RECEIVED
18 MAY 2010
PITTWATER COUNCIL

Urban Approvals

Principal Certifying Authority, Accredited Certifiers, BCA Consultant

11 May 2010

Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/Madam,

Re: Construction Certificate No. PC13509.1
Property: 20 Manor Road, Ingleside

The attached copy of the Construction Certificate and $30.00 Council submission cheque is forwarded for your record in accordance with Regulation 142(2) of the Environmental Planning & Assessment Regulation 2000.

Yours faithfully

Warrick Norris

URBAN APPROVALS Pty Ltd ABN 82 096 508 842
Unit 43, 38-40 Abel Street, Penrith NSW 2750
Ph: 1300 30 44 20 PO Box 7250, Penrith South LPO NSW 2750 Fax: 1300 30 46 20
www.urbanapprovals.com.au admin@urbanapprovals.com.au

Urban Approvals

Principal Certifying Authority, Accredited Certifiers, BCA Consultant

Construction Certificate

Section 109C(1)(b) of the Environmental Planning and Assessment Act 1979

PCA, Applicant & Site Details

1. Location and Title Description of the Property/Land:

Street No & Street:	20 Manor Street
Suburb:	Ingleside 2101
Lot(s):	202
Deposited Plan(s):	1014602

2. Applicant:

Family/Company Name:	Steve Astey
Postal Address:	20 Manor St, Ingleside 2101

3. Principal Certifying Authority:

Name:	Mr Warrick B. Norris, Urban Approvals Pty Limited ACN 096 508 842
Accreditation No:	BPB0298
Accreditation Body:	Building Professionals Board

Certification Details

4. Particulars

Determination:	☒ Approved	Refused
Construction Certificate Determination Date:	11 May 2010	
Construction Certificate No.:	PC13509.1	
Building Code of Australia Classifications:	10b	
DA Consent No. and Date:	380/08 – 27 May 2009	
Building Details:	Swimming Pool	

5. PCA's Certification Statement

I, Warrick Norris, certify, that building work completed in accordance with documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of this Regulation as are referred to in section 81A (5) of the Environmental Planning and Assessment Act 1979.

PCA's Signature .....

6. Construction Certificate Attachments

- Signed Urban Approvals Pty Ltd Application Forms
- Plans by Rolling Stone Landscapes numbered sheets 1-3
- Engineering details numbered 10-0303 by Bruce Lewis
- External finishes schedule
- Home owners warranty
- Form No. 2 certificate
- Sydney Water stamped plan

URBAN APPROVALS Pty Ltd ABN 82 096 508 842
Ph: 1300 30 44 20 PO Box 7250, Penrith South LPO NSW 2750 Fax: 1300 30 46 20
www.urbanapprovals.com.au admin@urbanapprovals.com.au

SYDNEY WATER
APPROVED

1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainer.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.
5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
6. Property No. 5027193

Greg Houston Plumbing, Wetherill Park
Quick Check Agent on behalf of
SYDNEY WATER

Per: J Oxford 25/6/09

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

Rolling STONE LANDSCAPES

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NORTH

PROPOSED LANDSCAPE PLAN FOR COUNCIL DA	
Client:	MR STEVE ASTRY
Address:	34 MANOR RD, INGLEWOOD, NSW
Principle Designer:	Dean Hanak
Designed by:	Dean Hanak
Drawn by:	LK
Checked by:	DH

Levy Online Payment Receipt

LONG SERVICE PAYMENTS CORPORATION

Thank you for using our Levy Online payment system. Your payment for this building application has be processed.

Applicant Name:	STEPHEN ASTEY
Levy Application Reference:	5005425
Application Type:	DA
Application No.:	380/08
Local Government Area/Government Authority:	PITTWATER COUNCIL
Site Address:	20 MANOR RD
	INGLESIDE
	NSW
	2101
Value Of Work:	$70,000
Levy Due:	$245
Levy Payment:	$245
Online Payment Ref.:	590060368
Payment Date:	11/05/2010 10:03:37 AM

DC 13509

PC13509

POOL/055800-PermitAuthority

3/03/2010

AUSTCOVER

ADVISE ASSIST ASSURE

Austcover Pty Ltd
Lvl 14, 100 Miller Street, North Sydney NSW 2059
Ph: 02 8913 1777 Fax: 02 8913 1799

Premier Pools Pty Ltd
9/303 Pacific Highway
LINDFIELD NSW 2070

Certificate of Insurance

RESIDENTIAL BUILDING WORK BY CONTRACTORS

A contract of insurance complying with sections 92 and 96 and 96A of the *Home Building Act 1989* has been issued by ***Calliden Insurance Limited*** *(ABN 47 004 125 268) (AFSL 234438)*

In respect of:	Swimming Pool
At:	20 Manor Road INGLESIDE NSW 2101
Carried out by:	Premier Pools Pty Ltd
Licence Number:	34971
ABN:	49002664048
For:	Steve Astey
In the amount of:	$95,000.00

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to:

- a beneficiary described in the contract and successors in title to the beneficiary,

OR

- the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

Authorisation: In Witness Whereof, the Insurer issuing this Policy has caused this Policy to be signed by Authorised Signatory of the Insurer

Issued on the 3rd day of March, 2010.

For and on behalf of Calliden Insurance Limited (ABN 47 004 125 268) (AFS Licence 234438)

NOTICE: To download a copy of your insurance policy wording visit http://www.policywording.com.au.

Urban Approvals

Principal Certifying Authority, Accredited Certifiers, BCA Consultant

Construction Certificate Application

Section 109C(1)(b) of the Environmental Planning and Assessment Act 1979

Receipt of Application

Date: 27/4/10

Delivery by: Hand Post ✓Electronic Transmission
(Must not be by facsimile)

Signed by Urban Approvals: [signature]

Application & Site Details

1. DA, Consent Details:
(You may only make this application if you already have development consent)

DA No.: 380/08
Consent No.: 380/08
Consent Date: 27/05/09
Building Code of Australia Classification:
(As specified on the Consent)

2. Applicant (Person that has benefit of a development consent [clause 139 of EP&A Reg 2000]. Principal contractor cannot be the applicant unless they own the land):

Family/Company Name: Astey
Given Names/ACN: Stephen
Postal Address: 20 Manor Rd
Suburb Ingleside
Post Code 2101
Email: sastey@bigpond.com.au
Phone: 0416035873
Facsimile: 94491308
Contact Person: Steve astey

3. Owner(s) of Property:

Family/Company Name: Astey
Given Names/ACN: Stephen
Postal Address: 20 Manor Rd
Ingleside 2101
Phone: 0416035873

4. Location and Title Description of the Property/Land:

Street No & Street: 20 Manor Rd
Suburb: Ingleside
Lot(s): 202
Section:
Deposited Plan(s): 1014602
Strata Plan:
Other:

5. Description of Building Work:
Construction of Swimming Pool

Detailed Description: **Construction of Swimming Pool**
.....
.....
.....
.....

6. If required, have you provided:

4 copies of the detailed building plans
4 copies of the specifications
2 copies of certified engineering details
Other.....

2 copies of any compliance certificates to be relied upon
proposed/existing fire safety measures
design verification statement (certain residential flat buildings)

7. Estimated Cost of the Development

$ ...70000.....

8. Builder/Owner Builder

Name: .....Premier Pools.....
Contact Phone No.: .....
Contractor Licence No.: .....34971.....
OR
Owner Builder Permit No.: .....
(Required for residential building over exceeding $5,000)

9. Do you need:
(If YES, please attach proof of payment and/or compliance)
(a) to pay the Building Industry Long Service Levy?

(Required if development involves building work which exceeds $24,999)
Yes
Not Applicable

(b) Home Building Act Insurance?

(Required if using builder for residential building work which exceeds $12,000. A certificate of insurance must be provided with this Application)
Yes
Not Applicable

10. Have you complied with all the conditions of development consent that require specific matters to be completed or satisfied before a construction certificate may be issued?

(eg. Landscape & drainage plans, drainage calculations, section 94 contributions)
Yes
Not Applicable

11. List of documents accompanying this Application:
.....
.....
.....
.....

12. Schedule
(The attached schedule is to be completed for the purpose of providing information to the Australian Bureau of Statistics.)

Payment of Fees

13. Fees and Charges:

The Owner/Applicant agrees to pay Urban Approvals the fees and charges set out in the Fee Schedule, as updated and/or amended from time to time.

Execution

14. Owner's Consent:
*(Must be signed by the owner of the land. If more than one owner, **every** owner must sign. If the owner is a company, must be signed by a director of the company)*

As owner of the land to which this application relates, I consent to this application. I also give consent for authorised officers of Urban Approvals to enter the land to carry out inspections.

Signature of Owner/s: ..... Date: .....

If you are signing on the owner's behalf as the owner's legal representative, please state the nature of your legal authority and attach documentary evidence *(eg power of attorney, executor, trustee, director)*.

Signature on behalf of Owner/s: ..... Date: .....

15. Applicant's Declaration

DECLARATION

I apply for a Construction Certificate to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

(a) If incomplete, the application may be delayed or rejected, and

(b) More information may be requested by Urban Approvals prior to determination.

Signature of Applicant:.....

Notes for Construction Certificate Applications

In accordance with Schedule 1 Part 3 of the Environmental Planning and Assessment Regulation 2000 ("Regulations"), the following documents must accompany ALL applications for a construction certificate.

(1) An application for a construction certificate must be accompanied by the following documents:

(a) if the development involves building work (including work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house):
  (i) a detailed description of the development, and
  (ii) appropriate building work plans and specifications,

(b) if the development involves building work (other than work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house or work that relates only to fire link conversion):
  (i) a list of any existing fire safety measures provided in relation to the land or any existing building on the land, and
  (ii) a list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work,

(c) if the development involves subdivision work, appropriate subdivision work plans and specifications,

(d) in the case of development to which clause 6A of Schedule 1 to the Regulations applies, such other documents as any BASIX certificate for the development requires to accompany the application.

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – To be submitted with detailed design for construction certificate

Development Application for _____
Name of Applicant

Address of site 20 Manor Rd, Ingleside

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

I, Moussa Zaiour (insert name) on behalf of ANA Civil and Structural Engineers (trading or company name)

on this the 6/7/09 (date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organization/company to issue this document and to certify that the organization/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

Geotechnical Report Details:

Report Title: Site Inspected – Geotechnique Pty Ltd
Report Date: 17/6/09.
Author:

Structural Documents list:

Rainbuild standard design

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.

