

## CONSTRUCTION CERTIFICATE

issued under the Environmental Planning and  
Assessment Act 1979  
Section 109C (1) (b), 81A (2) and 81A (4)

**COUNCIL:** Pittwater

**CONSTRUCTION CERTIFICATE NO:** 2003/272

### APPLICANT

**Name** Mr Leigh and Mrs Caroline Francis  
**Address** c/- 10A Wilmette Place, Mona Vale NSW 2103  
**Contact No: (telephone/fax)** 9997 4404

### OWNER

**Name** Mr Leigh & Mrs Caroline Francis  
**Address** 22 Hillcrest Avenue, Mona Vale NSW 2103  
**Contact No: (telephone/fax)** 9997 4404

### SUBJECT LAND

**Address** 22 Hillcrest Avenue, Mona Vale  
**Lot No: 1** DP: 810456

### DESCRIPTION OF DEVELOPMENT

**Type of Work**  Building work  Subdivision work  
**Description** New Dwelling

Insight Development Consultants Pty Limited



Pittwater Council

ABN: 61340837871

**TAX INVOICE**  
**OFFICIAL RECEIPT**

25/11/2003 Receipt No 130842

To INSIGHT DEVELOPMENTS  
CONSULTANTS PTY LTD

22 HILLCREST AVE  
MONA VALE

Qty/ Applie	Reference	Amount
	GLBL-Buil	\$950.00
GL Rec 1	Y DA: N0456/02	
1	RMID-Road	\$27.27
GL Rec 1	Y DA: N0404/02	
	GST	\$2.73
GL Rec		
	To GL Receipt:	

Total Amount: \$970.00  
Includes GST of: \$2.73

Amounts Tensored

Cheque	\$970.00
Total	\$970.00
Rounding	\$0.00
Change	\$0.00
Nett	\$970.00

Printed 25/11/2003 3:34:53 PM

Cashier Nancsson

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**DEVELOPMENT CONSENT**

Development Consent No: **No 656/02**  
Date of Determination **13 December 2002**

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**BUILDING CODE OF AUSTRALIA**

Building Classification **1a**

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**BUILDER or OWNER/BUILDER** **Diamantina Designer Homes Pty Ltd**  
Contractor License No./Permit **No: 61897C**  
No. in case of Owner Builder

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**\$ VALUE OF WORK**

Building/Subdivision **\$480,000.00**

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**DATE C.C APPLICATION RECEIVED**

Date Received **13 November 2003**

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**DETERMINATION**

Decision **Approved**  
Date of Decision **28 November 2003**

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**ATTACHMENTS** **Nil**

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Insight Development Consultants Pty Limited

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**PLANS AND SPECIFICATIONS****APPROVED/REFUSED**

List plan no(s) and specifications  
Reference

1. Architectural Details, Reference No. 1, 2 & 3, Issue A, prepared by Hans Waldmann & Associates, dated 31 October 2002.
2. Stormwater Plans, Reference No. 30808, Drawing No. D01, prepared by MTK Consulting Engineers, dated 6 November 2003.
3. Structural Details, Reference No. 30808 (S01, S02, S03, S04, S05, S06, S07, S08, S09, S10, S11 & S12, prepared by MTK Consulting Engineers, dated 5 November 2003, endorsed by Jack Hodgson Geotechnical Engineer, dated 10 November 2003.
4. Schedule of Works & Sediment Control Measures, Reference No. 30808 (E01), prepared by MTK Consulting Engineers, dated 5 November 2003, endorsed by Jack Hodgson Geotechnical Engineer, dated 10 November 2003.
5. Vehicular Access Design, Reference No. 30808 (DW1), prepared by MTK Consulting Engineers, dated 6 November 2003 and Drive Design Certification, Reference No. 30808 issued by MTK Consulting Engineers, dated 15 November 2003.

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**RIGHT OF APPEAL**

*under S109K where the Certifying Authority is a Council an applicant may appeal to the Land and Environmental Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.*

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**CERTIFICATE**

Certificate Final

I certify that the work if completed in accordance with these plans and specifications will comply with the requirements of S81A(5) of the Land Environmental Planning and Assessment Act 1979.

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**CERTIFYING AUTHORITY**

Name of Certifying Authority Insight Development Consultants Pty. Limited

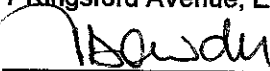
Name of Accredited Certifier Tom Bowden

Registration No 93

Contact No (02) 9889 4770

Address 7 Kingsford Avenue, Eastwood NSW 2122

**SIGNED**

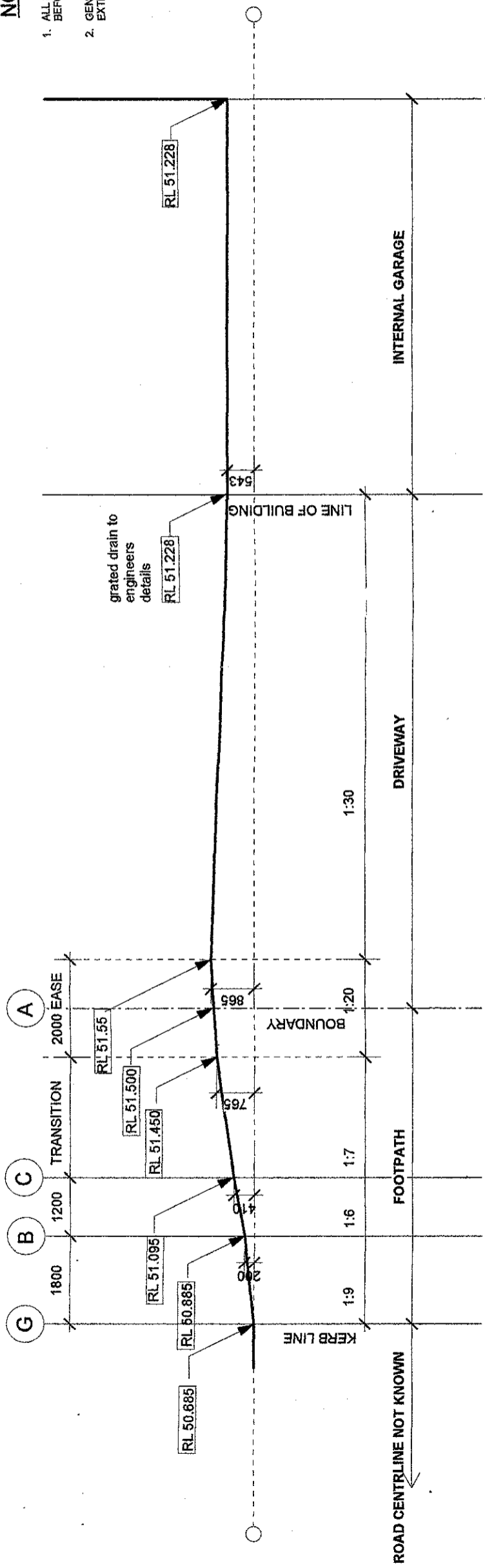


**DATE**

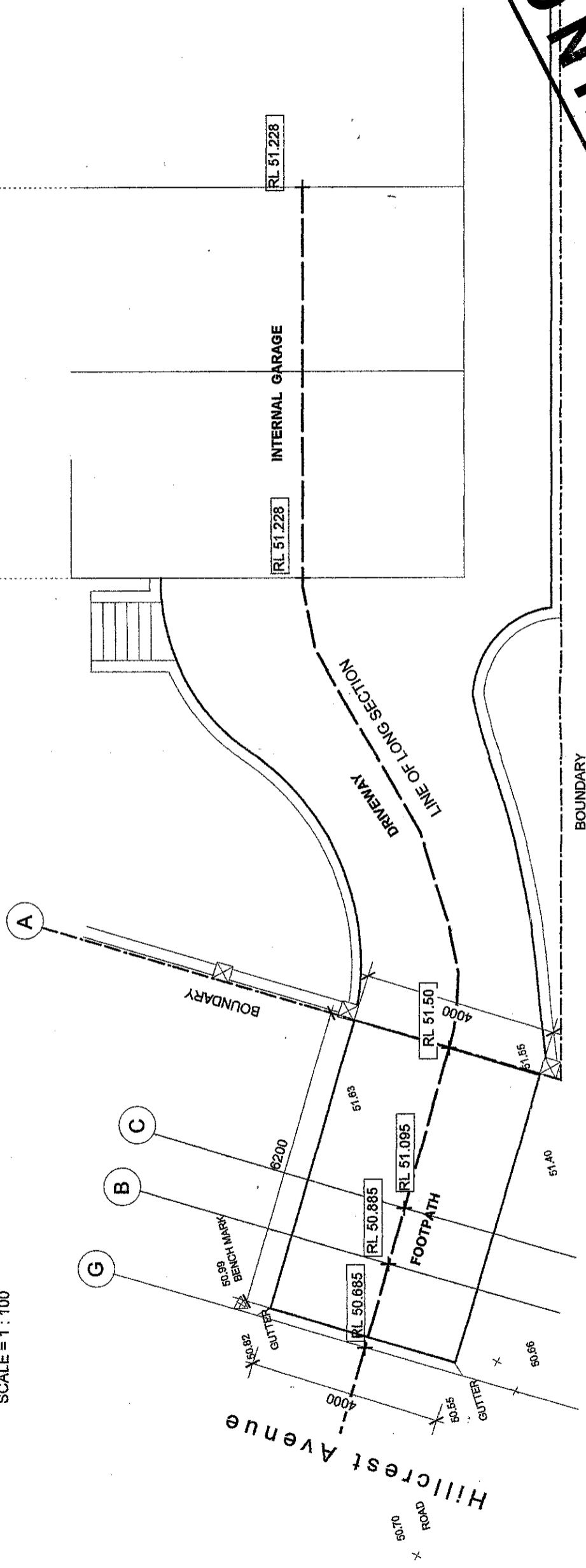
28 NOV 2003

**NOTES:**

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK
2. GENERALLY IN ACCORDANCE WITH COUNCILS EXTRA HIGH PROFILE



**VEHICULAR ACCESS SECTION (EH PROFILE)**  
SCALE = 1 : 100

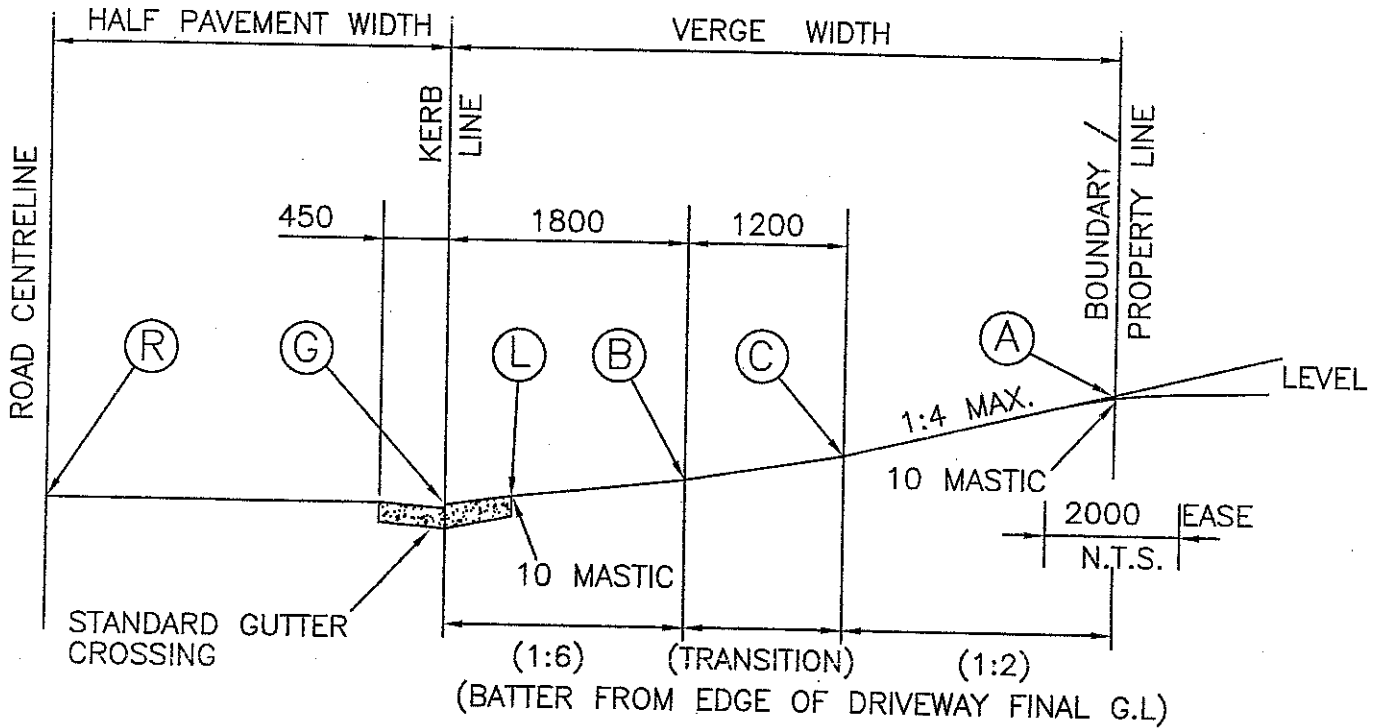


**SITE PLAN SHOWING VEHICULAR ACCESS**  
SCALE = 1 : 100

COPY


Date: 6/11/2003	Amendment:	Project: PROPOSED WORKS at: 22 Hillcrest Avenue Mona Vale	Drawing Title: VEHICULAR ACCESS	Design: M.K.	Drawn: F.P.	Rev: DW1	
				Job No: 30808	Date: NOV 2003		
DOCUMENT CERTIFICATION		<p>I am a qualified Structural/Civil Engineer. I hold the following qualifications: B.E. (Civil), MIE(Aust), C.P. Eng Institute of Engineers Membership No. 642165 I hereby state that this drawing is in compliance with the conditions of the development consent, the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.</p>		<p><b>MTK Consulting</b> Structural, Civil, Stormwater ACN 606 576 841 ABN 60 606 576 841 PO Box 703 DEE WHY NSW 2099 Phone: (02) 9999 6922 Fax: (02) 9979 5263 e-mail: mtk@summit.net.au</p>		<p>The copyright of this drawing remains with MTK Consulting.</p>	
<p>Michael Kelett (For MTK Consulting)</p>		<p>Michael Kelett</p>		<p>Michael Kelett</p>			

# EXTRA HIGH (EH)



POINT	REMARKS	LEVELS
R	ROAD CENTRELINE	
G	INVERT OF GUTTER	
L	BACK OF LAYBACK	MAX 100 ABOVE "G"
B	1800 FROM KERB LINE	200 ABOVE "G"
C	3000 FROM KERB LINE	410 ABOVE "G"
A	BOUNDARY	EASE REQUIRED AT GRADE CHANGE

- All construction within the road reserve to be in plain uncoloured 20MPa concrete unless otherwise approved by Council.
- Single dwellings – 20Mpa concrete 130mm thick.  
Dual occupancies where the crossing services both dwellings – 20Mpa concrete base 150mm thick with F72 reinforcement.  
Subdivisions servicing up to 10 lots – 20Mpa concrete 150mm thick with F72 reinforcement.  
Industrial or commercial – 20Mpa concrete 180mm thick with F72 reinforcement.
- The Vehicular crossing and the driveway to 1800 behind the kerblines is to be graded parallel with the road centre line grading.
- At least 24 hours notice of intention to place concrete within the road reserve shall be given to the Council and no concrete shall be placed until the formwork has been approved.
- Where the drive within the property drains towards the road, a grated drain shall be constructed across the entrance within the property and piped to the street gutter. The width of drain and size of pipe will be determined by Council.
- Driveway pavers to be laid on a 100mm concrete base.

	<b>PITTWATER COUNCIL</b>	PLAN No.	
	<u>Standard Domestic Driveway Profiles</u>	<b>EH</b>	
	<u>Extra High</u>	SHEET No.	No. of SHEETS
		1	1

# MtK Consulting

Structural, Civil & Stormwater Engineering

Unit 5 Heron Cove Marina  
End of Queens Parade West  
Newport NSW 2106

PO Box 703  
Dee Why NSW 2099  
Ph: 9999 6922  
Fax: 9979 5263  
Mob: 0404 815 922

## Driveway Certificate

Date: 15<sup>th</sup> November 2003  
Engineer: Michael Kelett

Job N<sup>o</sup>: 30808

Site: 22 Hillcrest Avenue, Mona Vale

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Michael Kelett of MtK Consulting has reviewed the proposed driveway profile for the above-mentioned property in accordance with our long-section profiles 30808/DW1/0.

We hereby certify that proposed driveway profile works to the above-mentioned property are generally in accordance with Councils Policy DCP No. E3 'Driveways and Internal Roadways' and AS2890.1 – 1993 Parking Facilities (Off-Street Car Parking).

### MtK Consulting



Michael Kelett

B.E. (Civil) M.I.E.Aust CP. Eng  
NPER (Civil, Structural)

**COUNCIL  
COPY**



## PITTWATER COUNCIL

Unit 9/5 Vuko Place, Warriewood NSW 2102  
Telephone 9970 1111

Date: 3-Nov-03  
Receipt No: 128018  
Amount: \$132.00

Name: Caroline Francis  
Postal Address: 22 Hillcrest Avenue  
Mona Vale 2103

### COUNCIL CROSSING PROFILE AT 22 Hillcrest Avenue, Mona Vale

The future vehicular access profile will be as per the enclosed plan **EH**.

#### WORK REQUIRED:

**Construct:** Vehicular access slab 6.2m long x 4.0m wide at gutter crossing to 4.0m wide at the boundary.

**Type of Construction:** Domestic

**Note:** *Timber edge trip to be removed*

#### VEHICULAR ACCESS

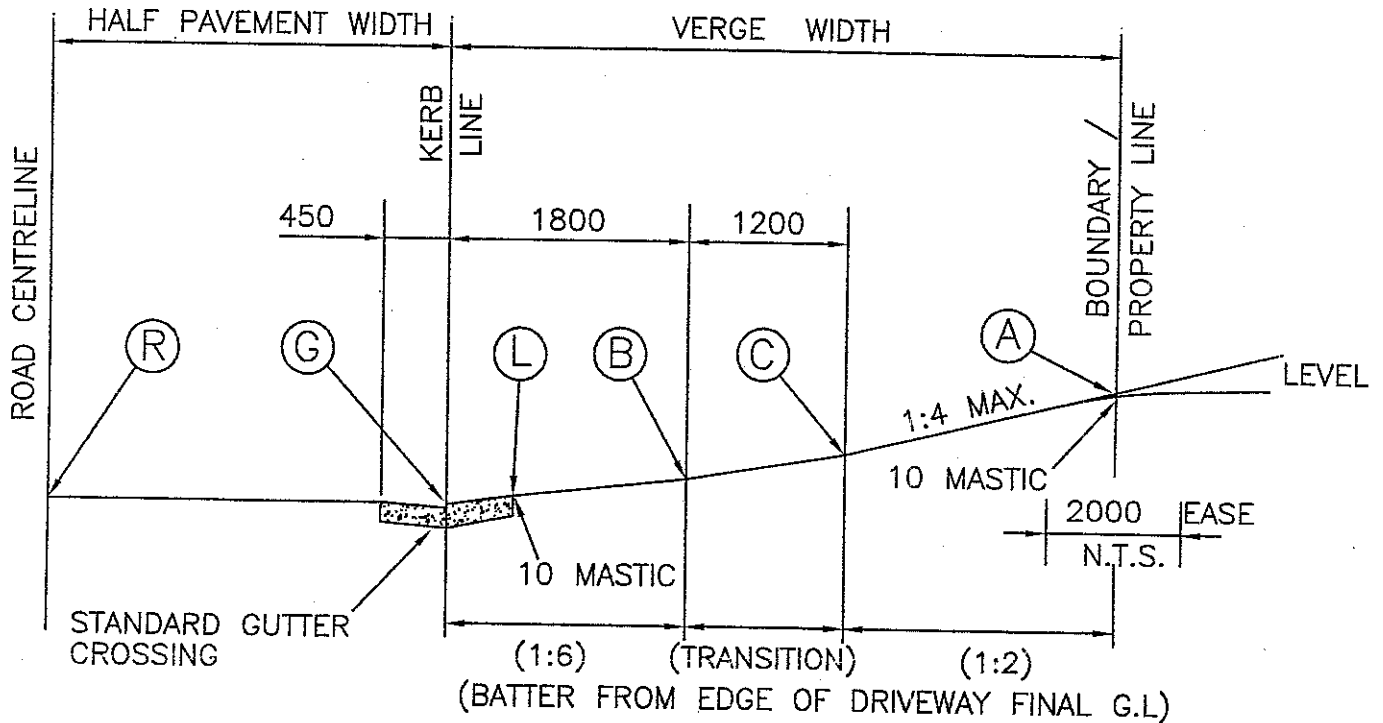
- (a) All work within the road reserve (including excavation) in connection with the above, is to be carried out by authorised contractors only.
- (b) Quotations for the work specified above should be obtained from any of the contractors on the list and should be for the whole of the work stated.
- (c) Construction of vehicular access will be strictly in accordance with the profile supplied and where the drive within the property is to be constructed first, it shall be the responsibility of the owner to have the work carried out in such a manner as to provide a smooth join and continuity of grading.

