

Pittwater Council

ABN: 61340837871

TAX INVOICE

OFFICIAL RECEIPT

01/04/2004 Receipt No 139133

To PAUL ROLFE

15 IMPERIAL AVE
GLADESVILLE 2111
15 IMPERIAL AVE

Qty/ Applic	Reference	Amount
1	RMIC-Rcld	\$31.82
GL Rec 1 X		
	BST	\$3.18
GL Rec		
To GL Receipt:		

Total Amount:	\$35.00
Includes GST of:	\$3.18

Amounts Tendered

Cheque	\$35.00
Total	\$35.00
Rounding	\$0.00
Change	\$0.00
Nett	\$35.00

Printed 01/04/2004 10:23:19 AM
Cashier KRobinson

PAUL ROLFE CONSULTING PTY LTD

15 IMPERIAL AVENUE GLADESVILLE NSW 2111

T: 02 9802 2620 F: 02 9802 2655

M: 0414 720 060 E: prconsult@optusnet.com.au

ABN 74 105 418 773

30.03.2004

The General Manager,
Pittwater Council
PO Box 882
Mona Vale NSW 1660



Ref: CC04.03.261
Your Ref: N0186/02

**RE: CONSTRUCTION CERTIFICATE FOR NEW DWELLING 54 INGLESIDE ROAD
INGLESIDE**

Dear Sir/Madam,

Please find attached a completed Construction Certificate for the above proposed development.

A previous Construction Certificate was issued for this development, but was recognized as invalid due to the Accredited Certifier being unregistered at the time of issue.

A Building Certificate was then issued by Council for the work completed to date.

The following documents are attached:

- 1 copy of the Construction Certificate
- 1 copy of the stamped architectural drawings.
- 1 copy of a Building Certificate issued for work completed under the DA consent prior to this CC being issued.
- 1 copy of a letter from the landcare consultant certifying work completed to date prior to this CC being issued.
- 1 copy of the amended bushfire report.
- 1 copy of the site plan incorporating bushfire report recommendations.
- 1 copy of the application form.
- 1 cheque for the lodgement fee of \$30.00.

Should you require further information please do not hesitate to contact me on 0414 720 060.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "Paul Rolfe".

Paul Rolfe B.Arch., Accredited Certifier.

PAUL ROLFE CONSULTING PTY LTD

15 IMPERIAL AVE. GLADESVILLE NSW 2111

T: 02 9802 2620 F: 02 9802 2655

M: 0414 720 060 E: prconsult@optusnet.com.au

ABN 74 105 418 773

CONSTRUCTION CERTIFICATE

This certificate is issued by a certifying authority (a council or a private certifier) and verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the Environmental Planning and Assessment Act 1979 and Regulation 2000.

1. Details of the applicant

Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other ☐

First name

Roger & Marion

Family or Company name

Cutting

Flat/street no.

Street name

PO Box 691

Suburb or town

Mona Vale

State

NSW

Postcode

1660

Daytime telephone

02 9997 4109

Fax

02 9997 4109

Mobile

0411 544 121

Email

2. Details of the development consent

Development application no.

N0186/02

Date the consent was issued

13.11.2002

Subject site.

54 Ingleside Road
Ingleside

Site Identification.

Lot1, Sect J,
DP 12297

Building Class(es) under the Building Code of Australia.

1a

3. Decision of the certifying authority

- ☒ the issue of this certificate has been endorsed on the plans and specifications that were lodged with the application.

Plan no.s approved

01290-2, 01290-3, 01290-4,
01290-5, 01290-6, 01290-7

Specification references
approved

As noted on the Drawing.

Date of this decision

29.03.2004

5. Certification

Paul Rolfe

certifies that

if the work is completed following the plans and specifications which have been approved, it will comply with the requirements of section 145(1) of the *Environmental Planning and Assessment Regulations 2000*.

Construction certificate no.

CC04.03.261

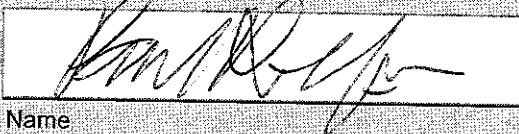
Date of this certificate

29.03.2004

6. Signature

For this certificate to be valid, it must be signed by the certifying authority.

Signature



Name

Paul Rolfe

Flat/Street no.