Moussa Zaiour (name) _____ (signature)

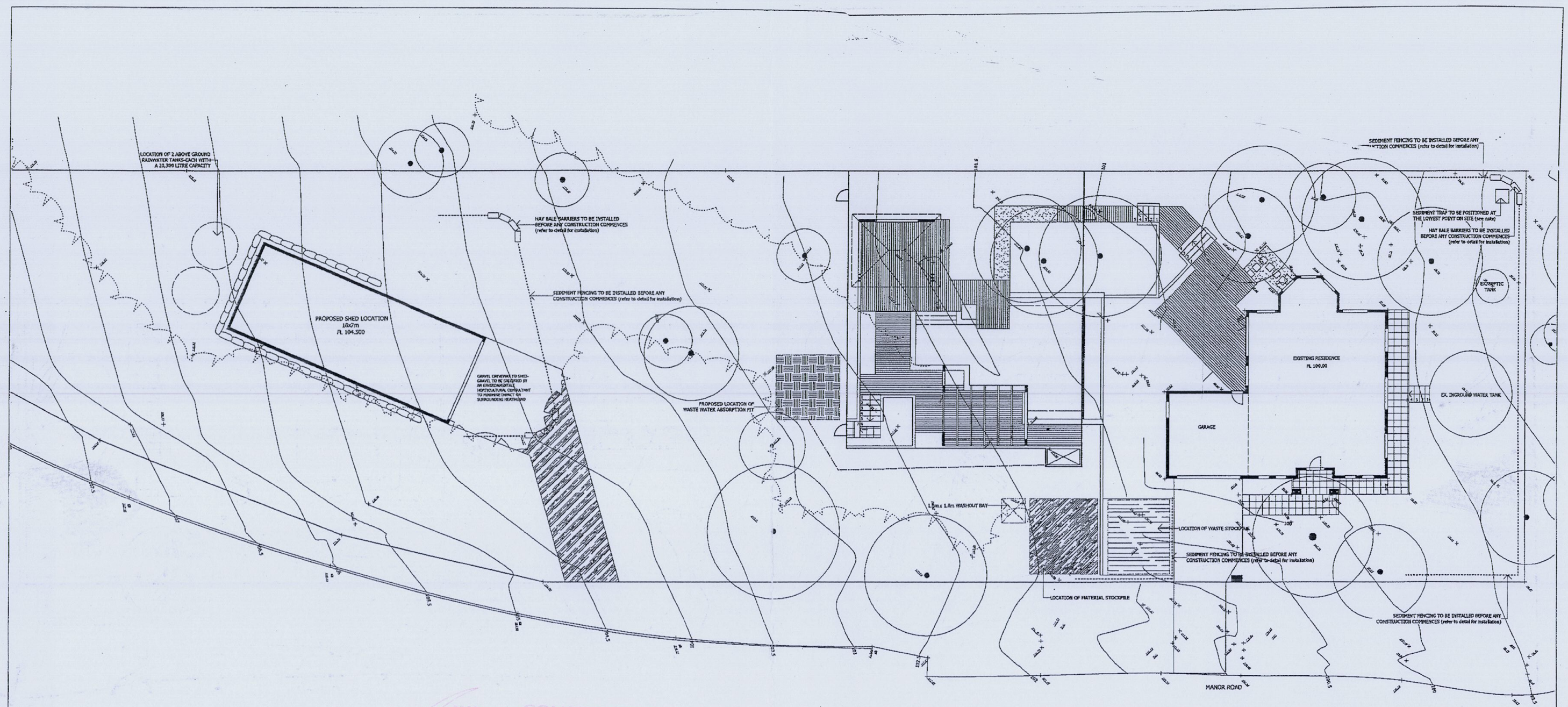
Declaration made by Geotechnical Engineer or Engineering Geologist in relation to Structural Drawings

I prepared and/or technically verified the abovementioned Geotechnical Report as per Form 1 dated _____ and now certify that I have viewed the above listed structural documents prepared for the same development. I am satisfied that the recommendations given in the Geotechnical Report have been appropriate taken into account by the structural engineer in the preparation of these structural documents.
I am 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 in the Report and that reasonable and practical measures have been identified to remove foreseeable risk.

Signature .....
Name Moussa Zaiour
Chartered Professional Status Professional Engineer – Civil, Structural
Membership No. 198649

Adopted: 5 November 2007
In Force From: 3 December 2007

29 JUN 2009 3:45PM RANBUILD RYDE 02 98091265 p.2
26/06 2009 15:12 FAX 001
07 JUL 2009 3:36PM RANBUILD RYDE 02 98091265 p.2
2009.07.05 06:50 PM 02 98091265 PAGE. 1/ 1



CONSTRUCTION CERTIFICATE

Construction Certificate No: PC135021

Accredited Certifier: Warrick Norris. Accreditation No: 6328

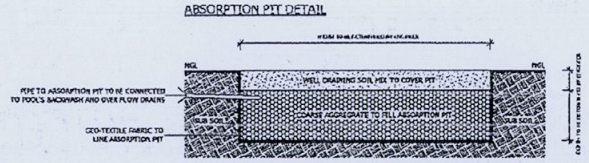
Signed: ..... Date: 11/5/10

PITTWATER COUNCIL

APPROVED DEVELOPMENT CONSENT PLANS

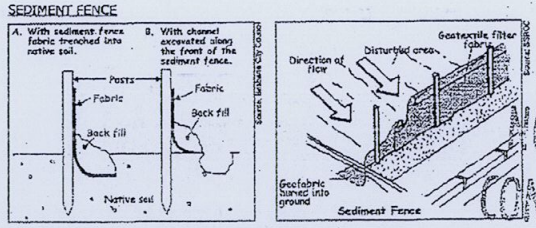
NOTE: THESE PLANS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

ABSORPTION PIT DETAIL



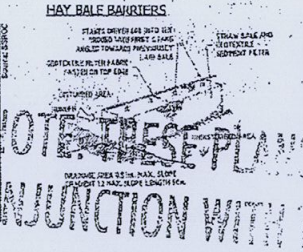
WASH OUT AREA

SEDIMENT FENCE



SEDIMENT FENCES SHOULD BE INSTALLED DOWNSLOPE TO TREAT SITE RUN-OFF TO BE EFFECTIVE THEY NEED TO BE INSTALLED PROPERLY AND MAINTAINED REGULARLY

HAY BALE BARRIERS



SEDIMENT AND EROSION CONTROL NOTES

-Sediment and erosion control shall be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the superintendents satisfaction.

-The contractor shall ensure that no spoil or fill encroaches upon adjacent areas for the duration of works.

-Sediment fencing shall be secured by post (where metal star pickets are used plastic safety caps shall be used) at 2000mm intervals with geotextile fabric embedded 200mm in soil.

-All topsoil stripped from the site and stockpiled does not interfer with drainage lines and stormwaterinlets and will be suitably covered with an impervious membrane material and protected by sediment fencing.

SOIL CONSERVATION NOTES

-Prior to commencement of construction provide sediment fence, 'sediment trap' and washout area to ensure the capture of water borne material generated from site.

-Maintain the above during the course of construction, and clear the 'sediment trap after each storm'.

SEDIMENT TRAP

-1000x1000 pits 500 deep at lowest point on site to trap the sediment.

Under 12 Rule 2 (2) of the Plaintiff is not liable to indemnify, or pay for indemnity charges, damages or expenses or other detriment of Rolling Stone Landscapes. Rolling Stone not responsible for accepted any loss, damage, harm or injury. Plaintiff carried, consequential, fiscal or financial indirectly or as any other person or carried at his own risk of these drawing.

Measurements are to be taken from site and should be used prior to commencement of any work. Drawings should be read in conjunction with any work, contracts of subcontracted services and specifications. Rolling Stone Landscapes is not responsible for any errors or omissions contained in drawings, specifications and other documents or instructions issued and not properly consequent consultations.

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- 2009 GOLD MEDAL & W.A. COMMODORE GOLD AWARD - MELBOURNE INTERNATIONAL FLORAL & GARDEN SHOW
- 2008 AUSTRALIAN LANDSCAPER OF THE YEAR
- 2009 GOLD MEDAL-SYDNEY FLORAL SHOW
- 2008 B.L.W. WANDSWORTH CONSTRUCTION OF THE YEAR
- 2009 GOLD MEDAL & W.A. COMMODORE GOLD AWARD - MELBOURNE INTERNATIONAL FLORAL & GARDEN SHOW
- 2008 GOLD MEDAL-SYDNEY DE BUDOR
- 2006 GOLD MEDAL-SYDNEY DE BUDOR
- 2005 GOLD MEDAL-SYDNEY DE BUDOR

Rolling STONE LANDSCAPES

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NORTH

AMENDMENTS	
VARIOUS AMENDMENTS MADE FOR COUNCIL SUBMISSION	
REVISED PATHS TO COMPLY WITH COUNCIL DCP 2009/09	

Plan No. & Issue	Lot 202 D.P. 1016602
Job Number / Area	1 / 1
Scale: 1:100 @ A0	
Date: 20th April 2009	
CAD Ref #: Astey_plan_2008	
Drawings: E.S.C.P.A.	
Sheet: 1 of 3	