**Please Note:** Council will only permit an absolute maximum gradient of 25% (1 in 4) measured at any point on the driveway and that an ease may be required for access into the car stand area, carport or garage. Refer to relevant attached profile.

Sigi Melderis  
ASSETS / RESTORATIONS OFFICER



# EXTRA HIGH (EH)



POINT	REMARKS	LEVELS
R	ROAD CENTRELINE	
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L	BACK OF LAYBACK	MAX 100 ABOVE "G"
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C	3000 FROM KERB LINE	410 ABOVE "G"
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- Driveway pavers to be laid on a 100mm concrete base.



**PITTWATER COUNCIL**

Standard Domestic Driveway Profiles

Extra High

PLAN No.

EH

SHEET No. No. of SHEETS

1

1

**DEED OF AGREEMENT FOR COSMETIC DRIVEWAY INDEMINIFYING AGAINST LIABILITY**

THIS DEED made the 3rd day of November 2003

BETWEEN

Owner/s name: Leigh and Caroline Francis

Postal Address: 22 Hillcrest Ave, Mona Vale Postcode: 2103

Hereinafter called "the owner" of the one part and THE COUNCIL OF PITTWATER (hereinafter called "the Council" of the other part NOW THIS DEED WITNESSETH as follows:

**1. The owner/s acknowledge that:-**

No: 22 Lot No: \_\_\_\_\_ Street: Hillcrest Avenue  
Suburb: Mona Vale Postcode: 2103

**2. That the property is unencumbered.**

That the property is subject to mortgage with: Commonwealth Bank

**3. That the footpath is to be constructed using: Bricks**  
(e.g.: Bricks, Pavers, Pattern, Stamped, Sealed, Stencilled Concrete etc)

**4. In consideration of the Council allowing the footpath/vehicular crossing to be constructed, the owner agrees:-**

- (a) To maintain and at all times and keep the crossing in a proper state of repair to the satisfaction of the Council
- (b) To disclose the existence of this Deed and its contents to all prospective or future mortgagees and purchasers and make any contract of sale for the subject property conditional upon the purchaser agreeing to be bound by the terms of this Deed.
- (c) To raise no objection to the Council forwarding a copy of this Deed to all existing mortgagees and including a reference therefore in Section 603 certificates issued under the Local Government Act, 1993
- (d) And in the event of the owner not complying with any of the requirements of paragraphs a), b) and c), the Council shall be at liberty to undertake the same and all expenses incurred by the Council in so doing shall be paid by the owner. A certificate by the Engineer for the Council shall be conclusive evidence as to the costs of such work.

**5. Nothing contained in this Deed shall be construed as;**

- (a) Conferring upon the owner exclusive right title or use of that part of the work within the road boundary or
- (b) Authorising any nuisance to or permanent obstruction of the road
- (c) In anyway restricting or limiting the powers of the Council in respect of the road
- (d) To prevent the Council from undertaking any works whatsoever and in the event of any such works interfering with the access to the property then the owner acknowledges and agrees that it shall not be the Council's responsibility to provide access unless the work is constructed otherwise than in accordance with the Local Government Act, 1993, as at the date hereof.



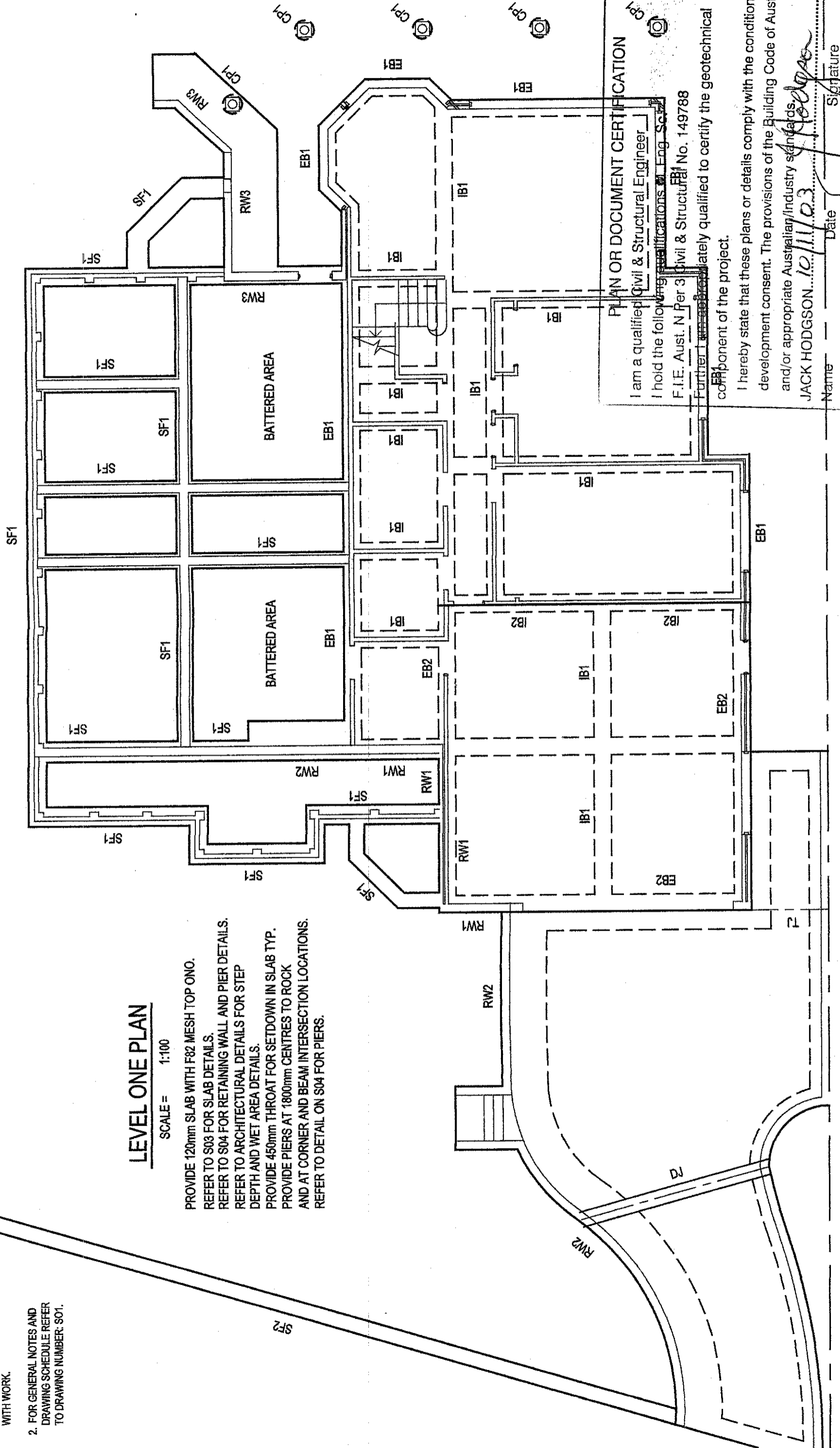
**NOTES:**

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.

**LEVEL ONE PLAN**

SCALE = 1:100

PROVIDE 120mm SLAB WITH F82 MESH TOP ONO.  
 REFER TO S03 FOR SLAB DETAILS.  
 REFER TO S03 FOR RETAINING WALL AND PIER DETAILS.  
 REFER TO S04 FOR RETAINING WALL AND PIER DETAILS.  
 REFER TO ARCHITECTURAL DETAILS FOR STEP DEPTH AND WET AREA DETAILS.  
 PROVIDE 450mm THROAT FOR SETDOWN IN SLAB TYP.  
 PROVIDE PIERS AT 1800mm CENTRES TO ROCK AND AT CORNER AND BEAM INTERSECTION LOCATIONS.  
 REFER TO DETAIL ON S04 FOR PIERS.



**PLAN OR DOCUMENT CERTIFICATION**  
 I am a qualified Civil & Structural Engineer  
 I hold the following qualifications: **Eng. S01**  
 F.I.E. Aust. N Per 31 Civil & Structural No. 149788  
 Further qualifications: **Eng. S01**  
 I am immediately qualified to certify the geotechnical component of the project.  
 I hereby state that these plans or details comply with the conditions of development consent. The provisions of the Building Code of Australia and/or appropriate Australian/Industry standards.  
**JACK HODGSON** 10/11/03  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_

**NOTE: PROVIDE PIERS AT CORNERS AND BEAM INTERSECTIONS AND AT 1800mm MAX CENTRES WHERE NOT ON ROCK.**

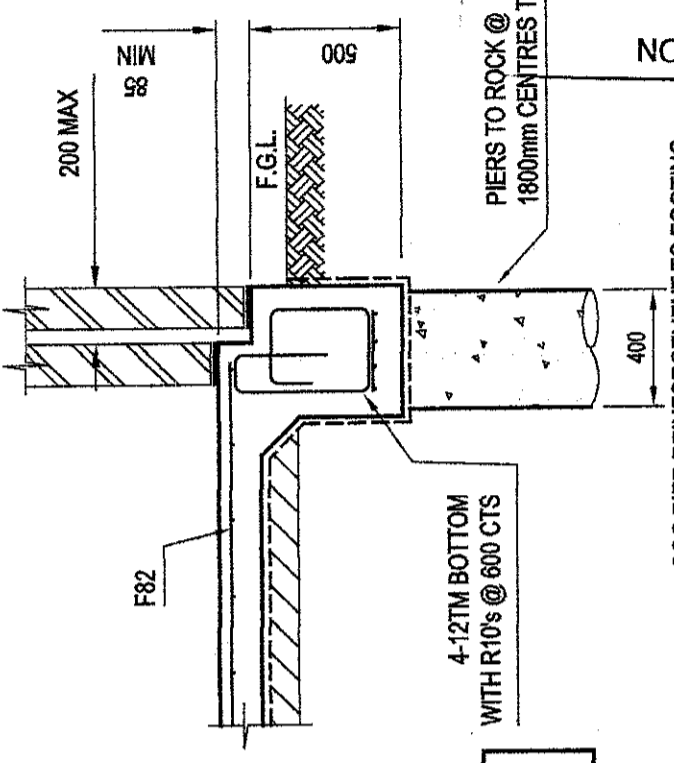
**DOCUMENT CERTIFICATION**  
 Date: 5/11/2003  
 Michael Kelett  
 (For MK Consulting)

**MK Consulting**  
 Structural, Civil, Stormwater  
 ABN 58 605 578 841  
 PO Box 708  
 DEE WHY NSW 2099  
 Ph: (02) 9999 6622 Fax: (02) 9979 8283  
 e-mail: mk@summit.net.au

**PROPOSED WORKS**  
 at: 22 Hillcrest Avenue  
 Mona Vale  
 for: Mr & Mrs Francis

**FOOTING PLAN**  
 Drawing Title: \_\_\_\_\_  
 Project: \_\_\_\_\_  
 The copyright of this drawing remains with MK Consulting.

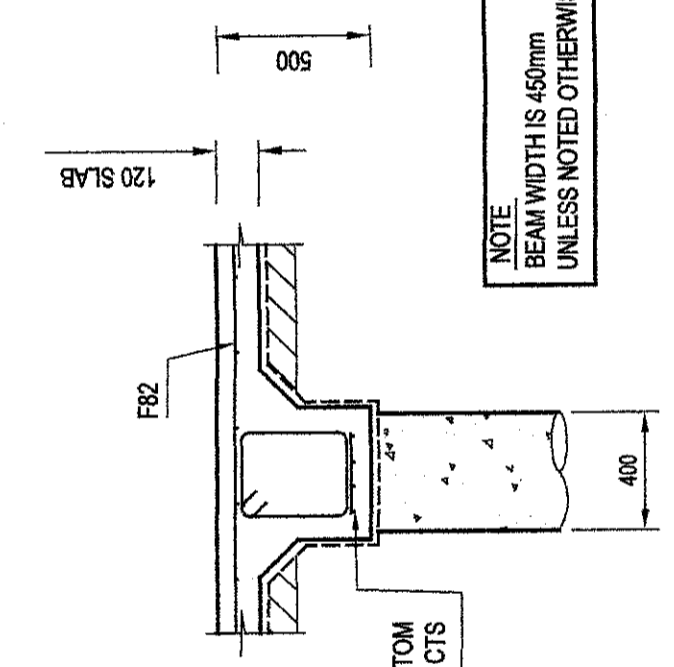
Date:	Rev:	Design:	Drawn:
SEPT 2003		M.K.	M.K.
Job No:	30808		Revised No:
			S02



**TYPE 'EB1' BEAM**

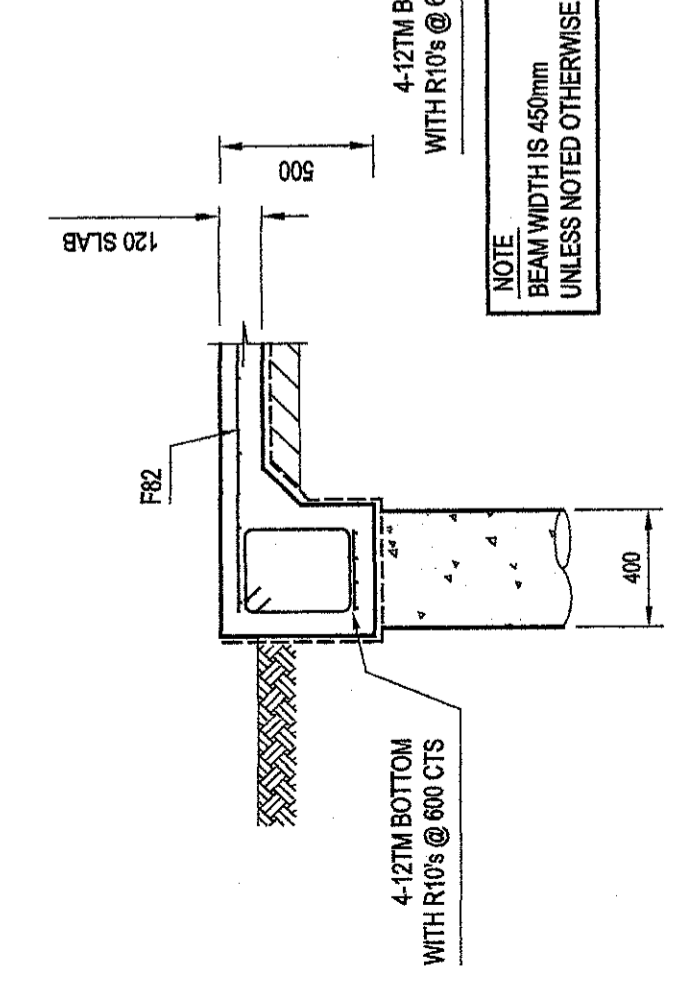
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EB4 SIMILAR WITH DOUBLE CAGE



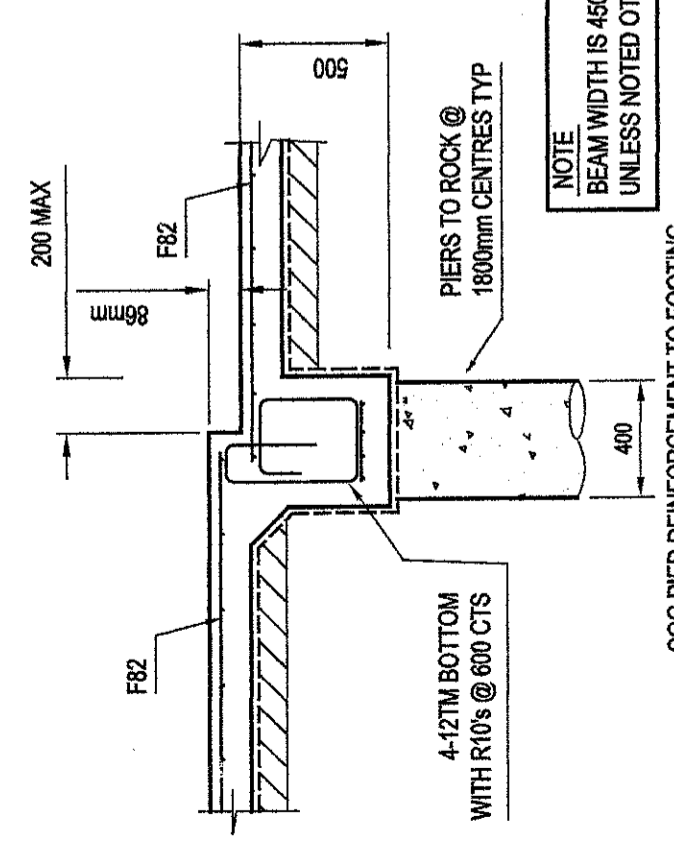
**TYPE 'IB1' BEAM**

SCALE = 1:20



**TYPE 'EB2' BEAM**

SCALE = 1:20



**TYPE 'IB2' BEAM**

SCALE = 1:20

**TYPE 'IB1' BEAM**

SCALE = 1:20

(ALTERNATIVE ON ROCK)

**TYPE 'EB1' BEAM**

SCALE = 1:20

(ALTERNATIVE ON ROCK)

**NOTE**  
BEAM WIDTH IS 450mm  
UNLESS NOTED OTHERWISE

**NOTE**  
BEAM WIDTH IS 450mm  
UNLESS NOTED OTHERWISE

I am a qualified Civil & Structural Engineer  
I hold the following qualifications M. Eng. Sc.  
F.I.E. Aust. N Per 3 Civil & Structural No. 149788  
Further I am appropriately qualified to certify the geotechnical  
component of the project.  
I hereby state that these plans or details comply with the conditions of  
development consent. The provisions of the Building Code of Australia  
and/or appropriate Australian Industry Standards  
JACK HODGSON  
Date: 10/11/03  
Signature: [Signature]

PLAN OR DOCUMENT CERTIFICATION

**NOTES:**

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.