15

Street name

Imperial Avenue

Suburb or town

Gladesville

State

NSW

Postcode

2111

Telephone

02 9816 3374

Fax

2655

02 9802

If the certifier is an accredited certifier:

Accreditation body of the certifier

BSAP/PlanningNSW

Accreditation no. of the certifier

5811



Pittwater Council

ABN 61 340 837 871

All Correspondence to be addressed to General Manager

Units 9, 11 & 12/ 5 Vuko Place
 WARRIEWOOD NSW 2102
 Avalon Customer Service Centre
 58A Old Barrenjoey Road, AVALON 2107

Postal Address
 P.O. Box 582
 MONA VALE NSW 1660
 DX 9018 MONA VALE

Telephone (02) 9970 1111
 Facsimile (02) 9970 7150
 Internet www.pittwater.nsw.gov.au
 Email: pittwater_council@pittwater.nsw.gov.au

BUILDING CERTIFICATE NO: BC0026/04

UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

THE PITTWATER COUNCIL

CERTIFIES THAT in relation to the building or part identified below, the Council -

- (a) By virtue of anything existing or occurring before the date of inspection stated in this certificate; or
- (b) Within 7 years after that date by virtue of the deterioration of the building or part solely by fair wear and tear, WILL NOT -
- (c) Make an order requiring the building to be repaired, demolished, altered or rebuilt by reason only of its design, appearance, form of construction or state of repair; or
- (d) Take proceedings for an order or injunction requiring the demolition, alteration, addition, or rebuilding of or to the building or part, by reason only of its design, appearance, form of construction or state of repair; or
- (e) Take proceedings in relation to any encroachment by the building or part onto land vested in or under the control of the Council.

IDENTIFICATION OF BUILDING

Property Address: **54 INGLESIDE ROAD INGLESIDE NSW 2101**

Nearest Cross Street: **Mona Vale Road** Side of Street: **North East**

Classification of Building: **10b** Whole/Part: **Whole of Building**

Description: **Reinforced concrete raft slab and the start of walls at ground floor level.**

Date of Inspection: **11/03/2004** Owner: **R L CUTTING & M CUTTING**

Legal Description of Land: **Lot 1 Sec J DP 12297**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by Kent Gilbert & Associates, dated 05/03/2004, Ref No 13876.

Dated **15/03/2004**

Angus Gordon
 GENERAL MANAGER

per:

Applicant's Name: **ROGER LEWIS CUTTING & MARION CUTTING, PO BOX 591 MONA VALE NSW 1660**

NB:

1. An order made or proceedings taken in contravention of this certificate is of no effect.
2. The issue of a Building Certificate does not prevent
 - (i) orders from being made against any person in relation to matters detailed in the table to Section 121B of the Environmental Planning and Assessment Act, 1979 (as amended);
 - (ii) proceedings being taken against any person for failure to obtain development consent or to comply with any conditions of development consent, pursuant to Section 125 of the Environmental Planning and Assessment Act, 1979.

29-MAR-2004(MON) 18:33

TOTAL EARTH CARE

(FAX) 0299131434

P.001/001

Fax Transmission

Date: Monday, March 29, 2004

Company:

Attention: Marion Cutting

Fax Number: 9997 4109

From: Andrew McGahey

Ref. #:

Number of Pages: 1

Re: Pittwater Council Certification
54 Ingleaside Road, Ingleaside

BMD

To Whom It May Concern

Please accept this as confirmation that:

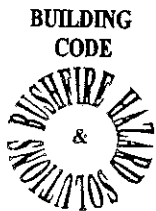
1. Total Earth Care Pty Ltd has been engaged to undertake bush regeneration/rehabilitation at 54 Ingleaside Road, Ingleaside.
2. Native seed has been collected from this site for the purposes of revegetation. However, given the method of clearing and the extremely high resilience of the soil seed bank, planting will not be required. If, in the unlikely event, that it is required then the seed will be passed to Harvest Seeds and Native Plants for propagation.
3. All silt fencing and site protective measures have been installed and adequately maintained; and
4. Weed control works, which are minimal, have commenced.

Yours sincerely,



Andrew McGahey
Managing Director
Total Earth Care Pty Ltd





Building Code & Bushfire Hazard Solutions

(Pty. Limited) ABN 19 057 337 774

PO Box 124 Berowra NSW 2081

Telephone: (02) 9456 2288 Facsimile: (02) 9456 2277 Email: davmcm@ozemail.com.au

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

COPY

16/8/02
[Signature]

16th August 2002
Our Ref: 20143
Your Ref: DA No. N1140/01

Attention: Mr. Nick Sutton

Dear Sir,

**RE: AMENDMENT TO BUSHFIRE HAZARD ASSESSMENT REPORTS FOR;
Proposed residential developments at No's 52 & 54, Ingleside Road, Ingleside NSW**

In accordance with your correspondence and our telephone discussions of today's date, the following is referred for your attention.

Introduction:

The application of the Guideline prepared by the NSW Rural Fire Service titled 'Planning for Bushfire Protection - 2001' and released in late December 2002 has been reviewed for the purposes of applying its requirements in terms of amendment to the subject property that being No. 52 Ingleside Road, Ingleside due to a development approval for that property not being established at this point by Council.

Given the Guideline's requirements differ from those of the original report prepared in November 2001, the following 'Compliance Table' has been prepared to simplify the approval process for both the Applicants and Council.

