



Environmental Compliance  
8am to 6pm Mon - Thurs, 8am to 5pm Fri  
Phone 9970 1111

**COPY**

19 February 2007

Phil Lamb & Jenny Lamb  
92 Narrabeen Park Parade  
WARRIEWOOD NSW 2102

Dear Mr & Mrs Lamb

**Re: Construction Certificate CC0364/05**  
**Property: 92 NARRABEEN PARK PARADE WARRIEWOOD NSW 2102**

Please find enclosed your approved Construction Certificate and stamped plans.

**Did you know that work is unable to commence until such time as a completed Notification of Commencement Form has been submitted to Council at least two (2) days prior to starting work? Not to do so is a breach of the Environmental Planning and Assessment Act, which would result in a Penalty Infringement Notice (on-the-spot fine) being issued to you and the builder.**

To assist you please find enclosed a "Notification of Commencement and Principal Certifying Authority Service Agreement" form to enable you to appoint Pittwater Council as your Principal Certifying Authority (PCA).

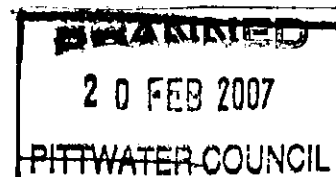
If appointed as the PCA, Council would carry out various inspections as indicated in Part 6 of the enclosed "Notification of Commencement and Principal Certifying Authority Service Agreement" form and ultimately issue an Occupation Certificate for your development. Appointment and inspection fees are also detailed in the enclosed form.

Council will endorse your "Notice of Commencement and Principal Certifying Authority Service Agreement" form and return a copy to the applicant with advice as to the required critical stage and other inspections to be carried out by Council.

Council is committed to providing a quality service and would value your business in being appointed as the Principal Certifying Authority for your development.

Yours faithfully  
**Development Compliance Group**

Per:





# Pittwater Council

## Construction Certificate No: CC0364/05

**COPY**

Site Details: **92 Narrabeen Park Parade, North Narrabeen**

Legal Description: **Lot 25 DP 23008**

Type of Development: **Building work**

Description: **Alterations and Additions to the Existing Dwelling**

Associated Development Consent No: **N0121/05** Dated: **2 May 2005**

Building Code of Australia Certification: **Class 1a**

Details of plans, documents or Certificates to which this Certificate relates:

- Working Drawings prepared by Sean Gartner Architects, Project No.0222, Drawing No.A-01, A-02, A-03 & A-04, Issue A, March 2005 with associated Sydney Water Approval Stamp, dated 14 December 2006
- Working Drawing Compliance Statement prepared by Sean Gartner Architects, dated 14 February 2007
- Structural Engineering Details prepared by Rooney & Bye (Aust) Pty Ltd, Drawing No.4994 – S01 of 1 (Revision B), dated 5 February 2007
- Geotechnical Risk Management Policy for Pittwater, Form No.2 prepared by Rooney & Bye (Aust) Pty Ltd, dated 9 February 2007 with associated statement dated 12 February 2007
- Canopy Tree Compliance Statement prepared by Mr Phil Lamb, dated 12 February 2007

I hereby certify that the above plans, documents or Certificates satisfy:

- The relevant provisions of the Building Code of Australia, and
- The relevant conditions of Development Consent No: N0121/05

And, that work completed in accordance with the documentation accompanying the application for this certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning and Assessment Regulation, referred to in section 81A(5) of the Environmental Planning and Assessment Act, 1979.

  
Carl Georgeson  
Development Compliance Group

19 February 2007  
Date of Endorsement

**Note:** You are reminded that pursuant to provisions of Clause 81A, you must nominate whether Council or an accredited certifier will be the principal certifying authority, also you must give notice to Council of your intention to commence work at least two days beforehand.

4994.pb  
25/01/07

Mr & Mrs P. Lamb  
92 Narrabeen Park Parade  
WARRIEWOOD NSW 2102

FITTING	0364/05	DATE
Name		
Title		
City		
State		
Postcode		
Phone		
Date	19 FEB 2007	

Dear Mr & Mrs Lamb,

**RE: 92 NARRABEEN PARK PARADE, WARRIEWOOD : HOUSE ADDITION**

Rooney & Bye (Aust) Pty Ltd has visited the above property and certify that, in our opinion, the building is capable of supporting an additional floor, as shown on the attached drawing 4994 - S01 - Rev B, subject to :

1. The owner acknowledging that cracking of the existing house walls and ceiling may occur due to the imposition of new loads upon the existing house and foundations. These cracks should be repairable.
2. The existing wall studs that will be carrying the new loads of the house addition are to be modified to conform to the current Australian Standards. This will especially apply to the size of the studs, bearers and joists. These will have to be checked by the Builder before construction commences. These are the "Job North" and the "Job South" walls, and the internal walls shown in drawing S01 - Rev B.
3. New isolated foundation piers and stud walls be constructed to carry any new concentrated load from the Level 2 floor addition and roof.
4. New load bearing studs be installed at openings and in existing walls, to carry any concentrated loads from the new floor addition, to the foundations.
5. The new roof loads from the roof construction be transferred to the foundations via the appropriate structural members, constructed in accordance with the Australian Timber Framing Code AS 1684.
6. The building walls and floor systems be braced in accordance with AS 1684.
7. All construction work be carried out in accordance with The Building Code of Australia and Australian Standards.
8. No brickwork be supported by the beam over the Kitchen opening. The existing brick wall at Level 2, above the new beam, is to be replaced by stud wall construction.

Rooney & Bye (Australia) Pty Limited  
Consulting Engineers  
P.O Box 344 St Leonards NSW 1590  
Level 9, 220 Pacific Highway, Crows Nest  
NSW AUSTRALIA

9. The recommendations in the Geotechnical Report by Jeffery & Katauskas Pty Ltd, Ref 19253Jrpt - 24/2/05, must be adhered to.


Yours faithfully  
ROONEY & BYE (AUST) PTY LTD



PHILIP BUTCHER  
DIRECTOR

*for and on behalf of*  
ROONEY & BYE (AUST) PTY LTD  
CONSULTING ENGINEERS

PTC	
Number	0364105
Title	
Case	
Case	
End	
Date	19 FEB 2007



CC: 0364/05

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTSWATER

Form No. 2 - To be submitted with detailed design for construction certificate

Development Application for RR4 JR LAMB  
 Name of Applicant  
 Address of site: 92 Naurua Rd Ble Warrivod

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

I.P. BUTCHER on behalf of ROONEY & BYE (AUST) P/L  
 (insert name) (trading or company name)

On this date 9-2-07  
 (date)

I 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 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. This certificate only applies to the Geotechnical

Geotechnical Report Details:  
 Report Title: STABILITY ASSESSMENT RE PROPOSED ADDITIONS & ALTERATIONS  
 Report Date: 92 NARRABOON PARK ME. WARRIVOD  
 Author: R.P. JEFFERY Report Ref. No: 19,253J

Structural Documents are:

ROONEY & BYE (AUST) Pty Ltd P49.4994-501 Rev. B

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certificate 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.

P. BUTCHER P. JEFFERY  
 (name) (signature)

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

We/I prepare and/or technically verify the abovementioned Geotechnical Report as per Form 1 dated 29-2-2005 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 appropriately taken into account by the structural engineer in the preparation of these structural documents.

We/I am aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certificate as the basis of ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve a "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, as indicated in Report.

Signature: R.P. Jeffery  
 Name: RODNEY PHILIP JEFFERY  
 Chartered Professional Status: C.P. Eng.  
 Membership No: 520899

SEE NOTE BELOW.

For and on behalf of Jeffery & Robinson Pty Ltd

GEOTECH. ENG'S NOTE:- 1) THE STRUCTURAL ENGINEERS DRAWINGS SHOWS NO NEW FOOTINGS AND MY TELECON AT 7.2.07 WITH P. BUTCHER OF ROONEY & BYE P/L HAD HIM CONFIRM NO EXTRA FOOTINGS REQUIRED & NEW LOADS ON FOOTINGS WOULD NOT CAUSE AN INCREASE OF MORE THAN 20%.

2) THE HYDRAULICS ENG. OR ARCHITECT OR PLUMBER TO CONFIRM ITEMS 7.2.3, 7.3.2 & 7.3.3 HAVE BEEN MET.