Date:	SEPT 2003	Drawn:	M.K.
Rev:		Design:	M.K.
Attachment:		Job No:	30808
		Drawing No:	S03
		Rev:	-

Drawing Title:  
**FOOTING DETAILS**  
**SHEET ONE**

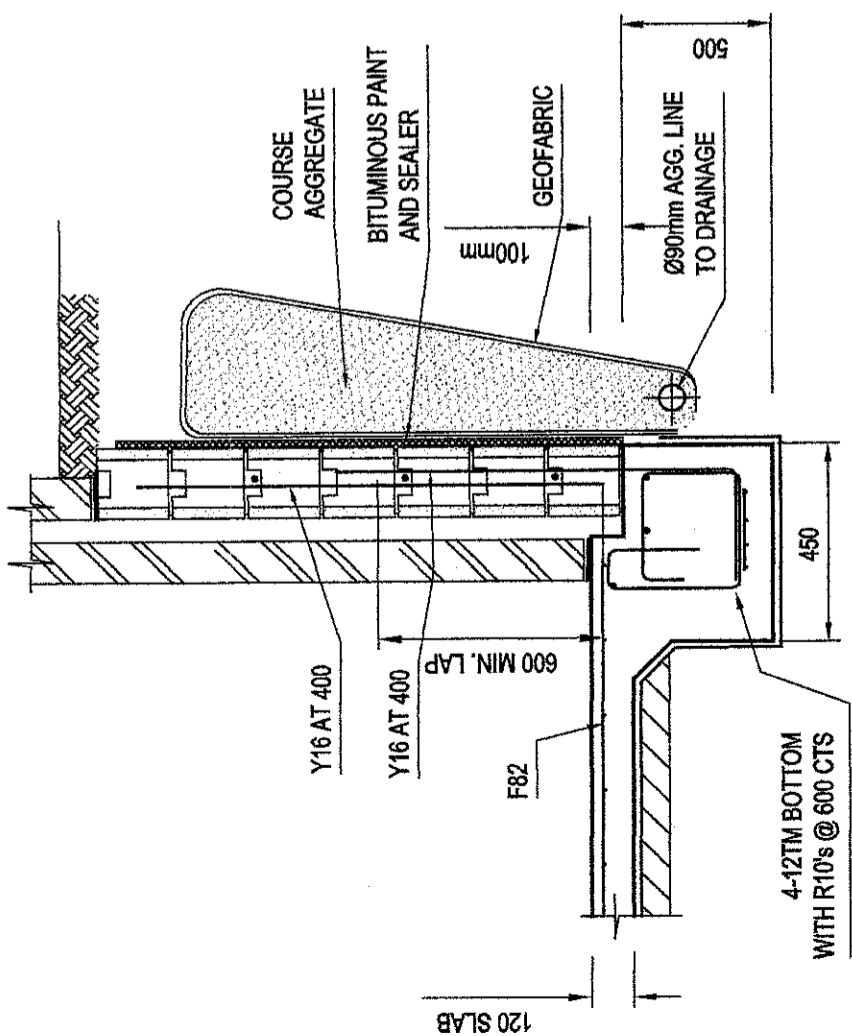
Project:  
**PROPOSED WORKS**  
at: 22 Hillcrest Avenue  
Mona Vale  
for: Mr & Mrs Francis

**M/K Consulting**  
Structural, Civil, Stormwater  
ABN 58 605 578 841  
PO Box 706  
DEE WHY NSW 2099  
Ph: (02) 9699 8622 Fax: (02) 9679 5263  
e-mail: mk@summit.net.au

I am a qualified Structural/Civil Engineer.  
I hold the following qualifications:  
B.E.(Civil), MIEAust, C.P.Eng  
Institute of Engineers Membership No. 642185  
I hereby state that this drawing is in compliance  
with the provisions of the development consent,  
the provisions of the Building Code of Australia  
and/or relevant Australian Industry Standards.

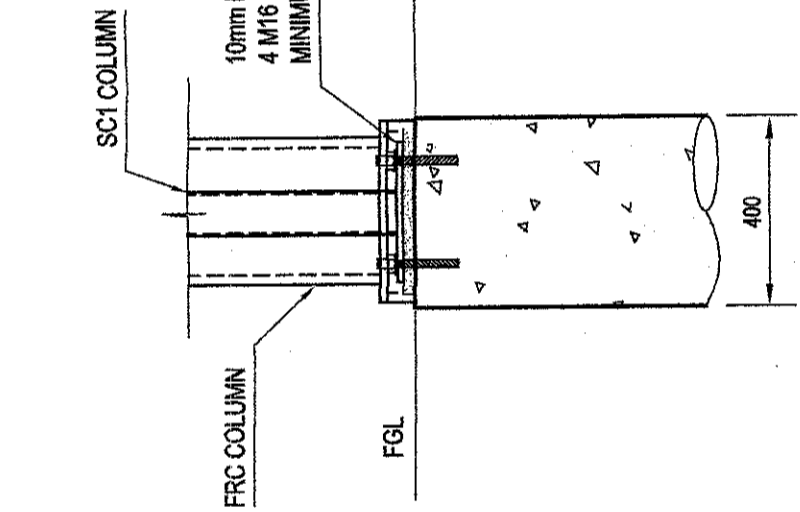
**DOCUMENT CERTIFICATION**  
Date: 5/11/2003  
Michael Kelett  
(For M/K Consulting)

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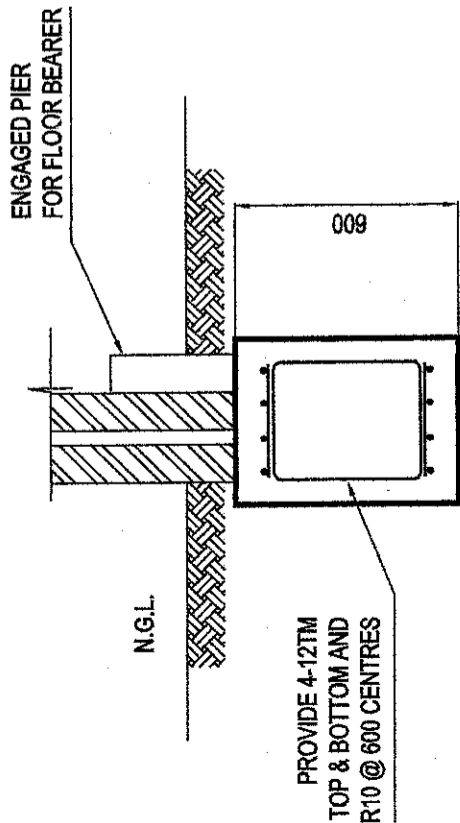
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SCALE = 1:20



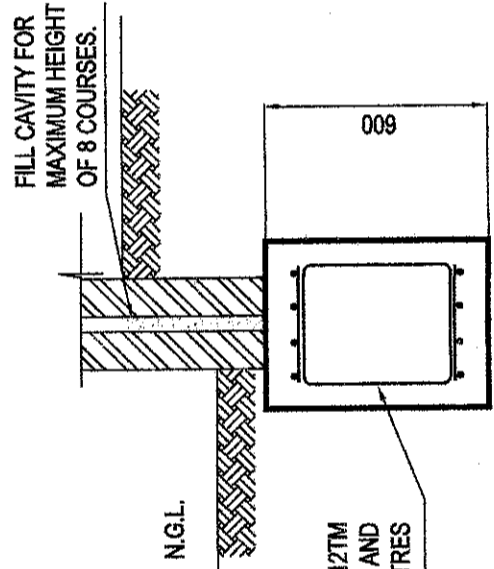
**SLAB TO PAD DETAIL**

SCALE = 1:10



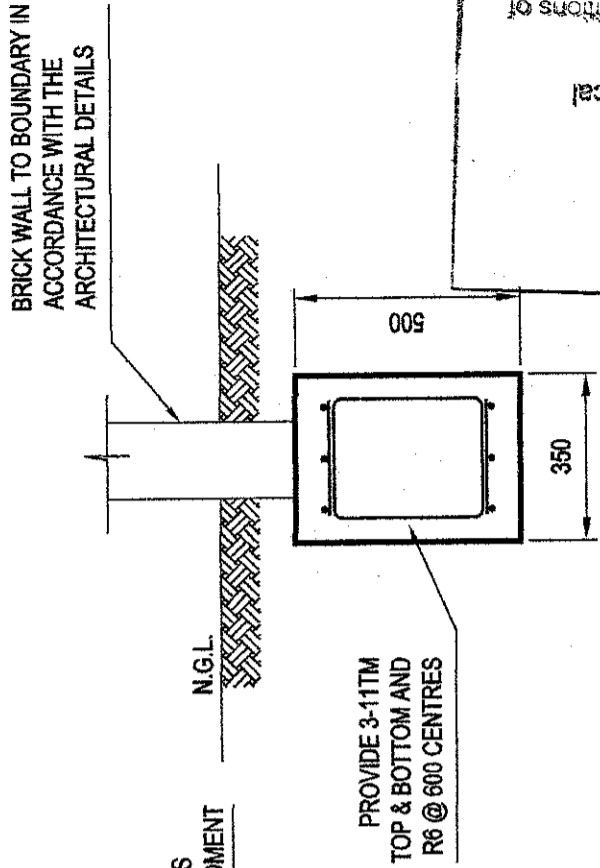
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SCALE = 1:20



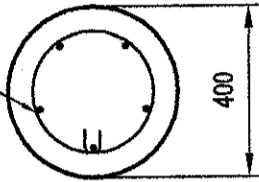
**STRIP FOOTING FILL DETAIL**

SCALE = 1:20



**BOUNDARY FENCE FOOTING**

SCALE = 1:20



**PIER DETAIL**

SCALE = 1:20

(REINFORCEMENT NOT REQUIRED WHERE DEPTH < 1000mm)

I am a qualified Civil & Structural Engineer. I hold the following qualifications M. Eng. F.I.E. Aust. N Per 3 Civil & Structural No. 09788. Further I am appropriately qualified to certify the geotechnical component of the project. I hereby state that these plans or details comply with the conditions of and/or appropriate Australian Industry Standards.

JACK HODGSON  
Date: 10/11/03  
Signature: [Handwritten Signature]

**NOTES:**

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2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.

A3

**DOCUMENT CERTIFICATION**

Date: 5/11/2003  
 I am a qualified Structural/Civil Engineer. I hold the following qualifications: B.E.(Civil), MIEAust, C.P. Eng Institute of Engineers Membership No. 642185  
 I hereby state that this drawing is in compliance with the conditions of the development consent, the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.  
 Michael Kelett  
 (For MK Consulting)

**M/K Consulting**

Structural, Civil, Stormwater  
 ABN 58 605 578 841  
 PO Box 703  
 DEE WRT NSW 2086  
 Ph: (02) 9898 8822 Fax: (02) 9879 5283  
 e-mail: mk@summit.net.au

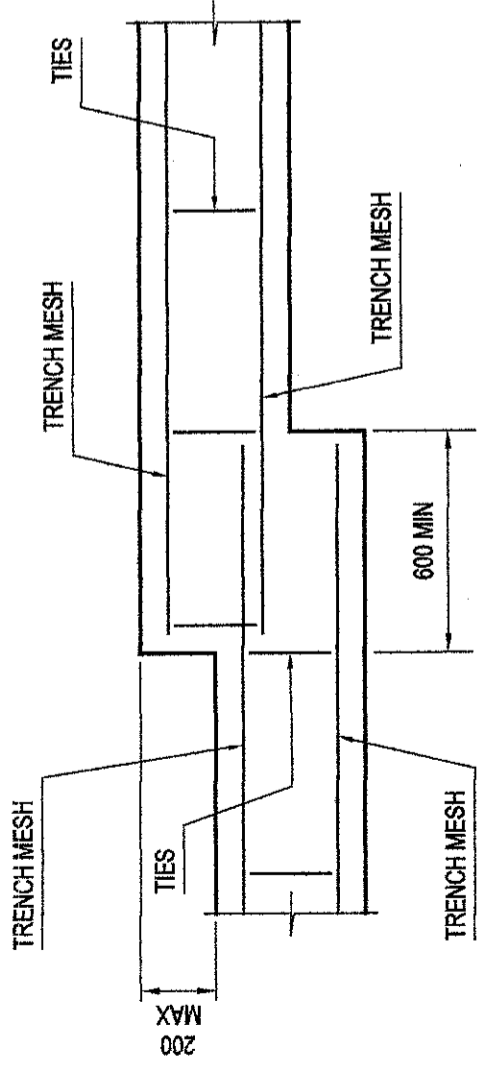
PROPOSED WORKS  
 at: 22 Hillcrest Avenue  
 Mona Vale  
 for: Mr & Mrs Francis

Drawing Title:

FOOTING DETAILS  
 SHEET TWO

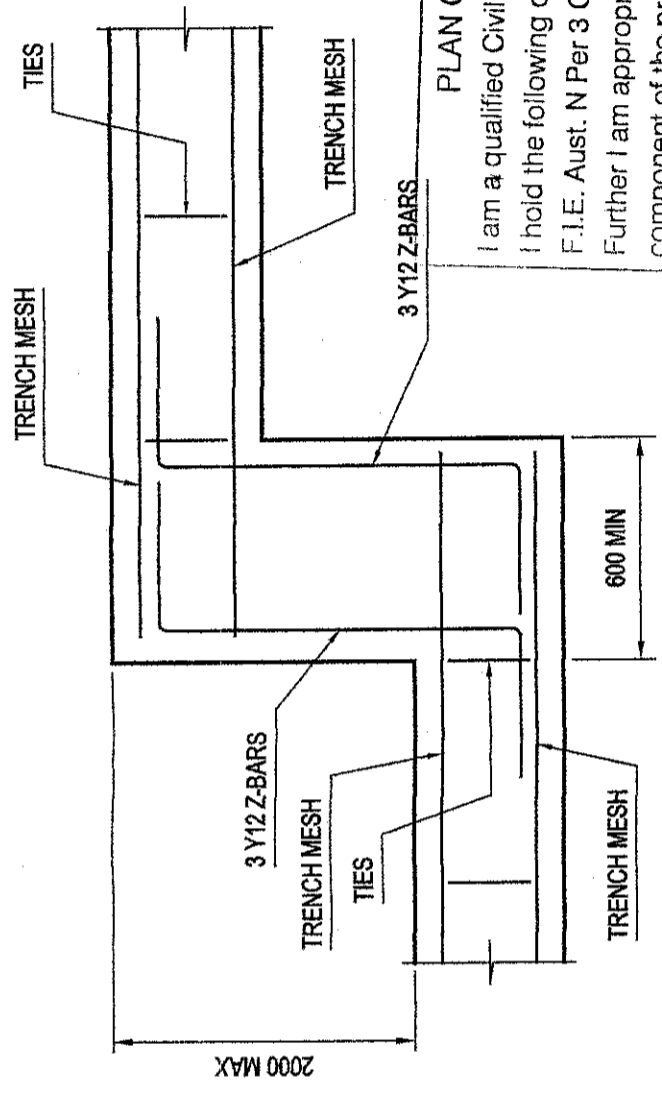
Date:	SEPT 2003	Design:	M.K.	Drawn:	M.K.
Rev:		Job No:	30808	Drawing No:	S04
Rev:		Rev:		Rev:	

The copyright of this drawing remains with MK Consulting.



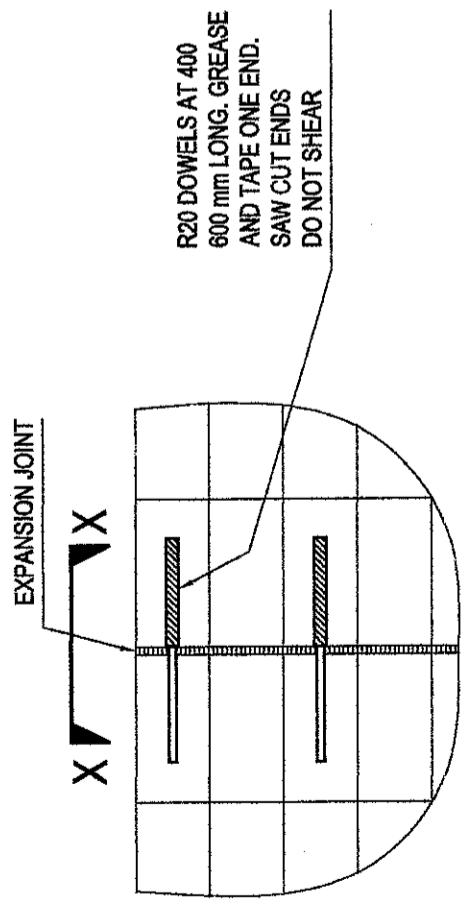
**TYPICAL STEP DETAIL**

SCALE = 1:20



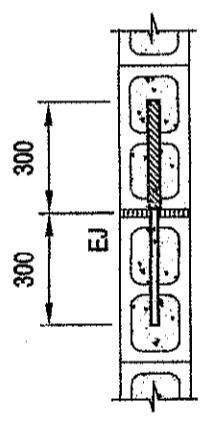
**TYPICAL STEP DETAIL**

SCALE = 1:20



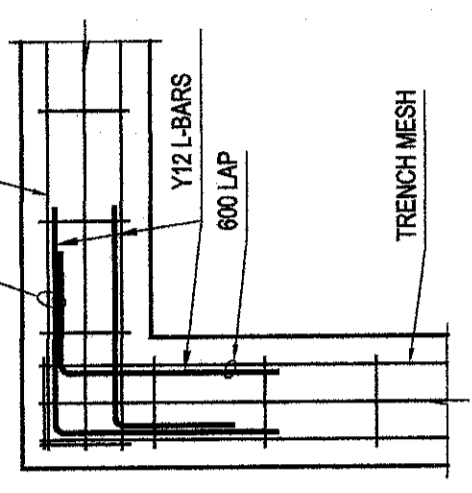
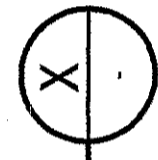
**EXPANSION JOINT DETAIL**

SCALE = 1:20



**SECTION**

SCALE = 1:20



**SF1 CORNER DETAIL**

SCALE =

**PLAN OR DOCUMENT CERTIFICATION**  
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 F.I.E. Aust. N Per 3 Civil & Structural No. 149788  
 Further I am appropriately qualified to certify the geotechnical component of the project.  
 I hereby state that these plans or details comply with the conditions of development consent. The provisions of the Building Code of Australia and/or appropriate Australian/Industry Standards  
**JACK HODGSON** 12/11/03  
 Name 600 LAP Date Signature

**NOTES:**

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A3

**DOCUMENT CERTIFICATION**

Date: 5/11/2003

Michael Kelett  
 (For MK Consulting)

I am a qualified Structural/Civil Engineer.  
 I hold the following qualifications:  
 B.E.(Civil), MIEAust, C.P. Eng  
 Institute of Engineers Membership No. 642165  
 I hereby state that this drawing is in compliance with the conditions of the development consent, the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

**M/K Consulting**  
 Structural, Civil, Stormwater  
 ABN 58 605 578 841  
 PO Box 703  
 DEE WHY NSW 2089  
 Ph: (02) 9959 8622 Fax: (02) 9979 6263  
 e-mail: mk@summit.net.au

**PROPOSED WORKS**  
 at: 22 Hillcrest Avenue  
 Mona Vale  
 for: Mr & Mrs Francis

**FOOTING DETAILS**  
**SHEET THREE**

Date:	SEPT 2003	Design:	M.K.	Drawn:	M.K.
Rev:		Job No:	30808	Drawing No:	S05
Appr:		Rev:		Rev:	

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**PLAN OR DOCUMENT CERTIFICATION**

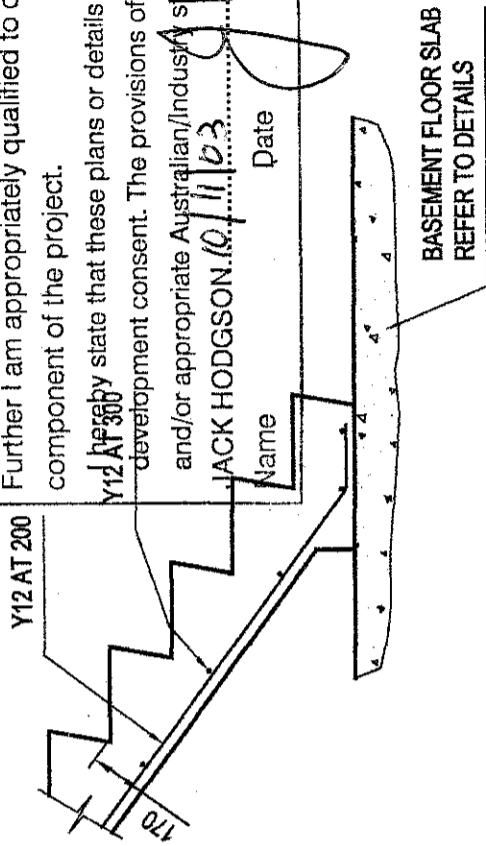
I am a qualified Civil & Structural Engineer  
I hold the following qualifications M. Eng. Sc.  
F.I.E. Aust. N Per 3 Civil & Structural No. 149788

Further I am appropriately qualified to certify the geotechnical component of the project.