It is reasonable to assume that the determinations found herein can be applied to both No 52 and 54 Ingleside Road to maintain consistency in bushfire safety regimes given that the District Rural Fire Service Officers have already indicated a willingness to do so.

Having regard to this aspect this amendment is noted as being for both No's. 52 and 54 Ingleside Road however is separated into two parts for purposes of clarity and to limit costs associated with the provision of this amendment on behalf of the Applicants.

The overall separation distances applicable to the Ingleside Road portions of both allotments known as the Asset Protection Zones (APZ) has been reduced for No. 54 and increased for No. 52 thereby providing a reasonable distribution of ground vegetation whilst not impacting on the overall bushfire safety of the two proposed dwellings to be located on the respective properties.

An APZ contains an Inner Protection Zone (IPZ) and an Outer Protection Zone (OPZ). For the purposes of this amendment the APZ shall consist of a single zone that being the IPZ and that that zone shall have a minimum distance of 20m measured from the respective residences to the vegetation.

The IPZ shall equate to approximately 4.0 – 5.0 t/ha maximum of fine fuels at ground level, discontinuous canopies trees and shrubs with no trees or shrubs being permitted to be located against the southern wall of either dwelling.

The IPZ can include pathways, driveways, maintained lawns, ponds or other features that do not involve materials or vegetation which could assist in progressing bushfire from the remnant bushland in the front (Ingleside Road) to the respective dwellings.

Both dwellings are to be constructed to Level 3 in compliance with AS 3959-1999.

All other recommendations previously provided in reports for these two properties, having regard to bushfire safety, are to be maintained with the exception of the provision of the 2.0m high sandstone wall dividing the two properties recommended for No. 52, as this wall will now have little or no effect given that No 54 is being developed. Should the Applicant wish to retain the wall there is no objection.

Compliance Table

Compliance is relevant for Appendix 2 and 3 of *Planning for Bushfire Protection – 2001..*

Guideline Reference	Bushfire Protection Guideline	Proposed Developments No's 52 & 54 Ingleside Road. Determinations	Compliance
Appendix 2			
Page 43 Clause A2.3.2 Vegetation	Determine vegetation distance, type & class from Figure A2.2	Ingleside Rd to Dwellings Veg 18, Group 3, Scrubland	N/A
Page 44 Clause A2.2.3 Slope	Determine Slope	Located within the property Upslope 5-10 degrees	N/A
Page 44 Clause A2.3.4 Set Back	Table A2.4 Scrubland Group 3	20m APZ for all slopes irrespective of building constructional levels	Yes
Appendix 3			
Page 51 Clause A3.3 (e) Construction Level Required	Table A3.3 20m – 30m 5-15 deg Shrub/Heath	Flame Zone = Construction outside scope of AS3959 – 1999.	No See note 1
Chapter 4			
Page 19 Clause 4.3.2	Property Access Roads	Existing driveways, sufficient for Cat 1 appliance, turning heads provided	Yes
Chapter 6			
Page 32 Clause 6.2	Vegetation Management	The whole of the APZ shall be maintained as a fuel free zone	Yes
Page 35 Clause 6.4.1	Electricity Supply	Underground supply provided	Yes
Page 35 Clause 6.4.3	Water Supply	Reticulated water supply from Ingleside Rd. Swimming pool at No 52 available for fire fighting water	Yes

Notes:

1. The area of scrubland contained within both properties is less than 1.0 ha in size and as such would not pose a great risk to the subject properties given the reduced area and therefore reduce fire momentum. Flame lengths will be short and of very short duration conflicting with a global assessment for Flame Zone, that is direct flame impact to the dwellings is highly unlikely.
2. Further, traditional bushfire impact has been from the north and north-western aspects and therefore they would 'pass' the properties rather than run upslope to them under head fire conditions from Ingleside Road.

3. The two proposed driveways will also act as control lines or fire breaks in the unlikely event of bushfire progression from either side of the properties.

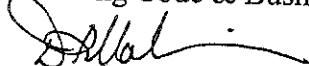
Conclusion:

Having regard to Planning for Bushfire Protection – 2001, compliance is satisfied by the provision of the 20m APZ. Given the additional bushfire safety measures associated with the dwellings and in consideration of the District Rural Fire Service's current opinions I see no objection in providing an overall APZ of 20m from both dwellings to scrubland on the Ingleside Road aspect.

