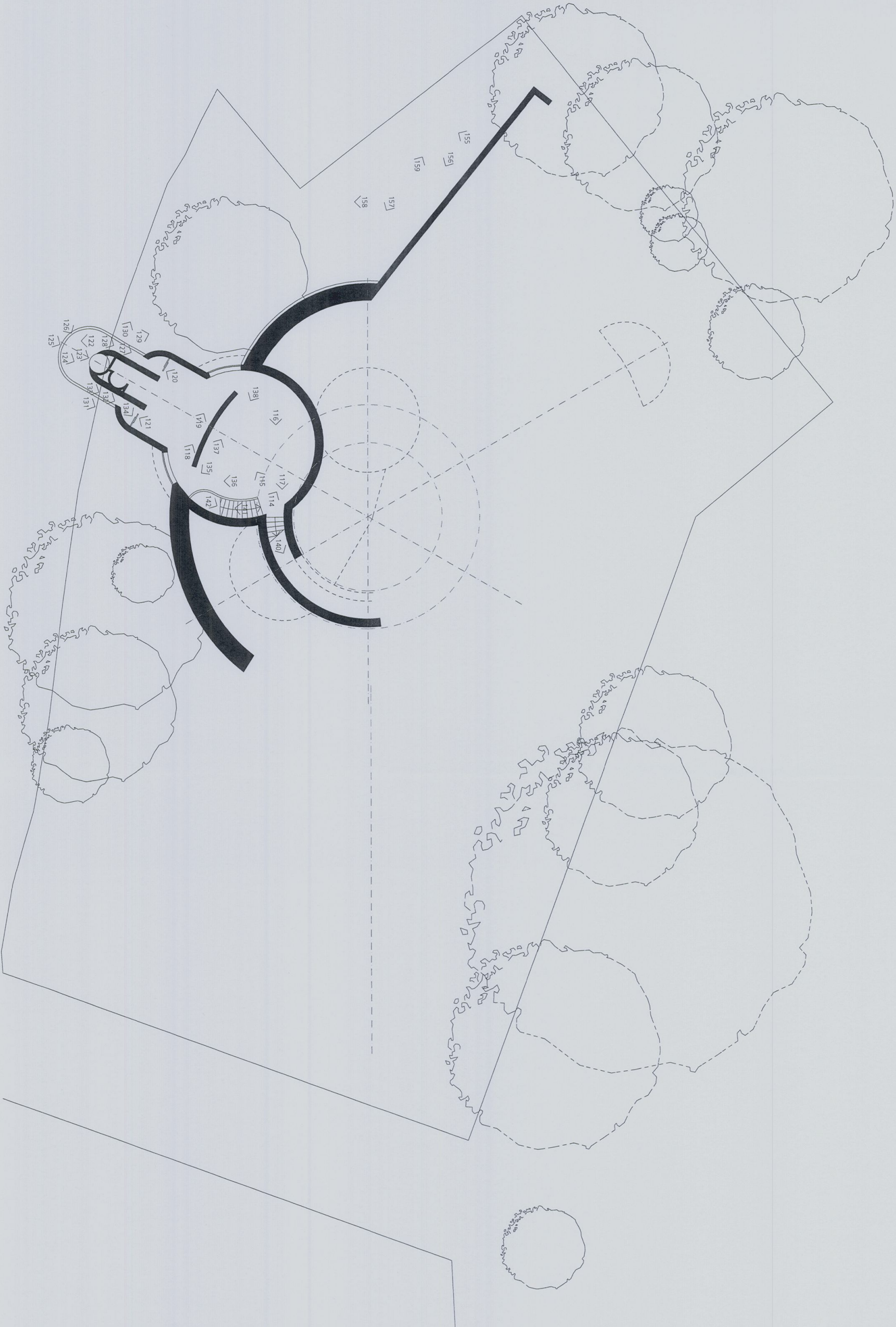
Photographic Record Drawings

Drawing

Level 4 Floor Plan

date	scale	drawn	checked
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drawing			issue

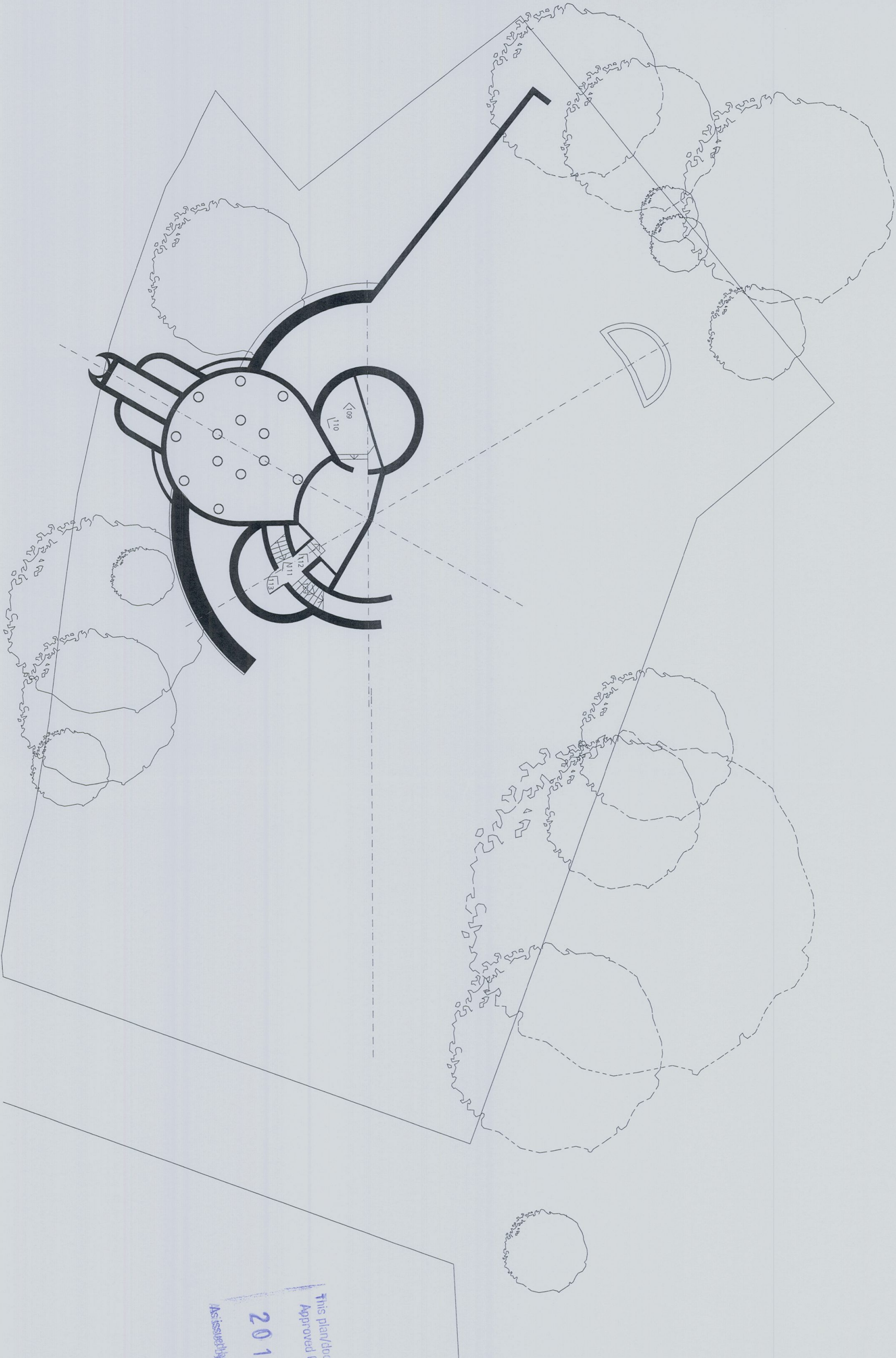
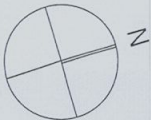
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Structural	-
Electrical	-
Mechanical	-
Hydraulic	-
Landscape	-
Survey	-



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issue	amendment	date

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Project
Alterations and Additions to
Kumale - 949 Barrenjoey Road, Palm Beach

Photographic Record Drawings

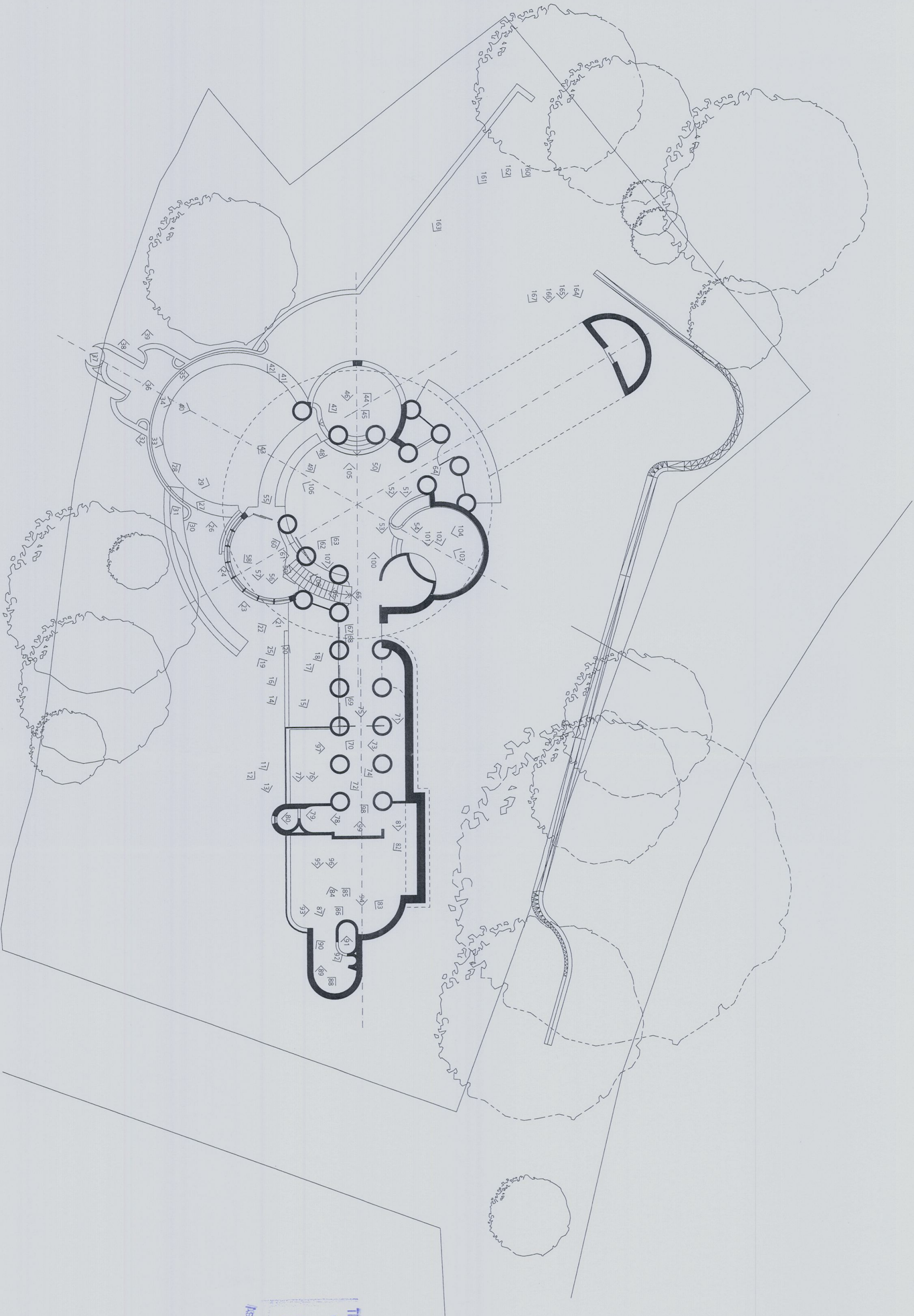
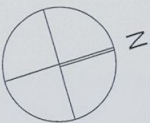
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20/12/2012	1:100	DJE	GCR
drawing			issue
1338	AR 06		A