I hereby state that these plans or details comply with the conditions of development consent. The provisions of the Building Code of Australia and/or appropriate Australian/Industry standards.

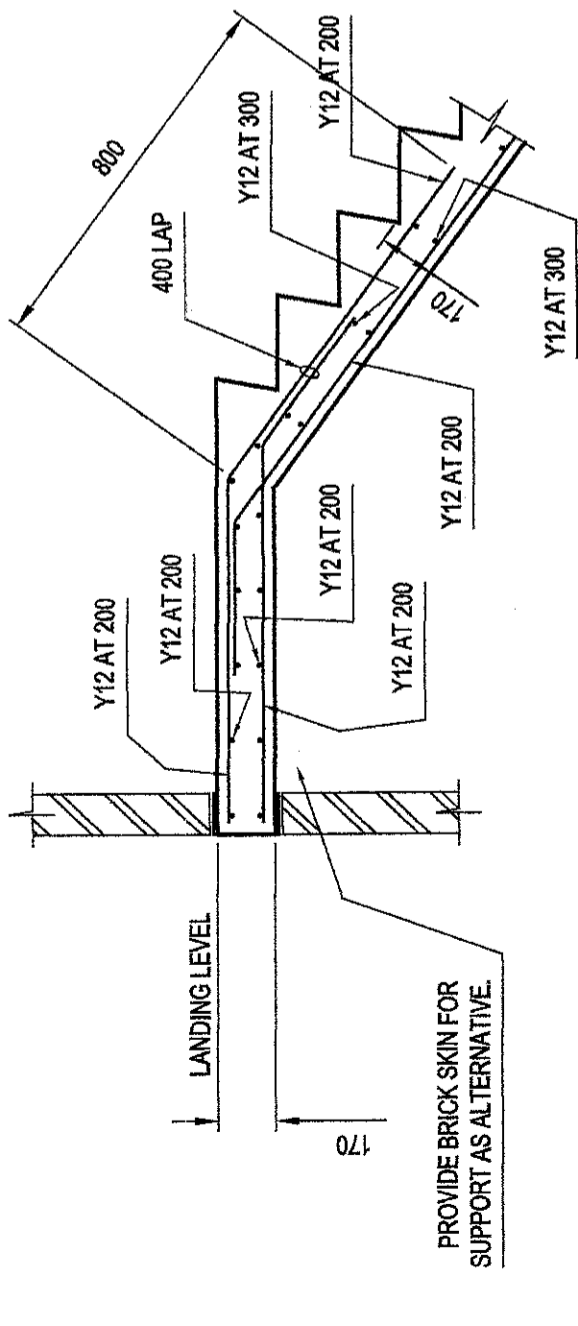
JACK HODGSON 10/11/03

Name Date Signature



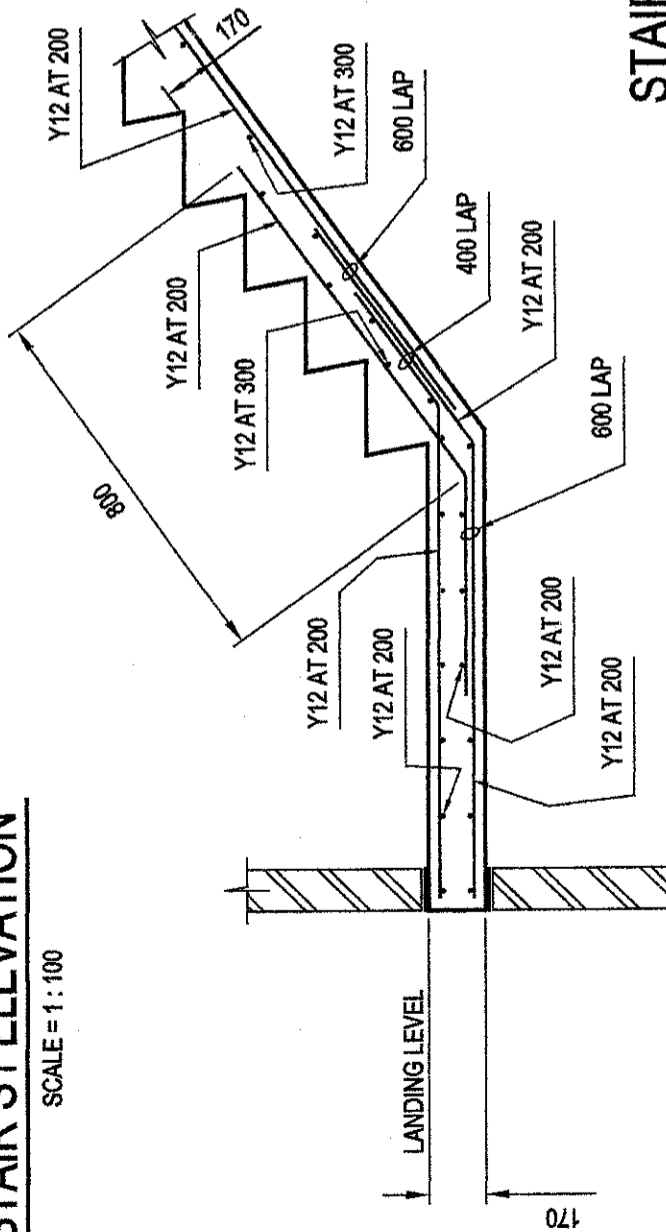
**STAIR DETAILS FOR 1F1**

SCALE = 1 : 20



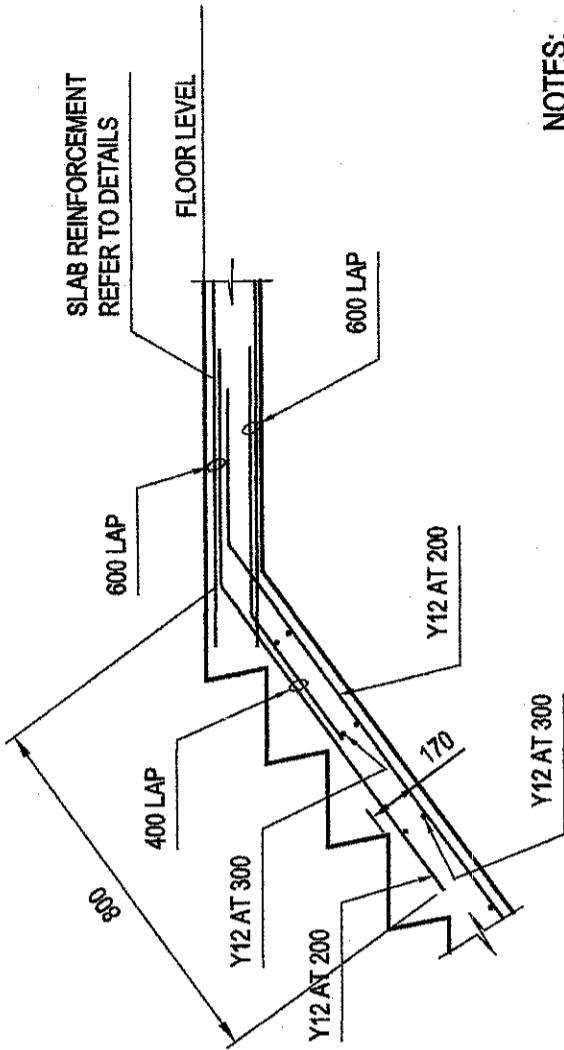
**STAIR S1 ELEVATION**

SCALE = 1 : 100



**STAIR DETAILS FOR 1F3**

SCALE = 1 : 20



**NOTES:**

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK.

2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.

A3

**DOCUMENT CERTIFICATION**

Date: 5/11/2003

Michael Kelett  
(For MKK Consulting)

I am a qualified Structural/Civil Engineer.  
I hold the following qualifications:  
B.E. (Civil), MIEAust, C.P. Eng  
Institute of Engineers Membership No. 842185  
I hereby state that this drawing is in compliance with the conditions of the development consent, the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

**MKK Consulting**  
Structural, Civil, Stormwater  
ABN 58 605 578 841  
PO Box 703  
DEE WHY NSW 2089  
Ph: (02) 9999 8922 Fax: (02) 9979 6263  
e-mail: mkk@summit.net.au

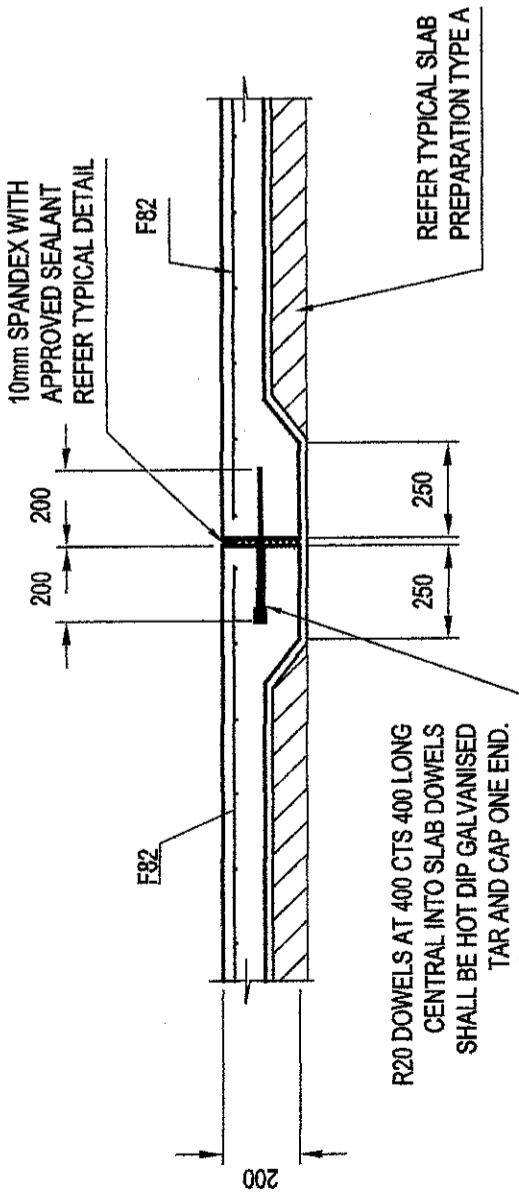
**PROPOSED WORKS**  
at: 22 Hillcrest Avenue  
Mona Vale  
for: Mr & Mrs Francis

**STAIR DETAILS**

Drawing Title:  
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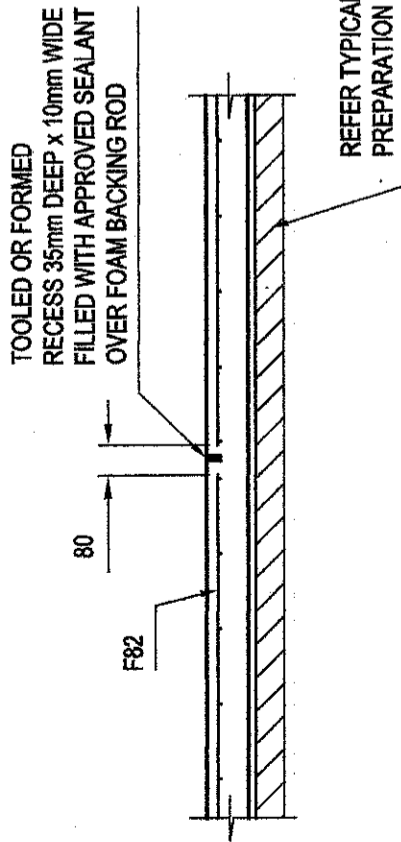
Date:	SEPT 2003	Design:	M.K.	Drawn:	M.K.
Rev:		Job No:	30808	Drawing No:	S06
Amendment:		Rev:			





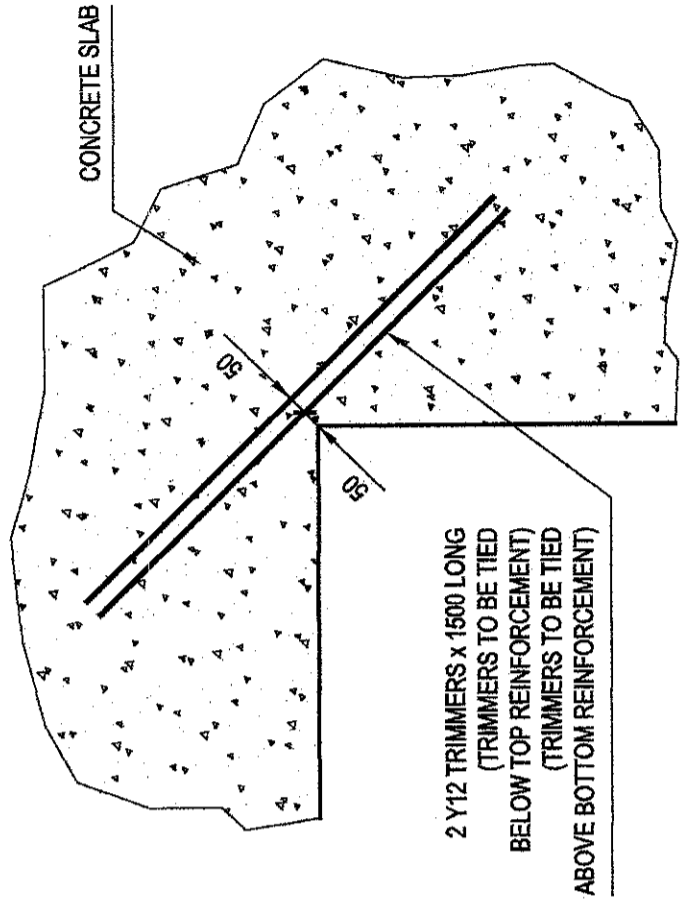
**DOWEL JOINT DETAIL  
DENOTED D.J. ON PLAN**

SCALE = 1 : 20



**TOOLED JOINT DETAIL  
DENOTED T.J. ON PLAN**

SCALE = 1 : 20



**TYPICAL TRIMMER DETAIL**

SCALE = 1 : 20

**NOTE:**  
FOR DETAILS OF SLAB THICKNESS REFER PLAN ON DRAWING NUMBER: S03.

**PLAN OR DOCUMENT CERTIFICATION**

I am a qualified Civil & Structural Engineer  
I hold the following qualifications M. Eng. Sc.  
P.I.E. Aust. N Per 3 Civil & Structural No. 149788  
Further I am appropriately qualified to certify the geotechnical component of the project.

I hereby state that these plans or details comply with the conditions of development consent. The provisions of the Building Code of Australia and/or appropriate Australian/industry standards.

JACK HODGSON *[Signature]*  
Name Date Signature

**NOTES:**

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.

**DOCUMENT CERTIFICATION**

Date: 5/11/2003

Michael Kelett *[Signature]*  
(For MKK Consulting)

I am a qualified Structural/Civil Engineer.

I hold the following qualifications:  
B.E. (Civil), MIEAust, C.P. Eng  
Institute of Engineers Membership No. 642165  
I hereby state that this drawing is in compliance with the conditions of the development consent, the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

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Structural, Civil, Stormwater  
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DEE WHY NSW 2089  
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e-mail: mkk@summit.net.au

**PROPOSED WORKS**  
at: 22 Hillcrest Avenue  
Mona Vale  
for: Mr & Mrs Francis

**DRIVEWAY DETAILS**

Drawing Title:  
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Date:	SEPT 2003	Design:	M.K.	Drawn:	M.K.
Rev:		Job No:	30808	Drawing No:	S07
Amendment:					

**PLAN OR DOCUMENT CERTIFICATION**

I am a qualified Civil & Structural Engineer  
I hold the following qualifications M. Eng. Sc.  
F.I.E. Aust. N Per 3 Civil & Structural No: 149788  
Further I am appropriately qualified to certify the geotechnical component of the project.

I hereby state that these plans or details comply with the conditions of development consent. The provisions of the Building Code of Australia and/or appropriate Australian/industry standards.

JACK HODGSON .....  
Name Date Signature

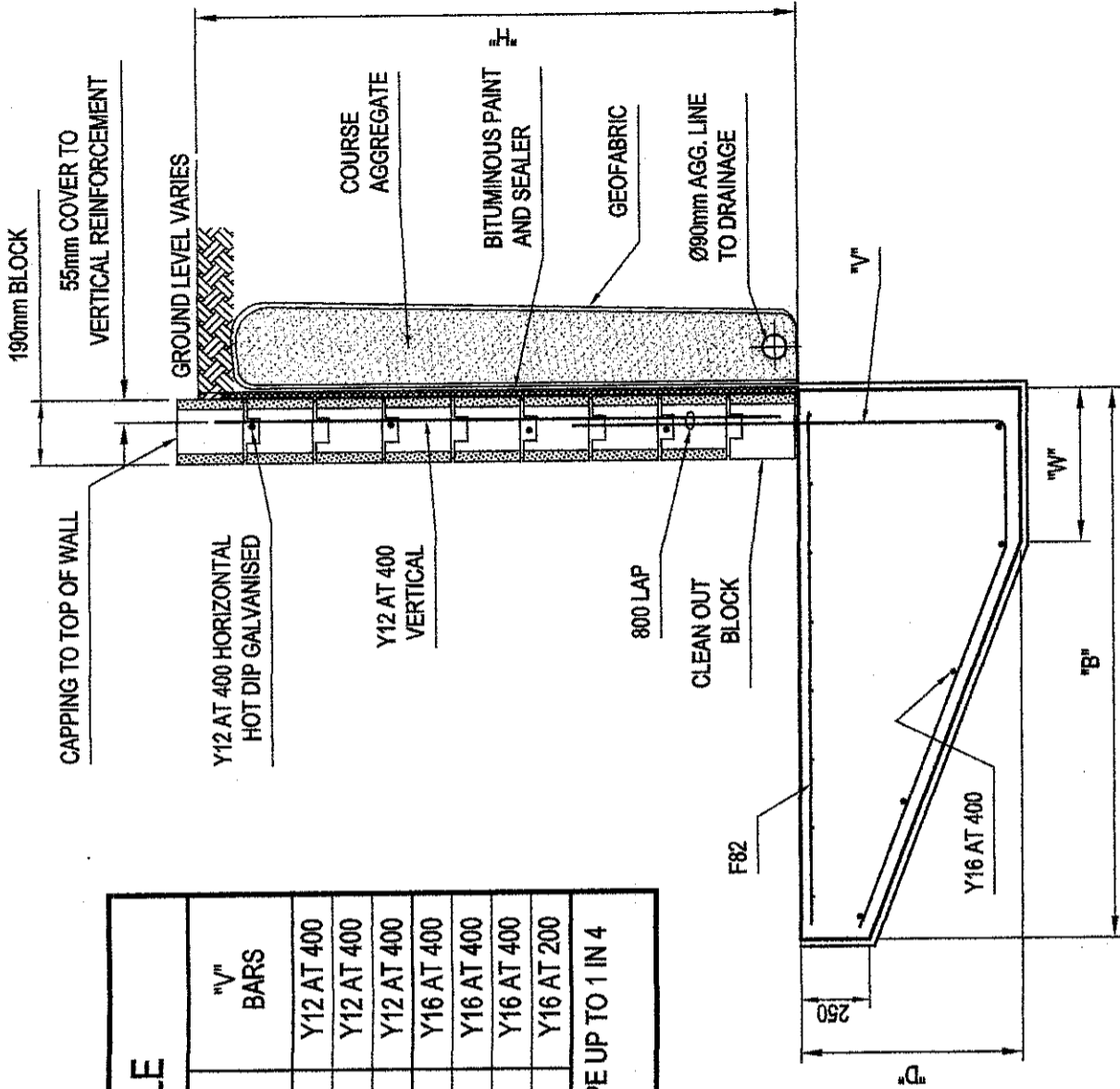
**NOTE:**

SAND BLINDING, SUB-BASE, FILLING AND SUB GRADE TO BE MECHANICALLY COMPACTED TO A DRY DENSITY RATIO OF NOT LESS THAN 98% MAXIMUM DRY DENSITY TO A.S. 1289/E4.2 1982. ALL AREAS TO BE TESTED BY GEOTECHNICAL ENGINEER AND RESULTS FORWARDED TO STRUCTURAL ENGINEER PRIOR TO POURING CONCRETE.