EROSION & SEDIMENT CONTROL PLAN

Client: MR STEVE ASTEY

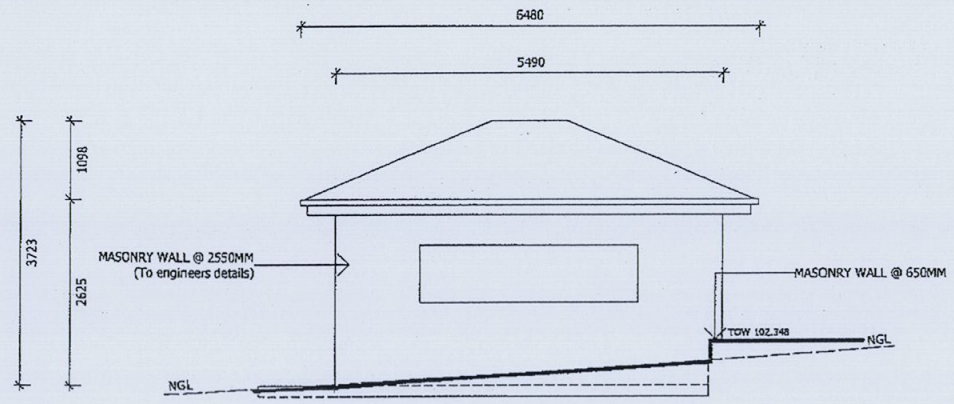
Address: 20 MANOR RD, INGLESIDE, NSW

Principle Designer: Dean Herald

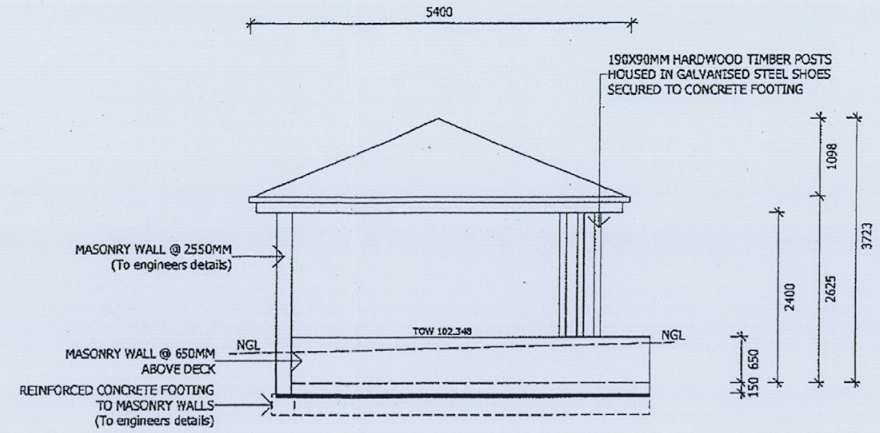
Designed by: Dean Herald

Drawn by: LR

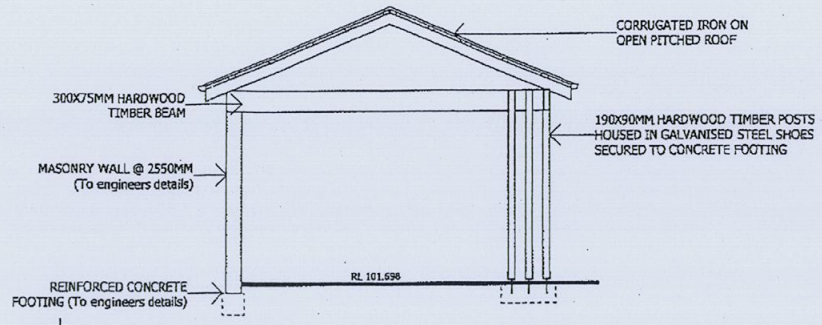
Checked by: DH



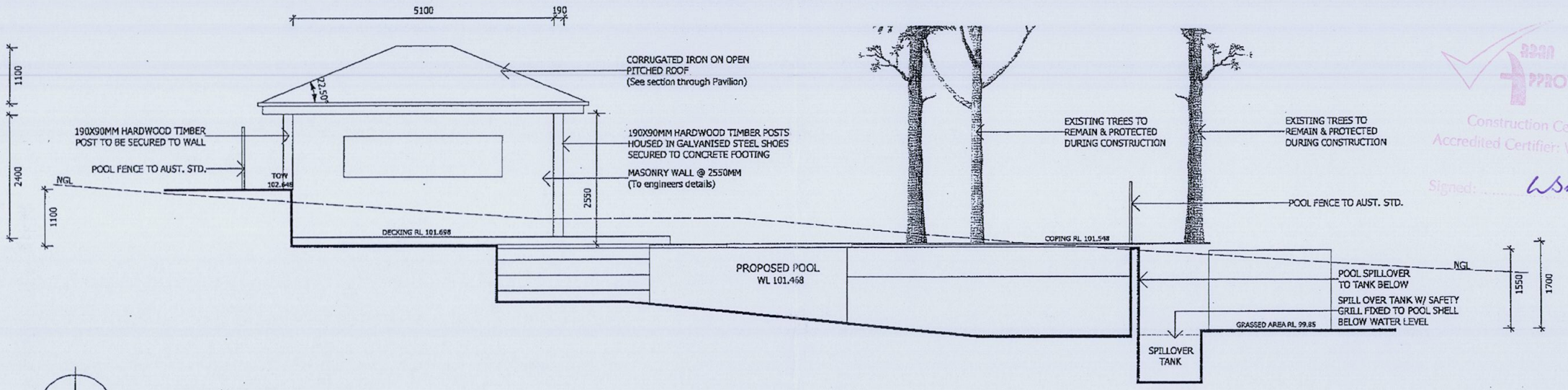
REAR PAVILION SECTION/ ELEVATION AA SCALE 1:50



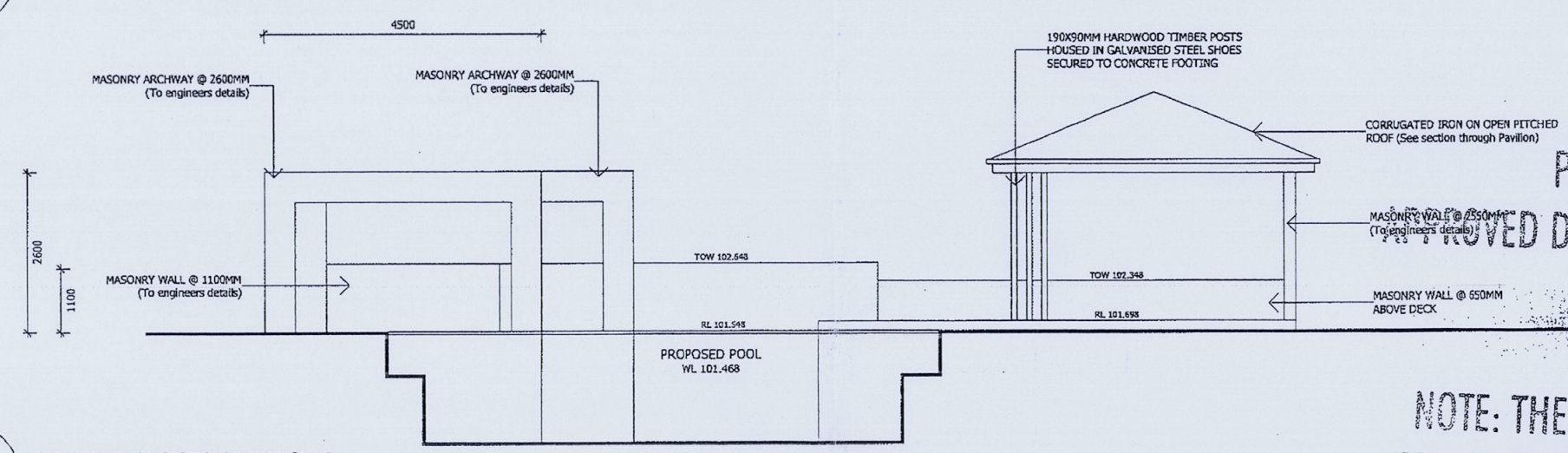
SIDE PAVILION SECTION/ ELEVATION BB SCALE 1:50



SIDE PAVILION SECTION CC SCALE 1:50



POOL & PAVILION SECTION/ ELEVATION DD SCALE 1:50



POOL & PAVILION SECTION/ ELEVATION EE SCALE 1:50

CONSTRUCTION CERTIFICATE
Construction Certificate No: P/15509.1
Accredited Certifier: Warrick Norris. Accreditation No: 6320
Signed: WN Date: 11/5/09

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

Note: If the status of this drawing is not signed off for construction, it may be subject to changes, alterations or amendments at the discretion of Rolling Stone Landscapes. No liability will be accepted for any loss, damage, harm or injury whether special, consequential, direct or indirect suffered by you or any other person as a result of the use of this drawing.

Contractors are to verify all dimensions and levels on site prior to commencement of any work. Report any discrepancies to designer before proceeding with any work. Locations of underground services to be proven on site & protected if necessary prior to construction. Any damage to services caused by excavation work shall be made good by contractor at contractor's expense and to project managers satisfaction.

All works shall comply with relevant authority requirements, Building codes & local council guidelines. All materials to be fixed according to manufacturers recommendations. Works are to be carried out by qualified tradesmen according to landscape plans. Rolling Stone Landscapes takes no responsibility for any circumstances in design, construction methods, materials or specifications without written permission by project manager.

- 2007 GOLD MEDAL & W.A. COMEADOW GOLD AWARD-MELBOURNE INTERNATIONAL FLOWER & GARDEN SHOW
- 2006 AUSTRALIAN LANDSCAPER OF THE YEAR
- 2006 GOLD MEDAL-CHELSEA FLOWER SHOW
- 2005 N.S.W LANDSCAPE CONSTRUCTION OF THE YEAR
- 2005 GOLD MEDAL & W.A. COMEADOW GOLD AWARD-MELBOURNE INTERNATIONAL FLOWER & GARDEN SHOW
- 2005 GOLD MEDAL-SYDNEY IN BLOOM
- 2004 GOLD MEDAL-SYDNEY IN BLOOM
- 2003 GOLD MEDAL-SYDNEY IN BLOOM

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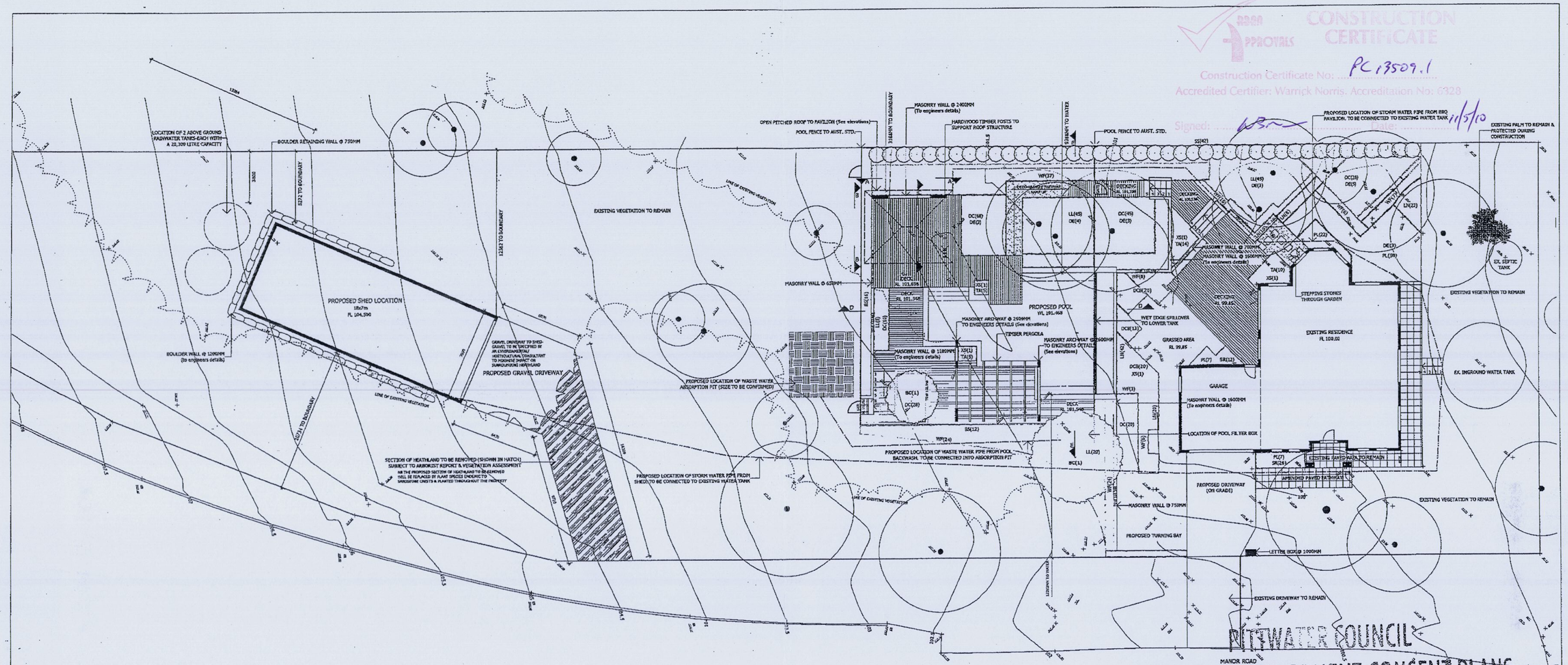
NORTH

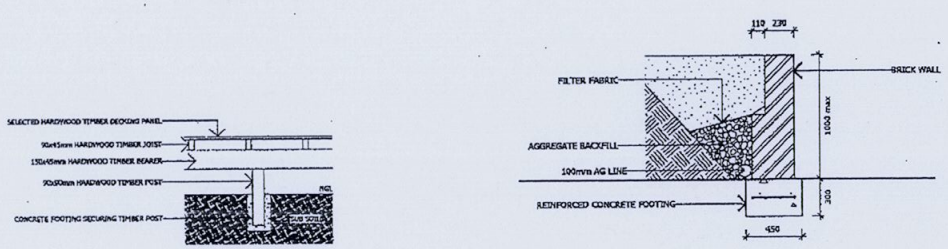
AMENDMENTS
VARIOUS AMENDMENTS MADE FOR COUNCIL-26/11/08
REDUCED PAVING TO COMPLY W/ COUNCIL DCP-20/04/09

Lot & DP #: Lot 202 D.P. 1014602	SECTION/ ELEVATIONS FOR COUNCIL DA
Job Number: Astey	Client: MR & MRS ASTEY
Scale: 1:50 @ A1	Address: 20 MANOR ROAD, INGLESIDE, NSW
Date: 20th April 2009	Principle Designer: Dean Herald
CAD Ref #: Astey_plan_2008	Designed by: Dean Herald
Drawing: S.E.C.P.4.	Drawn by: LR
Sheet: 2 of 3	Checked by: DH

CONSTRUCTION CERTIFICATE
Construction Certificate No: PC 13509.1
Accredited Certifier: Warrick Norris. Accreditation No: 6328
Signed: 11/5/10