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with the following drawings:

Structural	-
Electrical	-
Mechanical	-
Hydraulic	-
Landscape	-
Survey	-



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2012/04587

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A	Photographic Record	20.12.12
Issue	amendment	date

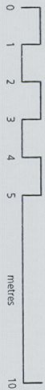
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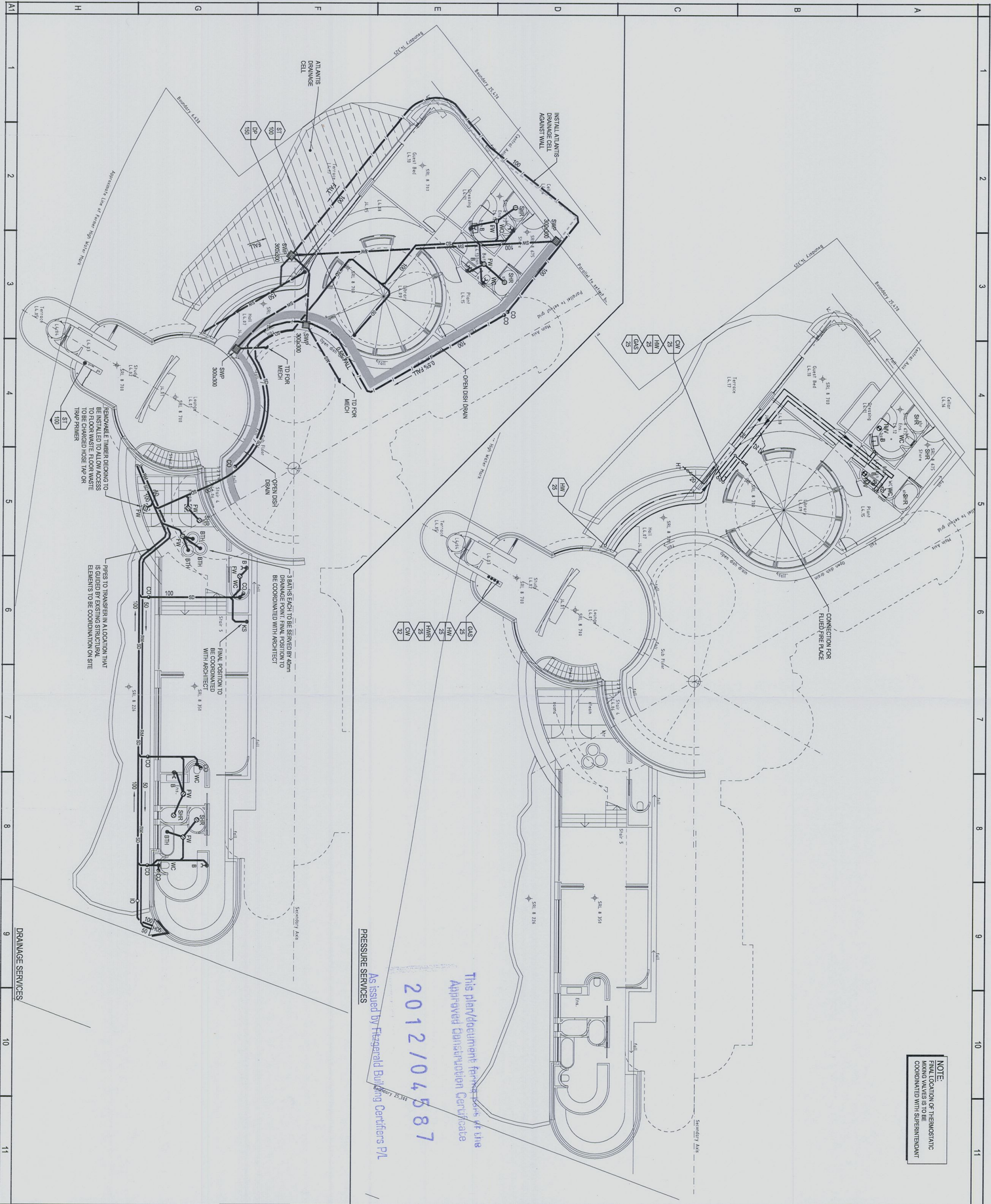
the Foundry, Studio 1 / 181 Lawson St, Gullington, NSW Australia 2008
Architectural Projects Pty Ltd - ABN 48 000 931 913
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Alterations and Additions to
Kumale - 949 Barrenjoey Road, Palm Beach

Photographic Record Drawings

drawing	Level 6 Floor Plan
date	20/12/2012
scale	1:100
drawn	D/E
checked	G/O
drawn	AR 07
checked	A





NOTE:
FINAL LOCATION OF THERMOSTATIC
MIXING VALVES IS TO BE
COORDINATED WITH SUPERINTENDANT

NOTES:
THIS DRAWING IS AN INDICATIVE ONLY AND HAS BEEN PREPARED FOR THE PURPOSE OF
INDICATING THE DESIGN INTENT AND SCOPE OF WORKS OF THE HYDRAULIC AND FIRE
PROTECTION SERVICES. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER
PURPOSE. IT IS THE RESPONSIBILITY OF THE BUILDING OWNER/BLINDING ARCHITECT/ENGINEER
TO PROVIDE THE NECESSARY INFORMATION AND DATA FOR THE DESIGN OF THE
SERVICES. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE HYDRAULIC AND FIRE
PROTECTION SERVICES DRAWINGS FOR A COMPLETE UNDERSTANDING OF THE
DESIGN AND INTENT OF THE SERVICES. ANY CHANGES TO THE DESIGN MUST BE
APPROVED BY THE ARCHITECT/ENGINEER AND THE BUILDING OWNER/BLINDING
ARCHITECT/ENGINEER. ALL WORKS MUST BE COMPLETED IN ACCORDANCE WITH THE
RELEVANT CODES AND STANDARDS.

Discipline	Draw No.	Date	Revisions
Architectural	W112	24.11.22	1
Structural			
Mechanical			
Electrical			
Civil			
Landscaping			
Other			



No.	Date	Details
D	16.10.12	CONSTRUCTION RESUBMIT
C	30.04.12	CONTRACT ISSUE
B	20.01.12	CONSTRUCTION ISSUE
A	17.11.10	TENDER ISSUE

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2012/04587

Approved Construction Certificate

Architect
Architectural Projects
16/10/12
17/11/10
20/01/12
30/04/12
16/10/12

Client
CTI PTY LTD

Project
KUMALE
949 BARENUJOEY ROAD
PALM BEACH

Drawing
HYDRAULIC SERVICES
LEVEL 4 FLOOR PLAN

Status
CONSTRUCTION ISSUE: NOT WORKSHOP DRAWING

Project No.
2010-0238
Drawing No.
H04 / D
Date
30.07.10
Scale
1:100
Version
No. 1 of 9

BASIX Certificate

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

Alterations and Additions

Certificate number: A139410

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 29/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Monday, 28, May 2012
To be valid, this certificate must be lodged within 3 months of the date of issue.



This plan document forms part of the
Approved Construction Certificate
2012/04587
Issued by Pittwater Shire Council

Description of project

Project address	
Project name	B669 Palm Beach
Street address	949 Barrenjoey Road Palm Beach 2108
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 541797
Lot number	6
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Ecocorp Consulting Pty Ltd	
ABN (if applicable): 22075328255	

Pool and Spa

	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
--	---------------------	---------------------------------------	--------------------

Rainwater tank

The applicant must install a rainwater tank of at least 1750 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 50 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓

Outdoor swimming pool

The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 55 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: gas.		✓	✓

Fixtures and systems				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water				✓	✓	✓
The applicant must install the following hot water system in the development: gas instantaneous.						
Lighting						
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.					✓	✓
Fixtures						
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.					✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.					✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.					✓	

Construction

Show on DA Plans

Show on CC/CDC Plans & specs

Certifier Check

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications	✓	✓	✓
concrete slab on ground floor with in-slab heating system.	R1.00 (slab edge)	in-slab heating system			
external wall: cavity brick	nil				
flat ceiling, flat roof: concrete/plasterboard internal	ceiling: R0.43 (up), roof: 50 mm foil backed polystyrene board	medium (solar absorptance 0.475 - 0.70)			

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type			
W4.12	S	3.7	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	✓	✓	✓
W4.13	S	6	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	✓	✓	✓
D4.17	S	20.1	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	✓	✓	✓
D6.28	S	5.4	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	✓	✓	✓
D6.29	W	8.1	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	✓	✓	✓

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.