Pittwater Council  
 Ref: Interim Geotechnical Risk Management Policy for Pittwater June 2003

Adopted: 16.06.2003  
 In Force from: 17.06.2003

R.P. Jeffery  
 7/2/07

PITTSWATER COUNCIL  
 Number: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_



Directors:  
P.J. Butcher B.Sc. F.I.E. Aust. CPEng NPER  
C.F. Blunt B.E. F.I.E. Aust. CPEng NPER  
ABN 56 001 814 384

4994.pb  
12/02/07

Mr & Mrs P. Lamb  
92 Narrabeen Park Parade  
WARRIEWOOD NSW 2102

Dear Mr & Mrs Lamb,

**RE: 92 NARRABEEN PARK PARADE, WARRIEWOOD : HOUSE ADDITION**

The above proposed house addition structural elements, shown in Drawing 4994 - S01, do not require new foundations.

The attached certificate only applies to the Geotechnical elements of the foundations, of which there are no new foundations, and only applies to the proposed new structural items specifically noted on Drawing 4994 - S01, Revision B.

Yours faithfully  
ROONEY & BYE (AUST) PTY LTD

A handwritten signature in black ink, appearing to read 'P. Butcher', written over a light background.

PHILIP BUTCHER  
DIRECTOR

for and on behalf of  
ROONEY & BYE (AUST) PTY LTD  
CONSULTING ENGINEERS

Atch.

CONSULTING ENGINEER		PHONE
Name		
Address		
City		
State		
Postcode		
End		
Date		

A large, stylized handwritten signature in black ink, written over the right side of the form.

Rooney & Bye (Australia) Pty Limited  
Consulting Engineers  
P.O Box 344 St Leonards NSW 1590  
Level 9, 220 Pacific Highway, Crows Nest  
NSW AUSTRALIA



**CONSENT NO: N0121/05**  
**ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)**  
**NOTICE TO APPLICANT OF DETERMINATION**  
**OF A DEVELOPMENT APPLICATION**

Applicant's Name and Address:

**SEAN GARTNER DESIGN, PO BOX 1122 MONA VALE NSW 2103**

Being the applicant in respect of Development Application No N0121/05

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of Development Application No N0121/05 for:

**Alterations and additions to the existing dwelling**

At:

**Lot 25 DP 23008**

**92 NARRABEEN PARK PARADE WARRIEWOOD NSW 2102**

**Decision:**

The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application, including the Statement of Environmental Effects, and in accordance with plans numbered A-01, A-02, A-03, A-04 dated March 2005 prepared by Sean Gartner Architects, as amended in red (shown clouded) or as modified by any conditions of this consent.

The reason for the imposition of the attached conditions is to ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act 1979 (as amended), pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section 79C of the Act and the Environmental Planning Instruments applying to the land, as well as section 80A of the Act which authorises the imposing of the consent conditions.

Endorsement of date of consent 02/05/2005

Angus Gordon  
**GENERAL MANAGER**

Per:



### **Conditions of Approval**

This consent is not an approval to commence building work. The works associated with this consent can only commence following the issue of the Construction Certificate.

#### **A. Prescribed Conditions:**

1. All works are to be carried out in accordance with the requirements of the Building Code of Australia.
2. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, there is to be such a contract in force.
3. Critical stage inspections are to be carried out in accordance with clause 162A of the Environmental Planning & Assessment Regulation 2000. To allow a Principal Certifying Authority or another certifying authority time to carry out critical stage inspections required by the Principal Certifying Authority, the principal contractor for the building site, or the owner-builder must notify the Principal Certifying Authority at least 48 hours before building work is commenced and prior to further work being undertaken.
4. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - a. showing the name, address and telephone number of the Principal Certifying Authority for the work, and
  - b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - c. stating that unauthorised entry to the work site is prohibited.Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
5. Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:
  - a. in the case of work for which a principal contractor is required to be appointed:
    - i. the name and licence number of the principal contractor, and
    - ii. the name of the insurer by which the work is insured under Part 6 of that Act.
  - b. in the case of work to be done by an owner-builder:
    - i. the name of the owner-builder, and
    - ii. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.





6. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.
7. The hours of construction are restricted to between the hours of 7.00am and 5.00pm Monday - Friday and 7.00am to 1.00pm on Saturdays. No works are to be carried out on Sundays or Public Holidays. Internal building work may be carried out at any time outside these hours, subject to noise emissions from the building or works not being audible at any adjoining boundary.

**B. Matters to be incorporated into the development and maintained over the life of the development:**

1. The recommendation of the risk assessment required to manage the hazards as identified in Geotechnical Report prepared by Jeffery and Katauskas Pty Ltd dated 24/2/05 reference 19253Jrpt are to be incorporated into the construction plans.
2. The recommendations of the approved Geotechnical Report prepared by Jeffery and Katauskas Pty Ltd dated 24/2/05 reference 19253Jrpt as it requires on-going maintenance / inspections to ensure that the development achieves the *acceptable level of risk* criteria over the life of the development are to be implemented.
3. The existing landscaping required to be retained together with any additional landscaping required by this Development Consent is to be maintained for the life of the development.
4. A privacy screen is to be provided to the western side of the balcony located on the western side of the dwelling to a minimum height of 1.7 metres above floor level.
5. Water conservation devices with an AAA rating must be installed and maintained, including tap flow regulators, shower head roses and dual flush toilets. All new hot water systems are to have a minimum rating of 3.5 stars.
6. The installation of in-sink food waste disposal units is prohibited due to the increased loading placed on the Warriewood Sewage Treatment Plant particularly during wet weather.



7. The solid fuel or wood burning appliances shall comply with Australian Standard AS 4013-1992 or any subsequent amending standard.
8. No water pollution shall result from the operation of any plant or equipment or activity carried out.
9. Noise from the operation of any plant or equipment at the premises shall not exceed 5dB(A) above the background noise level.
10. All plumbing and drainage fixtures are to be concealed and not exposed to public view on buildings over one storey in height.
11. Materials and colour schemes are to be in accordance with the samples submitted to Council with the application. No white or light coloured roofs are permitted.
12. Over the life of the development all declared noxious weeds are to be managed / removed in accordance with the Noxious Weeds Act 1993. Environmental weeds are to be removed and/or controlled.
13. No environmental weeds are to be planted on the site.
- ✱ 14. Three (3) locally native canopy trees are to be planted on the site. Locations for tree planting are to be indicated on an approved site plan. Canopy tree species are to be from the vegetation community(s) on the site as per the lists in the Pittwater Book *Native Plants for Your Garden* - book available from Council and on the Pittwater Web Site. All native trees are to be retained for the life of the development, or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree.

**C. Matters to be satisfied prior to the issue of the Construction Certificate:**

Note: The issue of partial or limited Construction Certificates is not permissible under the terms of this consent unless otherwise specifically stated. All outstanding matters referred to in this section are to be submitted to the accredited certifier together. Incomplete Construction Certificate applications / details cannot be accepted.

1. Prior to issue of the Construction Certificate, details are to be submitted to the Principal Certifying Authority that include, but are not limited to, all of the recommended conditions in the



Geotechnical Report prepared by Jeffery and Katauskas Pty Ltd dated 24/2/05 reference 19253Jrpt.

Form 2 of the *Geotechnical Risk Management Policy for Pittwater* is to be completed and submitted with the above details before issue of the Construction Certificate.

2. Submission of construction plans and specifications and documentation which are consistent with the approved Development Consent plans, the requirements of Building Code of Australia and satisfy all conditions shown in Part B above are to be submitted to the Principal Certifying Authority.
3. The Accredited Certifier or Council must be provided with a copy of plans that a Quick Check agent/Sydney Water has stamped the plans before the issue of any Construction Certificate.
4. Any proposed demolition works shall be carried out in accordance with the requirements of AS2601-1991 *The Demolition of Structures*.
5. Structural Engineering details relating to the slabs, footings, retaining walls, structural framing are to be submitted to the Accredited Certifier or Council prior to release of the Construction Certificate. Each plan/sheet is to be signed by a qualified practising Structural Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field.
6. A Certificate from a qualified practising Structural Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field, certifying the adequacy of the existing structure to support the additional loading is to be submitted to the Accredited Certifier or Council.