**REINFORCEMENT SCHEDULE**

TOTAL WALL HEIGHT "H"	"B"	"D"	"W"	"V" BARS
800	700	400	300	Y12 AT 400
1000	800	400	300	Y12 AT 400
1200	1000	400	300	Y12 AT 400
1400	1100	500	400	Y16 AT 400
1600	1300	500	400	Y16 AT 400
1800	1400	600	400	Y16 AT 400
2000	1500	650	450	Y16 AT 200

NOTE: BASE DIMENSIONS FOR BACKFILL WITH SLOPE UP TO 1 IN 4 DESIGN BASED ON  $K_a = 0.4$



**RETAINING WALL RW2 - 0 to 2000**

SCALE = 1 : 20

**NOTES:**

- ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK.
- FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.

REINFORCED CONCRETE SLAB REFER DETAILS.  
0.2mm IMPERVIOUS MEMBRANE  
30mm COMPACTED SAND BLINDING LAYER.  
FILLING IF REQUIRED SHALL BE GRANULAR MATERIAL COMPACTED IN NOT MORE THAN 150mm LAYERS TO A MINIMUM DRY DENSITY RATIO OF 98% TO AS 1289/E4.2 1982.  
SUBGRADE SHALL BE STRIPPED OF ALL TOPSOIL AND DELETERIOUS MATTER. APPROVAL SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO PLACING FILL.

**TYPICAL SLAB PREPARATION TYPE A**

**SLAB ON GRADE**

N.T.S.

A3

**DOCUMENT CERTIFICATION**

Date: 5/11/2003

Michael Kelett .....  
(For MTK Consulting)

I am a qualified Structural/Civil Engineer. I hold the following qualifications:  
B.E.(Civil), MIEAust, P.Eng  
Institute of Engineers Membership No. 642185  
I hereby state that this drawing is in compliance with the conditions of the development consent, the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

**MTK Consulting**  
Structural, Civil, Stormwater  
ABN 58 605 578 841  
PO Box: 703  
DEE WHY NSW 2098  
Ph: (02) 9999 6822 Fax: (02) 9978 6263  
e-mail: mtk@aurimtk.net.au

Project:  
**PROPOSED WORKS**  
at: 22 Hillcrest Avenue  
Mona Vale  
for: Mr & Mrs Francis

Drawing Title:  
**RETAINING WALL DETAILS**

Date:	Rev:	Amendment:	Date:	Desig:	Drawn:
SEPT 2003				M.K.	M.K.
Job No:	30808		Drawing No:	S08	
Rev:			Rev:		

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**NOTES:**

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2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.

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JACK HODGSON, 10/11/03  
Signature  
Date

PROVIDE 350 x 350mm  
ENGAGED BRICK PIER  
TYPICAL FOR GB1.

**GROUND LEVEL PLAN**

SCALE = 1:100

PROVIDE 172mm SLAB WITH N12's @ 300mm CENTRES BOTH WAYS TOP AND BOTTOM STEEL NOTED ON PLAN.

PROVIDE ADDITIONAL N12's AT 300mm CENTRES OVER LOADBEARING INTERNAL WALLS 3000mm LONG (NOT NOTED ON PLAN).

REFER TO STEP DETAILS FOR REINFORCEMENT AT SLAB STEPS.

PROVIDE SLIP JOINT BY VESPOL OVER ALL LOAD BEARING MASONRY.

PROVIDE SLIP JOINT BY VESPOL TO UNDERSIDE

OF ALL MASONRY WALLS LAID ON THE SLAB.

A2 = N12's @ 200mm CENTRES LAID SECOND.

B1 = N12's @ 300mm CENTRES LAID FIRST.

B2 = N12's @ 300mm CENTRES LAID SECOND.

C1 = N12's @ 200mm CENTRES LAID FIRST.

C2 = N12's @ 300mm CENTRES LAID SECOND.

E1 = 5 N16's @ 100mm CENTRES.

F1 = 5 N20's @ 100mm CENTRES.

T1 = N12's @ 300mm CENTRES EXTRA TOP.

T2 = N16's @ 300mm CENTRES EXTRA TOP.

REFER TO STAIR DETAILS ON S06 FOR INTERNAL STAIRS.

A3

**DOCUMENT CERTIFICATION**

Date: 5/11/2003

Michael Kelett  
I am a qualified Structural/Civil Engineer.  
I hold the following qualifications:  
B.E.(Civil), MIEAust, C.P. Eng  
Institute of Engineers Membership No. 642185  
I hereby state that this drawing is in compliance with the conditions of the development consent, the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.  
(For MK Consulting)

I am a qualified Structural/Civil Engineer.  
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Institute of Engineers Membership No. 642185  
I hereby state that this drawing is in compliance with the conditions of the development consent, the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards.

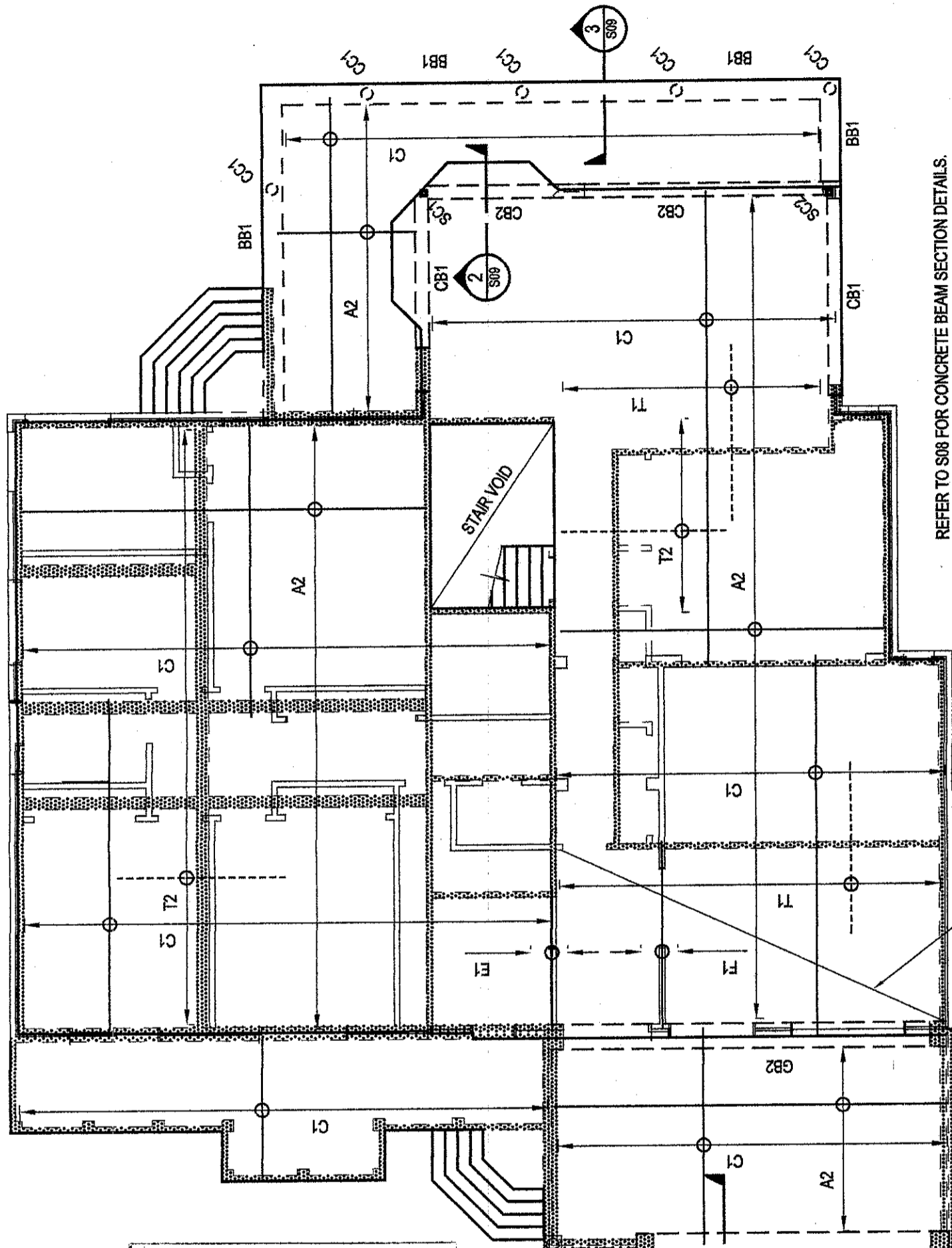
**MTK Consulting**

Structural, Civil, Stormwater  
ABN 58 605 578 841  
PO Box 703  
DEE WHY NSW 2099  
Ph: (02) 9699 6922 Fax: (02) 9679 5263  
e-mail: mtk@summit.net.au

**PROPOSED WORKS**  
at: 22 Hillcrest Avenue  
Mona Vale  
for: Mr & Mrs Francis

**GROUND FLOOR PLAN**

Drawing Title:  
The copyright of this drawing remains with MK Consulting.



REFER TO S08 FOR CONCRETE BEAM SECTION DETAILS.

SC1 = 114.3 x 5.4 CHS

SC2 = 100 x 100 x 6 SHS.

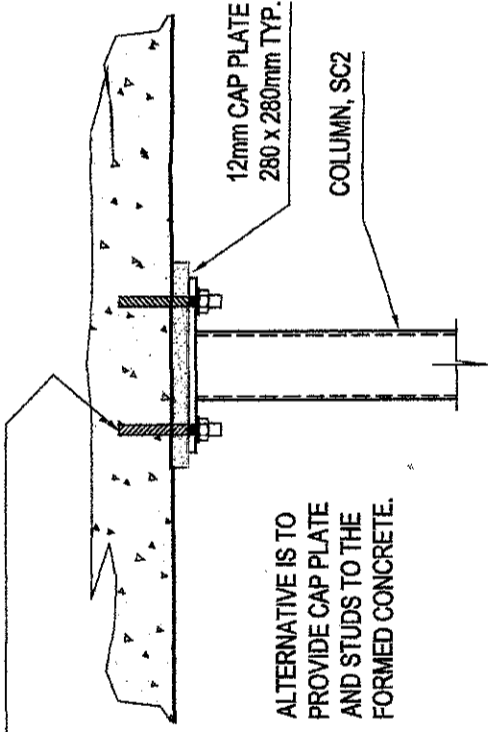
CC1 = FRC COLUMN AROUND 100 x 100 x 6 SHS POST.

PROVIDE 200mm SLAB.

PROVIDE 230 mm  
ENGAGED BRICK PIER  
FOR WIDTH OF BEAM  
OVER, TYPICAL BOTH ENDS.

Date:	SEPT 2003	Design:	M.K.	Drawn:	M.K.
Rev:		Amendment:			
Job No:	30808	Drawing No:	S09	Rev:	-

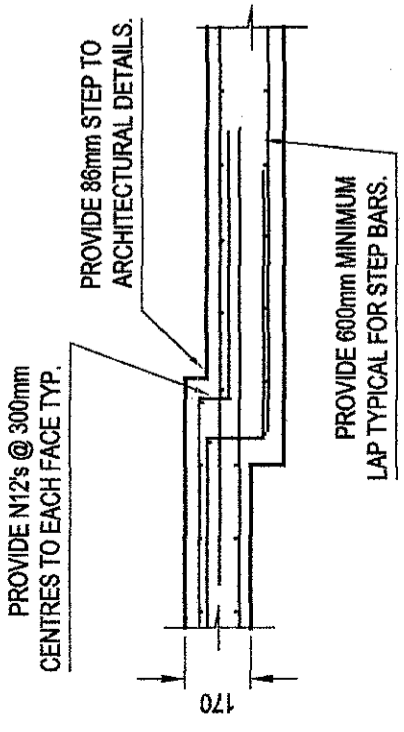
4 M16 STUDS WITH 300mm MIN EMBEDDMENT INTO BEAM



ALTERNATIVE IS TO PROVIDE CAP PLATE AND STUDS TO THE FORMED CONCRETE.

**CAP PLATE TO BEAM**

SCALE = 1:10



**TYPICAL STEP DETAIL**

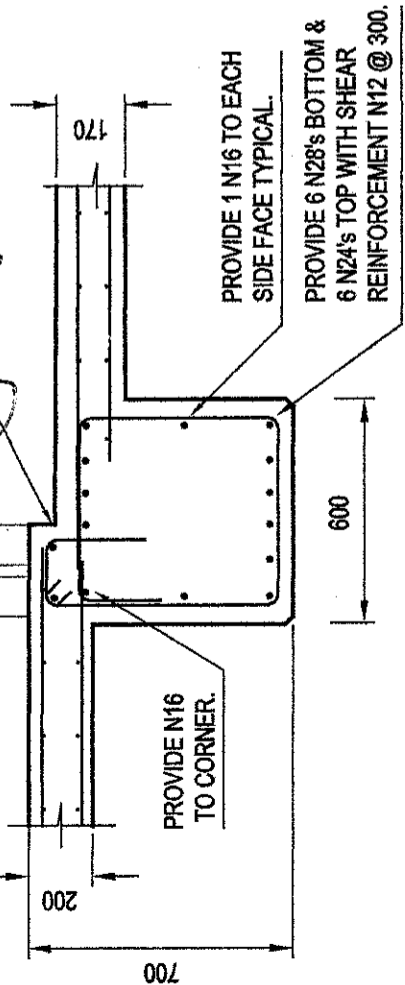
SCALE = 1:100

**PLAN OR DOCUMENT CERTIFICATION**

I am a qualified Civil & Structural Engineer  
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 F.I.E. Aust. N Per 3 Civil & Structural No. 149788  
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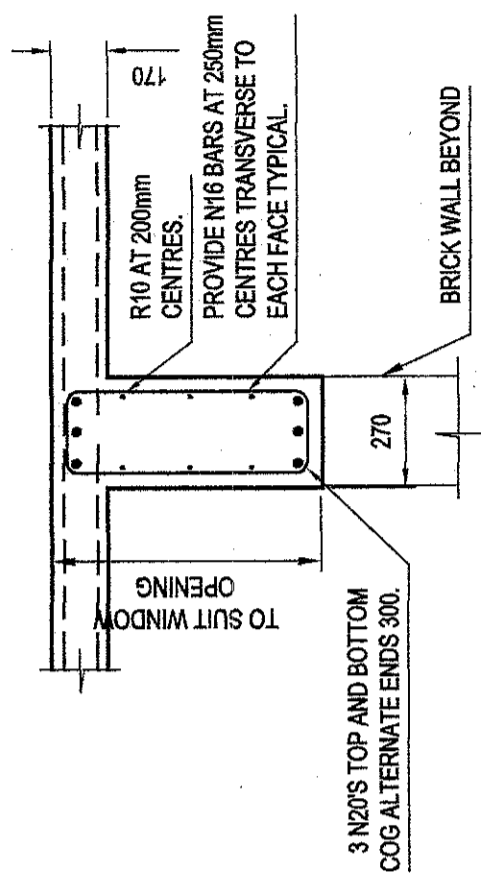
I hereby state that these plans or details comply with the conditions of development consent. The provisions of the Building Code of Australia and/or appropriate Australian/Industry Standards

JACK HODGSON  
 Name  
 10/11/03  
 Date  
 86mm STEP  
 Signature



**BEAM GB2 DETAIL**

SCALE = 1:10

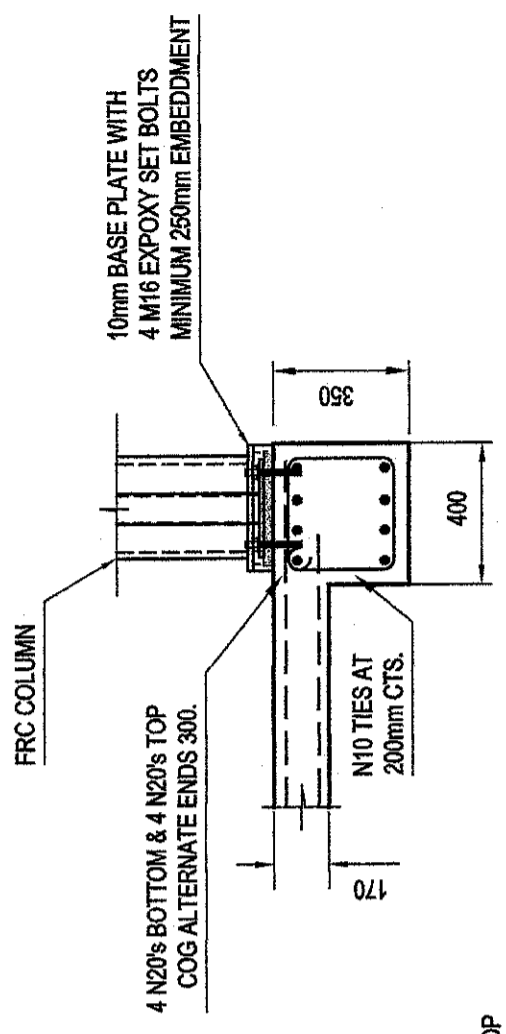


600mm MINIMUM DEPTH.

**SECTION**

SCALE = 1:20

2  
S08



REFER TO ARCHITECTURAL DETAILS FOR THE FRC COLUMN SIZE AND PROFILE FOR DRIP GROVE.

**SECTION**

SCALE = 1:20

3  
S07

REFER TO ARCHITECTURAL DETAILS PROFILE OF DRIP GROVE.