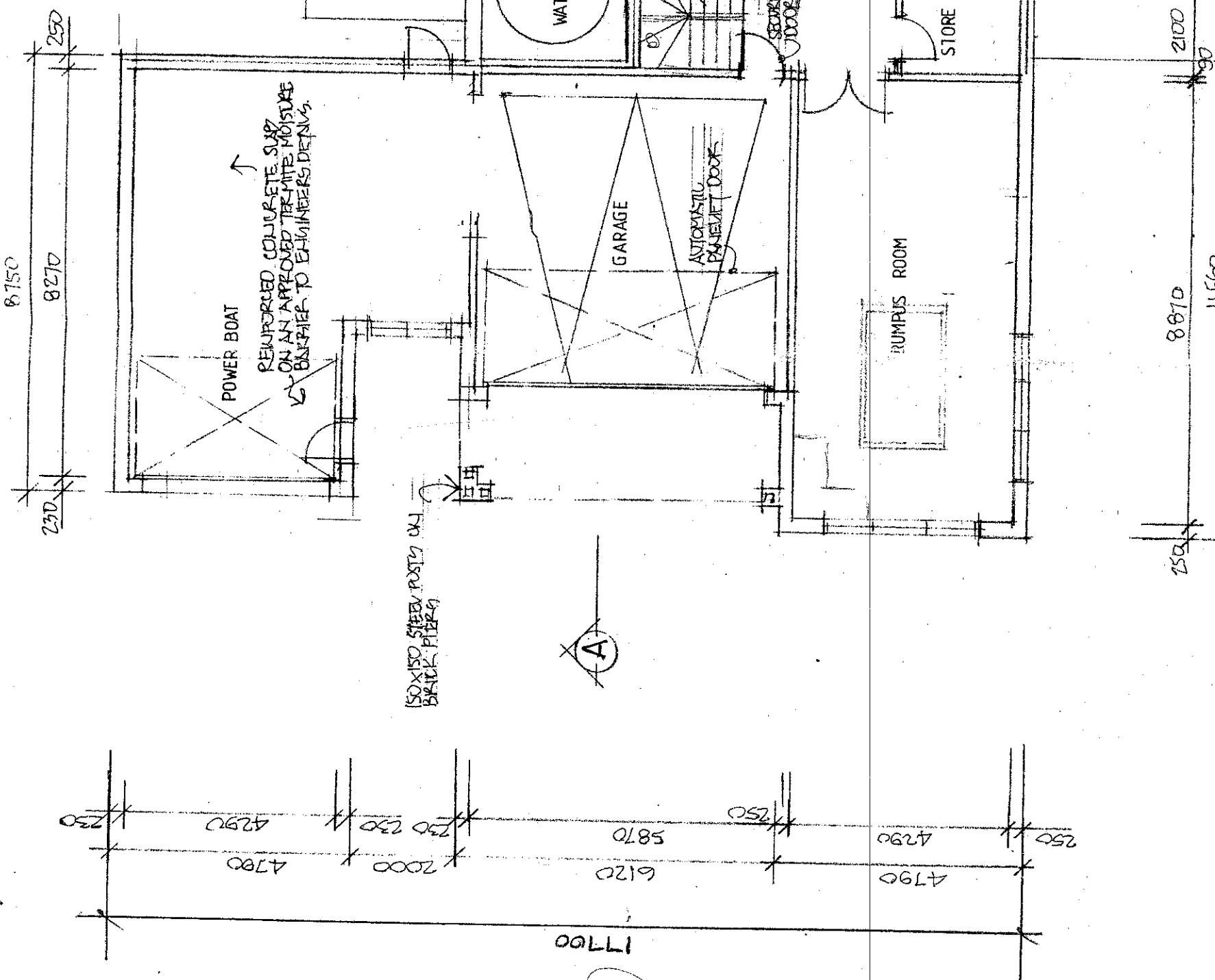
Should you require any further information or comment please do not hesitate to contact the undersigned.

Yours faithfully,

Building Code & Bushfire Hazard Solutions



David McMonnies M. I. Fire E. M Cons Mgt.
C: 20143 Addend 52&54 August 2002



ENDORSED PLANS
THESE PLANS HAVE BEEN REFERRED TO IN
THE CONSENT DATED: 29.3.07

APPLICATION NO: CC0403.261

SIGNED: *[Signature]*
PAUL ROLFE, ACCREDITED CERTIFIER

THE COUNCIL OF PITTWATER
APPROVED
DEVELOPMENT CONSENT PLAN

NOTE THIS DWELLING IS TO BE CONSTRUCTED IN
COMPLIANCE WITH AS 3959-1990
FOR THE CATEGORY OF HIGH BUSHFIRE ATTACK
LEVEL 2 CONSTRUCTION

LOWER FLOOR PLAN

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY
DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS AND
CONSTRUCTION. DO NOT SCALE THE DRAWING

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LAW AND ARE NOT TO BE REPRODUCED OR
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PRIOR WRITTEN PERMISSION WILL RESULT IN
LEGAL PROCEEDINGS.
- J.D. EVANS and COMPANY PTY. LTD.
74 RIVIERA AVE, AVALON BEACH, 2107
Phone (02) 9918 9206 Fax (02) 9973 2454
Mobile 0468 976 596

NO.	REVISION	DATE

J.D. EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
74 RIVIERA AVE, AVALON BEACH, 2107
Phone (02) 9918 9206 Fax (02) 9973 2454
Mobile 0468 976 596