**D. Matters to be satisfied prior to the commencement of works and maintained during the works:**

Note: It is an offence to commence works prior to issue of a Construction Certificate.

1. Certificate(s), Form 3 of the *Geotechnical Risk Management Policy* is (are) to be completed and submitted to the Principal Certifying Authority. Certificate(s) is (are) to be submitted where the recommendations of the approved Geotechnical Report prepared by Jeffery and Katauskas Pty Ltd dated 24/2/05 reference 19253Jrpt require sign-offs during the construction phase to achieve the *acceptable level of risk* criteria specified in the *Geotechnical Risk Management Policy*.



2. Temporary sedimentation and erosion controls are to be constructed prior to commencement of any work to eliminate the discharge of sediment from the site.
3. Sedimentation and erosion controls are to 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 Principal Certifying Authority's satisfaction.
4. Adequate measures shall be undertaken to remove clay from vehicles leaving the site so as to maintain public roads in a clean condition.
5. Waste materials generated through demolition, excavation and construction works are to be minimised by re-use on-site, recycling or where reuse or recycling is not practical, disposal at an appropriate authorised waste facility.
6. No works are to be carried out in Council's Road Reserve without the written approval of the Council.
7. A Road Opening Permit, issued by Council, must be obtained for any road openings, or excavation within Councils Road Reserve associated with the development on the site, including stormwater drainage, water, sewer, electricity, gas and communication connections. During the course of the road opening works the Road Opening Permit must be visibly displayed at the site.
8. No skip bins or materials are to be stored on Councils Road Reserve.
9. A certificate prepared by an appropriate qualified person is to be submitted to the Principal Certifying Authority for the following building components, certifying to the satisfaction of Principal Certifying Authority that the nominated works have been carried out in accordance with the Building Code of Australia, relevant Australian Standards and any conditions of Development Consent. Works are not to progress past this point until the Principal Certifying Authority has confirmed that this condition has been satisfied (see copy of form attached).

Where this confirmation of compliance is issued by a private Principal Certifying Authority certifier, for the purposes of keeping a public record, a copy of the letter is to be forwarded to Council within 5 working days of the date of issue.



10. A stamped copy of the approved plans is to be kept on the site at all times, during construction.
11. Toilet facilities are to be provided in a location which will not detrimentally affect the amenity of any adjoining residents at or in the vicinity of the work site during the duration of the development.
12. All canopy trees, and a majority (more than 50%) of other vegetation are to be locally native species.
13. The project manager is to erect signs advising all contractors and visitors to the site that no works or storage are to take place within the dripline of existing trees.
14. Tree guards are to be provided around all trees as indicated on Survey Plan No. 803 dated 24/4/02 prepared by D P Surveying Services Pty Ltd, or where after approval of the relevant Construction Certificate Application/s, trees stand within the envelope of approved buildings or within the alignment of approved permanent paved vehicular access roads and parking areas. The tree guards are to be installed prior to the commencement of any work on the site. No works, including utility installations (eg water, sewer, telephone, drainage), are to be undertaken within 4 metres of the trunk of any such trees. The tree guards shall be a minimum 1200mm high at least four (4) metres from the base of the nominated tree/s and constructed from timber posts and rails or posts and suitable plywood panels.
15. The building is not to be adapted for occupation as a separate occupancy or where relevant adapted for commercial/industrial activities, without prior Development Consent.
16. Demolition works must be carried out in compliance with WorkCover's *Short Guide to Working with Asbestos Cement* and Australian Standard AS 2601 1991 *The Demolition of Structures*.  
  
The site must be provided with a sign containing the words **DANGER ASBESTOS REMOVAL IN PROGRESS** measuring not less than 400mm x 300mm and be erected in a prominent visible position on the site. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site and disposed to a lawful waste disposal facility.  
  
All asbestos laden waste, including flat, corrugated or profiled asbestos cement sheets must be disposed of at a lawful waste disposal facility. Upon completion of tipping operations the applicant must lodge to the Principal Certifying Authority, all receipts issued by the receiving tip as evidence of proper disposal.



#### **E. Matters to be satisfied prior to the issue of Occupation Certificate:**

Note: The issue of interim or partial Occupation Certificates is not permissible within the terms of this consent unless otherwise specifically stated. Prior to the issue of an Occupation Certificate the principal certifying authority is to ensure that Council's assets, including road, kerb and gutter and drainage facilities adjacent or near to the site have not been damaged as a result of the works. Where such damage has occurred, it is to be repaired to Council's written satisfaction prior to the issue of an Occupation Certificate or suitable arrangements put in place to effect those repairs at a future date to Council's written satisfaction. Should this process not be followed, Council will pursue action against the principal accredited certifier in relation to the recovery of costs to effect such works.

Note: It is an offence to occupy the building or part thereof to which this consent relates prior to the issue of an Occupation Certificate.

1. Prior to issue of the Occupation Certificate, Form 3 of the *Geotechnical Risk Management Policy* is to be completed and submitted to the Principal Certifying Authority.
2. A positive covenant/ restriction on the use of land is to be created prior to the issue of the Occupation Certificate where the recommendations of the approved Geotechnical Report prepared by Jeffery and Katauskas Pty Ltd dated 24/2/05 reference 19253Jrpt requires on-going maintenance / inspections to ensure that the development achieves the *acceptable level of risk* criteria over the life of the development, the terms of which are to require the landowner to comply with the recommendations contained in that report.
3. Prior to issue of an Occupation Certificate photographic evidence of the condition of the street trees and road reserve and area adjoining the site after the completion of all construction, must be submitted to the Principal Certifying Authority showing that no damage has been done and if damage has been done that it has been fully remediated. The photographs shall be accompanied by a statement that no damage has been done (or where damage has been remediated that Council has approved that work). In this regard Council's written agreement that all restorations have been completed satisfactorily must be obtained prior to the issue of any Occupation Certificate.
4. Restoration of all damaged public infrastructure caused as a result of the development to Councils satisfaction. Councils written approval that all restorations have been completed satisfactorily must be obtained must be provided to the Private Certifying Authority with the Occupation Certificate application.
5. An Occupation Certificate application stating that the development complies with the Development Consent, the requirements of the Building Code of Australia and that a Construction Certificate has been issued must be obtained before the building is occupied or on completion of the construction work approved by this Development Consent.



**F. Matters to be satisfied prior to the issue of Subdivision Certificate:**

NIL

**G. Advice:**

1. Failure to comply with the relevant provisions of the Environmental Planning and Assessment Act, 1979 (as amended) and/or the conditions of this Development Consent may result in the serving of penalty notices (on-the-spot fines) under the summary offences provisions of the above legislation or legal action through the Land and Environment Court, again pursuant to the above legislation.

2. In accordance with Section 80A(1)(d) and (e) of the Act, any consent given shall be void if the development to which it refers is not commenced within two (2) years after the date of approval, provided that Council may, if good cause be shown, grant an extension of renewal of such consent beyond such period.

NOTE: Council may be prepared to consider an extension of this Consent period for a further 12 months, however, the request for extension would have to be received during the initial 2 year period.

3. To ascertain the date upon which the determination becomes effective, refer to Section 83 of the Environmental Planning and Assessment Act, 1979 (as amended).
4. Should any of the determination not be acceptable, you are entitled to request reconsideration under Section 82A of the Environmental Planning and Assessment Act, 1979. Such request to Council must be made in writing together with a \$500 fee, within 1 year from the date of determination.
5. If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you a right of appeal to the Land and Environment Court within 12 months of the date of endorsement of this Consent.
6. The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately stamped. For Quick Check agent details please refer to "Your Business" section of Sydney Water's web site at [www.sydneywater.com.au](http://www.sydneywater.com.au) then see Building & Renovating under the heading Building & Developing, or telephone 13 20 92.



7. This approval does not prejudice any action in respect of upgrading the building pursuant to the provisions of the Section 121B of the Environmental Planning and Assessment (Amendment) Act, 1997.



14 February 2007

Pittwater Council  
PO Box 882  
Mona Vale, NSW 1660

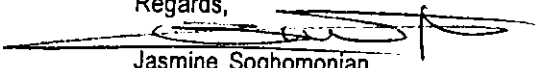
To Whom It May Concern:

RE: 92 Narrabeen Park Parade  
Warriewood NSW 2102

In this statement, we at Gartner Trovato Architects, confirm that our DA Approved Drawings DA 01- DA 04 (Issue A) comply with all respects to the Building Code Of Australia.