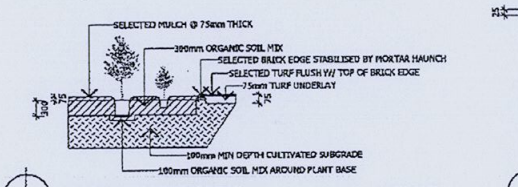


RYDEWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

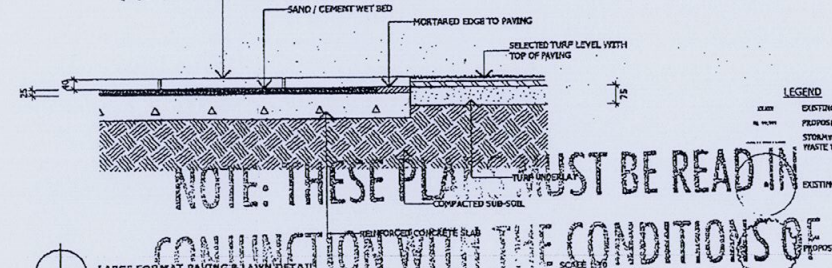


DECKING DETAIL SCALE 1:20

MASONRY WALL DETAIL (maximum height of 1000mm) SCALE 1:20

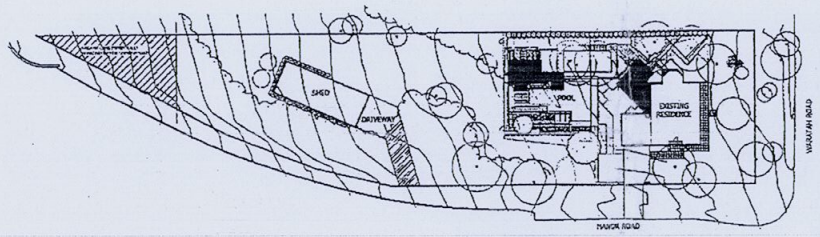


PLANTING & BRICK EDGE DETAIL SCALE 1:50



LARGE FORMAT PAVING & LAWN DETAIL SCALE 1:50

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT



SITE PLAN 1:500

SITE CALCULATIONS	
	sqm
SITE	3,666.8
ALLOWABLE HARDSCAPE (50sqm + 40% of site + 10% of accessible site coverage)	483.04
EXISTING HOUSE	179.862
PROPOSED SHED	126
STEPS	12.384
PAVING	44.673
COURTS	72.6
DRIVEWAY & TURNING BAY	67.07
PAVILION	35.546
DECKING (PERVIOUS MATERIAL & NOT TO BE INCLUDED)	N/A
POOL (TO BE USED FOR FIRE FIGHTING PURPOSES)	N/A
TOTAL HARDSCAPE	477.639
HARDSCAPE IN SURPLUS	5.401

PROPOSED PLANT SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	POT SIZE	QUANTITY
TREES					
BC	*Backhousia citriodora*	Lemon Myrtle	6m	25LTR	3
BS	*Banksia serrulata / ex. spinulosa*	Hairy Pin Banksia	3m	200mm	28
SS	*Syzygium 'Select'*	Lilly Pilly	3m	25LTR	42
SHRUBS					
DC	*Dianella caerulea*	Blue Flax Lily	0.5m	150mm	193
DCB	*Dianella 'Cassa Blue'*	Flax Lily	0.5m	150mm	18
DE	*Dianella revoluta*	Green Lily	1.0m	300mm	21
LL	*Lomandra longifolia*	Mat Rush	1.0m	300mm	115
LN	*Lomandra 'Nyalla'*	Mat Rush	0.5m	150mm	102
PL	*Pimelea linifolia*	Rice Flower	0.5m	200mm	95
SR	*Scaevola ramosissima*	Purple Fanflower	0.2m	100mm	38
TA	*Themeda australis*	Kangaroo Grass	0.5m	TUBE STOCK	34
WF	*Westringia fruticosa*	Coastal Rosemary	0.5m	200mm	125
XS	*Xanthorrhoea spp.*	Grass Tree	-	ADVANCED STOCK	3
NB. BOLD LETTERING INDICATE PLANT SPECIES ENDEMIC TO THE SANDSTONE CRISTS IN THE RYDEWATER COUNCIL					
NB. 100% OF PROPOSED PLANTS ARE NATIVES WITH 74.06% OF THESE ENDEMIC TO SANDSTONE CRISTS					
NOTE: Plant species are of designers recommendation only. Pot sizes may vary according to availability and budget.					

Note: If the name of this drawing is not signed off the consultant, it may be subject to design alterations or interpretation of the designers. Rolling Stone Landscapes (or builder) will be accurate for art line, mass, base or layout. Whether special, unnecessary, hour or informal, subject to you or any other person as a result of the use of this drawing.

Contractors are to verify all dimensions and levels on site prior to commencement of any work. Report any inconsistencies/errors to designer prior to any work. Accuracy of equipment accurate to 50mm up to 20m, 0.0000m Commercial grade or equivalent. Do not scale off drawings. Use only dimensions shown. Work must be carried out in accordance with current Australian Standards and Codes.

All works shall comply with relevant authority requirements, building codes & local council guidelines. All materials to be fixed according to manufacturers recommendations. Works are to be carried out by qualified tradesmen in a trade like manner. Rolling Stone Landscapes shall not be responsible for any variances in design, measurement or errors. Contractor shall verify all dimensions before commencement of work.

2007 GOLD MEDAL, W.A. COMMISSIONER GOLD AWARD - HELEN KOKE INTERNATIONAL FLOWER & GARDEN SHOW
2006 AUSTRALIAN LANDSCAPER OF THE YEAR
2006 GOLD MEDAL-CHELSEA FLOWER SHOW
2005 SILVER LANDSCAPE CONSTRUCTION OF THE YEAR
2005 GOLD MEDAL, W.A. COMMISSIONER GOLD AWARD - HELEN KOKE INTERNATIONAL FLOWER & GARDEN SHOW
2005 GOLD MEDAL-SYDNEY IN BLOOM
2004 GOLD MEDAL-SYDNEY IN BLOOM
2003 GOLD MEDAL-SYDNEY IN BLOOM

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Dean Herald
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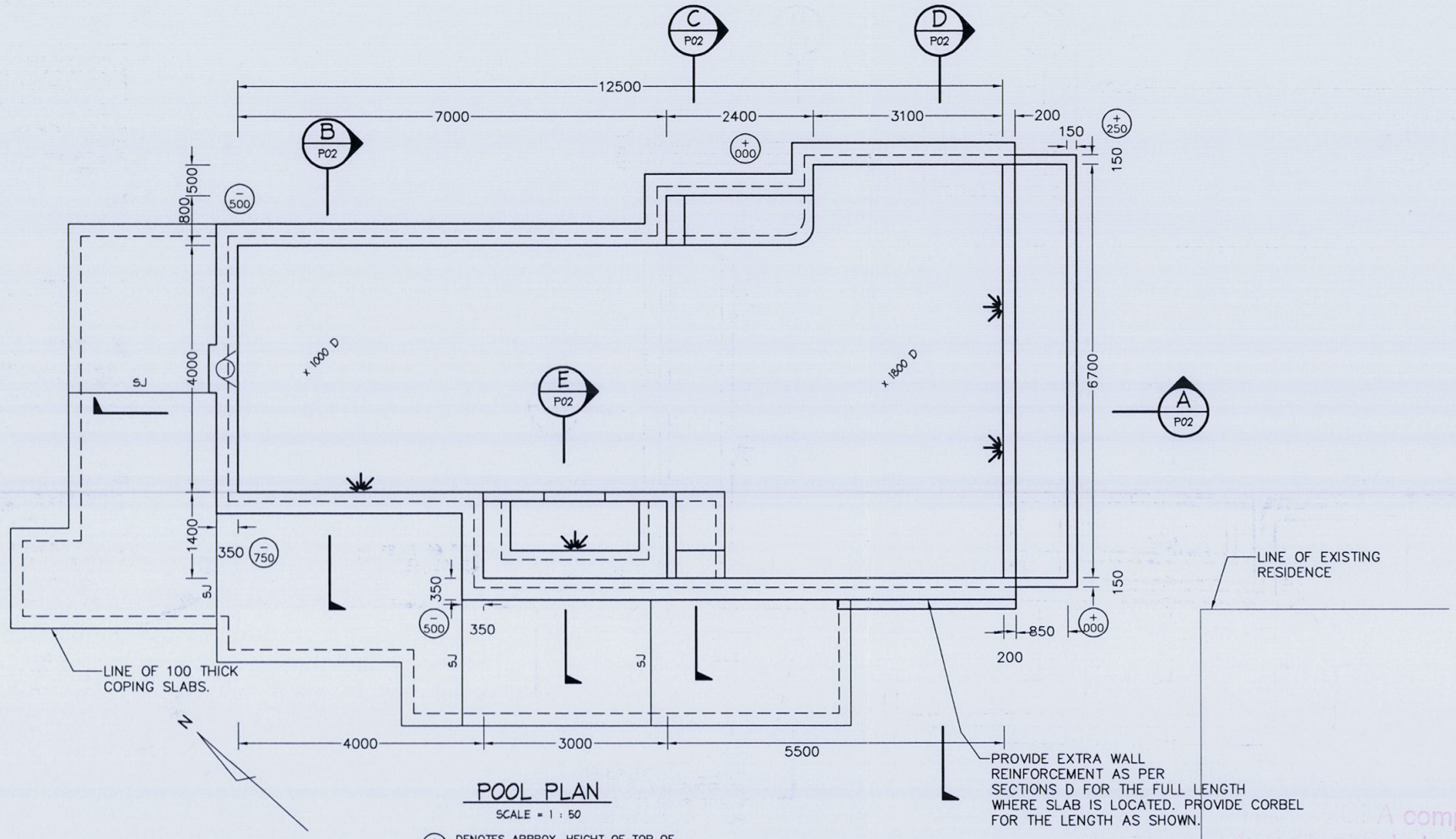
NORTH

AMMENDMENTS
VARIOUS AMENDMENTS MADE FOR COUNCIL-25/11/08
REDUCED PAVING TO COMPLY W/ COUNCIL DCP-19/04/09

Lot & DP #:	Lot 202 D.P.1214602
Job Number:	Astey
Scale:	1:200 @ A0
Date:	20th April 2009
CAD Ref #:	Astey_plan_2008
Drawings:	L.C.P.6.
Sheets:	1 of 3

PROPOSED LANDSCAPE PLAN FOR COUNCIL DA
Client: MR STEVE ASTEY
Address: 20 MANOR RD, INGLESIDE, NSW
Principle Designer: Dean Herald
Designed by: Dean Herald
Drawn by: LR
Checked by: DH



POOL PLAN

SCALE = 1 : 50

(+300) DENOTES APPROX. HEIGHT OF TOP OF POOL ABOVE EXISTING GROUND LEVEL

UNDERWATER POOL LIGHT LOCATIONS

NOTE PIERS TO ROCK MAY BE REQUIRED IF BEDROCK IS NOT ENCOUNTERED DURING EXCAVATION

POOL NOTES:

GENERAL NOTES:

G1 - Pool design and construction to be in accordance with AS 2783 (1994) and all other relevant Australian Standards.
G2 - Site plan dimensions are to the water face UNO & do not include finishes. Do not scale from the drawings. The overall dimensions shall be checked on site.
G3 - The foundation material must be uniform, stable, natural ground with a minimum 150 kPa safe bearing capacity. Any variations in founding material shall be immediately referred to the Engineer. Advise Engineer if excavating in fill or if ground water is encountered. The Geotechnical Engineer is to inspect all excavations to determine their suitability.
G4 - Walkways have been designed for a distributed load of 2 kPa. No additional loads are permitted without prior approval from the Engineer.The walkways have not been designed to support masonry walls unless noted otherwise.
G5 - Excavation is not permitted within 2 m of an existing structure without the prior approval of the Engineer unless shoring &/or underpinning details have been provided.
G6 - The excavation base is to be lined with a 75 mm blue metal drainage layer with fortecon membrane over. If base of excavation is entirely on sand, fortecon need only be applied over sand. The hydrostatic valve shall be installed at the base of the pool with blue metal all round. Refer to typical details.