A3

**DOCUMENT CERTIFICATION**

Date: 5/11/2003

Michael Kelett  
 (For MK Consulting)

I am a qualified Structural/Civil Engineer. I hold the following qualifications:  
 B.E.(Civil), MIEAust, C.P.Eng  
 Institute of Engineers Membership No. 642185  
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**M/K Consulting**  
 Structural, Civil, Stormwater  
 ABN 58 605 578 841  
 PO Box 708  
 DEE WHT NSW 2089  
 Ph: (02) 9959 8822 Fax: (02) 9979 5269  
 e-mail: mk@summit.net.au

Project:  
**PROPOSED WORKS**  
 at 49 Aftunga Road  
**NEWPORT**  
 for: Mr & Mrs HAMPTON

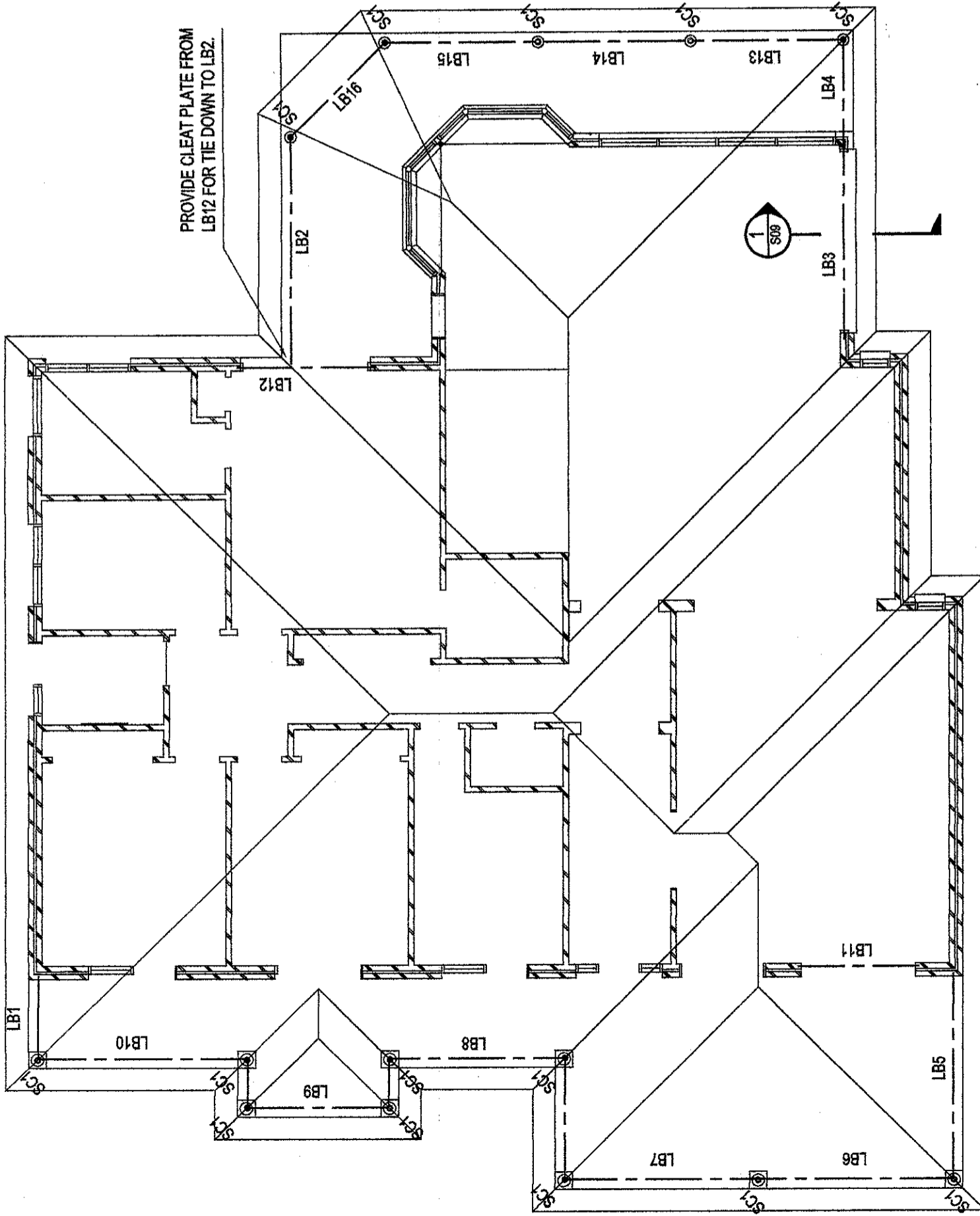
**GROUND FLOOR DETAILS**

Drawing Title:  
 The copyright of this drawing remains with MK Consulting.

Date:	Revised:	Amendment:	Drawn:	Rev:
Date:	OCT 2003	Design:	M.K.	
Job No:	30811	Drawing No:	S10	

**NOTES:**

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: SO1.



MEMBER SCHEDULE	
MARK	MEMBER
ROOF BEAM MEMBERS	
LB1, LB2	200 PFC
LB8	200 PFC WITH 250 x 10 PLATE.
LB4 to LB10	200 PFC
LB11 to LB12	200 PFC WITH 250 x 10mm PLATE.
LB13 to LB16	200 PFC
SC1	90 x 90 x 5 SHS or 101 x 4.0 CHS

**PLAN OR DOCUMENT CERTIFICATION**

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 F.I.E. Aust. N Per 3 Civil & Structural No. 149788

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ACK HODGSON SCALE = 1/11/2003  
 Date: 11/11/2003  
 Signature: [Handwritten Signature]

TRUSSED ROOF BY MANUFACTURER.  
 PRELIMINARY LAYOUT PROVIDED FOR THE LOAD CONCENTRATION POINTS.  
 FINAL TRUSS LAYOUT PLANS TO BE SUPPLIED TOGETHER WITH THE LOAD CONCENTRATION POINTS FOR REVIEW AND VERIFICATION BY THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.  
 REFER TO THE LINTEL TABLE FOR EXTERNAL OPENINGS NOT SHOWN ON THE PLAN.

A3

**DOCUMENT CERTIFICATION**

I am a qualified Structural/Civil Engineer.  
 I hold the following qualifications:  
 B.E.(Civil), MIEAust, C.P.Eng  
 Institute of Engineers Membership No. 642185  
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Date: 5/11/2003

Michael Kelett  
 (For M&K Consulting)

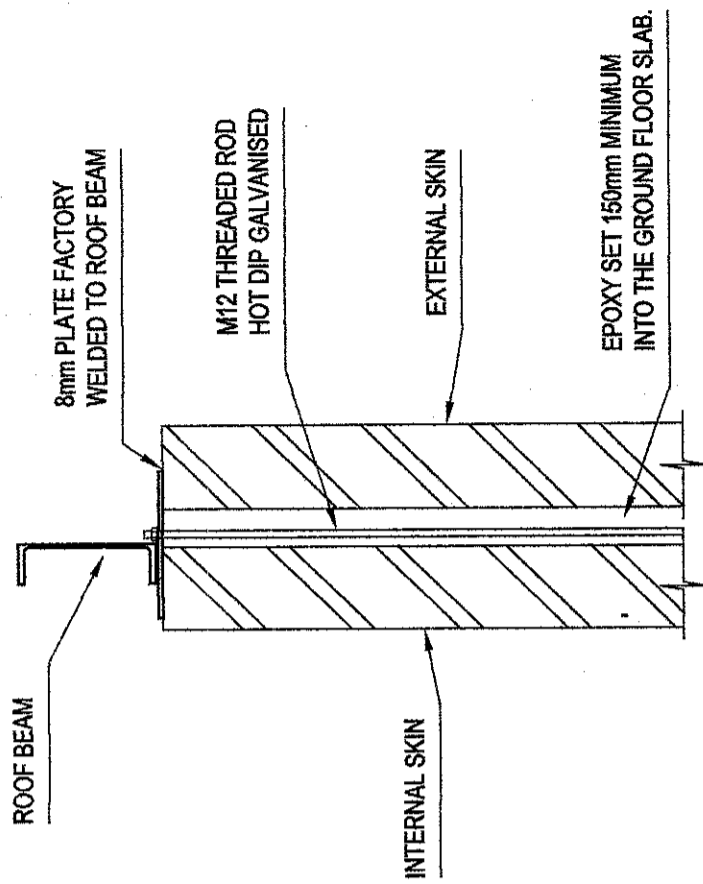
**M&K Consulting**  
 Structural, Civil, Stormwater  
 ABN 58 605 578 841  
 PO Box 708  
 DEE WHY NSW 2089  
 Ph: (02) 9699 6922 Fax: (02) 9679 5263  
 e-mail: m&k@summit.net.au

**PROPOSED WORKS**  
 at: 22 Hillcrest Avenue  
 Mona Vale  
 for: Mr & Mrs Francis

**ROOF MEMBERS PLAN**

Date:	Rev:	Amendment:
Date:	Design:	Drawn:
OCT 2003	M.K.	M.K.
Job No:	30808	Drawing No:
		S11
		Rev:
		-

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**TYPICAL ROOF BEAM DOWN DETAIL**

**SCALE = PLAN OR DOCUMENT CERTIFICATION**

I am a qualified Civil & Structural Engineer  
 I hold the following qualifications M. Eng. Sc.  
 F.I.E. Aust. N Per 3 Civil & Structural No. 149788.  
 Further I am appropriately qualified to certify the geotechnical component of the project.  
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JACK HODGSON...  
 Name Date Signature  
 LB3

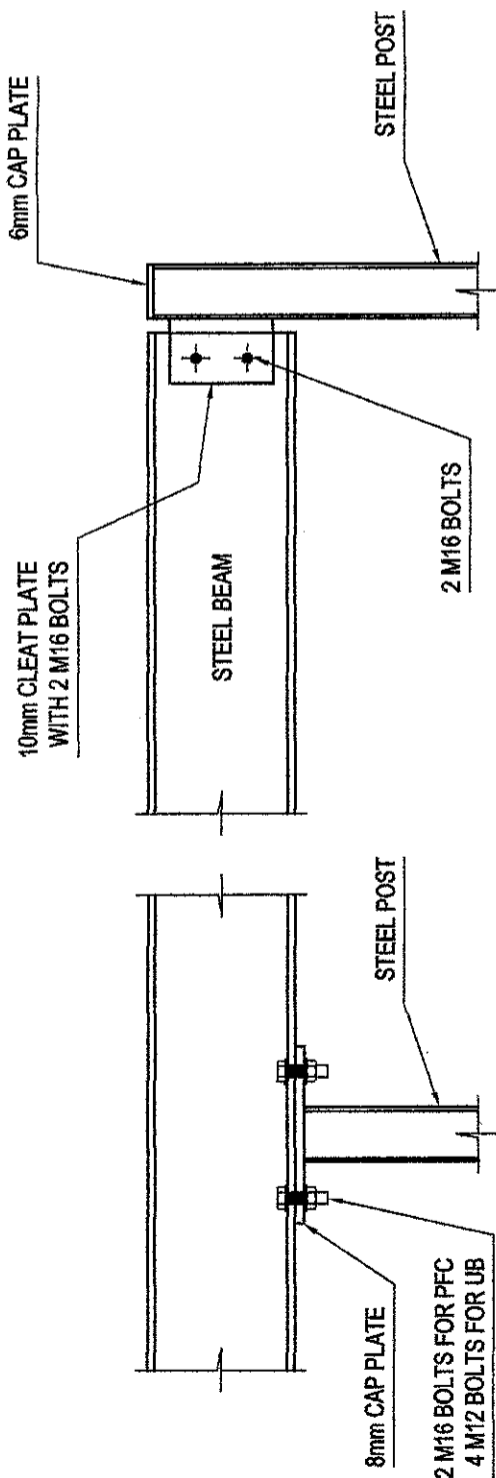
LB11 AND LB12 SIMILAR.

**SECTION**  
 SCALE = 1:20

**NOTES:**

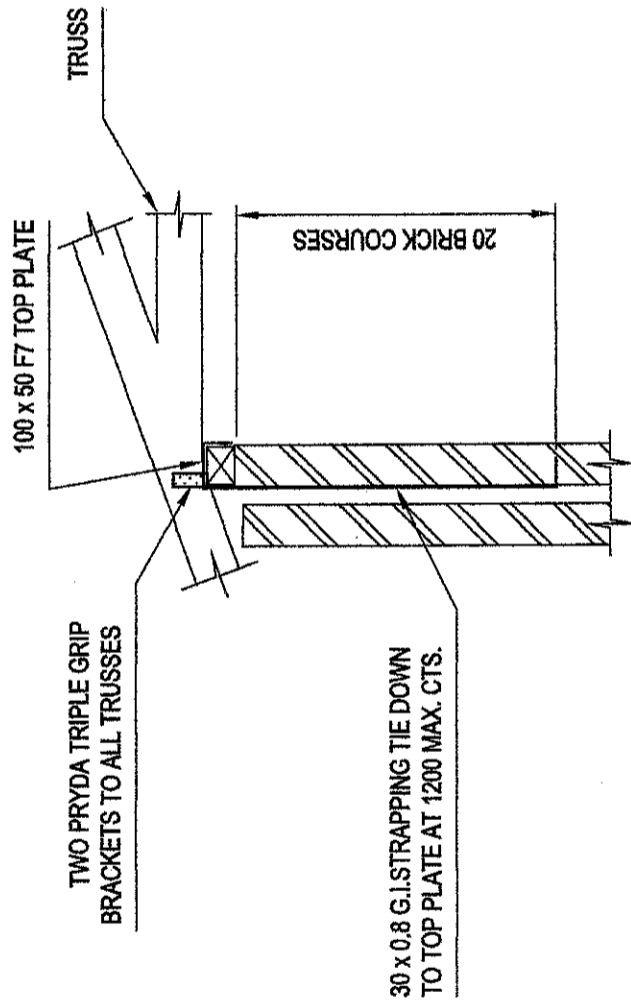
- ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK.
- FOR GENERAL NOTES AND DRAWING SCHEDULE REFER TO DRAWING NUMBER: S01.

Date:	OCT 2003	Design:	M.K.	Drawn:	M.K.
Rev:		Amendment:		Job No:	30808
				Drawing No:	S12
				Rev:	-



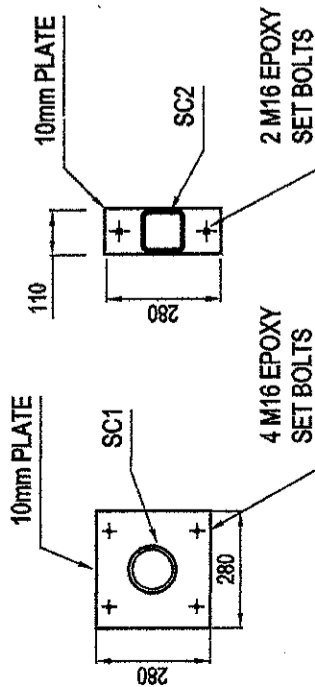
**TYPICAL BEAM/COLUMN CONNECTIONS SC1/SC2 TO STEEL BEAM**

SCALE = 1:20



**TRUSS TIE DOWN DETAIL**

SCALE = 1:20



**BASE PLATE DETAILS**

SCALE = 1:20

**DOCUMENT CERTIFICATION**

I am a qualified Structural/Civil Engineer.  
 I hold the following qualifications:  
 B.E.(Civil), MIEAust, C.P.Eng  
 Institute of Engineers Membership No. 642185  
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Date: 5/11/2003

Michael Kelett...  
 (For MK Consulting)

**Project:**

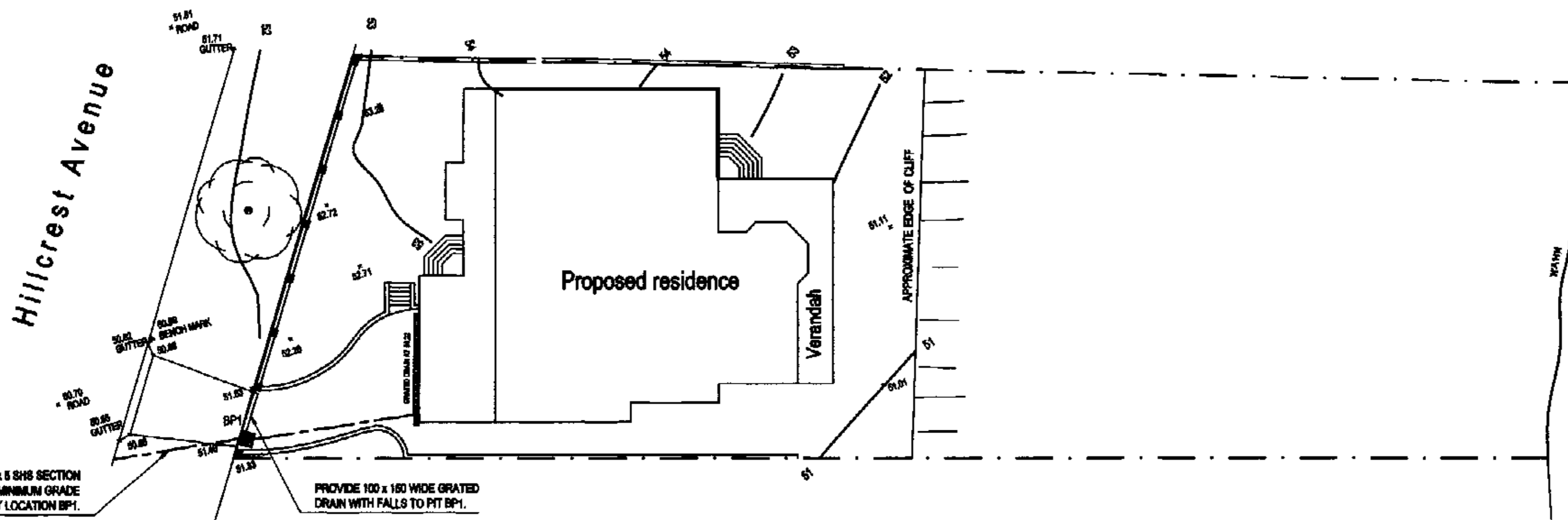
**PROPOSED WORKS**  
 at: 22 Hillcrest Avenue  
 Mona Vale  
 for: Mr & Mrs Francis

**M/K Consulting**  
 Structural, Civil, Stormwater  
 ABN 58 605 678 841  
 PO Box 708  
 DEE WHY NSW 2086  
 Ph: (02) 9699 8922 Fax: (02) 9679 5263  
 e-mail: mk@summit.net.au

**Drawing Title:**

**ROOF FRAMING  
 DETAILS**

The copyright of this drawing remains with MK Consulting.



**NOTES: STORMWATER**

- 1 - ALL PIPES TO BE 100mm Ø SEWER GRADE UNLESS NOTED OTHERWISE.
- 2 - ALL PIPES TO BE uPVC TO AS 1254-1973 UNLESS NOTED OTHERWISE.
- 3 - ALL DOWN PIPES TO BE LAYED AT 2% MIN GRADE UNLESS NOTED OTHERWISE.
- 4 - ALL PIPES SHALL BE LAID ON A 75mm SAND BED, COMPACTED TO 100% S.M.L.D. BELOW PAVEMENTS.  
(NO COMPACTION REQUIRED BELOW LANDSCAPING)  
COVER TO SURFACE FROM TOP OF PIPE TO BE 300mm MINIMUM BACKFILL TO BE ADEQUATELY CONSOLIDATED AROUND PIPES BY METHOD OF RAMMING AND WATERING IN TRENCHES TO BE FILLED WITH GRANULAR MATERIAL AS SPECIFIED.
- 5 - DOWN PIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT WITH WORK.
- 6 - PROVIDE CLEANING EYES AT ALL DOWNPIPES.
- 7 - ALL PITS TO BE PRECAST OR CAST INSITU UNLESS NOTED OTHERWISE.  
CAST INSITU PITS TO HAVE 150mm THICK CONCRETE WALLS AND BASE. WALLS TO BE REINFORCED WITH 1 Y12 TOP TIE UNLESS NOTED OTHERWISE.  
CAST INSITU PITS GREATER THAN 1000 DEEP TO BE MINIMUM 900x900 AND TO HAVE 150mm THICK CONCRETE WALLS AND BASE. WALLS TO BE REINFORCED WITH Y12 AT 300 EACH WAY UNLESS NOTED OTHERWISE.
- 8 - ALL PITS GREATER THAN 1000mm DEEP SHALL HAVE STEP IRONS AS PER COUNCIL STANDARDS.
- 9 - ALL WORK TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS AND SPECIFICATIONS.
- 10 - PRIOR TO COMMENCING ANY SITE WORKS THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL MEASURES TO EPA GUIDELINES AND COUNCIL SPECIFICATIONS. ALL MEASURES TO REMAIN IN PLACE UNTIL COMPLETION AND STABILIZATION OF THE SITE TO COUNCIL SATISFACTION.
- 11 - ALL LEVELS SHOWN ARE TO AHD
- 12 - ENSURE ALL PITS AND STORMWATER LINES ARE CLEAR OF EXISTING TREES AND TREE ROOTS.
- 13 - ALL EXISTING EARTHENWARE PIPES TO BE UPGRADED TO uPVC.