PROJECT
PROPOSED NEW RESIDENCE AT
Lot 1 Sect J, DP 12297 INGLESIDE Rd
INGLESIDE N. S. W. 2101

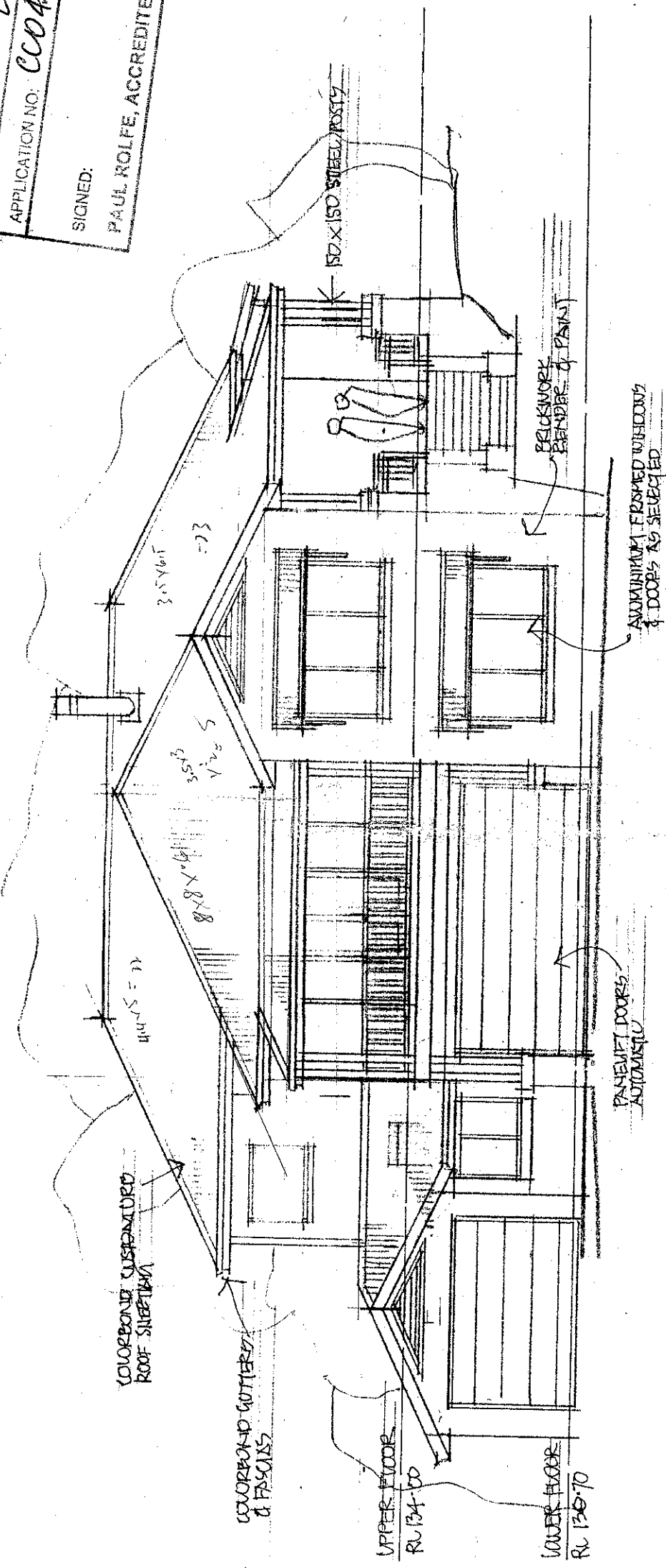
CLIENT
ROGER and MARION CUTTING

DATE: 05/02/02 SCALE: 1:100, 1:200
DRAWN: JDE CHECKED: *[Signature]*
DRAWING NO. **01290-2** ISSUE

DATE 05/02/02	SCALE 1:100, 1:200
DRAWN JOE	CHECKED

DRAWING No.	ISSUE
01290-3	

ENDORSED PLANS
THESE PLANS HAVE BEEN REFERRED TO IN
THE CONSENT DATED: 29.3.09
APPLICATION NO: CC0403.261
SIGNED: 
PAUL ROLFE, ACCREDITED CERTIFIER



SOUTH - WEST ELEVATION

THE COUNCIL OF PITTSBURGH
APPROVED
DEVELOPMENT CONSENT PLAN

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY
DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS AND
CONSTRUCTION. DO NOT SCALE THE DRAWING

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All work to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
3. All work to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
4. All work to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
5. Any work in addition to that shown on the drawing must be approved by the Council Engineer.
6. Any work in addition to that shown on the drawing must be approved by the Council Engineer.
7. All work in addition to that shown on the drawing must be approved by the Council Engineer.
8. All work in addition to that shown on the drawing must be approved by the Council Engineer.