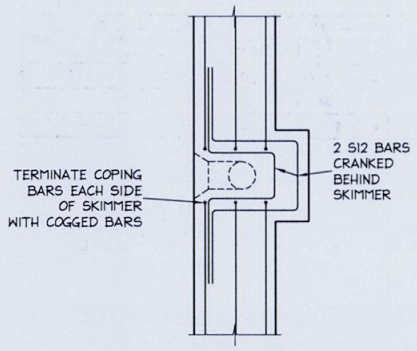
CONCRETE NOTES:

C1 - All workmanship and materials shall be carried out in accordance with AS 3600 & AS 2783. Concrete design strength (F'c) at 28 days to be : 32 MPa.
C2 - Max. aggregate size is to be 10 mm. Max. slump 80 mm. Cement type A.
C3 - Concrete placed in contact with the (excavation) ground to have 65mm minimum cover to reinforcement. Concrete placed in contact with the water face to have 65mm minimum cover to reinforcement. Concrete placed in contact with the air to have 50mm minimum cover to reinforcement. Plumbing pipe work to be located behind reinforcement and to have minimum 65 mm cover.
C4 - Mild steel rods denoted S12 are 12mm diameter 250S Grade deformed bars. Provide 450mm minimum lap to all S12 bars. Stagger laps minimum 75 mm. Provide S12-300 reinforcement, UNO.
C5 - Plastic or non-rusting chairs are to be used at a maximum of 1000 mm centres to support all reinforcement. Plastic tipped wire chairs are to be used in all out of ground walls & copings.
C6 - After concreting, the pool is to be cured for a minimum of 7 days by thoroughly wetting all concrete surfaces a minimum of twice each day. Ten days curing required in summer.
C7 - Earthing of reinforcement is required to meet AS3000.
C8 - Piers - If pool floor is partially founded on solid rock provide 400mm ϕ concrete piers at 1500mm maximum centres to remainder of pool floor. All piers to be founded on rock. Piers up to 1.0m deep to be mass concrete. Piers between 1.0m and 2.0m deep, provide 6 S12 bars with R6 Ties at 300mm centres. Any piers over 2.0m deep to Engineers detail. For any internal piers under pool floor provide 3 S12 bars (1500mm long) at 300mm centres each way directly over piers to pool floor.

OWNER NOTES:

N1 - The position of skimmers, lights, return lines, etc. on this drawing is indicative only and the final positions are to be determined in site.
N2 - Safety fencing to meet SAA Standards is required prior to filling pool.
N3 - The pool is not designed for diving. Provide safety signage to SAA Standards.
N4 - Notify Engineer if pool is to be emptied after completion of pool.
N5 - Underwater pool lights require full immersion during use.
N6 - Work noted 'By Others' are not included in the works.

Premier Pools
THE POOL PROFESSIONALS

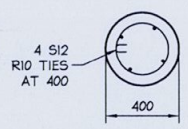


PLAN ON SKIMMER

SCALE = 1 : 20

CONCRETE PIERS (WHERE REQUIRED):

1. PIERS TO BE 400mm DIAMETER FOUNDED IN NATURAL GROUND:
2. FOR DEPTH LESS THAN 1200mm UNREINFORCED.
3. FOR DEPTH GREATER THAN 1200mm AND LESS THAN 3000mm. 4 S12, R10 TIES AT 400.
4. FOR DEPTH GREATER THAN 3000mm REFER TO ENGINEER.



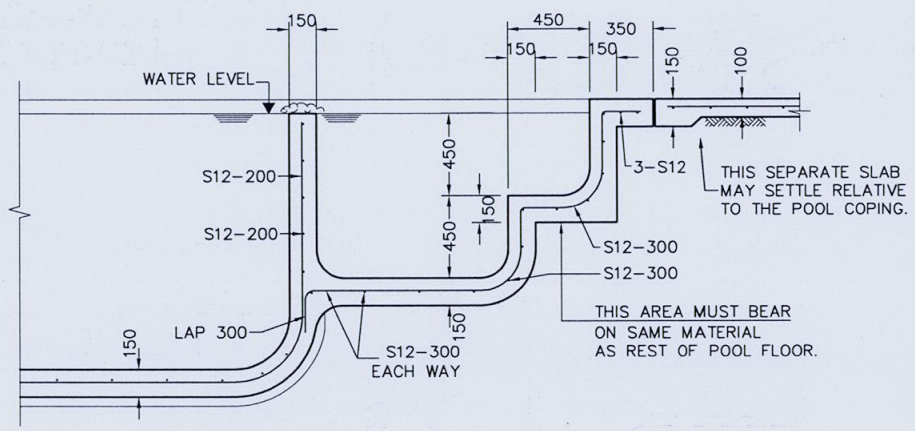
TYPE 'FP1' FOOTING PIER SECTION

SCALE = 1 : 20

ASSUMED FOUNDATION CLASSIFICATION FOR DESIGN PURPOSES - 'A'

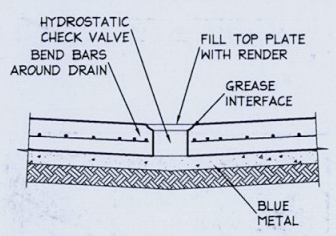
ASSUMED BEARING STRATA FOR DESIGN PURPOSES - ROCK, 400 kPa

FOUNDING MATERIAL TO BE CONFIRMED BY GEOTECHNICAL ENGINEER REFER TO REPORT BY GEOTECHNIQUE P/L, REF 11775/1-AA, DATED 17 JUNE 2008. ALL RECOMMENDATIONS BY GEOTECHNICAL ENGINEER TO BE COMPLIED WITH DURING EXCAVATION & CONSTRUCTION.



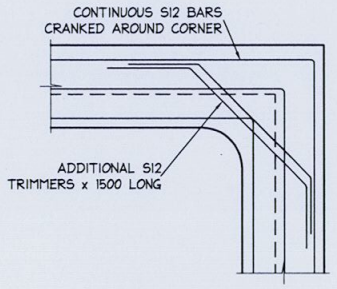
SECTION E P01

SCALE = 1:20



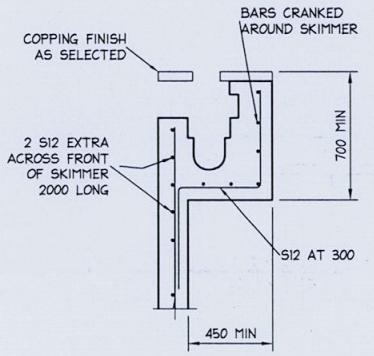
HYDROSTATIC VALVE DETAIL

SCALE = 1 : 20



CORNER DETAIL

SCALE = 1 : 20



SECTION AT SKIMMER

SCALE = 1 : 20

DOCUMENT CERTIFICATION

I, Bruce Lewis, am a qualified Structural & Civil Engineer with the following qualifications:

BE(Civil),CPEng,MIEAust.,NPER.
Institute of Engineers Membership No. 879131

I hereby state that this drawing is in compliance with the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

Date : 8-03-10

Bruce Lewis .....

(Principal- Peninsula Consulting Engineers.)

Date:	Rev:	Amendment:
14-04-2010	D	MODIFY POOL EDGE DETAILS
8-04-2010	C	MODIFY POOL EDGE DETAILS
29-03-2010	B	MODIFY POOL SIZE & LAYOUT
8-03-2010	A	FOR CONSTRUCTION
6-03-2010	P	DRAFT

Project:

PROPOSED NEW POOL
at: 20 MANOR ROAD, INGLESIDE
for: MR STEVE ASTEY

Drawing Title:

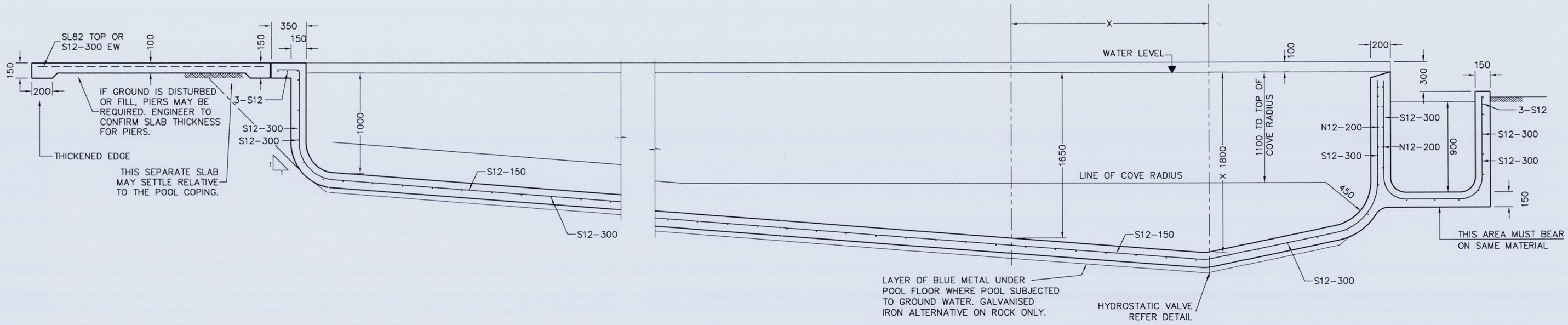
POOL STRUCTURAL PLAN & DETAILS

A1

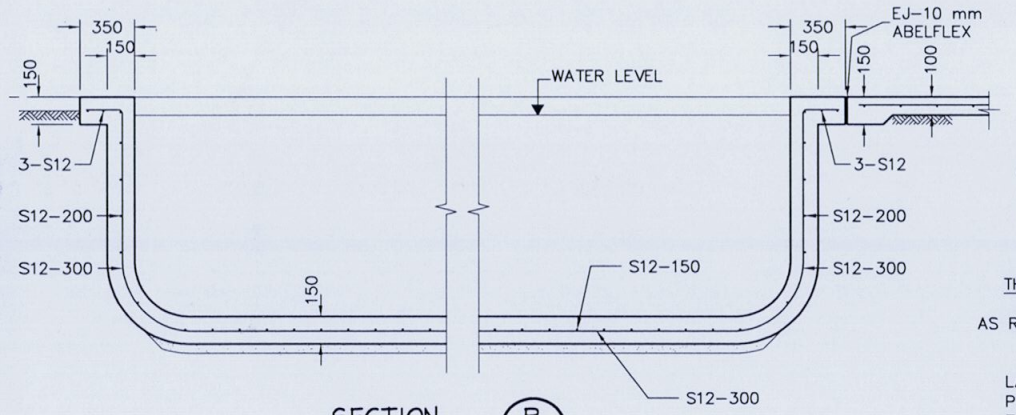
The copyright of this drawing remains with Peninsula Consulting Engineers.