Architectural Projects

1338 – Kumale, 949 Barrenjoey Road,
Palm Beach
Archival Report
Date 20 December 2012

*This plan/document forms part of the
Approved Construction Certificate*

2012/04587

As issued by Fitzgerald Building Certifiers P/L



Architectural Projects

Architectural Projects Pty Ltd., ABN 78 003 526 823., www.architecturalprojects.net.au
tel +61 (0)2 9319 1122., fax +61 (0)2 9319 1128., architects@architecturalprojects.net.au
the Foundry, Studio 1/181 Lawson Street, Darlington NSW Australia 2008

Document

Project: Kumale, 949 Barrenjoey Road, Palm Beach

Project No: 1338

Document Control			
Version	Date	Document	
1		Status	Archival Report
		Author	Jennifer Hill Director Registered Architect 4811
		Verification	Gary O'Reilly Director, Registered Architect 4196

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

This archival Photographic Record was prepared by Architectural Projects Pty Limited, Architects for Paul Hyland and Pamela Marshall in December 2012 to fulfil Development Application Conditions of Consent No. 175/12

The record includes sufficient views to show the detail of the original building and its setting. Views of the interior have been provided in accordance with Heritage Council guidelines.

1.2. LOCATION OF SITE AND DESCRIPTION

This document relates to the site of 949 Barrenjoey Road, Palm Beach defined by Lot 6, DP 541797. Fabric from the original house is the focus of this Record.

1.3. AUTHORSHIP

This recording was prepared by Dane Everett and Jennifer Hill of Architectural Projects Pty Limited.

1.4. SUPPLEMENTARY SOURCES

Architectural Projects Pty Ltd prepared a Heritage Report for the site in 949 Barrenjoey Road, Palm Beach, for Paul Hyland and Pamela Marshall.

The following sources are also relevant to the site:

Jahn, Graham, *Sydney Architecture*, Watemark Press, Sydney 1997

Brian & Barbara Kennedy, *Sydney and Suburbs – A History and Description*, AH & AW Reid Pty Ltd, 1982

Frances Pollon, *The Book of Sydney Suburbs*, Angus & Robertson, 1988

Irving, R. and Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture*, 1989

Sands Directory

Published Books Bingham Hall, P. (2000) *Architecture Bali*, Pesaro Publications.

Drew, Philip (1988) 'Peter Muller', in Muriel Emanuel (ed.), *Contemporary Architects*, St Martins, New York: 679- 681.

Irving, R., Kinstler, J. and Dupain, M., (1982) *Fine Houses of Sydney*, Sydney.

Muller, Peter (1976) *The Esoteric Nature of Griffin's Design for Canberra*, Canberra.

Reid, Paul (2002) *Canberra following Griffin: a design history of Australia's national capital*, National Archives, Canberra.

Taylor, Jennifer (1972) *An Australian Identity: houses for Sydney 1953-63*, Research Paper, Department of Architecture, University of Sydney.

Walkley, G. (1976) *The Louis Laybourne Smith School of Architecture and Building*, South Australian Institute of Technology, Adelaide.

Periodicals

'At Castlecrag', *Architecture in Australia*, July/September 1955.

'Craftbuilt Home French's Forest', *Architecture in Australia*, September 1961.

'House at Pittwater, NSW', *Architecture in Australia*, October/December 1958.

'House at Whale Beach, NSW', *Architecture in Australia*, January/March 1956.

'Molinari House' *Architecture and Arts*, July 1954.

'Peter Muller Profile', *Vogue Living*, November 1991.

'Place of Angels', *Departures*, February 1991.

'Richardson House', *Architecture and Arts*, August 1956.

'Williams house', *Vogue Living* November 1991.

Barker, Penelope (2000) 'Inner sanctum', Belle, December/January: 142-145.
Beng, Tan Hock (1991) 'Peter Muller: Regional expressionist', Interiors Quarterly, December 1991 – February 1992: 44.
Fung, Stanislaus (1985) 'The "Sydney School"?', Transition, July 1985, vol.4, no.3: 38-43.
Jackson, Davina (1991) 'Screen piece', Vogue Living, vol.25, no.9, November: 96-101.
Jackson, Davina (1991) 'Building on a dream', Vogue Living, vol.25, no.1, February: 20-21.
Keens, Leta (2005) 'Signatures of serenity', Belle, March: 88-93.
Keens, Leta (2005) 'Edge of Infinity', Belle, August/September: 148-153.
Muller, Peter (1955) 'Editorial', Architecture and Arts, December: 19.
Saunders, David (1971) in Art and Architecture, June 1971.

1.5. METHOD OF DOCUMENTATION

Methodology for the recording is based on the Heritage Branch, NSW Department of Planning Publications "Photographic Recording of Heritage Items Using Film or Digital Capture" and "How to Prepare Archival Records of Heritage Items". The following notes relate the steps taken:

Photography was carried out from the general to the specific. Context photographs and site photography show the relationship of building to site. The exterior and then the interior were photographed to document each elevation, each room and indicate views of and through the building. Further photographs of equipment and notable details were taken.

The photographer was equipped with a 35mm digital SLR camera and a plan of the site on which the structure is shown. Photographs are taken at the highest quality, recorded in RAW format and converted to TIFF format.

Photographs are recorded in Photographic Catalogue Sheets and Photographic Base Plans (Section 2 of this report).

Thumbnail image sheets, DC-R / DVD of electronic image files (TIFF) and one set of A6 prints are provided.

The photos have been organised by Reference No. and cross referenced to catalogue sheets.

Processing, printing and mounting were done to archival specifications.

All storage is in archival sleeves.

1.6. LIMITATIONS OF THE PHOTOGRAPHIC RECORD

The recording was carried out while the buildings were vacated.

Some removal of finishes had occurred prior to record.

1.7. CONFIRMATION OF COPYRIGHT

The images contained within this record are copyright Architectural Projects Pty Limited, Architects. Any use should be with the attribution "Architectural Projects Pty Limited, Architects, 2012".

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Exhibition or Copying in any other medium or publication for benefit or profit by persons, companies or organisations is not permitted without release in writing from Architectural Projects Pty Limited, Architects.

1.8. OUTLINE HISTORY OF SITE

Designed in 1955, the "Richardson House" is unlike any other Sydney house of the period. Inspired by the later works of Frank Lloyd Wright, "it remains today a splendid and isolated example, on the edge, as it were, of the organic movement" - Robert Irving & John Kinstler, "Fine Houses of Sydney" (Sydney 1982) p.160.

Peter Muller's architectural concept for the Richardson house, as with all his designs, began with the site: a small precipitous slice of bushland between Barrenjoey Road and Pittwater with extensive views. In Muller's words: "It was a completely bald, empty, rocky ledge that faced west straight into deep water". The house was sited on the edge of the cliff face, some seven metres below the road and 15 metres above the water. "So it's perched there like a crag on a rock" - Peter Muller. The elevator shaft was intended to link the main living area with the seaplane hanger on the waterfront. The circular geometry for the house was inspired by an existing and sizeable stone water tank on the site - which was retained as a support for the car port.

The Richardson house is an expression of ambiguous exterior/interior relationships. The house can be extensively opened up to sunny terraces and cooling sea breezes through a series of full height, bronze framed curved, sliding glass panels that recess into hollow circular perimeter columns. The dichotomy of interior/exterior relationships is further strengthened by the circular swimming pool which extends from the terrace outside to become part of the internal living area under a walkway.

1.9. STATEMENT OF CULTURAL SIGNIFICANCE

The building has aesthetic significance as an outstanding example of a residence by the architect Peter Muller and for its landmark qualities as a prominent house on a prominent waterfront site.

The Richardson house is a rare example of a highly esoteric organic building idiom which, although seemingly derivative, was at the same time powerful, delicate and extraordinarily appropriate for its Pittwater setting.

As noted by DoCoMoMo the building is exceptional for the quality of the surviving original exterior and interior finishes and fittings. This quality is supported by the existence of a comprehensive collection of photographs by arguably Australia's foremost architectural photographer, Max Dupain.

The Richardson House is an important example of the influence of the late work of American architect, Frank Lloyd Wright, on the work of Australian architects as well as being an excellent example of a residence constructed on an extremely difficult site, taking advantage of that site as an essential part of the building's aesthetic.

2. PHOTOGRAPHIC SURVEY
2.1. PHOTOGRAPHIC BASE PLANS

Figure 2.1.1 949 Barrenjoey Road, Palm Beach
Context, Site, and Exterior Elevational Photographs and Ground Floor Plan

2.2. DIGITAL IMAGE CATALOGUE SHEETS

Site Name / Address:	949 Barrenjoey Road Palm Beach		
Photographer:	Dane Everett	Date: 9 December 2009	
Camera:	Sony Cyber shot DSC-T200	Job No:	1338
Digital:	Description: Digital	Processing: Archival	
Supporting Plans	1338 AR01(A), AR03(A), AR04(A), AR05(A), AR06(A), AR07(A)		

AREA	DESCRIPTION	PHOTO
Level 6	Top of driveway, looking South	001.DSC07014
Level 6	Previously constructed driveway	002.DSC03053
Level 6	Previously constructed driveway	003.DSC03054
Level 6	Previously constructed driveway	004.DSC03055
Level 6	East Wing, Looking West	005.DSC03056
Level 6	East Wing, Looking South	006.DSC03057
Level 6	East wing, Looking West	007.DSC03058
Level 6	East Wing, Looking West	008.DSC03059
Level 6	East Wing, Looking West	009.DSC03060
Level 6	East Terrace, Looking West	010.DSC03061
Level 6	East Wing Detail	011.DSC03062
Level 6	East Wing Detail	012.DSC03063
Level 6	East Wing Detail	013.DSC03064
Level 6	Gallery Terrace, Looking North	014.DSC03065
Level 6	Gallery Terrace Detail	015.DSC03066
Level 6	Gallery Terrace, Looking East	016.DSC03067
Level 6	Gallery Terrace, Looking East	017.DSC03068
Level 6	Gallery Terrace Glazing	018.DSC03069
Level 6	East Rampart Terrace, Looking West	019.DSC03070
Level 6	Gallery Terrace Detail	020.DSC03071
Level 6	Gallery Terrace Detail	021.DSC03072
Level 6	Gallery Terrace Detail	022.DSC03073
Level 6	East Rampart Terrace, Looking West	023.DSC03074
Level 6	East Rampart Terrace, Looking West	024.DSC03075
Level 6	East Rampart Terrace, Looking North	025.DSC03076
Level 6	Swimming Pool, Looking West	026.DSC03077