**SITE CALCULATIONS**

<b>SITE AREA</b>	<b>1577 SQ. M</b>
<b>EXISTING AREAS:</b>	
RESIDENCE AND GARAGE	262 SQ. M
DRIVEWAY	66 SQ. M
<b>TOTAL EXISTING AREAS</b>	<b>347 SQ. M</b>
	<b>22.4%</b>
<b>NEW FLOOR AREAS:</b>	
PROPOSED RESIDENCE AND DECKS	407.2 SQ. M
DRIVEWAY	84 SQ. M
<b>TOTAL BUILT UPON AREA</b>	<b>471 SQ. M</b>
	<b>30.4%</b>

PREDEVELOPED SITE		ROOF WATER TO KERB		FLOWS UNCONTROLLED	
5 YR ARI	40 l/s	5 YR ARI	21 l/s	5 YR ARI	28 l/s
20 YR ARI	65 l/s	20 YR ARI	27 l/s	20 YR ARI	38 l/s
100 YR ARI	85 l/s	100 YR ARI	32 l/s	100 YR ARI	53 l/s

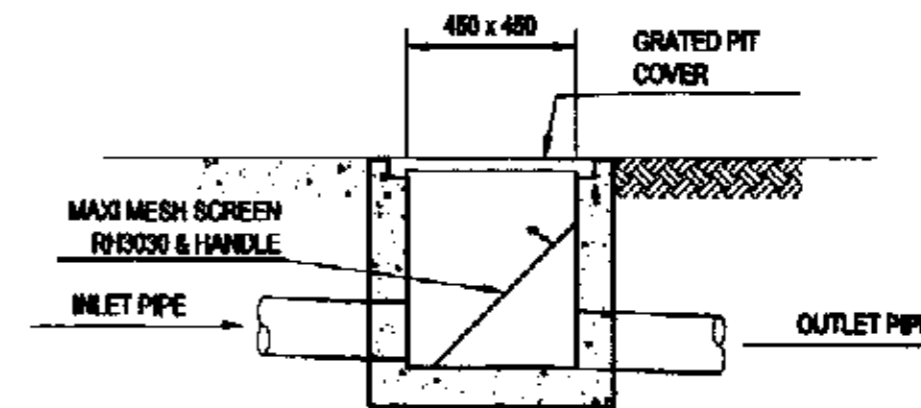
**NOTES:**

- 1. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WITH WORK.

**SITE PLAN**

SCALE = 1 : 200

ALL NEW STORMWATER PIPES ARE TO BE 100mm DIA SEWER GRADE uPVC DOWNPIPES TO BE CONNECTED TO FRONT BOUNDARY PIT WITH 1.0% MIN GRADE. PROVIDE 1% MINIMUM GRADE TO BOUNDARY PIT FROM GRATED DRAIN.  
DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND GEOTECHNICAL ENGINEERS REPORT BY JACK HODGSON CONSULTANTS PTY LTD NO VN 20505 DATED 31/10/2002.  
GRATED DRAIN TO BE 100mm WIDE BY 150mm DEEP.



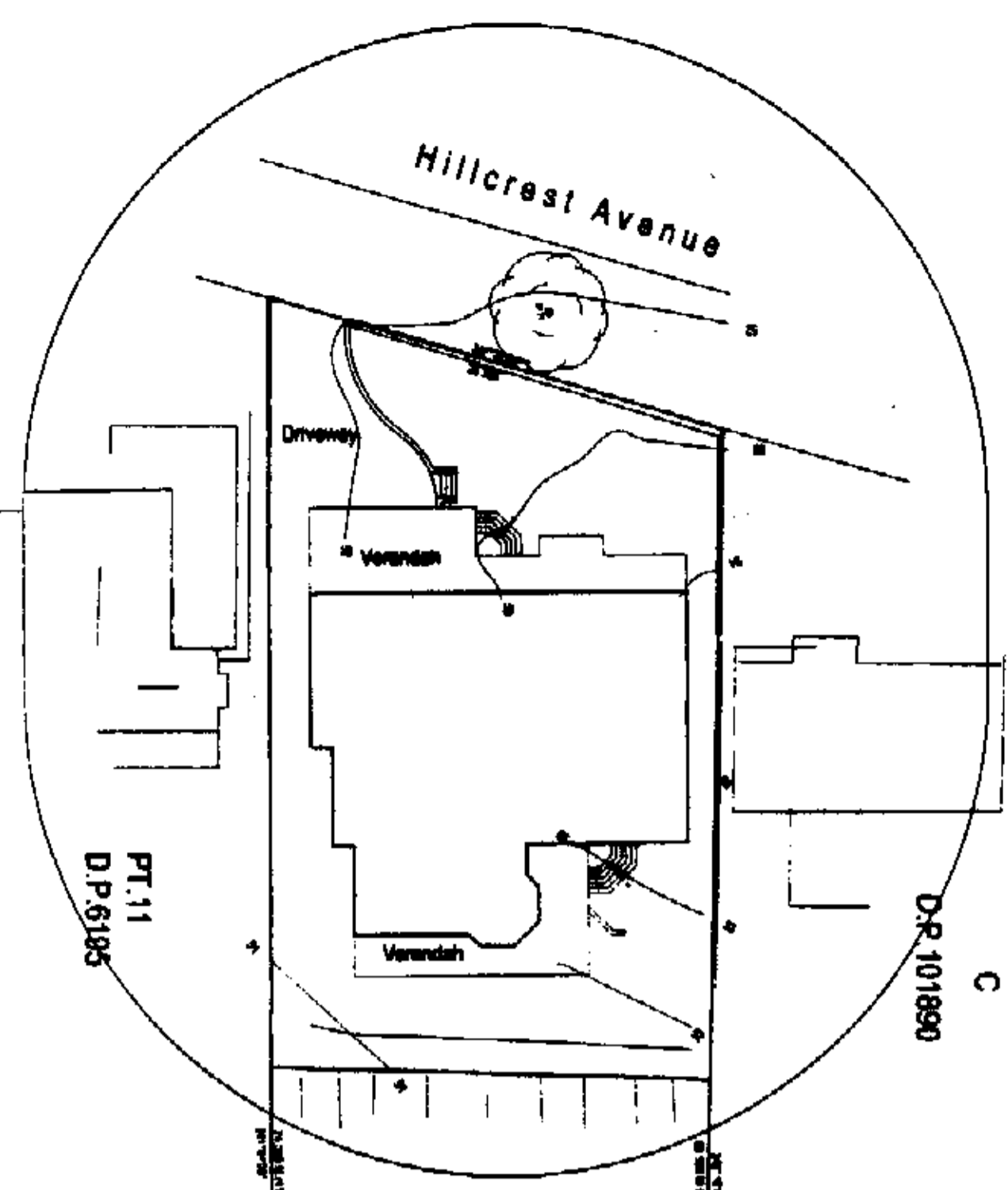
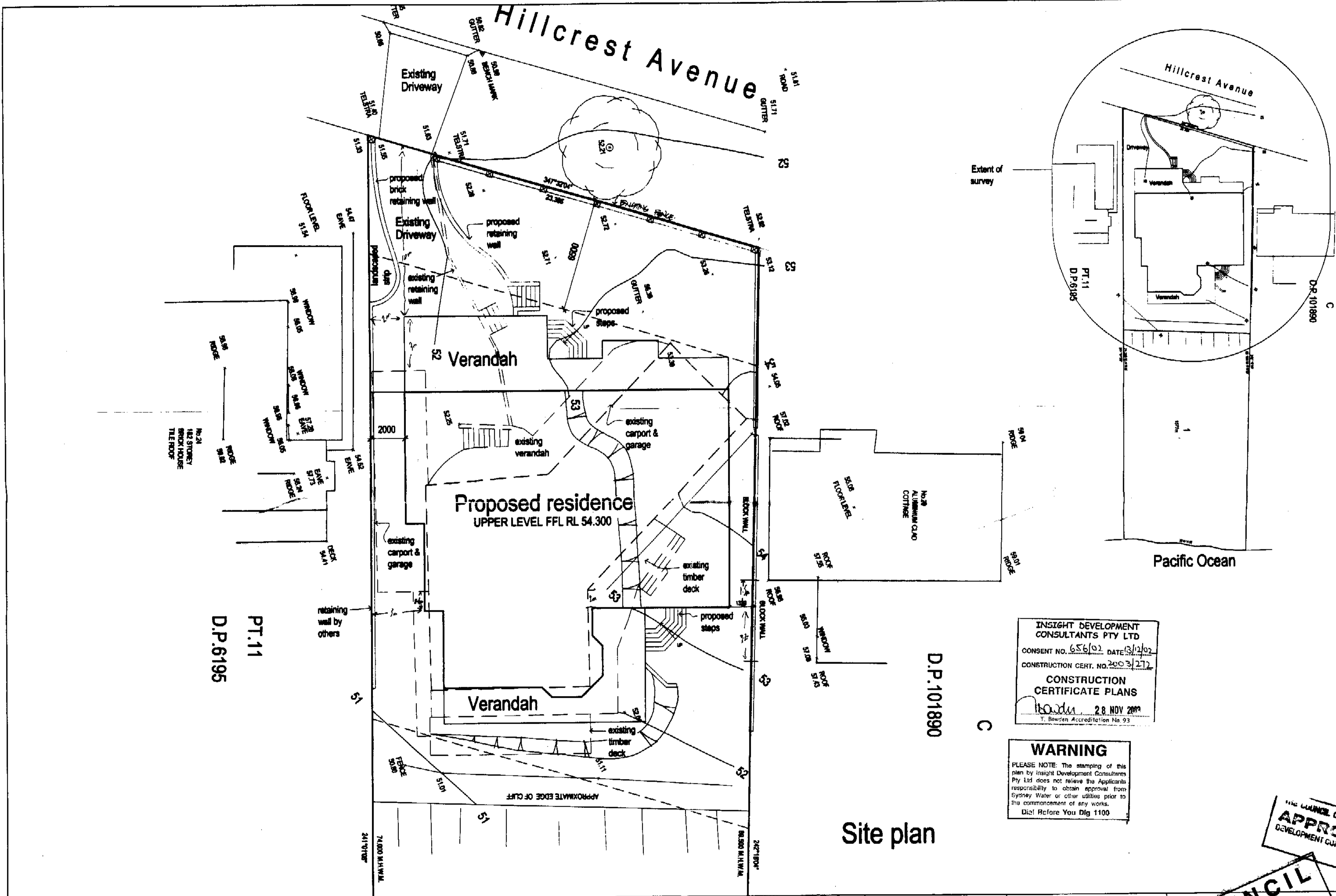
**450 x 450 PIT BP1 DETAIL**

SCALE = 1 : 20

**COUNCIL COPY**

A2

<p><b>DOCUMENT CERTIFICATION</b></p> <p>Date: 6/11/2003</p> <p>Michael Kelett (For MK Consulting)</p>			<p>I am a qualified Structural/Civil Engineer. I hold the following qualifications: B.E.(Civil), M.E.Aust., C.P.Eng Institute of Engineers Membership No. 642166 I hereby state that this drawing is in compliance with the conditions of the development consent, the provisions of the Building Code of Australia and/or relevant Australian Industry Standards.</p>	<p><b>MK Consulting</b> Structural, Civil, Stormwater ACN 608 578 841 ASN 58 806 578 841 PO Box 78 DEE WHY NSW 2388 Phone: (02) 9999 6922 Fax: (02) 9979 6263 e-mail: mk@mkconsulting.com.au</p>	<p>Project: <b>PROPOSED WORKS</b> at <b>22 Hillcrest Avenue</b> <b>Mona Vale</b></p>	<p>Drawing Title: <b>STORMWATER PLANS</b></p>	<p>Date: <b>OCT 2003</b></p> <p>Design: <b>M.K.</b></p> <p>Drawn: <b>M.K.</b></p>	<p>Job No: <b>30808</b></p> <p>Drawing No: <b>DO1</b></p> <p>Rev: <b>-</b></p>
Date:	Rev:	Amendment:	The copyright of this drawing remains with MK Consulting.					



INSIGHT DEVELOPMENT CONSULTANTS PTY LTD  
 CONSENT NO. 656/02 DATE 13/12/02  
 CONSTRUCTION CERT. NO. 2003/272  
**CONSTRUCTION CERTIFICATE PLANS**  
 28 NOV 2003  
 T. Bowden Accreditation No 93

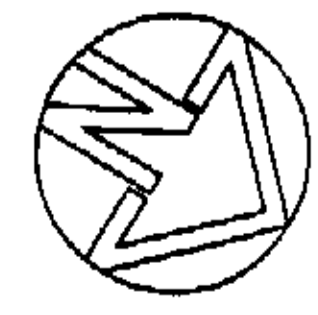
**WARNING**  
 PLEASE NOTE: The stamping of this plan by Insight Development Consultants Pty Ltd does not relieve the Applicant's responsibility to obtain approval from Sydney Water or other utilities prior to the commencement of any works.  
 Dig Before You Dig 1100

THE COUNCIL OF PITTWATER  
**APPROVE**  
 DEVELOPMENT CONSENT

Site plan

ALL STRUCTURAL SIZES TO ENGINEERS DETAILS.  
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SITE CALCULATIONS	
AREA OF SITE	1577 M <sup>2</sup>
BUILDING FOOTPRINT	385.3 M <sup>2</sup>
DRIVEWAY	89.0 M <sup>2</sup>
TOTAL BUILT UPON AREA	474.3 M <sup>2</sup>
ACTUAL BUILT UPON AREA	27.7%
REQUIRED BUILT UPON AREA	40%

NO.	DATE	COMMENT
A	31.10.02	no new front fence existing fence to remain
A	31.10.02	remove note pertaining to levels... according to site conditions
NO.	DATE	COMMENT
AMENDMENT		

**HANS WALDMANN AND ASSOCIATES**  
 BUILDING DESIGN CONSULTANTS

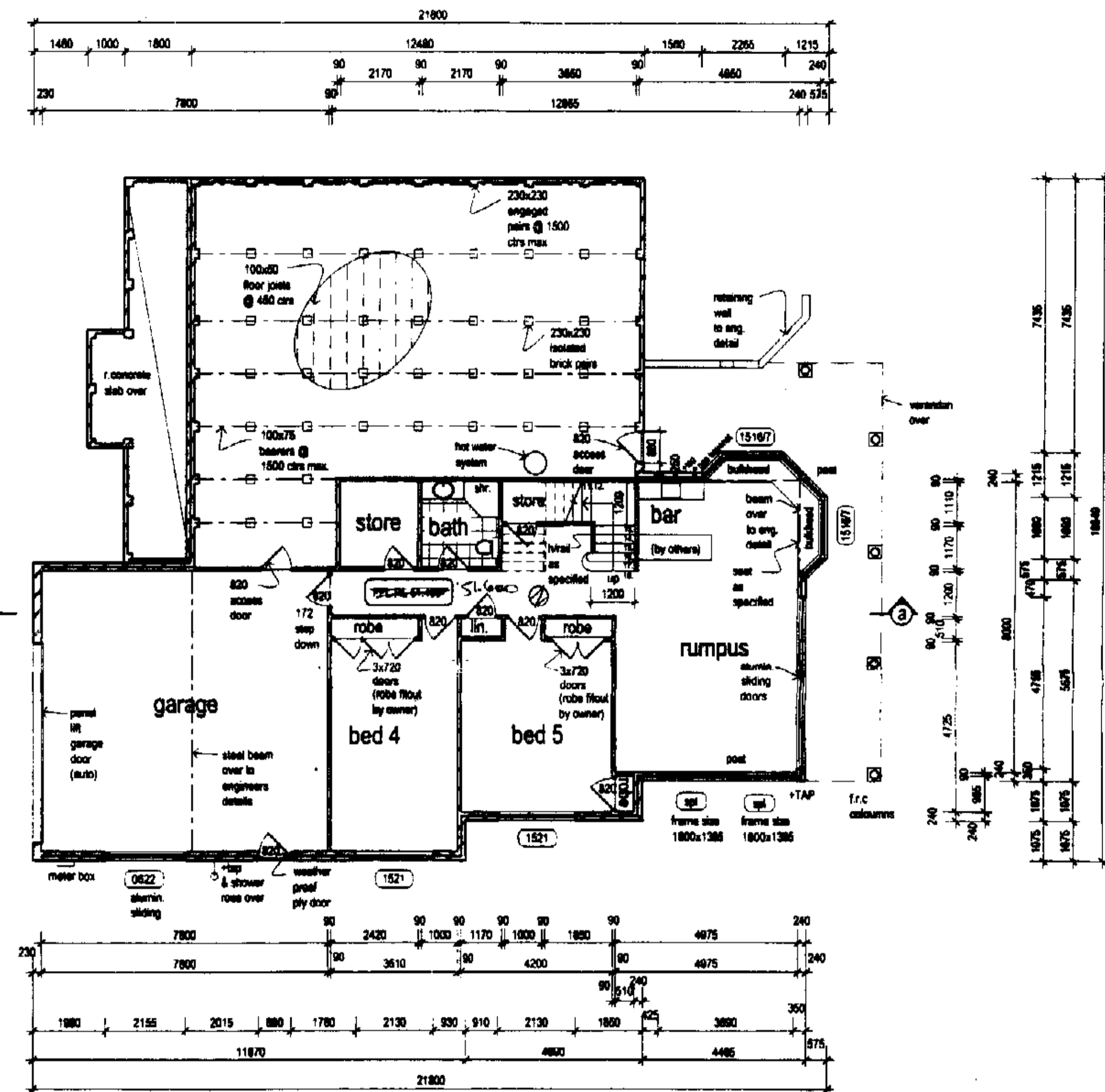
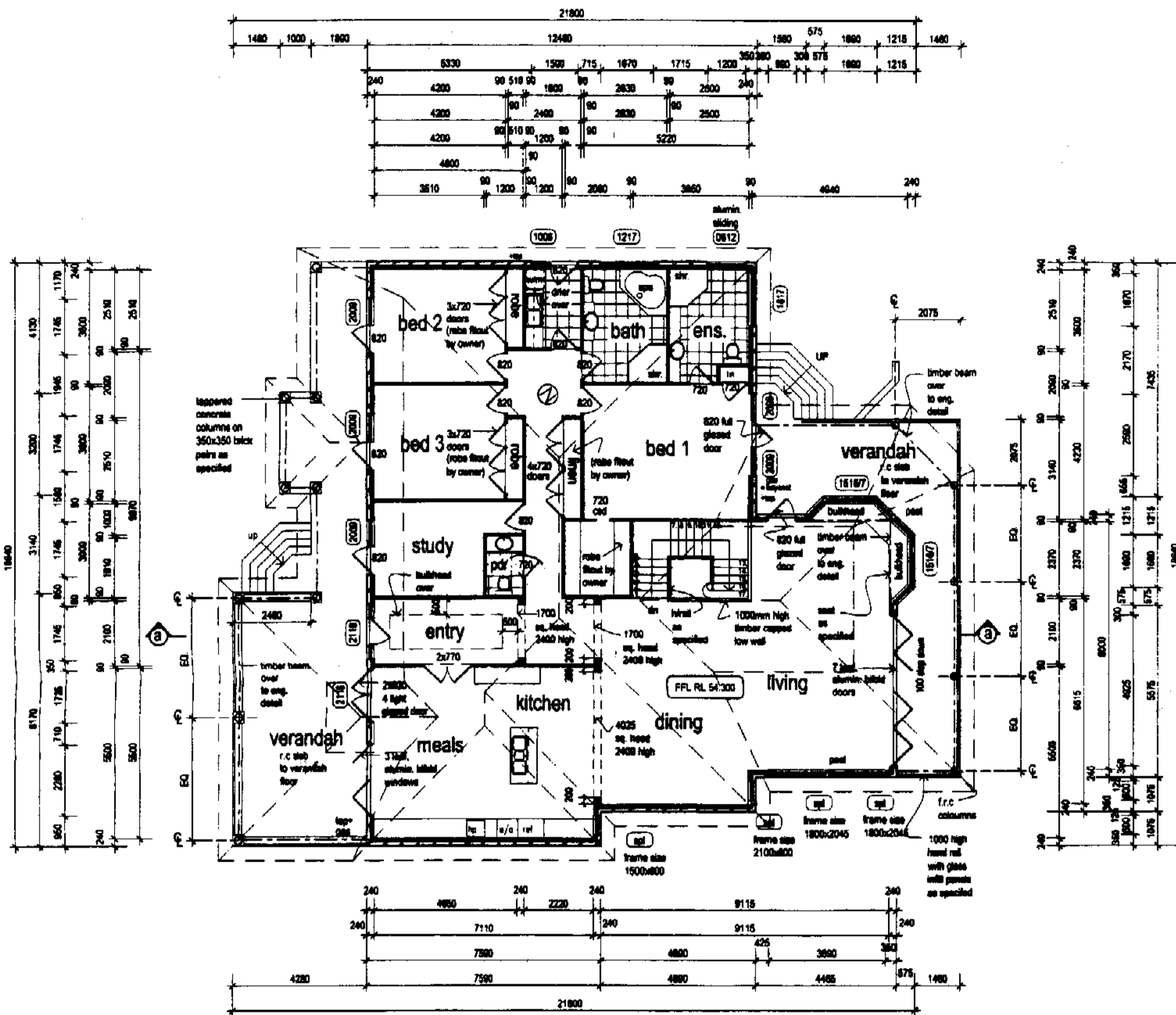
HANS WALDMANN AND ASSOCIATES PTY LIMITED  
 A.C.N. 001 445 772  
 3/380 PENNANT HILLS RD, PENNANTHILLS 2120  
 TELEPHONE (02) 9875 4388 FACSIMILE (02) 9875 1979