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74 RIVIERA AVE, AVALON BEACH, QLD 4217
Phone (07) 9918 9206 Fax (07) 9973 2454
Mobile 048 976 596

NO.	AMENDMENT	DATE


J.D. EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
74 RIVIERA AVE, AVALON BEACH, QLD 4217
Phone (07) 9918 9206 Fax (07) 9973 2454
Mobile 048 976 596

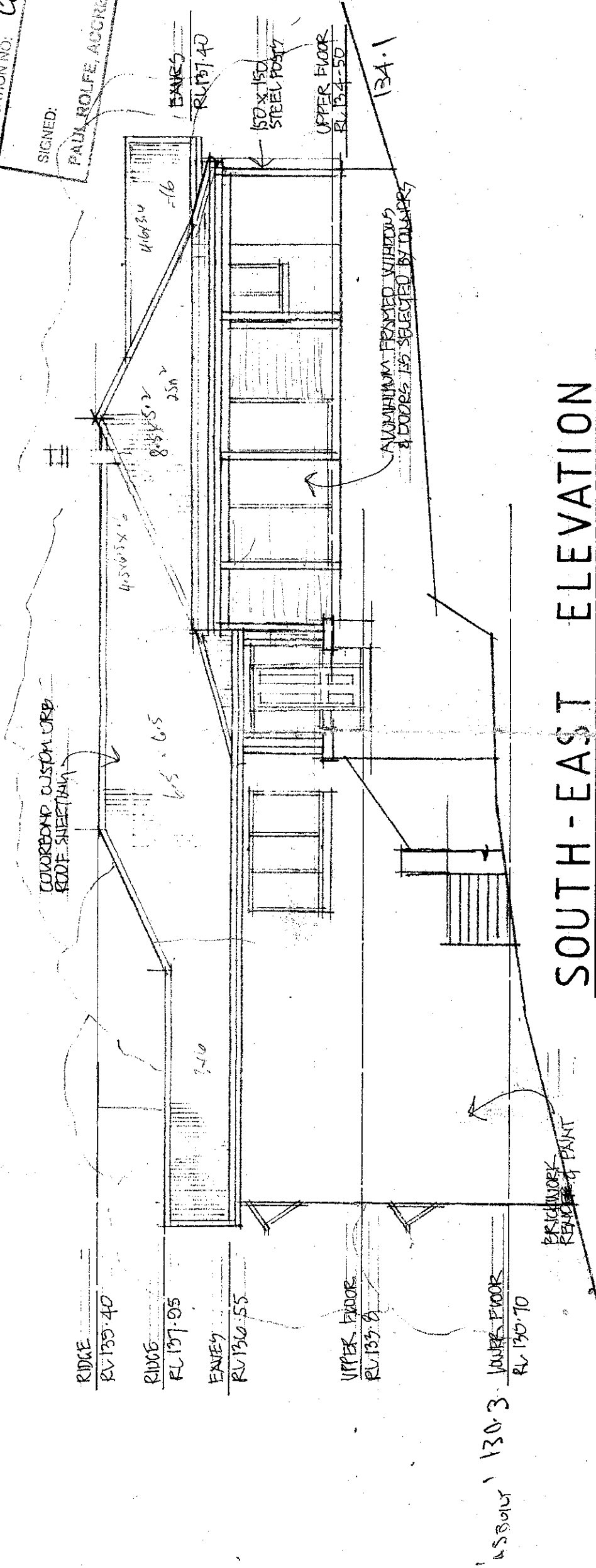
PROJECT
PROPOSED NEW RESIDENCE AT
Lot 1 Sect J, DP 12297 INGLESIDE RD
INGLESIDE N.S.W. 2101
CLIENT
ROGER and MARION CUTTING

DATE 05/02/02 SCALE 1:100, 1:200
DRAWN JDE CHECKED
DRAWING NO. 01290-4
ISSUE

ENDORSED PLANS
THESE PLANS HAVE BEEN REFERRED TO IN
THE CONSENT DATED: 29/3/09

APPLICATION NO: C00403.261

SIGNED: 
PAUL ROLFE, ACCREDITED CERTIFIER



SOUTH-EAST ELEVATION

THE COUNCIL OF PITTSBURGH
APPROVED
DEVELOPMENT CONSENT PLAN

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY
DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS AND
CONSTRUCTION. DO NOT SCALE THE DRAWING

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions to be confirmed with the Council of Pittsburgh and the Council of Pittsburgh and the Council of Pittsburgh.
3. All dimensions to be confirmed with the Council of Pittsburgh and the Council of Pittsburgh and the Council of Pittsburgh.
4. All dimensions to be confirmed with the Council of Pittsburgh and the Council of Pittsburgh and the Council of Pittsburgh.
5. Any building in addition to that shown on the drawing shall be subject to the Council of Pittsburgh's approval, except for any structural details or design which shall be subject to the Council of Pittsburgh's approval.
6. All dimensions to be confirmed with the Council of Pittsburgh and the Council of Pittsburgh and the Council of Pittsburgh.
7. All dimensions to be confirmed with the Council of Pittsburgh and the Council of Pittsburgh and the Council of Pittsburgh.
8. All dimensions to be confirmed with the Council of Pittsburgh and the Council of Pittsburgh and the Council of Pittsburgh.