AREA	DESCRIPTION	PHOTO
Level 6	Swimming Pool, Looking South	027.DSC03078
Level 6	Swimming Pool, Looking West	028.DSC03079
Level 6	Swimming Pool, Looking North	029.DSC03080
Level 6	Swimming Pool Handrail Detail	030.DSC03081
Level 6	Swimming Pool Handrail Detail	031.DSC03082
Level 6	Tower, Looking South	032.DSC03083
Level 6	Swimming Pool, Looking East	033.DSC03084
Level 6	Swimming Pool, Looking North	034.DSC03085
Level 6	Swimming Pool, Looking West	035.DSC03086
Level 6	Swimming Pool, Handrail Detail	036.DSC03087
Level 6	Lift Shaft	037.DSC03088
Level 1	Boat Shed, Looking West	038.DSC03089
Level 1	Boat Shed, Looking West	039.DSC03090
Level 6	Swimming Pool, Looking North	040.DSC03091
Level 6	Swimming Pool Glazing Detail	041.DSC03092
Level 6	Swimming Pool Bridge	042.DSC03093
Level 6	Swimming Pool Base	043.DSC03094
Level 6	Breakfast Room, Looking West	044.DSC03095
Level 6	Breakfast Room, Looking West	045.DSC03096
Level 6	Breakfast Room, Looking East	046.DSC03097
Level 6	Breakfast Room, Looking East	047.DSC03098
Level 6	Dome Roofing	048.DSC03099
Level 6	Dome Roofing	049.DSC03100
Level 6	Dome Roofing	050.DSC03101
Level 6	Dome Roofing	051.DSC03102
Level 6	Dome Roofing	052.DSC03103
Level 6	Dome Roofing	053.DSC03104
Level 6	Study, Looking North	054.DSC03105
Level 6	Music Room Glazing	055.DSC03106
Level 6	Music Room Glazing	056.DSC03107
Level 6	Music Room Glazing	057.DSC03108
Level 6	Music Room Glazing Detail	058.DSC03109
Level 6	Music Room, Looking North	059.DSC03110
Level 6	Music Room Door Detail	060.DSC03111
Level 6	Music Room Door Detail	061.DSC03112
Level 6	Music Room Door Detail	062.DSC03113
Level 6	Music Room Door Detail	063.DSC03114
Level 6	Foyer Entry, Looking North	064.DSC03115
Level 6	Stair	065.DSC03116
Level 6	Stair	066.DSC03117
Level 6	Gallery Door Detail	067.DSC03118
Level 6	Gallery Door Detail	068.DSC03119

AREA	DESCRIPTION	PHOTO
Level 6	Gallery Door Detail	069.DSC03120
Level 6	Gallery Door Detail	070.DSC03121
Level 6	Outer Gallery	071.DSC03122
Level 6	Study, Looking East	072.DSC03123
Level 6	Gallery Ceiling	073.DSC03124
Level 6	Gallery Ceiling	074.DSC03125
Level 6	Gallery Ceiling	075.DSC03126
Level 6	Gallery Ceiling	076.DSC03127
Level 6	Gallery Ceiling	077.DSC03128
Level 6	Gallery Ensuite, Looking South	078.DSC03130
Level 6	Gallery Ensuite, Looking South	079.DSC03131
Level 6	Gallery Ensuite, Looking South	080.DSC03132
Level 6	Bedroom 2, Looking East	081.DSC03133
Level 6	Bedroom 2, Looking East	082.DSC03134
Level 6	Bedroom 2, Looking South	083.DSC03135
Level 6	Ceiling Detail	084.DSC03136
Level 6	Ceiling Detail	085.DSC03137
Level 6	Ceiling Detail	086.DSC03138
Level 6	Bedroom 2 Ensuite, Looking East	087.DSC03139
Level 6	Bedroom 2 Ensuite	088.DSC03140
Level 6	Bedroom 2 Ensuite	089.DSC03141
Level 6	Bedroom 2 Ensuite Detail	090.DSC03142
Level 6	Bedroom 2 Ensuite Detail	091.DSC03143
Level 6	Bedroom 2 Ensuite, Looking East	092.DSC03144
Level 6	Bedroom 2, Looking North	093.DSC03146
Level 6	Bedroom 2, Looking East	094.DSC03148
Level 6	Bedroom 2 Ceiling Detail	095.DSC03151
Level 6	Bedroom 2 Ceiling Detail	096.DSC03152
Level 6	Gallery Ceiling Detail	097.DSC03160
Level 6	Gallery Ceiling Detail	098.DSC03161
Level 6	Gallery Ceiling Detail	099.DSC03162
Level 6	Study, Looking North	100.DSC03163
Level 6	Study Fireplace	101.DSC03164
Level 6	Study, Looking East	102.DSC03165
Level 6	Study, Looking South	103.DSC03166
Level 6	Study, Looking South	104.DSC03167
Level 6	Breakfast Room Stair	105.DSC03168
Level 6	Foyer, Looking South	106.DSC03169
Level 6	Stair Planter Detail	107.DSC03170
Level 6	Stair Planter Detail	108.DSC03171
Level 5	Store, Looking West	109.DSC03175
Level 5	Store, Looking South	110.DSC03176

AREA	DESCRIPTION	PHOTO
Level 5	Stair to Level 4	111.DSC03177
Level 5	Stair to Laundry	112.DSC03178
Level 5	Stair to Laundry	113.DSC03179
Level 4	Lounge, Looking West	114.DSC03180
Level 4	Lounge, Looking South	115.DSC03181
Level 4	Lounge, Looking East	116.DSC03183
Level 4	Lounge Stair	117.DSC03184
Level 4	Lounge, Looking East	118.DSC03185
Level 4	Lounge, Looking West	119.DSC03186
Level 4	Lounge Terrace	120.DSC03187
Level 4	Lounge Terrace	121.DSC03188
Level 4	Lounge Terrace	122.DSC03189
Level 4	Lift Shaft	123.DSC03191
Level 4	Lift Shaft	124.DSC03192
Level 4	Lift Shaft	125.DSC03193
Level 4	Lift Shaft	126.DSC03194
Level 4	Tower, Looking North	127.DSC03195
Level 4	Tower, Looking North	128.DSC03196
Level 4	West Rampart	129.DSC03198
Level 4	West Terrace	130.DSC03199
Level 3	East Rampart	131.DSC03200
Level 4	Lounge Terrace	132.DSC03202
Level 4	Tower, Looking North	133.DSC03203
Level 4	Lounge Terrace Door Detail	134.DSC03205
Level 4	Ceiling Detail	135.DSC03207
Level 4	Lounge, Looking South	136.DSC03208
Level 4	Lounge, Looking West	137.DSC03209
Level 4	Lounge, Looking East	138.DSC03210
Level 4	Lounge Stair	139.DSC03211
Level 4	Lounge Stair	140.DSC03213
Level 3	Stair	141.DSC03214
Level 3	Stair	142.DSC03216
Level 3	Stair Ceiling	143.DSC03218
Level 3	Stair Foyer	144.DSC03220
Level 3	Bedroom 3, Looking East	145.DSC03223
Level 3	Bedroom 3 Ceiling Detail	146.DSC03224
Level 3	Bedroom 3, Looking south	147.DSC03226
Level 3	Bedroom 3 Ensuite, Looking East	148.DSC03227
Level 3	Bedroom 3 Ensuite, Looking South	149.DSC03228
Level 3	Lift Shaft	150.DSC03229
Level 3	Bedroom 3 Ensuite, Looking North	151.DSC03231
Level 4	Bedroom 3, Looking South	152.DSC03232

AREA	DESCRIPTION	PHOTO
Level 4	Bedroom 3, Looking North	153.DSC03233
Level 4	Bedroom 3, Looking West	154.DSC03234
Level 4	West Terrace, Looking South	155.DSC03237
Level 4	West Terrace, Looking East	156.DSC03238
Level 6	West Terrace, Looking East	157.DSC03239
Level 6	West Terrace, Looking South	158.DSC03240
Level 6	West Terrace, Looking West	159.DSC03241
Level 6	West Terrace, Looking East	160.DSC03244
Level 6	West Terrace, Looking East	161.DSC03246
Level 6	West Terrace, Looking North East	162.DSC03247
Level 6	West Terrace, Looking East	163.DSC03249
Level 6	Carport, Looking North	164.DSC03250
Level 6	Carport Roof Detail	165.DSC03251
Level 6	Carport Roof Detail	166.DSC03252
Level 6	Carport Roof Detail	167.DSC03253
Level 3	East Rampart Stair	168.DSC03255
Level 3	East Rampart Stair	169.DSC03256
Level 3	East Rampart Stair	170.DSC03257
Level 3	East Rampart Detail	171.DSC03259
Level 3	East Rampart Detail	172.DSC03260
Level 1-Level 66	Tower	173.DSC03263
Level 1-Level 66	Tower	174.DSC03264
Level 1	Tower	175.DSC03265
Level 1	Tower	176.DSC03266
Level 1	Tower	177.DSC03267
Level 3-Level 6	East Rampart	178.DSC03269
Level 3-Level 6	East Rampart	179.DSC03270
Level 1-Level 6	Tower	180.DSC03271
Level 1	Seawall, Looking West	181.DSC03272
Level 1-Level 6	Tower	182.DSC03273
Level 6	East Wing, Looking North	183.DSC03274
Level 1-Level 6	Tower, Looking East	184.DSC03293
Level 4-Level 6	West Rampart, Looking North	185.DSC03294
Level 4	West Wing, Looking North	186.DSC03295
Level 1	Seawall, Looking East	187.DSC03296
Level 1	Underpinning to bed rock	188.DSC03298
Level 6	Previously constructed driveway, Looking West	189.DSC03299
Level 6	East Wing Roof	190.DSC03300
Level 6	East Wing Roof	191.DSC03301
Level 6	East Wing Roof	192.DSC03302
Level 6	East Wing Roof	193.DSC03303
Level 6	Previously constructed driveway, Looking East	194.DSC03304