FRANCIS RESIDENCE  
 241 HILLCREST AVE  
 MONA VALE

1:100 P.V  
 may. 2002

SHEET 1 of 4





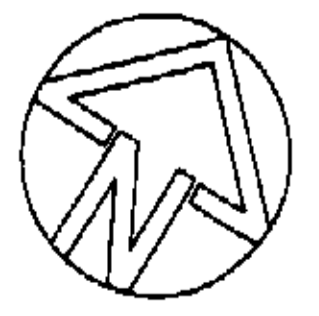
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 CONSENT NO. 656/02 DATE 13/12/02  
 CONSTRUCTION CERT. NO. 2008/273  
 CONSTRUCTION CERTIFICATE PLANS  
 28 NOV 2003  
 T. Bowden Accreditation No. 93

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 Don't Smoke You Dig 1100

⊗ smoke alarm



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**HANS WALDMANN AND ASSOCIATES**  
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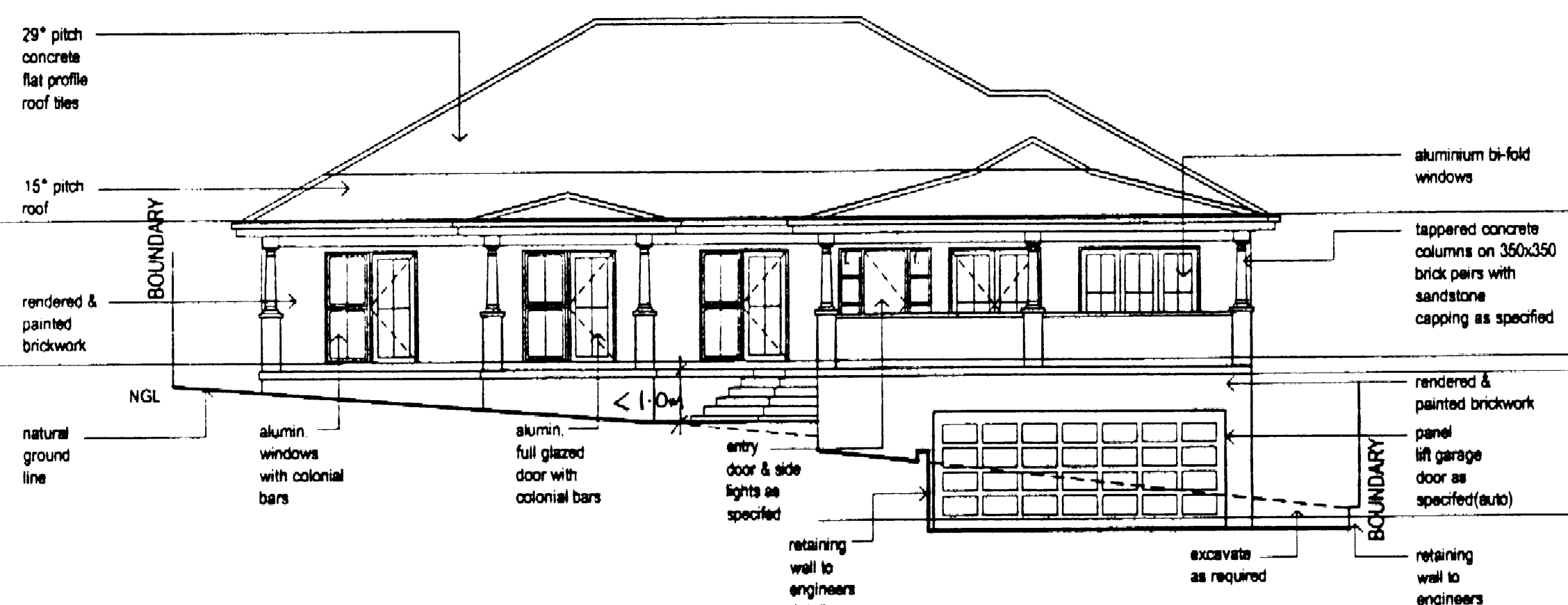
FRANCIS RESIDENCE  
 22 HILLCREST AVE  
 MONA VALE

NO.	DATE	COMMENT
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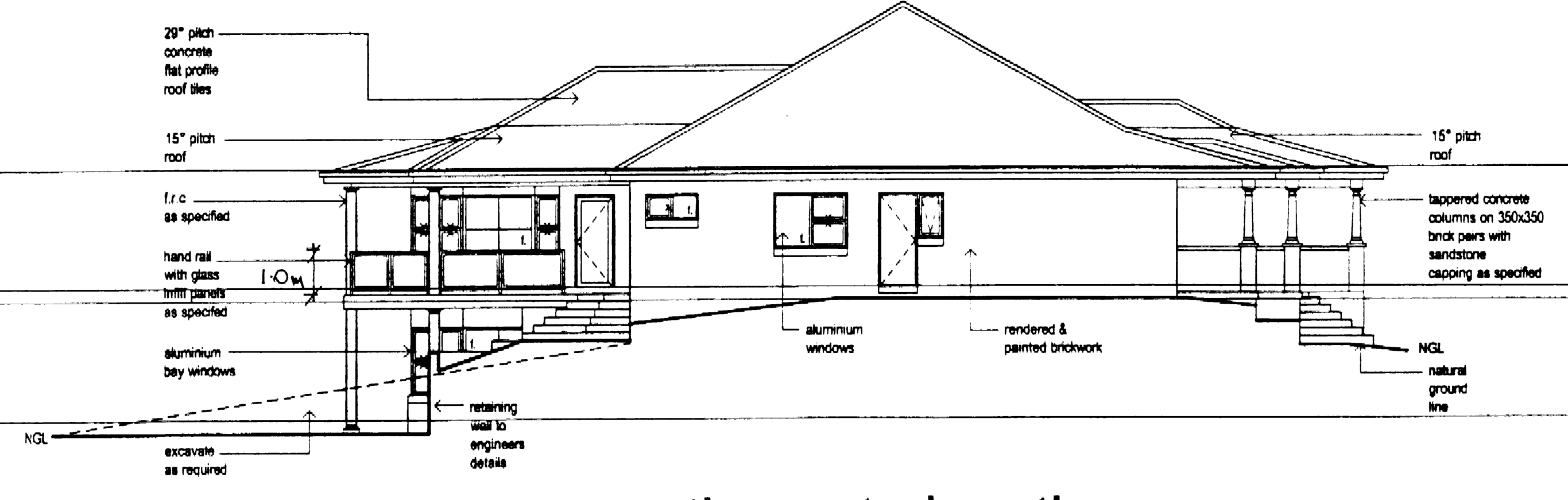
HANS WALDMANN AND ASSOCIATES PTY LIMITED  
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 3/380 PENNANT HILLS RD. PENNANTHILLS 2120  
 TELEPHONE (02) 9875 4388 FACSIMILE (02) 9875 1979

1:100 P.V.  
 MAY 2002

SHEET 2 of 4



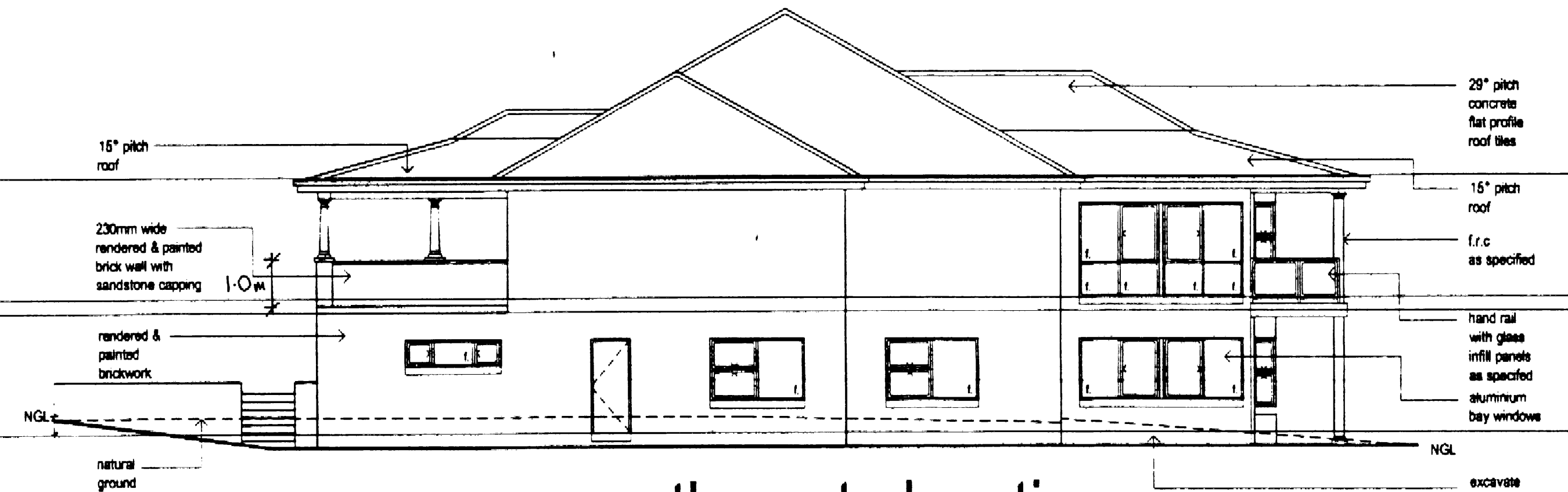
south west elevation



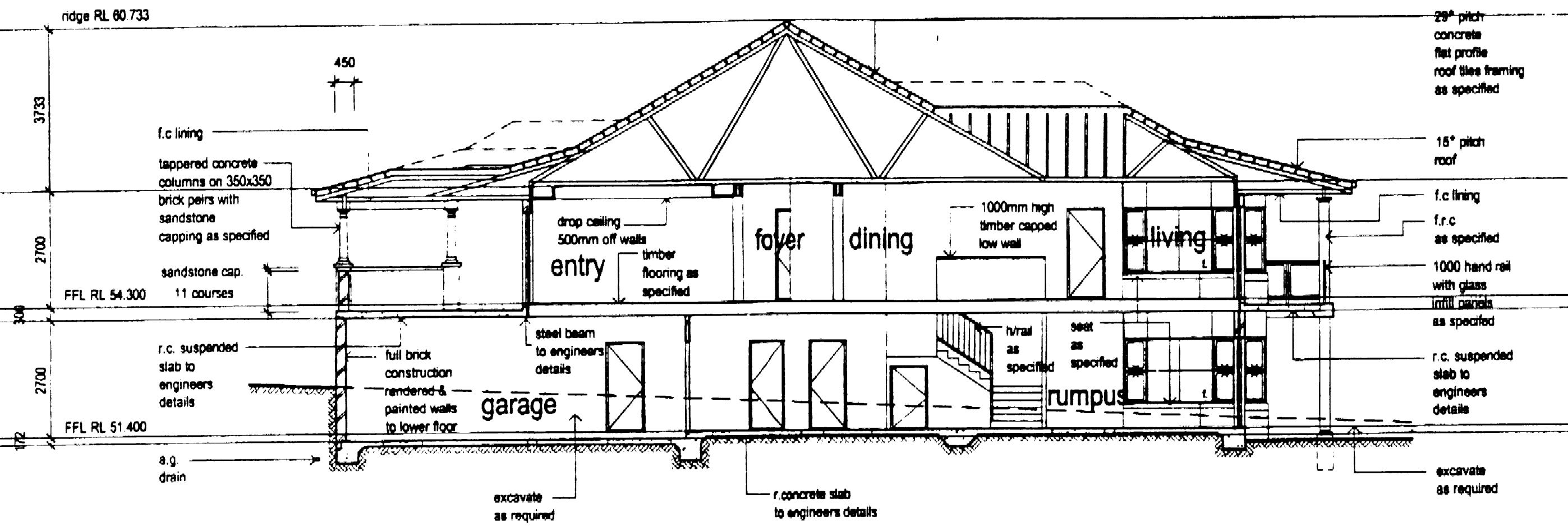
north west elevation



north east elevation



south east elevation

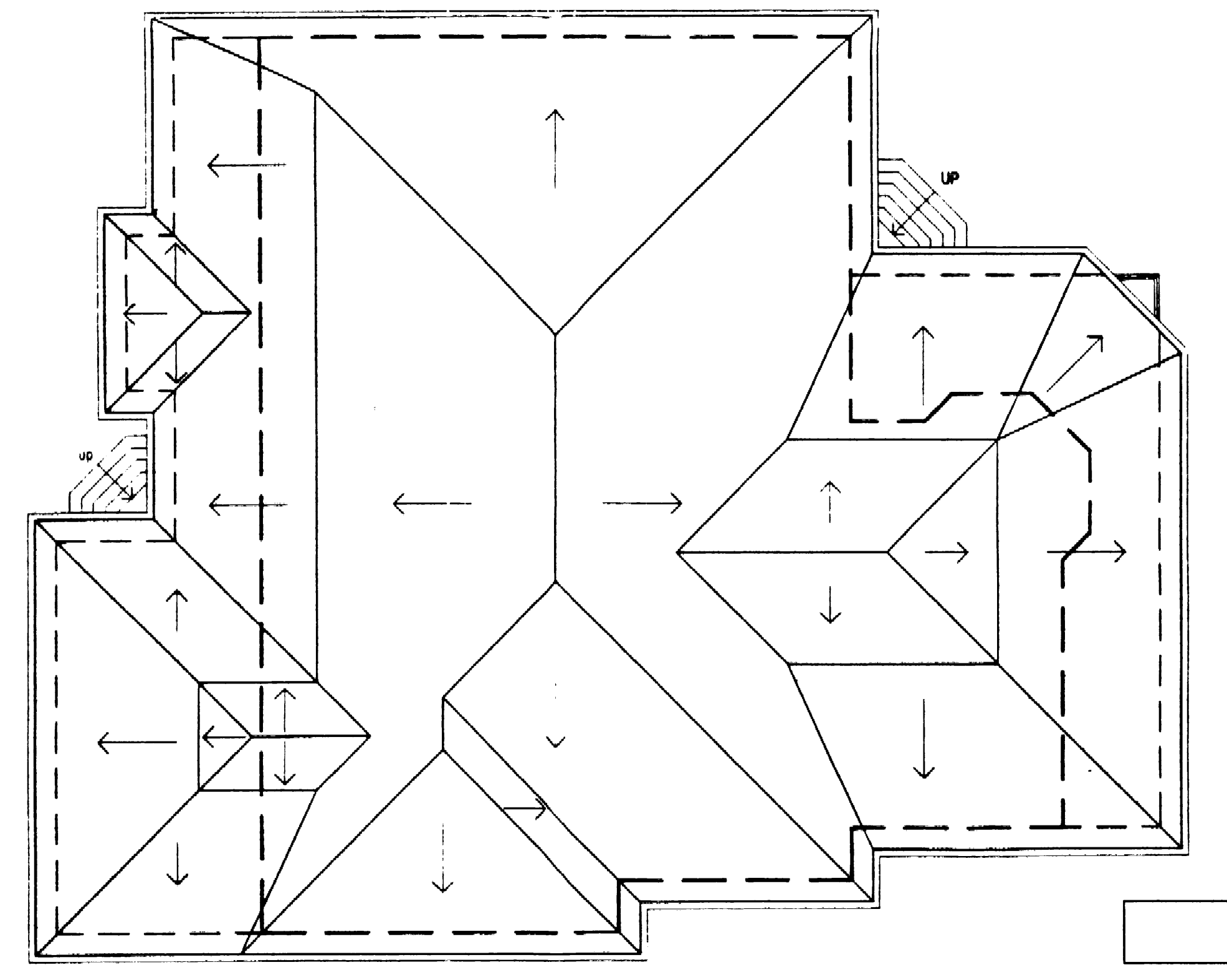


section a - a

NOTE: TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS3660.1

INSIGHT DEVELOPMENT CONSULTANTS PTY LTD  
 CONSENT NO. C58102 DATE 13/12/02  
 CONSTRUCTION CERT. NO. 2003/272  
 28 NOV 2003  
 T. Bowden Accreditation No. 93

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 Dig Before You Dig 1100



roof plan

THE COUNCIL OF PITTSWATER  
**APPROVED**  
 DEVELOPMENT CONSENT PLAN

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<b>HANS WALDMANN AND ASSOCIATES</b> BUILDING DESIGN CONSULTANTS		<b>FRANCIS RESIDENCE</b> 22 HILLCREST AVE MONA VALE	
A 31.10.02 A 31.10.02 A 31.10.02 NO. DATE COMMENT AMENDMENT	ridge indicated on section detail removed...no new front fence existing fence to remain remove note pertaining to levels...according to site conditions	HANS WALDMANN AND ASSOCIATES PTY LIMITED A.C.N. 001 445 772 3/380 PENNANT HILLS RD, PENNANTHILLS 2120 TELEPHONE (02) 9874 4388 FACSIMILE (02) 9875 1979	1:100 P.V. MAY 2002
			SHEET 3 of 4