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ALL RIGHTS RESERVED
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TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR
BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF
J.D. EVANS AND COMPANY PTY. LTD.
24 RIVIERA AVE, AVALON BEACH, QLD 4216

AMENDMENT
No. 1
Date: 29/3/09

J.D. EVANS AND COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
24 RIVIERA AVE, AVALON BEACH, QLD 4216
Phone (07) 9918 9206 Fax (07) 9973 2454
Mobile 048 976 596

PROJECT
PROPOSED NEW RESIDENCE AT
Lot 1 Sect J, DP 12297 INGLESIDE Rd
CLIENT
ROGER and MARION CUTTING

DATE 05/02/02 SCALE 1:100, 1:200
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ISSUE
01290-5

134.5
132.8
9.1

134.50
132.8
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130.3
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132.8
1.2

ENDORSED PLANS
THESE PLANS HAVE BEEN REFERRED TO IN
THE CONSENT DATED: 29.3.09
APPLICATION NO: C0903.261
SIGNED: [Signature]
ACCREDITED PROFESSIONAL ENGINEER, ACCREDITED CERTIFIER

ADJUSTED MEASURED
WALL VENT

ADJUSTED MEASURED
FLOORING

NORTH-EAST ELEVATION

COLORBOND ANTI-REFLECT
& FERRIS BOSS

UPPER FLOOR RV 134.50

COLORBOND ANTI-REFLECT
ROOF SHEETING

UPPER FLOOR
RV 134.50

BRICKWORK TO BE
RENDER & PAINT

LOWER FLOOR RV 130.10

NORTH-WEST ELEVATION

THE COUNCIL OF PITTWATER
APPROVED
DEVELOPMENT CONSENT PLAN

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY
DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS AND
CONSTRUCTION. DO NOT SCALE THE DRAWING

1. Refer to site and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions are to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
3. All work is to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
4. All work is to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
5. Any structural alterations or changes to the design must be approved by the engineer and the builder in the owner's presence, except for minor alterations.
6. All work is to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
7. All structural alterations or changes to the design must be approved by the engineer and the builder in the owner's presence, except for minor alterations.
8. All work is to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.

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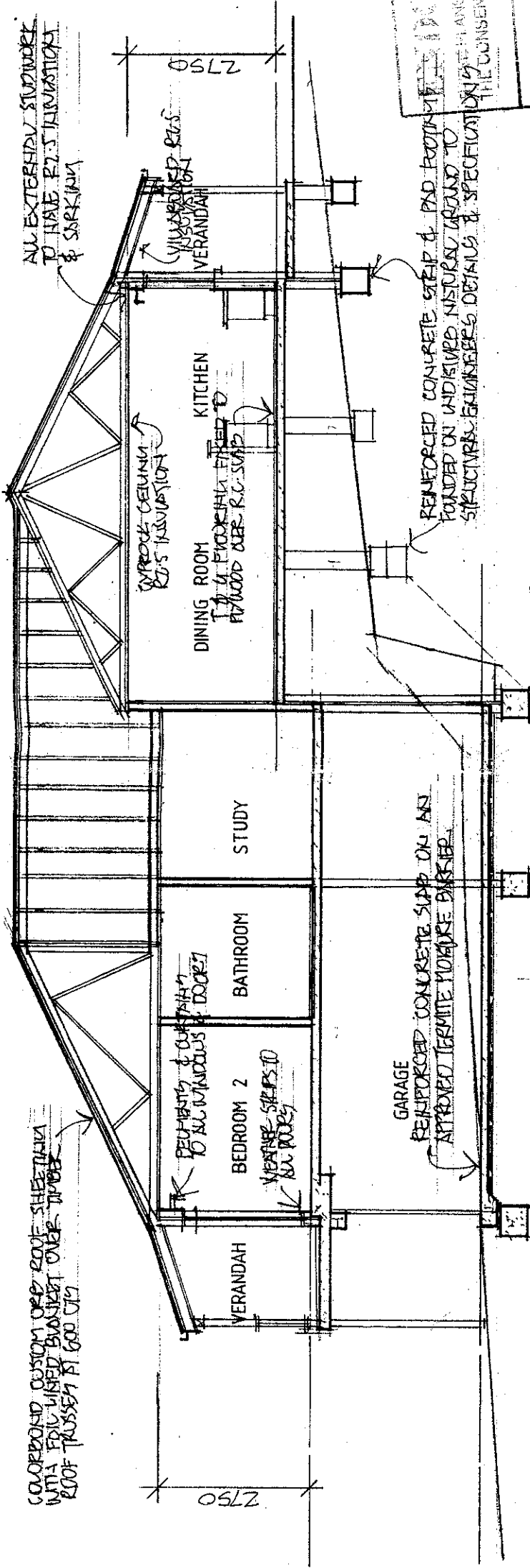
NO.	REVISION	DATE