AREA	DESCRIPTION	PHOTO
Level 6	Previously Constructed Driveway, Looking East	195.DSC03306
Level 6	Previously Constructed Driveway, Looking West	196.DSC03307
Level 6	Previously Constructed Driveway, Looking West	197.DSC03308
Level 6	East Wing, Looking South	198.DSC03309
Level 6	East Wing, Looking South	199.DSC03310
Level 6	East Wing, Looking East	200.DSC03311
Level 6	Looking South Towards Entry	201.DSC03312
Level 6	Dome Roof, Looking South	202.DSC03313
Level 6	Dome Roof Detail	203.DSC03314
Level 6	Entry, Looking South	204.DSC03315
Level 6	Carport, Looking West	205.DSC03316
Level 6	East Wing, Looking South	206.DSC03317
Level 6	Entry Porch	207.DSC03318
Level 6	Entry Porch	208.DSC03319
Level 6	Entry Porch Detail	209.DSC03320
Level 6	East Wing, Looking South West	210.DSC03321
Level 6	Previously Constructed Driveway, Looking East	211.DSC03323
Level 6	Previously Constructed Driveway, Looking East	212.DSC03324
Level 6	Previously Constructed Driveway, Looking North	213.DSC03326
Level 6	Previously Constructed Driveway, Looking East	214.DSC03327
Level 6	East Wing, Looking West	215.DSC03330
Level 6	East Wing, Looking West	216.DSC03331
Level 6	East Wing Detail	217.DSC03332
Level 6	Previously Constructed Driveway, Looking North	218.DSC03334

3. RECORD DRAWING

3.1. LOCATION PLAN

3.2. SITE PLAN

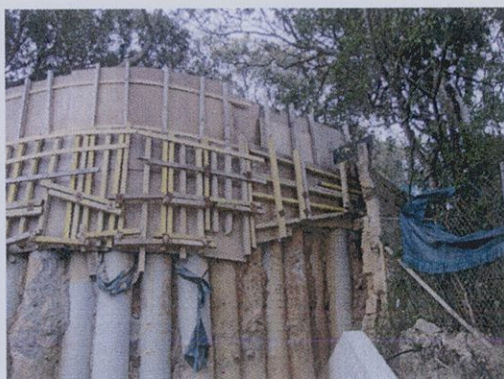
3.3. MEASURED DRAWINGS

4. BIBLIOGRAPHY

NSW Heritage Office, 'How to Prepare Archival Records on Heritage Items', 2004
"Photographic Recording of Heritage Items Using Film or Digital Capture"