If you have any questions or queries, please don't hesitate to contact me.

Regards,

  
Jasmine Soghomonian  
BDes (ARCH) BArch USYD

**GARTNERTROVATO ARCHITECTS**

PROJECT	DATE
Number	0364/03
TH	
CH	
CO	
END	
Date	19 FEB 2007

92 Harroden Rd  
Warrenwood 2102

12-2-07

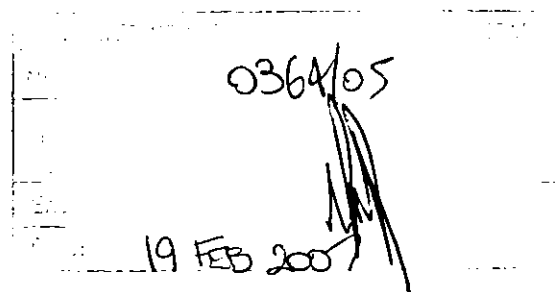
To Carl Georgenson  
Certifier, Pittwater Council  
CC 0364/05.

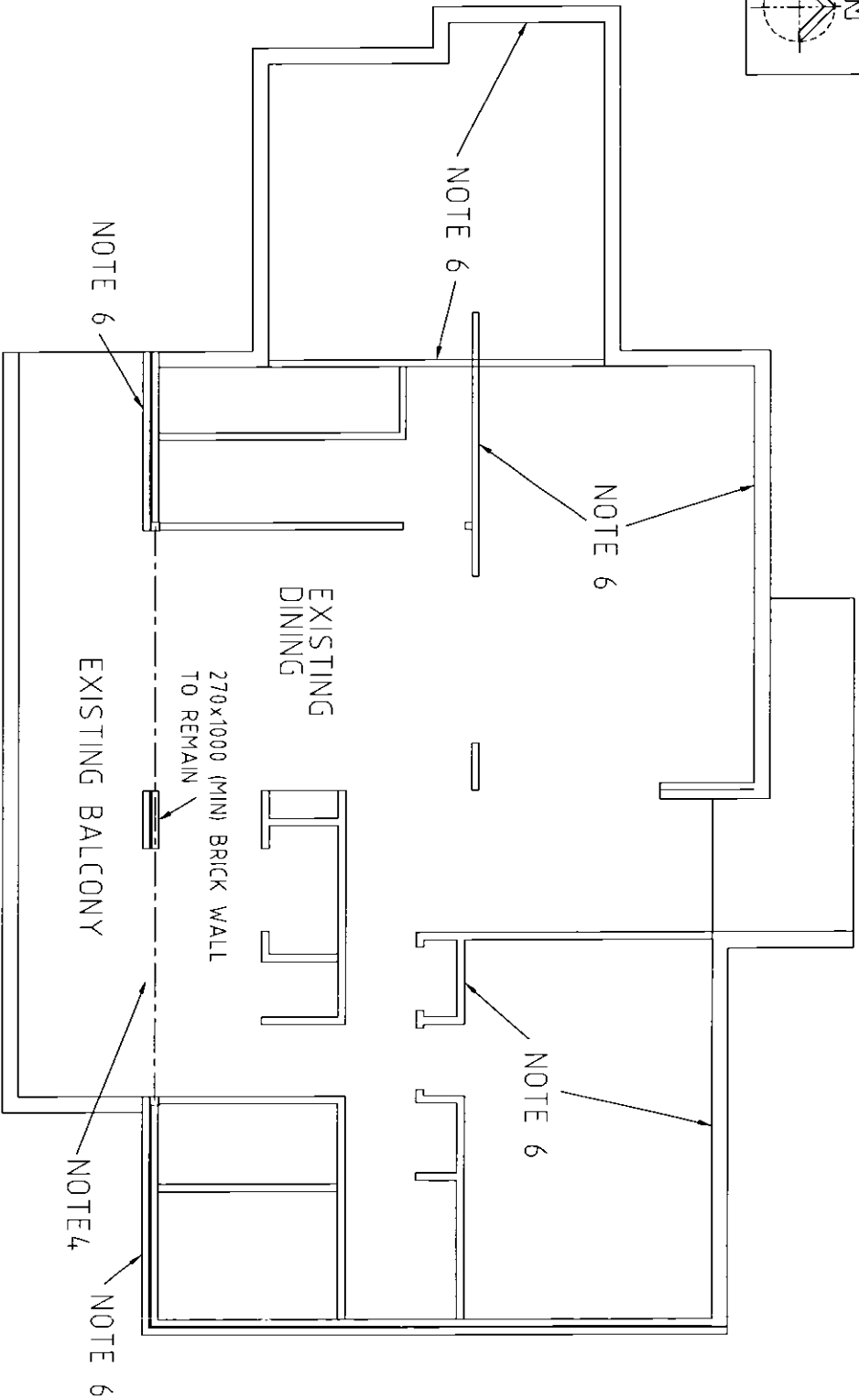
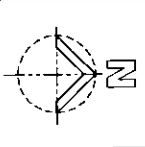
Dear Carl,

I certify that three canopy trees  
(local) will be planted within the  
property of type Spotted Gum  
(*Elaeocarpus maculata*)

Signed

Phil Lamb





PLAN ON L1 SHOWING NEW TIMBER BEAM ABOVE (BY OTHERS)

SCALE 1: 100

NOTE:-

ALL WALLS IN THE SECOND FLOOR SHALL BE BRACED IN ACCORDANCE WITH AS1684-TIMBER FRAMING CODE. ALL EXISTING FIRST FLOOR WALLS THAT ARE TO BE LOAD BEARING MUST BE IN ACCORDANCE WITH AS1684-TIMBER FRAMING CODE AND SUPPORTED DIRECTLY ON THE FOUNDATIONS. THIS MAY REQUIRE STIFFENING OF WALLS AND ADDITIONAL FOUNDATIONS.