Job No:	Drawing No:	Rev:
10-0303	P01	D

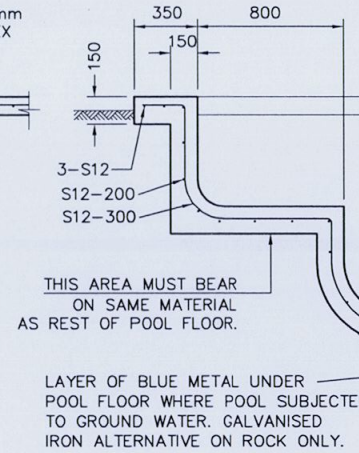
Peninsula Consulting Engineers
PO Box 841,
Brookvale, NSW, 2100
Ph: 0424 253 818 Fax: (02) 9982 4722
E : bruce@peninsulaconsulting.com.au
A.B.N. 60 493 390 399

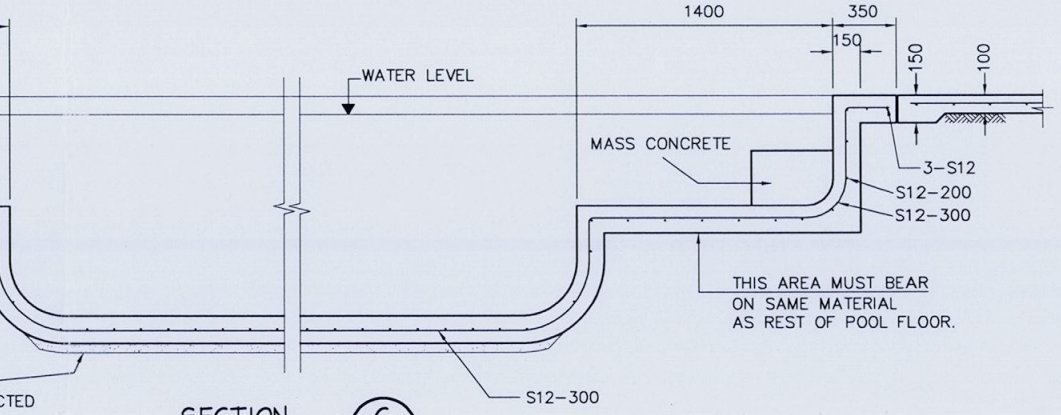


SECTION A P01
SCALE = 1:20

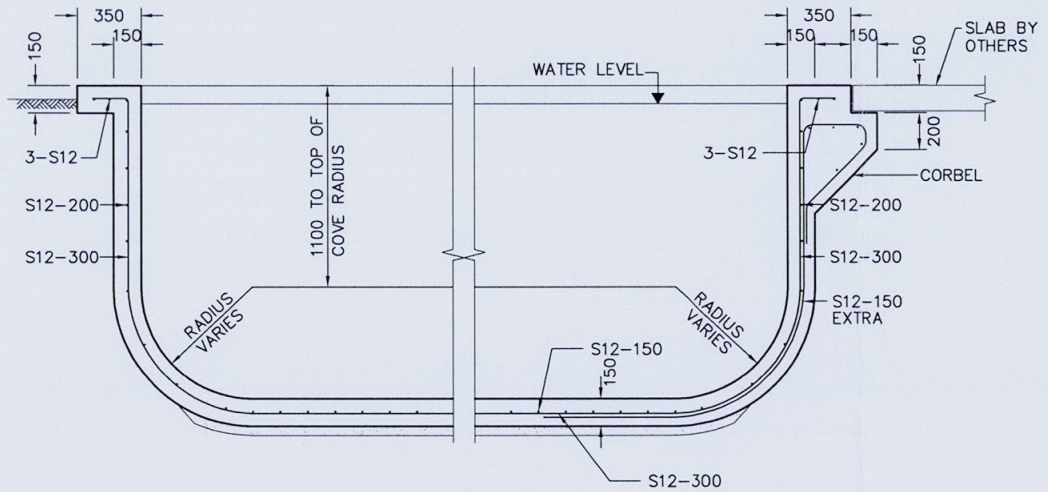


SECTION B P01
SCALE = 1:20

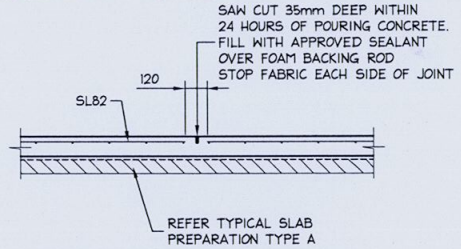




SECTION C P01
SCALE = 1:20



SECTION D P01
SCALE = 1:20



SAW CUT JOINT DETAIL DENOTED S.J. ON PLAN
SCALE = 1 : 20

Premier Pools
THE POOL PROFESSIONALS

DOCUMENT CERTIFICATION

I, Bruce Lewis, am a qualified Structural & Civil Engineer with the following qualifications:

BE(Civil), CPEng, MIEAust., NPER.
Institute of Engineers Membership No. 879131

I hereby state that this drawing is in compliance with the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

Date : 8-03-10

Bruce Lewis .....
(Principal- Peninsula Consulting Engineers.)

Date:	Rev:	Amendment:
14-04-2010	D	MODIFY POOL EDGE DETAILS
8-04-2010	C	MODIFY POOL EDGE DETAILS
29-03-2010	B	MODIFY POOL SECTIONS
8-03-2010	A	FOR CONSTRUCTION
6-03-2010	P	DRAFT

Project:
PROPOSED NEW POOL
at: 20 MANOR ROAD, INGLESIDE
for: MR STEVE ASTEY

Drawing Title:
POOL STRUCTURAL DETAILS SHEET 1

A1

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Job No:	Drawing No:	Rev:
10-0303	P02	D

Peninsula Consulting Engineers
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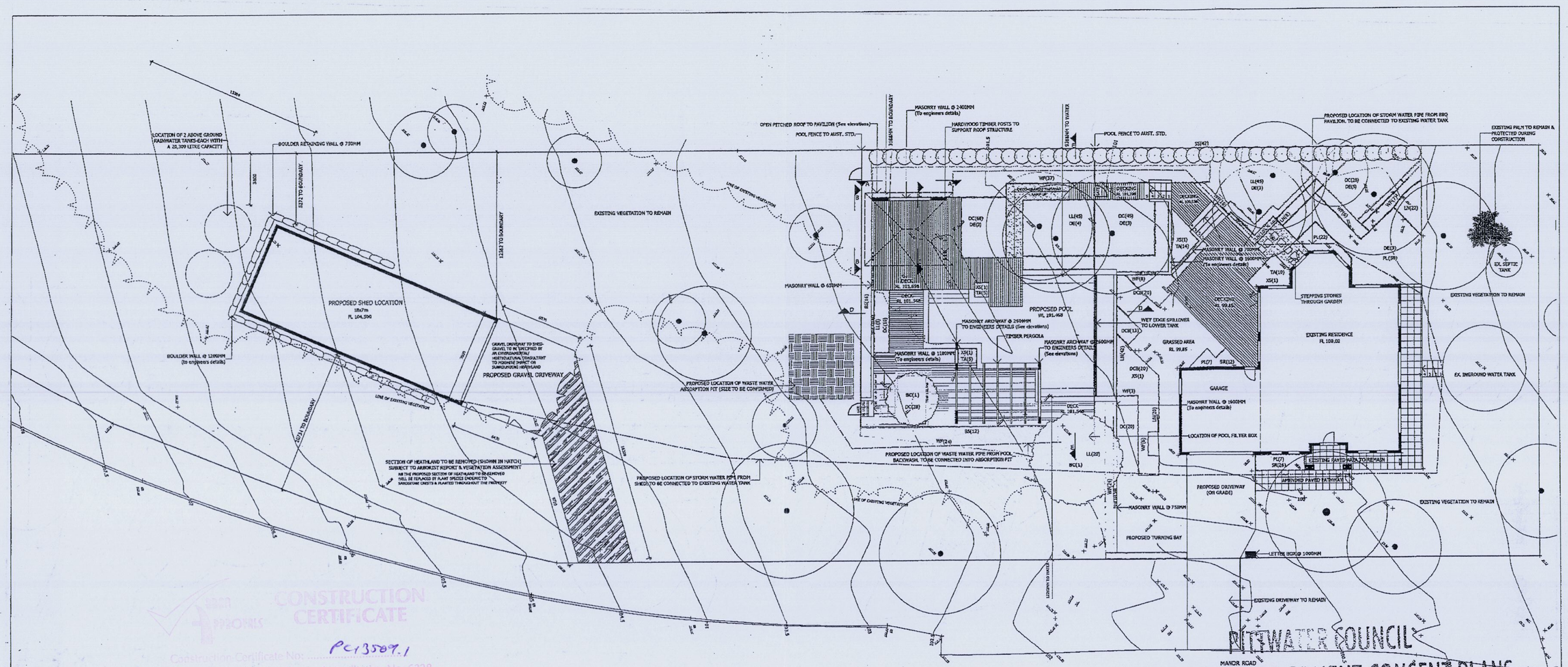
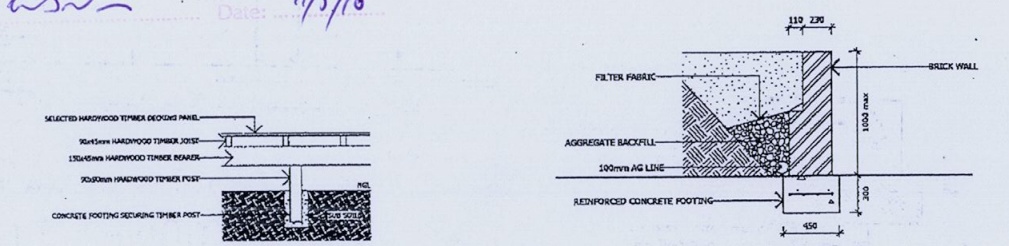
Ph: 0424 253 818 Fax: (02) 9982 4722
E: bruce@peninsuleconsulting.com.au
A.B.N. 60 493 390 399

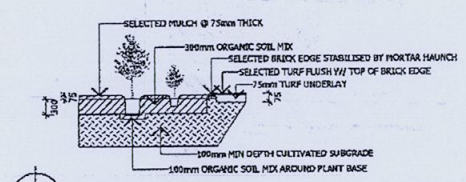


CONSTRUCTION CERTIFICATE
Construction Certificate No: PC13507.1
Accredited Certifier Warrick Norris. Accreditation No: 6328
Date: 11/5/10

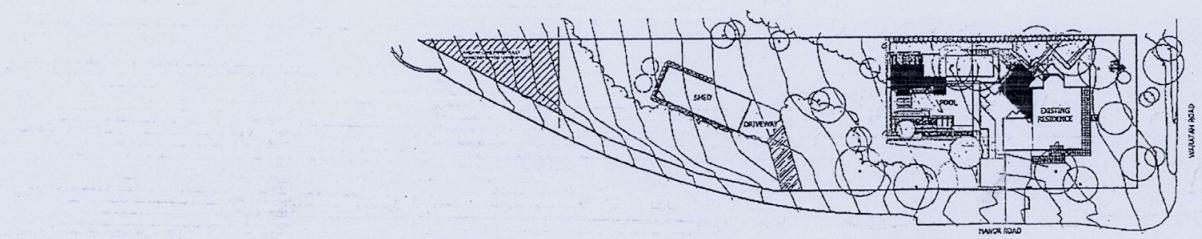
RYDE WATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT



MASONRY WALL DETAIL (maximum height of 1000mm) SCALE 1:20



PLANTING & BRICK EDGE DETAIL SCALE 1:50



SITE PLAN 1:500

LARGE FORMAT PAVING & LAWN DETAIL SCALE 1:50

LEGEND

- EXISTING SPOT LEVELS
- PROPOSED SPOT LEVELS
- STORMWATER PIPE/ WASTE WATER PIPE
- EXISTING TREES TO REMAIN
- PROPOSED TREES