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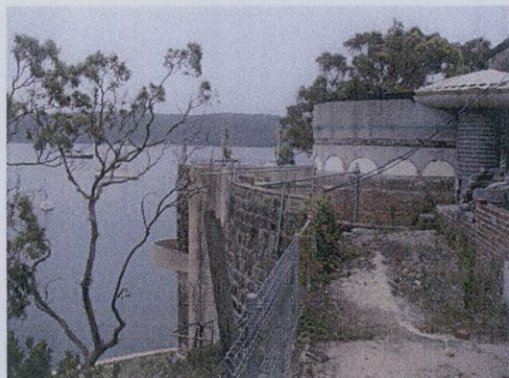
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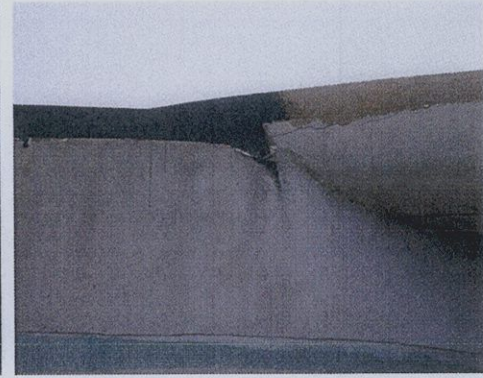
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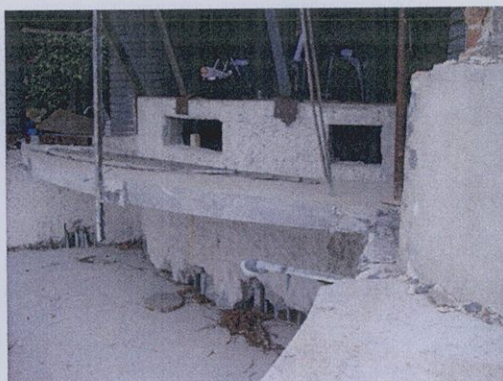
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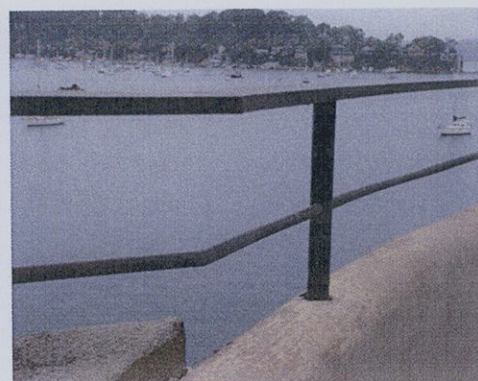
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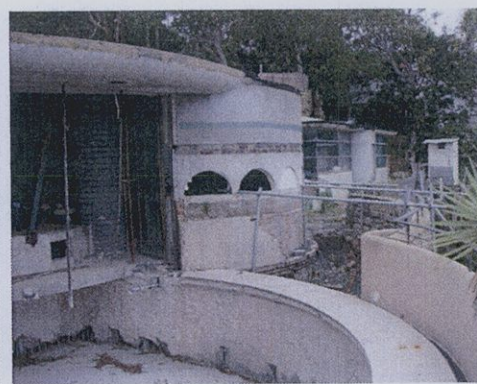
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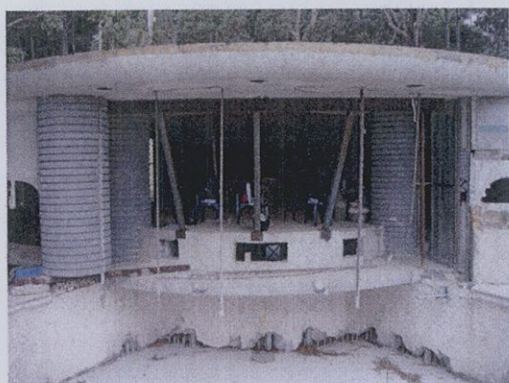
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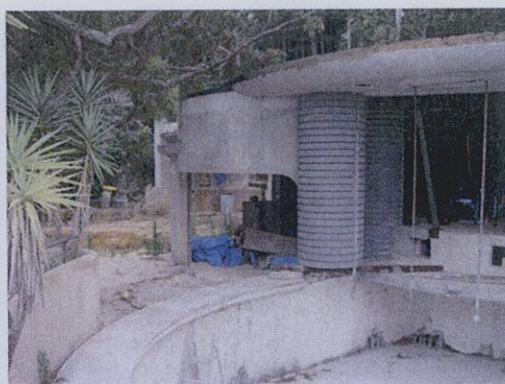
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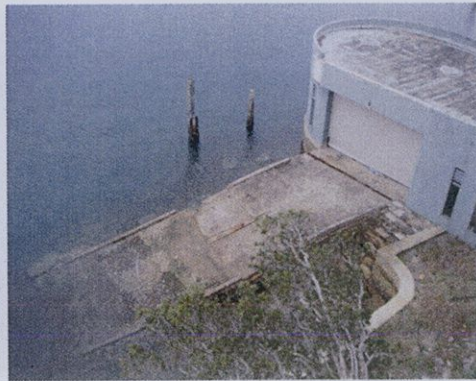
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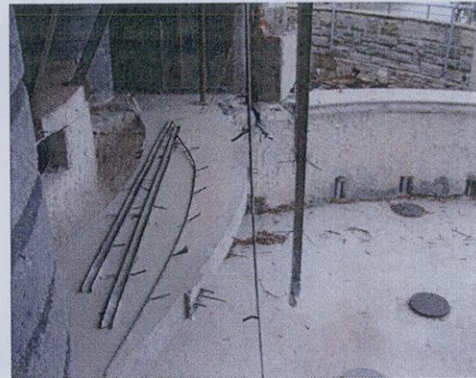
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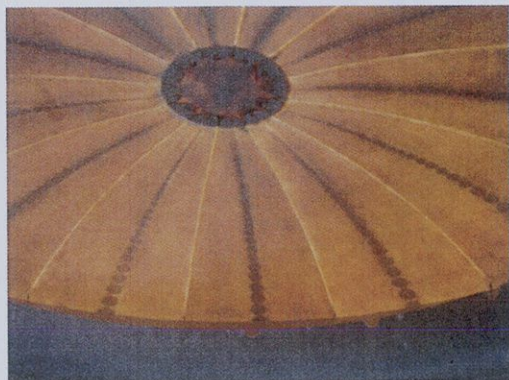
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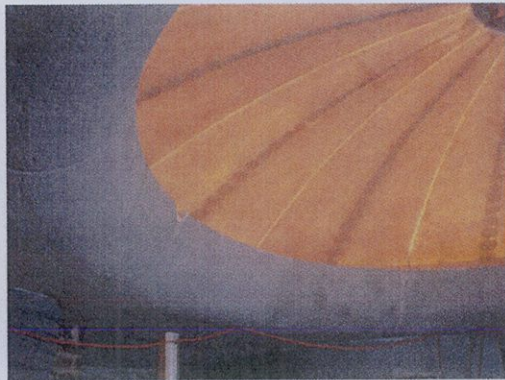
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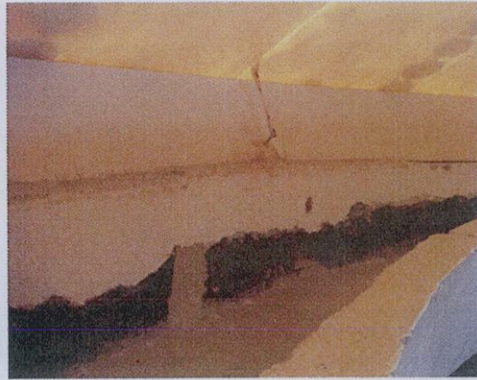
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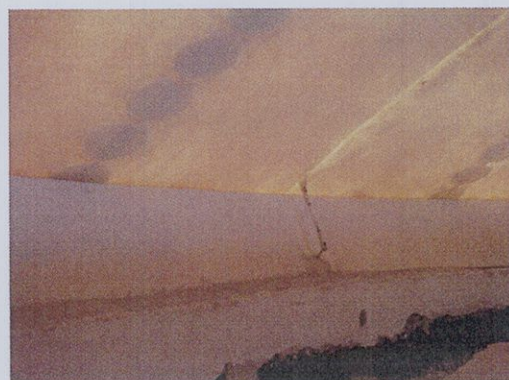
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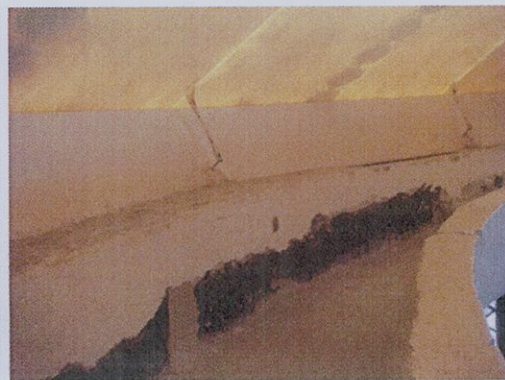
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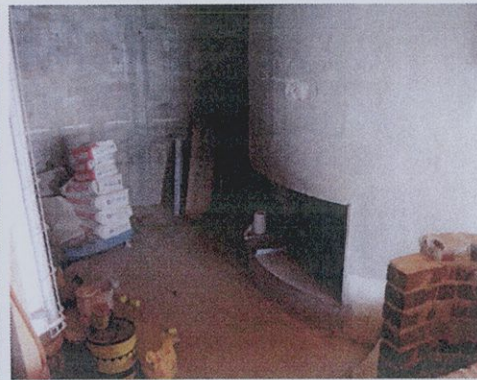
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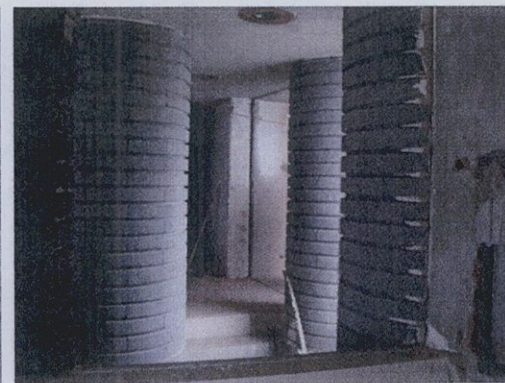
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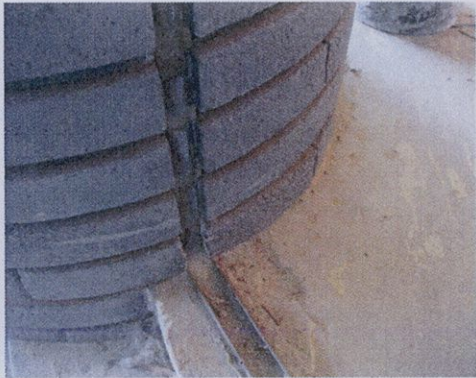
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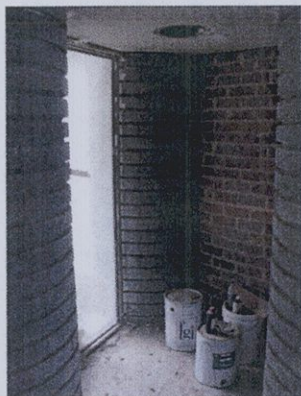
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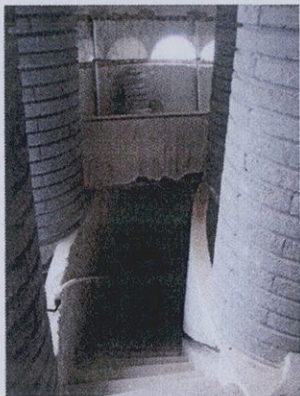
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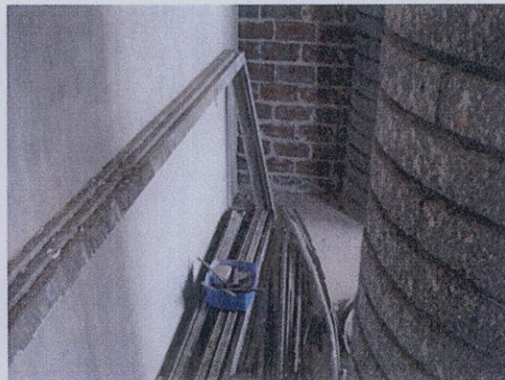
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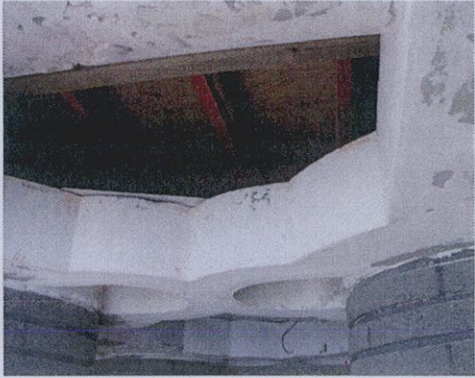
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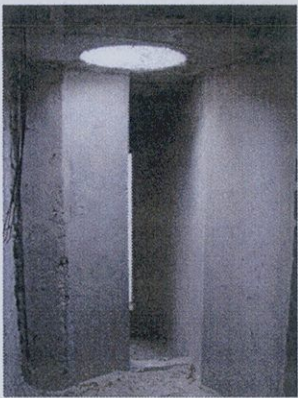
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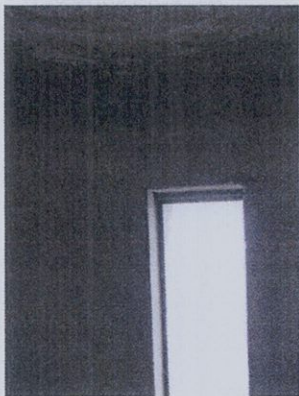
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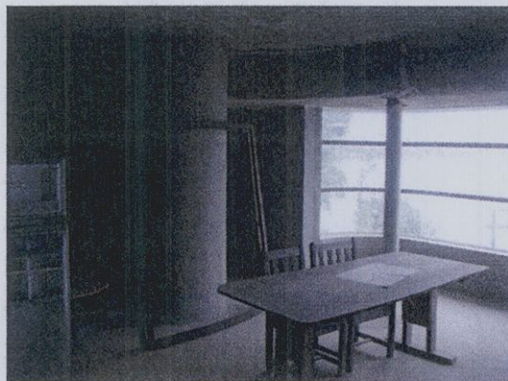
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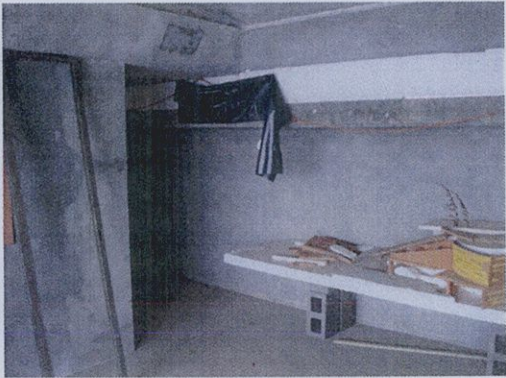
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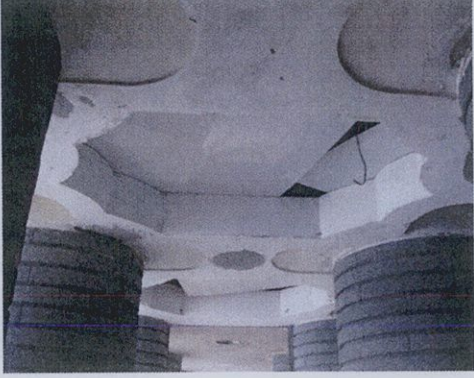
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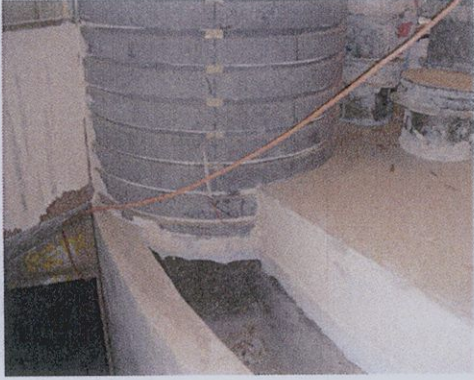
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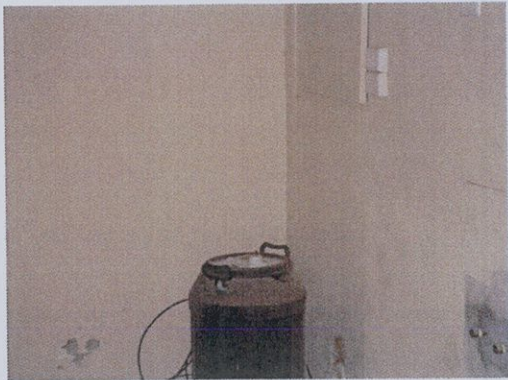
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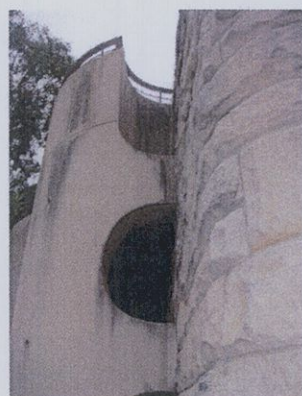
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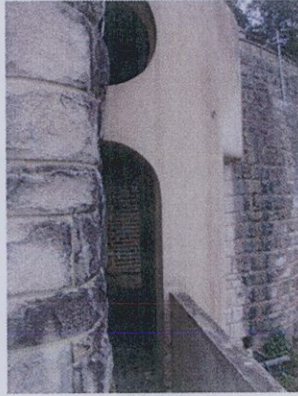
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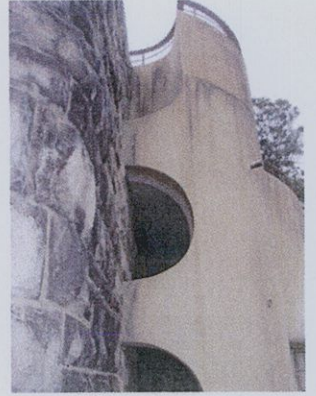
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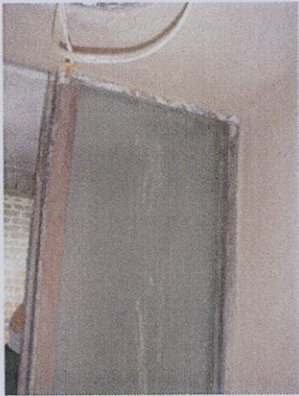
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DSC03205