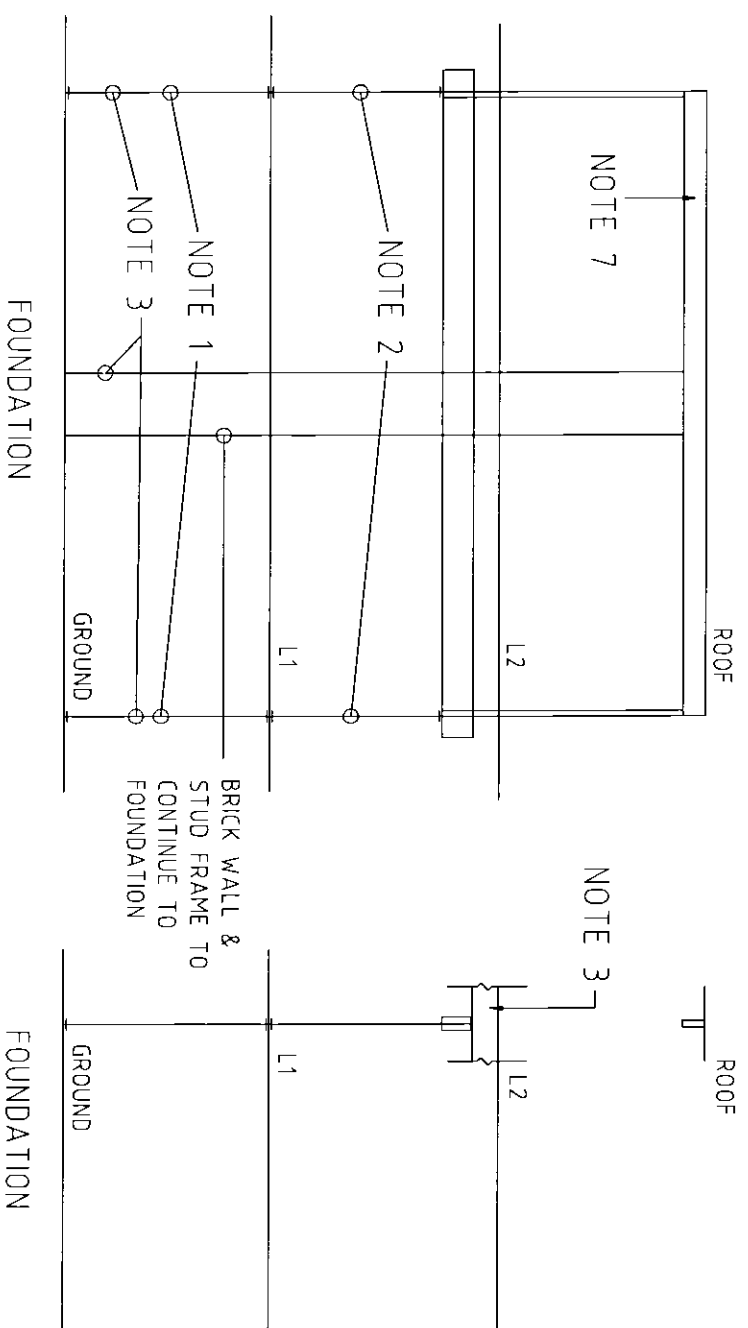
SPECIFIC NOTES:-

- 1 - BUILD TIMBER COLUMN INTO STUD WALL FROM FOUNDATION TO L1 TO PREVENT LATERAL MOVEMENT OF COLUMN. PROVIDE BRICK TIES FROM COLUMN INTO BRICK WALL.
- 2 - BUILD TIMBER COLUMN INTO STUD WALL FROM L1 TO L2 TO PREVENT LATERAL MOVEMENT OF COLUMN. PROVIDE BRICK TIES FROM COLUMN INTO BRICK WALL OR STRAPS INTO TIMBER WALLS AS REQUIRED.
- 3 - STUB WALL FROM FOUNDATION TO ROOF TO BE MODIFIED TO CONFORM TO AS1684.
- 4 - DEMOLISH EXISTING BRICK WORK ABOVE BEAM & REPLACE WITH STUD CONSTRUCTION.
- 5 - THE DRAWING IS TO BE REVIEWED BY JEFFERY & KATAUSKAS P/L GEOTECHNICAL ENGINEERS.
- 6 - BUILDER IS TO ENSURE THESE LOAD BEARING WALLS ARE CONTINUOUS TO FOUNDATION. MODIFY WALLS TO CONFORM TO AS1684, AND ONLY THESE WALLS SUPPORT NEW FLOOR & ROOF LOADS.
- 7 - TIE DOWN ROOF TO PREVENT WIND UPLIFT.

GENERAL NOTES:-

CONCRETE QUALITY FOR FOOTINGS

Slump - 80  
Cement Type - S.L.  
Max. Agg. Size - 20  
Concrete Strength - 20 MPa.  
Cover to reinforcement in footings - 40  
Design life of structure - 50 years



ELEVATION ON NEW BEAMS

SCALE 1: 100

SECTIONS ON NEW

FLOOR & ROOF BEAMS

SCALE 1: 100

DESIGNER:  
**P.B.**  
PHILIP J. BUTCHER F.I.E. (Aust.)  
MEMBERSHIP NO. 358 846

**Rooney & Bye**  
(AUSTRALIA) PTY. LIMITED  
CONSULTING CIVIL & STRUCTURAL ENGINEERS  
SUITE 902, LEVEL 9, 220 PACIFIC HWY, CROWS NEST  
A.C.N. 001 814 384 TEL. 9460 4245 FAX: 9460 4246

THIS DRAWING IS SUBJECT TO COPYRIGHT  
AND IS THE PROPERTY OF ROONEY & BYE  
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE  
BEFORE COMMENCING WORK  
OR MAKING ANY SHOP DRAWINGS

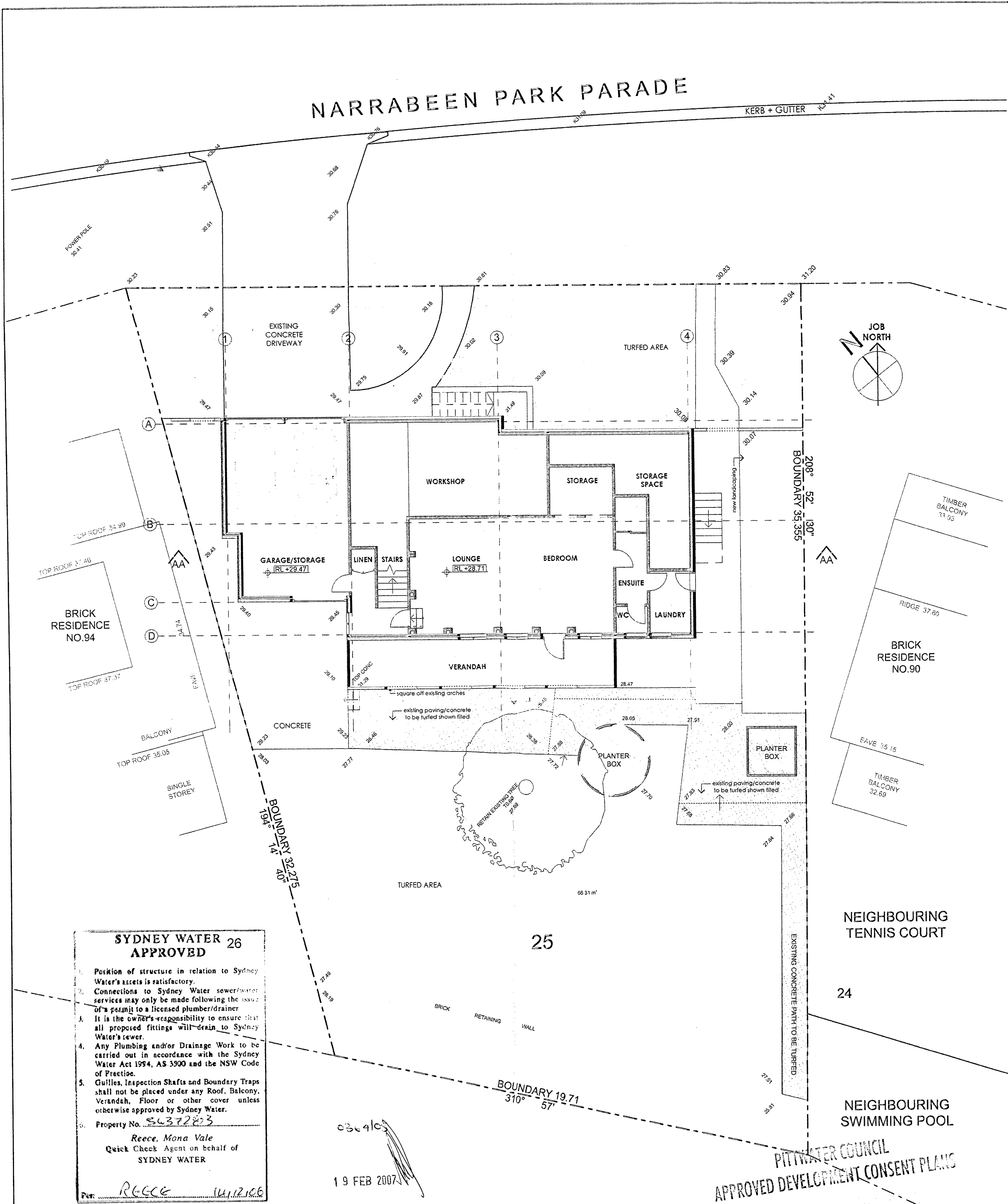
TOO DRAWN BY:	SIGNATURE	DESIGNED BY:	SIGNATURE
D.J.S.		P.J.B.	
DRAWN BY:	SIGNATURE	CHECKED BY:	SIGNATURE
		C.F.B.	