DECKING DETAIL SCALE 1:20

SITE CALCULATIONS	
	sqm
SITE	3466.8
ALLOWABLE HARDSCAPE	483.64
700mm + 4% of site + 10% of permeable site coverage	
EXISTING HOUSE	179.862
PROPOSED SHED	126
STEPS	12.384
PAVING	44.673
COURTS	72.6
DRIVEWAY & TURNING BAY	67.07
PAVILION	35.946
DECKING (PREVIOUS MATERIAL & NOT TO BE INCLUDED)	N/A
POOL (TO BE USED FOR FIRE FIGHTING PURPOSES)	N/A
TOTAL HARDSCAPE	477.636
HARDSCAPE IN SURPLUS	5.481

PROPOSED PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	POT SIZE	QUANTITY
TREES					
BC	*Backhousia citriodora*	Lemon Myrtle	6m	25LTR	3
BS	*Banksia spinulosa cv. spinulosa*	Hairy Pin Banksia	2m	200mm	28
SS	*Syzygium 'Select'*	Lilly Pilly	3m	25LTR	45
SHRUBS					
DC	*Dianella caerulea*	Blue Flax Lily	0.5m	150mm	193
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PL	*Pimelea linifolia*	Rice Flower	0.5m	200mm	69
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TA	*Thomasia australis*	Kangaroo Grass	0.5m	TUBE STOCK	34
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XS	*Xanthorrhoea spp.*	Grass Tree	-	ADVANCED STOCK	3

NB. BOLD LETTERING INDICATES PLANT SPECIES ENDEMIC TO THE SANDSTONE CREEK IN THE RYDE WATER COUNCIL
NB. 100% OF PROPOSED PLANTS ARE NATIVES WITH 74.06% OF THESE ENDEMIC TO SANDSTONE CREEK
NOTE: Plant species are of designers recommendation only. Pot sizes may vary according to availability and budget.

Note: If the status of this drawing is not signed off for construction, it may be subject to change. Whether or not signed off for construction, if a key issue is unknown, the builder will be accepted for all loss, damage, loss or injury whatsoever caused, incurred, or suffered, howsoever caused to you or any other person as a result of the use of this drawing.
Construction is to comply with Australian Standards and to comply with the Construction of any work. Annual any inconsistencies or omissions between drawings and any work, licensing or authorisation requirements or specifications, or any other inconsistency or omission, shall be made good by contractor at contractor's expense and to Rolling Stone Landscapes satisfaction.
All works shall comply with relevant authority requirements, building codes & local council guidelines. All materials to be fixed according to manufacturer/supplier details. Water must be carried out by qualified tradesmen in accordance with plans. Artificial turf or Landscape Gravel must be installed by an authorised or licensed installer. Any changes, omissions or errors must be approved by our company in writing, otherwise warranty is void.

2007 GOLD MEDAL & W.A. COMMISSION GOLD AWARD-PERTH ROSE INTERNATIONAL FLOWER & GARDEN SHOW
2006 AUSTRALIAN LANDSCAPER OF THE YEAR
2005 GOLD MEDAL-CHELSEA FLOWER SHOW
2005 'BLUE' LANDSCAPE CONSTRUCTION OF THE YEAR
2005 GOLD MEDAL & W.A. COMMISSION GOLD AWARD-MELBOURNE INTERNATIONAL FLOWER & GARDEN SHOW
2005 GOLD MEDAL-SYDNEY FLOWER SHOW
2004 GOLD MEDAL-SYDNEY FLOWER SHOW
2003 GOLD MEDAL-SYDNEY FLOWER SHOW

Rolling STONE LANDSCAPES
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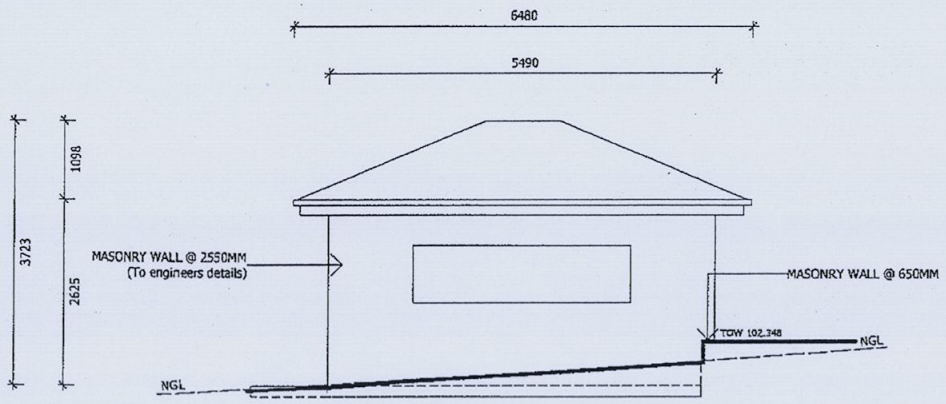
NORTH

AMENDMENTS
VARIOUS AMENDMENTS MADE FOR COUNCIL-25/11/08
REDUCED PAVING TO COMPLY W/ COUNCIL DCP-19/04/09

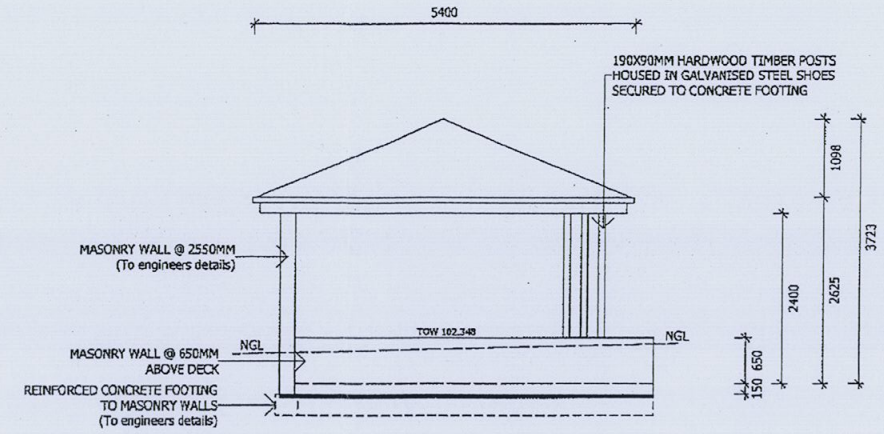
Lot & DP #:	Lot 292 D.P.1214692
Job Number:	Astey
Scale:	1:100 @ A0
Date:	20th April 2009
CAD Ref #:	Astey_plan_2008
Drawings:	L.C.P.G.
Sheets:	1 of 3

PROPOSED LANDSCAPE PLAN FOR COUNCIL DA

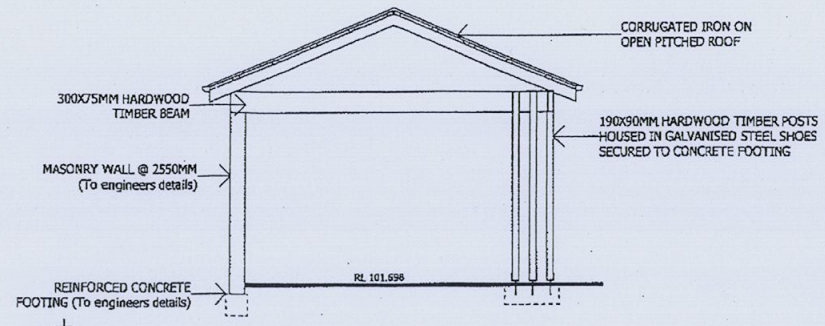
Client: MR STEVE ASTEY
Address: 20 MANOR RD, INGLESIDE, NSW
Principle Designer: Dean Herald
Designed by: Dean Herald
Drawn by: LR
Checked by: DH



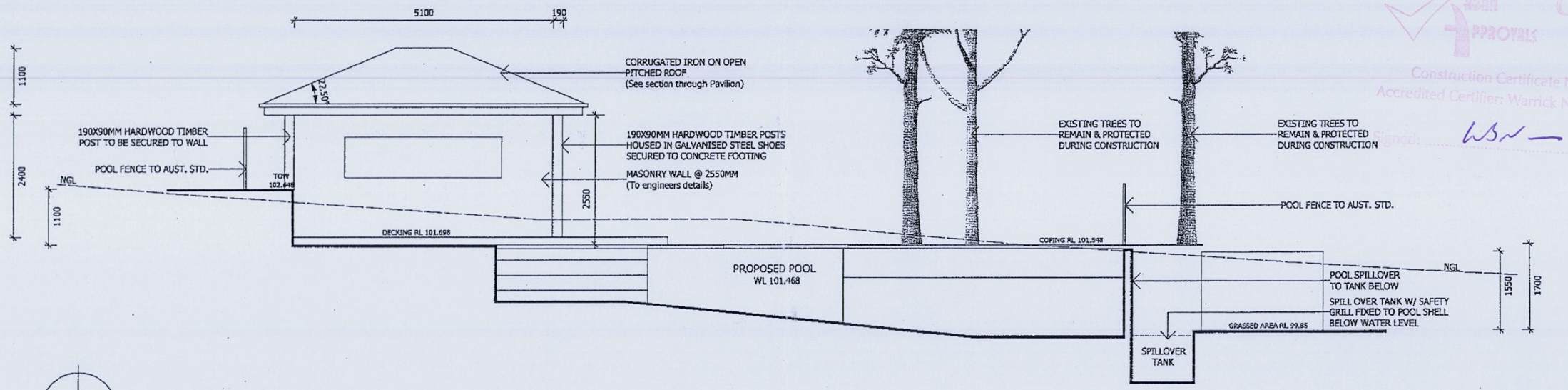
REAR PAVILION SECTION/ ELEVATION AA SCALE 1:50



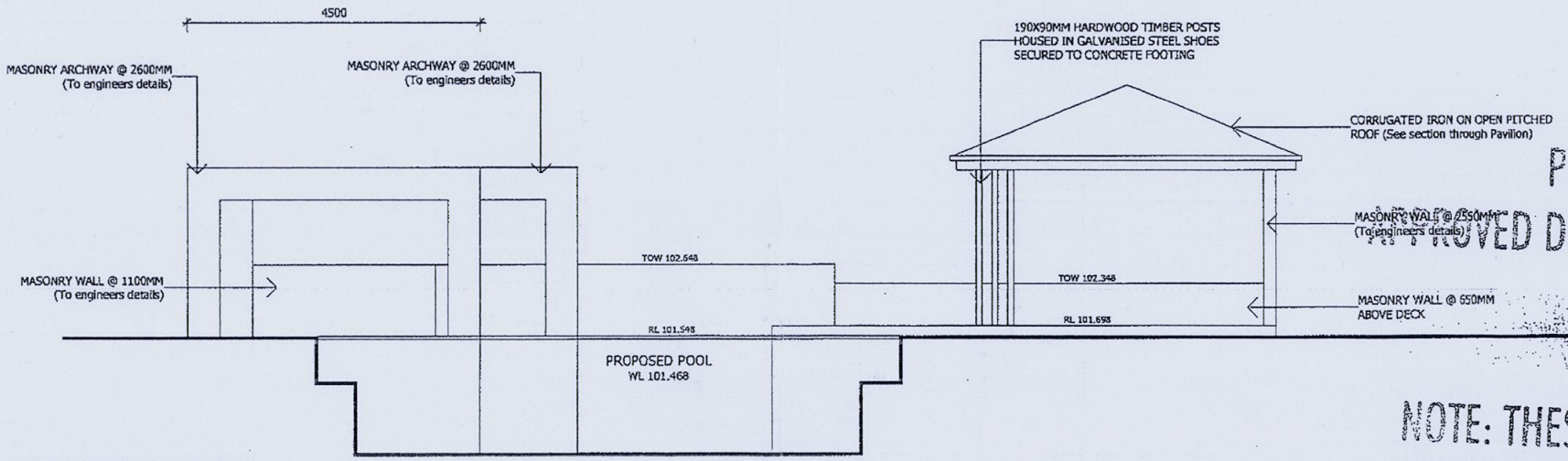
SIDE PAVILION SECTION/ ELEVATION BB SCALE 1:50



SIDE PAVILION SECTION CC SCALE 1:50



POOL & PAVILION SECTION/ ELEVATION DD SCALE 1:50



POOL & PAVILION SECTION/ ELEVATION EE SCALE 1:50

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

BASIX APPROVALS
CONSTRUCTION CERTIFICATE
Construction Certificate No: PC13509.1
Accredited Certifier: Warrick Norris, Accreditation No: 6328
Signed: WSN Date: 11/5/10

Note: If the status of this drawing is not signed for construction, it may be subject to change, alteration or maintenance at the discretion of Rolling Stone Landscapes. No liability will be accepted for any loss, damage, harm or injury whether special, consequential, direct or indirect suffered by you or any other person as a result of the use of this drawing.