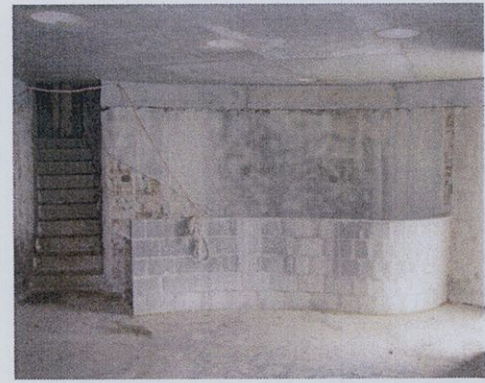
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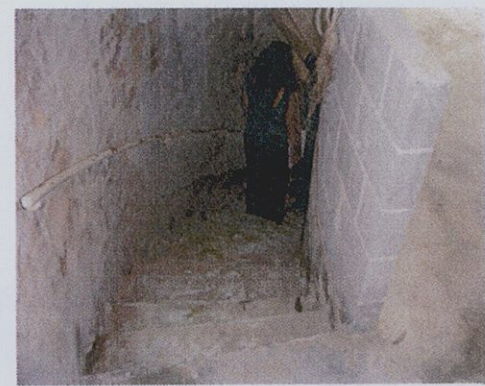
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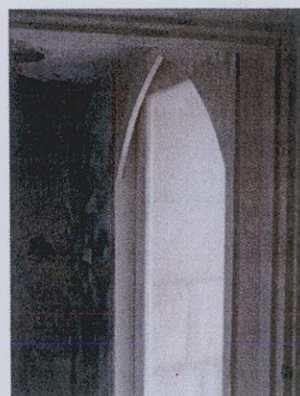
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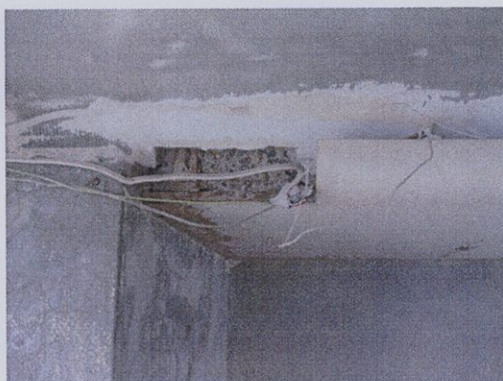
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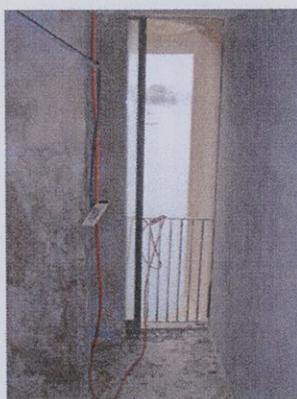
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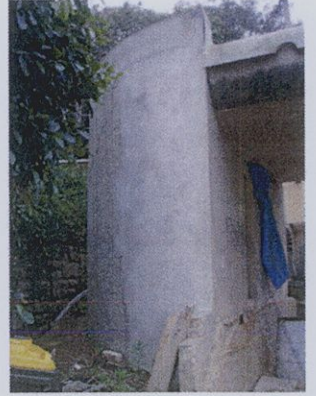
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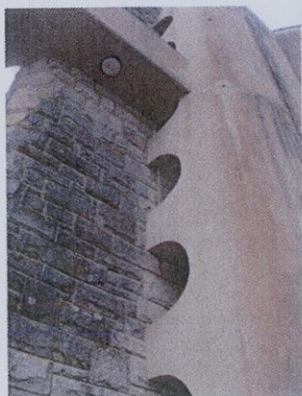
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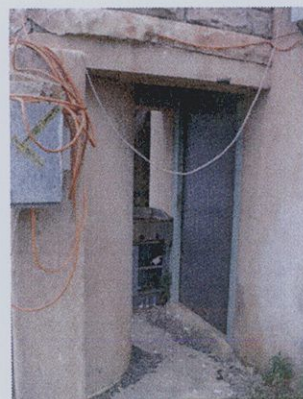
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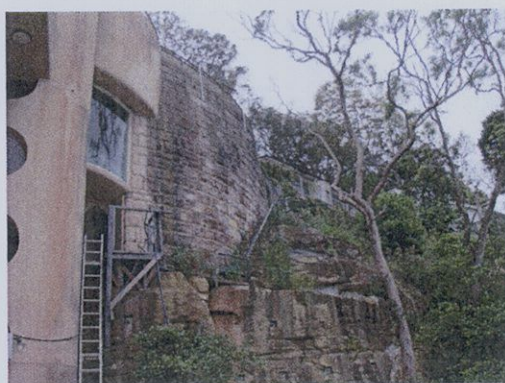
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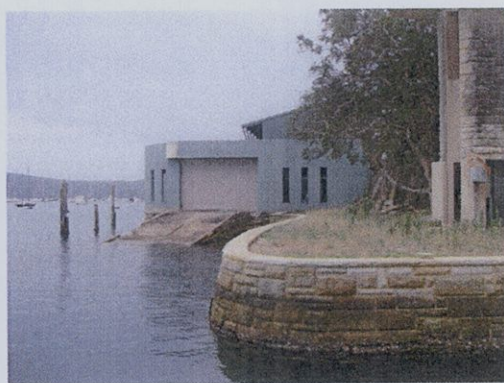
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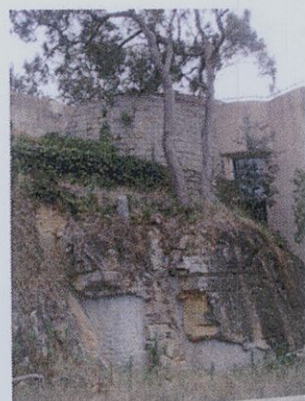
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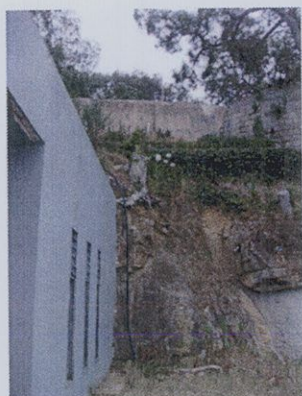
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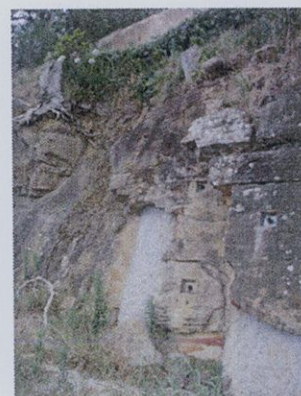
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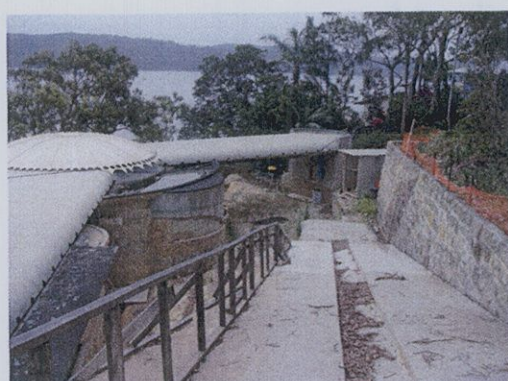
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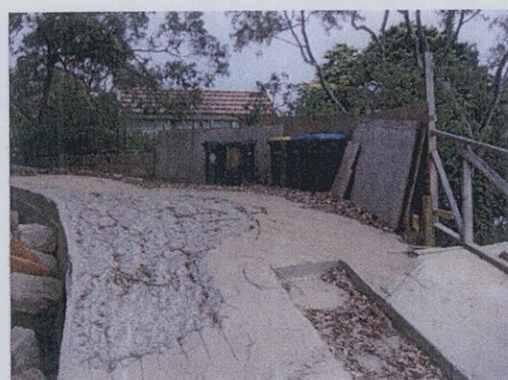
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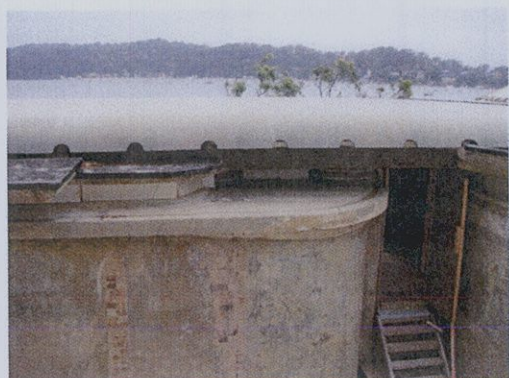
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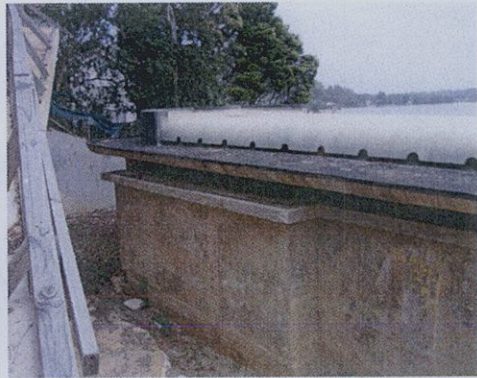
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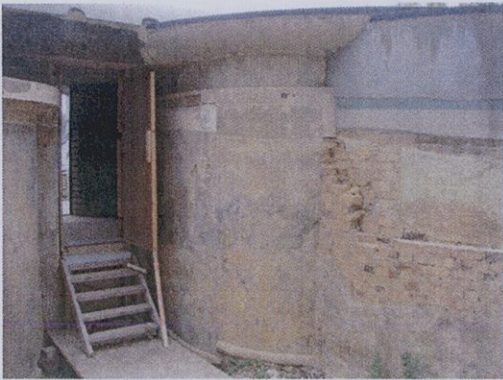
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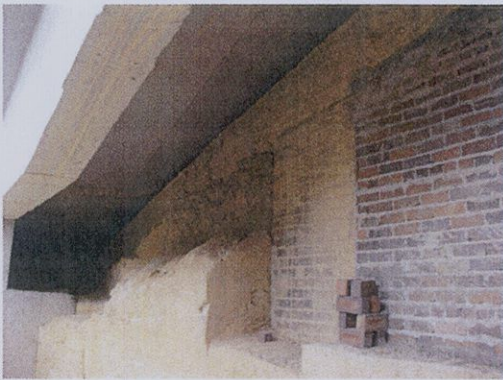
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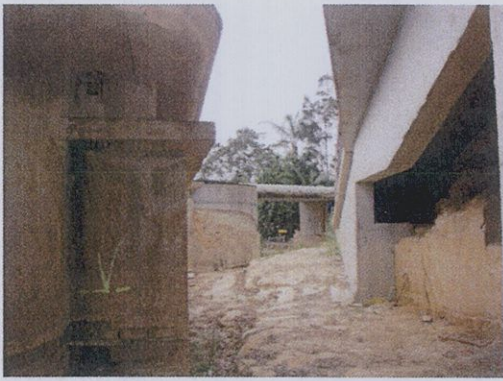
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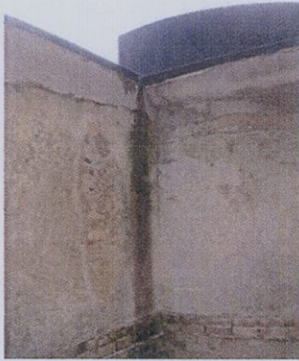
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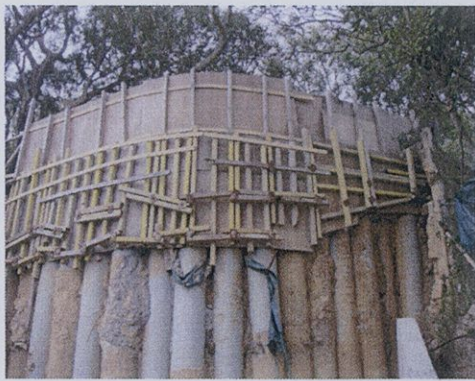
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GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – PART A – To be submitted with detailed design for Construction Certificate