PROJECT DESCRIPTION  
PROPOSED ALTERATIONS  
AND ADDITIONS at  
92 NARRABEEN PARK PDE  
WARRIEWOOD for  
PHIL AND JENNY LAMB

REV.	DESCRIPTION	DATE	SIGN
1	ISSUED FOR CONSTRUCTION	30/09/05	P.B.
2	REVISED FOR TIMBER BEAMS	05/10/07	P.B.
3			
4			
5			
6			

DRAWING TITLE  
**BEAM PLAN AND SECTIONS**  
DRAWING No. 4994 - S01 of 1  
REVISION B

0364105  
19 FEB 2007  
Date: 19 FEB 2007



**SYDNEY WATER 26 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/drainlayer.

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. 6637283

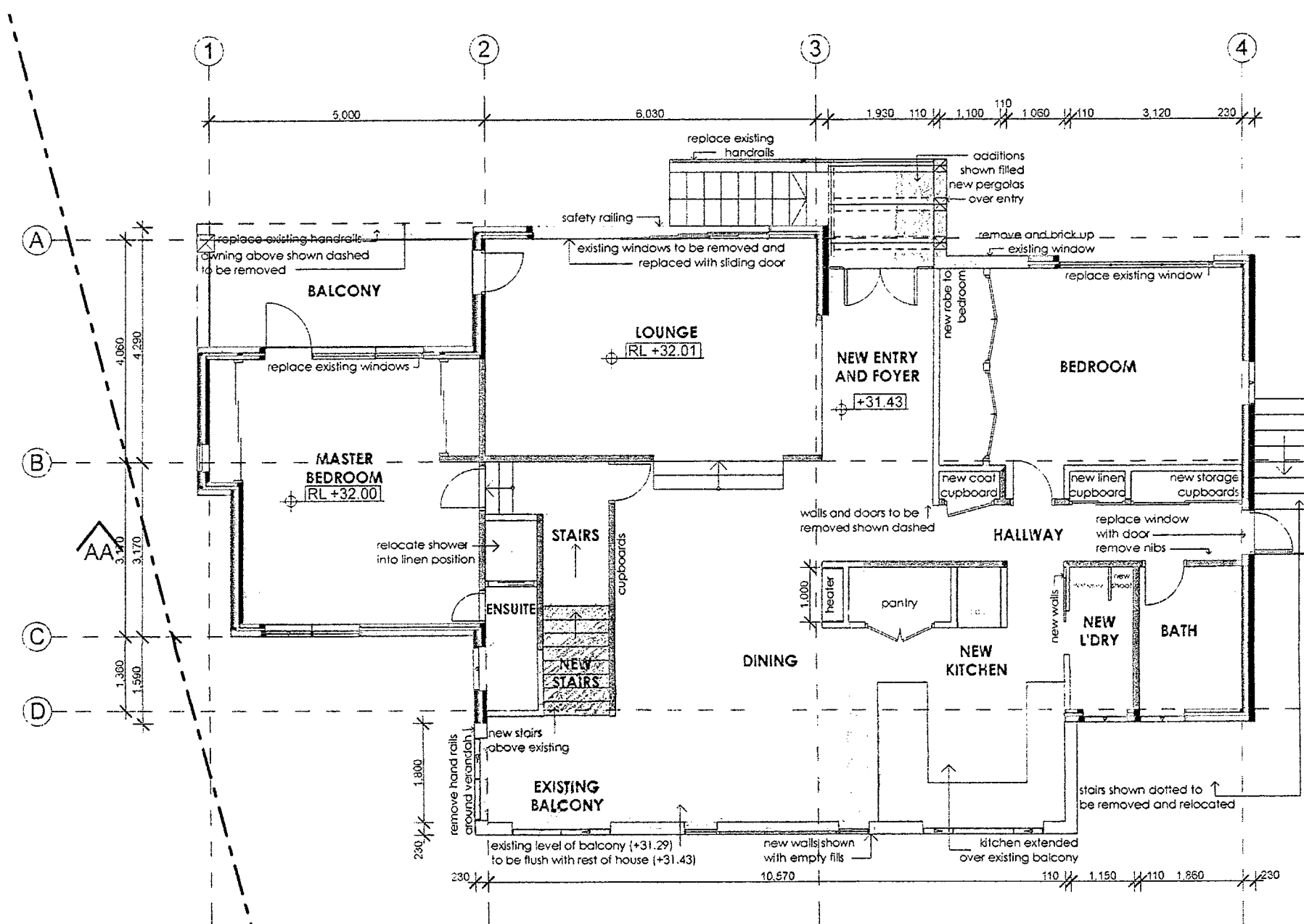
Reece, Mona Vale  
Quick Check Agent on behalf of  
SYDNEY WATER

For: REECE 14/12/06

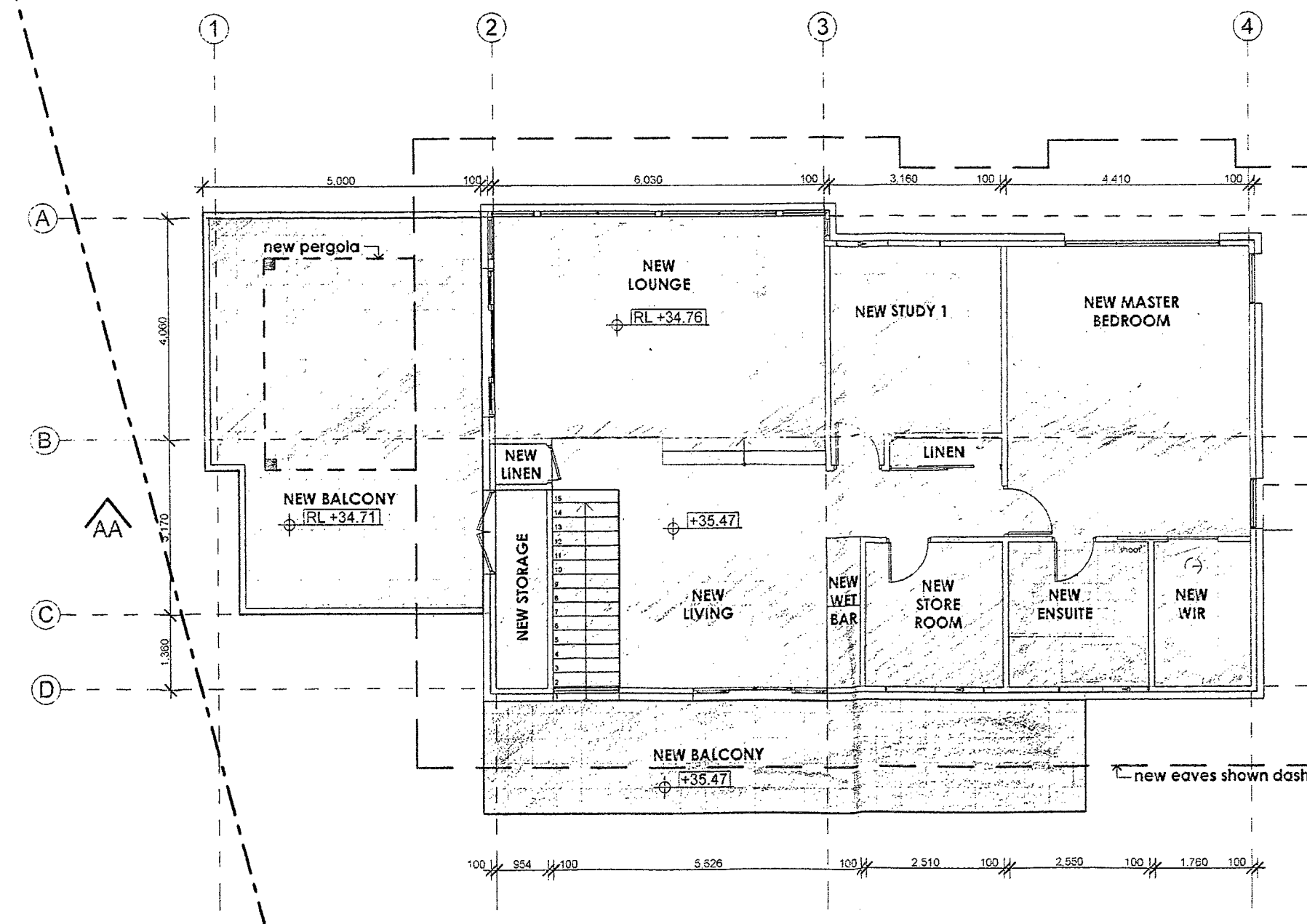
SITE COVER CALCULATIONS:			
Total Site Area	769.18 m <sup>2</sup>		
Existing Site Cover	373.74 m <sup>2</sup>	48.59%	
House + Driveways	227.29 m <sup>2</sup>	29.55%	Max. Cover: 40%
Functional Hard Standing	122.61 m <sup>2</sup>	15.94%	Max. Cover: 6%
<b>TOTAL PROPOSED COVER</b>	<b>349.90 m<sup>2</sup></b>	<b>45.49%</b>	<b>Max. Cover: 46%</b>