J.D. EVANS and COMPANY PTY. LTD.
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24 RIVIERA AVE, AVALON BEACH QLD 4217
Phone (02) 9918 9206 Fax (02) 9973 2454
Mobile 048 976 596

THE COUNCIL OF PITTWATER
APPROVED
DEVELOPMENT CONSENT PLAN

PROJECT
PROPOSED NEW RESIDENCE AT
Lot 1 Sect J, DP 12237 INGLESIDE Rd
INGLESIDE N.S.W. 2101
CLIENT
ROGER and MARION CUTTING

DATE 05/02/02 SCALE 1:100, 1:200
DRAWN JDE CHECKED
DRAWING NO. 01290-6
ISSUE



PROPOSED PLANS
THESE PLANS HAVE BEEN REFERRED TO IN THE CONSENT DATED: 29.3.04

APPLICATION NO: CCA03.261

SIGNED: PAUL ROLFE, ACCREDITED CERTIFIER

SECTION A - A

THE COUNCIL OF PITTWATER
APPROVED
DEVELOPMENT CONSENT PLAN

PROPOSED LEVEL	124.48	124.66	124.88	126.00	127.00	128.00	130.30	130.50	46.00	48.00
FINISH	0.17	0.30	11.0	22.00	32.00	46.00	48.00	48.00	48.00	48.00

LONGITUDINAL SECTION THROUGH DRIVEWAY

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS AND CONSTRUCTION. DO NOT SCALE THE DRAWING

1. Subject to local and national all necessary documents are to be submitted to the Council prior to construction. Do not scale the drawing.

2. All drawings must be submitted to the Council prior to construction. Do not scale the drawing.

3. All work must be in accordance with the Building Code of Australia and all other relevant standards and specifications.

4. All work must be in accordance with the Building Code of Australia and all other relevant standards and specifications.

5. Any alterations to the design must be approved by the Council prior to construction.

6. The Council reserves the right to require the builder to submit to the Council for approval any material or workmanship which is not in accordance with the Building Code of Australia and all other relevant standards and specifications.

7. The Council reserves the right to require the builder to submit to the Council for approval any material or workmanship which is not in accordance with the Building Code of Australia and all other relevant standards and specifications.

8. The Council reserves the right to require the builder to submit to the Council for approval any material or workmanship which is not in accordance with the Building Code of Australia and all other relevant standards and specifications.

PROJECT: PROPOSED NEW RESIDENCE AT Lot 1 Sect J, DP 12297 INGLESIDE Rd

CLIENT: ROGER and MARION CUTTING

DATE: 05/02/02 SCALE: 1:100, 1:200

DRAWN: JOE

CHECKED:

ISSUE: 01290-7

J.D. EVANS and COMPANY PTY. LTD.

BUILDING DESIGN CONSULTANTS

74 RIVERA AVE. AVALON BEACH, 2107

Phone (02) 9918 9206 Fax (02) 9973 2454

Mobile 046 976 596

FIRE WALLS - SINGLE BRICK WITH ENGAGED PIECE
BAGGED EARTHLY BROWN COLOUR.

1.80 METRE HIGH FIRE WALL CONSTRUCTED
OF NON-COMBUSTIBLE MATERIAL

SILT, SEDIMENT AND EXCLUSION ZONE CONTROL PLAN
REFER TO DRAWING PREPARED BY CONACHER TRAVERS

2.00 METRE HIGH MASONRY FIRE WALL

LANDSCAPE AND BUSHLAND MANAGEMENT
REFER TO BUSHLAND MANAGEMENT PLAN PREPARED
BY CONACHER TRAVERS

20,000 LITRE WATER STORAGE TANKS
FOR HOUSE USAGE AND FIRE FIGHTING

AIRRATE WATER MANAGEMENT PLAN
REFER TO REPORT PREPARED BY MARTENS & ASSOCIATES

SITE PLAN

LOT 1 SECTION J DP 12297

DEVELOPMENT CALCULATIONS	
DESCRIPTION	PROPOSED sqm
FLOOR AREA	306
ROOF AREA	318
SITE COVERAGE (HARD SURFACE ETC)	385 (14%)
LANDSCAPING AREA	2212
SITE AREA	2752

PROJECT	PROPOSED NEW RESIDENCE AT Lot 1 Sect J, DP 12297 INGLESIDE RD
CLIENT	INGLESIDE N. S. W. 2101
CLIENT	ROGER and MARION CUTTING
DATE	05/02/02
DRAWN BY	JOE
CHECKED BY	
SCALE	1:100, 1:200
PROJECT NO.	01290-1

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