Development Application for: Paul Hyland & Pamela Marshall
Name of Applicant

Address of site 949 Barrenjoey Rd, Palm Beach

PART A: Declaration made by Structural or Civil Engineer in relation to the incorporation of the Geotechnical issues into the project design

I, Mario F. Benitez on behalf of VDM Consulting Engineers Pty Ltd
(insert name) (trading or company name)

on this the 19 October 2012

(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development and that

Please mark appropriate box

- ☒ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto.
☒ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy.

Geotechnical Report Details:

Report Title: 1) Geotechnical Assessment Proposed alterations Kumale-949 Barrenjoey Rd Palm Beach
Report Date: 3 December 2004. 2) Geotechnical Summary Report @ 949 Barrenjoey Rd Palm Beach
Author: 1) Richard Lloyd, 2) Dr. Manfred Hausmann
Author's Company/Organisation: 1) Douglas Partners Pty Ltd, 2) VDM Consulting Engineers Pty Ltd

Structural Documents list:

Constructions Notes + drawings ; includes structural steel, reinforced concrete plan views, sections and details

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

Signature



Digitally signed by Mario F Benitez

DN: cn=Mario F Benitez, o=VDM

Consulting Engineers Pty Ltd, ou,

email=vdm1@optusnet.com.au, c=AU

Date: 2012.10.19 09:18:01 +11'00'

Approved Construction Certificate

Name Mario F. Benítez

Chartered Professional Status MIEAust, CPEng

Membership No 418917

Company VDM Consulting Engineers Pty Ltd

2012/04587

As issued by Fitzgerald Building Certifiers P/L

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – PART B – To be submitted with detailed design for Construction Certificate

PART B Declaration made by Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer (where applicable) in relation to the incorporation of the Geotechnical issues into the project design

I, Dr Manfred Hausmann on behalf of VDM Consulting Engineers Pty Ltd
(insert name) (trading or company name)

on this the 19 October 2012
(date)

certify that I am a Geotechnical Engineer ~~or Engineering Geologist and/or Coastal Engineer~~ as defined by the Geotechnical Risk Management Policy for Pittwater - 2099 and I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I also certify that I have reviewed the design plans and structural design plans for the Construction Certificate Stage and that I am satisfied that:

Please mark appropriate box

- ☒ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto.
- ☒ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy.

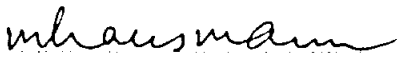
Geotechnical Report Details:

Report Title: 1) Geotechnical Assessment Proposed alterations Kumale-949 Barrenjoey Rd Palm Beach
Report Date: 3 December 2004. 2)29 July 2008. Geotechnical Summary Report @ 949 Barrenjoey Rd Palm Beach
Author: 1)Douglas Partners Pty Ltd, 2) VDM Consulting Engineers Pty Ltd

Documentation which relates to or is relied upon in report preparation:

Architectural drawings, Structural drawings, Geotechnical reports

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

Signature 
Name Dr. Manfred Hausmann
Chartered Professional Status – *CPEng, MIEAust*
Membership No 339258
Company VDM Consulting Engineers P/L

CERTIFICATE OF ADEQUACY

GEOTECHNICAL ENGINEERING

“KUMALE” 949 BARRENJOEY RD

PALM BEACH, NSW, 2108

(SECTION 96)

Project N°: SD1203-004

Reference: 120524/1338

Date: 25 May 2012

*This plan/drawings forms part of the
Approved Construction Certificate*

2012/04587

As issued by Fitzgerald Building Certifiers P/L

1. Aim

At the request of Pittwater Council in order to support Section 96 this report is concerned with the Kumale residence and the rehabilitation and remediation works as described in previous reports by this firm and others for the existing site.

To ensure that geological distress or set off a landslip/landslide are not cause by the proposed new internal layout as proposed by Architectural Projects P/L (project 1338 – Level 4 and 5, issue D, dated 28.02.12) on behalf of Mr Paul Hyland and Ms Pamela Marshall.

The Geotechnical reference's are:

- “Geotechnical Assessment, Proposed Alterations, Kumale”, a report by Douglas Partners, 2004 (referred to as the “Douglas Report”). This report includes a contour plan showing site features and proposed alterations (Drawing 1),
- Assessment of Retaining Walls @ “Kumale”, a report by VDM Consulting Engineers Pty Ltd, May 2008 (“VDM Wall Report”),
- Assessment of Cliff Stability @ “Kumale”, a report by VDM Consulting Engineers Pty Ltd, May 2008 (“VDM Cliff Report”)

2. Inspection / Analyses

The proposed internal layout, although somewhat different to previous proposals, will be found on bedrock comprising medium strength or greater sandstone. Excavations for the remediation works have exposed natural rock at different levels showing insignificant vertical and horizontal clay seams, which will have a negligible impact on the foundations. The remediation works have been or will be taken to stable medium strength rock.

Surface colluviums have been excavated and unstable rock at the cliff face has been stabilized by rock bolting, as well as defective retaining walls have been demolished and/or rectified. In addition, unstable areas have been underpinned to solid bedrock.

Existing retaining walls were found to be in good conditions, however, results of the analysis show that cannot sustain added loads.

3. Conclusions

It is VDM's opinion that the proposed rehabilitation and remediation works will not have a detrimental effect and comply with Pittwater Council Acceptable Risk Assessment. Footings that bear on clay will comprise a combination of shallow spread footings and/or pier and beam where the depth to bedrock increases.

Existing retaining walls cannot support any additional loads, hence, will need to be designed taking in consideration the terrain and any surcharges due to the existing structure and/or other external loads as well hydrostatic pressure. If further loads are added the retaining walls will need to be reinforced or demolished.

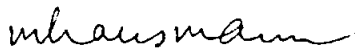
It can be concluded the “Kumale” site at 949 Barrenjoey Road, Palm Beach, is suitable for the proposed remediation and the risk of geotechnical hazards present can be managed to an acceptable or tolerable level as specified in the Pittwater Council policy, provided:

Design recommendations as summarised in this report are followed.

- during construction appropriate inspections are carried out (Section 6.1 of VDM report date on 29 July 2010)
- a monitoring and inspection program as outlined in Table 6.2 (VDM report date on 29 July 2010) is incorporated in a post-construction risk management plan.

This certificate shall not construe as relieving any other party of their responsibilities, liabilities, or contractual obligations.

Report by:



Dr. Manfred Hausmann
Dipl. Ing., M.Sc., PhD, CPEng, MIEAust (339258)
Senior Geotechnical Engineer

Approved by:



Mario F. Benítez, *(B.E. (Structural))*,
CPEng., MIEAust. (418917) MIPENZ (111943)
Senior Structural Engineer

Digitally signed by Mario F Benítez
DN: cn=Mario F Benítez, o=YDM
Consulting Engineers Pty Ltd, ou,
email=vdm@optusnet.com.au,
c=AU
Date: 2012.05.26 11:11:13 +10'00'