1:100 EXISTING GROUND FLOOR, SITE PLAN + CALCULATIONS

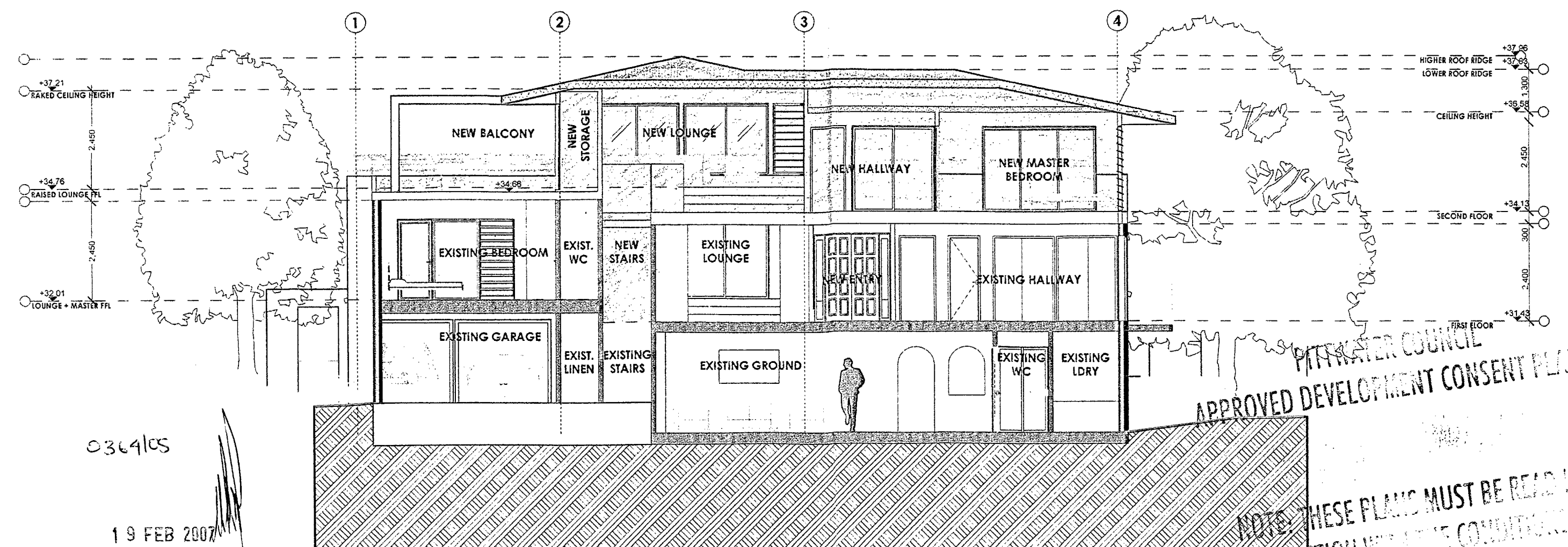
MARCH 05			A	DA SUBMISSION FOR ALTERATIONS + ADDITIONS		SEAN GARTNER ARCHITECTS  SUITE 15/16 BUNGAY STREET (PO BOX 1122) MONA VALE, NSW 2109  P ..... 02 9579 4411 F ..... 02 9579 4422 E : info@seangartner.com.au	Project: ALTERATIONS AND ADDITIONS 92 NARRABEEN PARK PARADE, WARRIEWOOD	Drawn/Designed: JS	Date: MARCH 2005
Date:	Issue:	Description:	Client: PHIL & JENNY LAMB	Project Number: 0222			Scale: 1:100 (A2)		
				Drawing No.: A-01			Issue: A		
Drawing: EXISTING GROUND FLOOR + SITE PLAN									



1:100 EXISTING FIRST FLOOR PLAN



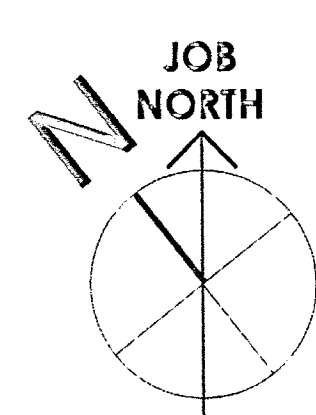
1:100 ADDITIONAL SECOND FLOOR PLAN

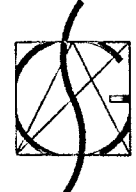


1:100 SECTION AA

**NOTE: - Areas**

New Area	132 m <sup>2</sup>
Top Floor	112 m <sup>2</sup>
Mid Floor	20 m <sup>2</sup>
Existing Floor Area (inc. garage)	240 m <sup>2</sup>