Contractors are to verify all dimensions and levels on site prior to commencement of any work. Report any discrepancies to designer before proceeding with any work. Locations of underground services to be proven on site & protected if necessary prior to construction. Any damage to services caused by excavation work, shall be made good by contractor at contractors expense and to project managers satisfaction.

All works shall comply with relevant authority requirements, Building codes & local council guidelines. All materials to be fixed according to manufacturers recommendations. Works are to be carried out by qualified tradespersons according to landscape plans. Rolling Stone Landscapes takes no responsibility for any variations in design, construction methods, materials or specifications without written permission by project manager.

- 2007 GOLD MEDAL & W.A. COMEADOW GOLD AWARD-MELBOURNE INTERNATIONAL FLOWER & GARDEN SHOW
- 2006 AUSTRALIAN LANDSCAPER OF THE YEAR
- 2006 GOLD MEDAL-CHELSEA FLOWER SHOW
- 2005 N.S.W LANDSCAPE CONSTRUCTION OF THE YEAR
- 2005 GOLD MEDAL & W.A. COMEADOW GOLD AWARD-MELBOURNE INTERNATIONAL FLOWER & GARDEN SHOW
- 2005 GOLD MEDAL-SYDNEY IN BLOOM
- 2004 GOLD MEDAL-SYDNEY IN BLOOM
- 2003 GOLD MEDAL-SYDNEY IN BLOOM

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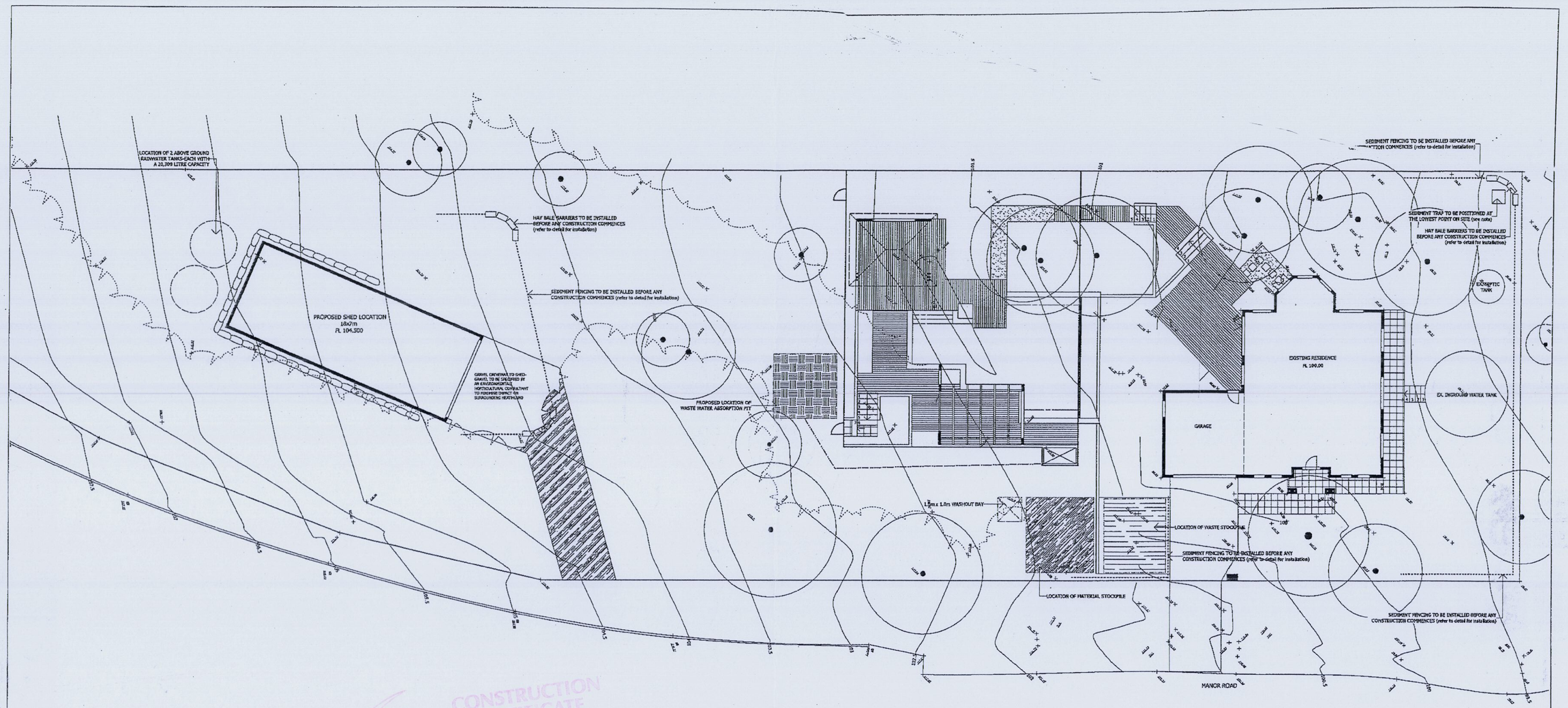
NORTH

AMENDMENTS
VARIOUS AMENDMENTS MADE FOR COUNCIL -26/11/08
REDUCED PAVING TO COMPLY W/ COUNCIL DCP-20/04/09

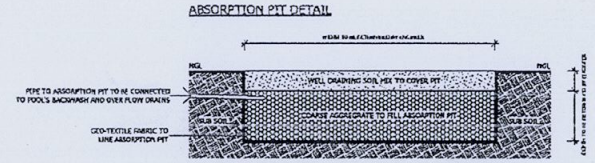
Lot & DP #: Lot 202 D.P. 1014602	SECTION/ ELEVATIONS FOR COUNCIL DA
Job Number: Astey	Client: MR & MRS ASTEY
Scale: 1:50 @ A1	Address: 20 MANOR ROAD, INGLESIDE, NSW
Date: 20th April 2009	Principle Designer: Dean Herald
CAD Ref #: Astey_plan_2008	Designed by: Dean Herald
Drawing: S.E.C.P.4.	Drawn by: LR
Sheet: 2 of 3	Checked by: DH



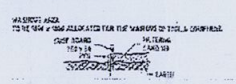
CONSTRUCTION CERTIFICATE
Construction Certificate No: PC13509.1
Accredited Certifier: Warrick Norris. Accreditation No: 6328
Signed: ..... Date: 11/5/10

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF CONSENT

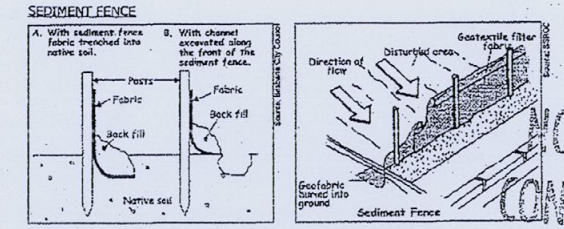
ABSORPTION PIT DETAIL



WASH OUT AREA



SEDIMENT FENCE



SEDIMENT FENCES SHOULD BE INSTALLED DOWNSLOPE TO TREAT SITE RUN-OFF
TO BE EFFECTIVE THEY NEED TO BE INSTALLED PROPERLY AND MAINTAINED REGULARLY

HAY BALE BARRIERS

SEDIMENT AND EROSION CONTROL NOTES

- Sediment and erosion control shall be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilized or landscaped to the superintendents satisfaction.
- The contractor shall ensure that no spoil or fill encroaches upon adjacent areas for the duration of works.
- Sediment fencing shall be secured by post (where metal star pickets are used plastic safety caps shall be used) at 2000mm intervals with geotextile fabric embedded 200mm in soil.
- All topsoil stripped from the site and stockpiled does not interfer with drainage lines and stormwaterlinks and will be suitably covered with an impervious membrane material and screened by sediment fencing.

SOIL CONSERVATION NOTES

- Prior to commencement of construction provide sediment fence, 'sediment trap' and washout area to ensure the capture of water borne material generated from site.
- Maintain the above during the course of construction, and clear the 'sediment trap after each storm'.

SEDIMENT TRAP

- 1000x1000 wide and deep dig hole dug in the lowest point of the site to trap sediment.

Note: This series of drawings is our sole property and remains the copyright property of Rolling Stone Landscapes. Prior to commencement of working drawings, the builder must be satisfied the site lines, dimensions, levels, as-built information, measurements, level or datum information is as our plans propose is correct as the use of our drawings.

Please advise us to verify all dimensions and details as well prior to commencement of any work. Please also identify any discrepancies between architectural drawings, site work, surveys, structural and service details prior to the commencement of construction work, failure to do so may result in extensive amount of construction work, made to order, paid for contractor's expense/expenses and to proper specifications and dimensions.

All works shall comply with relevant authority requirements, Building Codes of Australia and Australian Standards. Do not scale drawings. Use only dimensions as noted/indicated. Report any errors, omissions or ambiguities immediately to landscape plans. Rolling Stone Landscapes shall not be responsible for any consequence, or damage, resulting from failure to report such errors or omissions.

- 2007 GOLD MEDAL & W.A. CONTRACTOR GOLD AWARD - MELBOURNE INTERNATIONAL FLOWER & GARDEN SHOW
- 2006 AUSTRALIAN LANDSCAPER OF THE YEAR
- 2006 GOLD MEDAL-CHELSEA FLOWER SHOW
- 2003 & 2004 WINNER OF CONSTRUCTION OF THE YEAR
- 2003 GOLD MEDAL & W.A. CONTRACTOR GOLD AWARD - MELBOURNE INTERNATIONAL FLOWER & GARDEN SHOW
- 2001 GOLD MEDAL-SYDNEY CK BLOCK
- 2000 GOLD MEDAL-SYDNEY CK BLOCK
- 2000 GOLD MEDAL-SYDNEY CK BLOCK

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NORTH

AMENDMENTS
VARIOUS AMENDMENTS MADE FOR COUNCIL-25/11/08
MOVED INTRUSIVE ELEMENTS INFORMAL DEV-10/09/09

Date of Draw: 1st 2010 P.B.1814402	EROSION & SEDIMENT CONTROL PLAN
Job Number: 1814402	Client: MR STEVE ASTEY
Scale: 1:1100 (A3)	Address: 20 MANOR RD, INGLESIDE, NSW
Date: 20th April 2008	Principle Designer: Dean Herald
CAD Ref #: Astey_plan_2008	Designed by: Dean Herald
Drawing: E.S.C.P.1.	Drawn by: LR
Sheet: 1 of 3	Checked by: DH