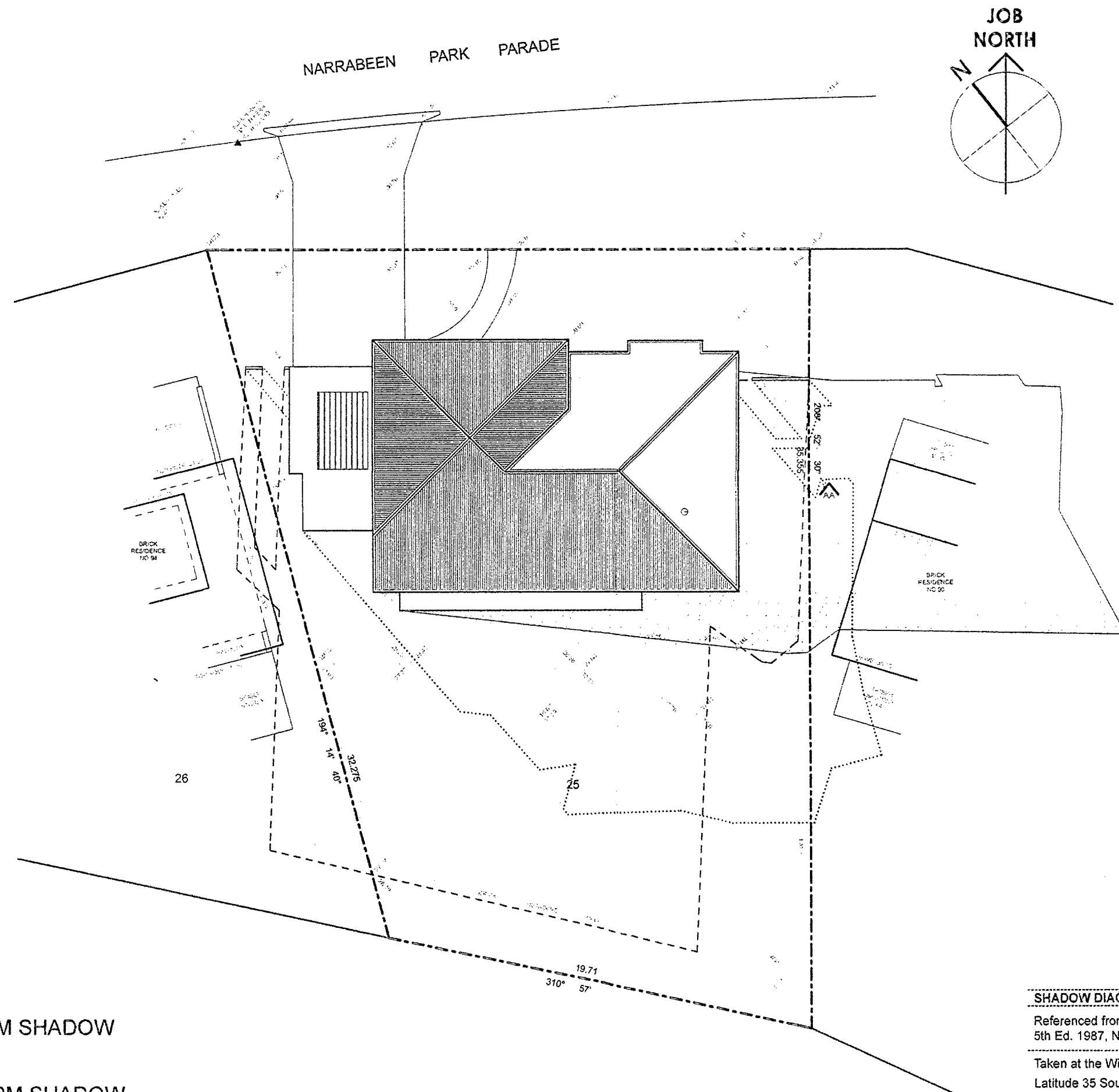


 <b>SEAN GARTNER ARCHITECTS</b> SUITE 15/17 BUNDAN STREET PO BOX 1120 MOIRA VALE NSW 2103 P ..... 02 9777 4411 F ..... 02 9777 4422 E ..... sg@seangartner.com.au			Project: <b>ALTERATIONS AND ADDITIONS</b> 92 NARRABEEN PARK PARADE, WARRIEWOOD Client: <b>PHIL &amp; JENNY LAMB</b> Drawing: <b>EXISTING FIRST FLOOR &amp; NEW SECOND ADDITION</b>	Drawn/Designed: <b>JS</b> Project Number: <b>0222</b> Drawing No.: <b>A-02</b>	Date: <b>MARCH 2005</b> Scale: <b>1:100 (A2)</b> Revision: <b>A</b>
MARCH 05 Date: ..... Type: <b>A</b> Description: <b>DA SUBMISSION FOR ALTERATIONS + ADDITIONS</b>					

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



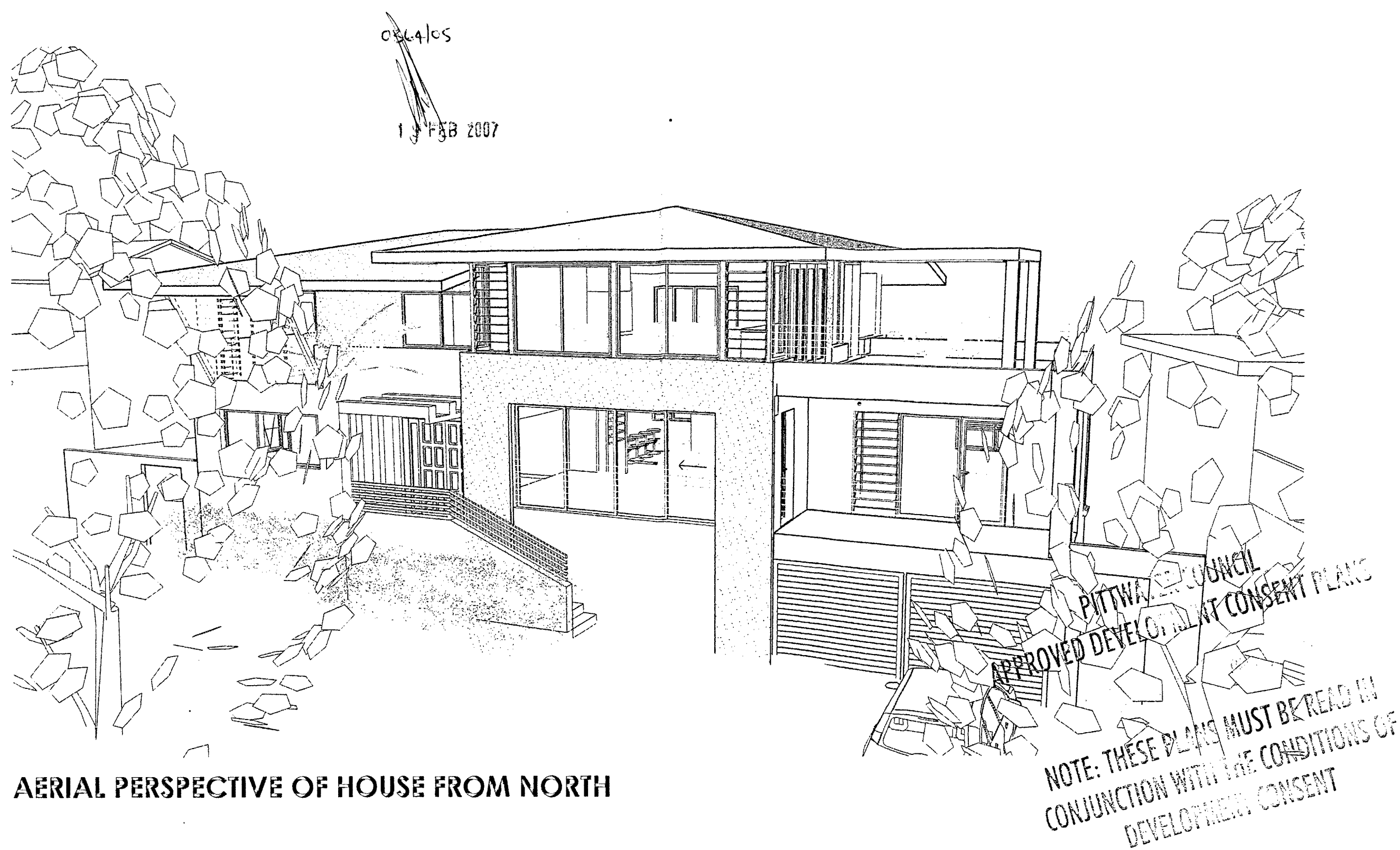





- 9AM SHADOW
- 12PM SHADOW
- 3PM SHADOW

SHADOW DIAGRAM TECHNICAL INFORMATION			
Referenced from "Sunshine and Shade in Australia", 5th Ed. 1987, Nat. Building Technology Centre			
Taken at the Winter Solstice → 21st June			
Latitude 35 South (True North) → Sydney			
9 AM	Latitude	43° East of North	
	Altitude	19°	
12 NOON	Latitude	Due North (True North)	
	Altitude	32°	
3 PM	Latitude	43° West of North	
	Altitude	19°	

1:200 SHADOW DIAGRAMS JUNE 22 - WINTER SOLSTICE



AERIAL PERSPECTIVE OF HOUSE FROM NORTH

<div> <div> <div>MARCH 05</div> <div>A</div> </div> <div>DA SUBMISSION FOR ALTERATIONS + ADDITIONS</div> </div> <div> <div>Date:</div> <div>Issue:</div> <div>Description:</div> </div>		<div> <div>  <div>SEAN GARTNER ARCHITECTS</div> </div> <div> <div>SUITE 15/9 BUNGAY STREET IPO BOX 1120</div> <div>MONA VALE NSW 2108</div> <div> <div>P 02 9979 4411</div> <div>F 02 9979 4422</div> <div>E info@sgaarchitects.com.au</div> </div> </div> </div> <td> <div> <div>Project:</div> <div>ALTERATIONS AND ADDITIONS</div> <div>92 NARRABEEN PARK PARADE, WARRIWOOD</div> </div> <div> <div>Client:</div> <div>PHIL &amp; JENNY LAMB</div> </div> <div> <div>Drawing:</div> <div>ROOF PLAN, SHADOWS + PERSPECTIVE</div> </div></td> <td> <div> <div>Drawn/Designed:</div> <div>JS</div> </div> <div> <div>Date:</div> <div>MARCH 2005</div> </div> <div> <div>Project Number:</div> <div>0222</div> </div> <div> <div>Scale:</div> <div>As Noted</div> </div> <div> <div>Drawing No.:</div> <div>A-04</div> </div> <div> <div>Issue:</div> <div>A</div> </div></td>	<div> <div>Project:</div> <div>ALTERATIONS AND ADDITIONS</div> <div>92 NARRABEEN PARK PARADE, WARRIWOOD</div> </div> <div> <div>Client:</div> <div>PHIL &amp; JENNY LAMB</div> </div> <div> <div>Drawing:</div> <div>ROOF PLAN, SHADOWS + PERSPECTIVE</div> </div>	<div> <div>Drawn/Designed:</div> <div>JS</div> </div> <div> <div>Date:</div> <div>MARCH 2005</div> </div> <div> <div>Project Number:</div> <div>0222</div> </div> <div> <div>Scale:</div> <div>As Noted</div> </div> <div> <div>Drawing No.:</div> <div>A-04</div> </div> <div> <div>Issue:</div> <div>A</div> </div>
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