

20<sup>th</sup> January 2005

The General Manager  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1660

Dear Sir/Madam

1148-1152 BARRENJOEY ROAD, PALM BEACH  
DEVELOPMENT APPLICATION NO. N1230/00  
CONSTRUCTION CERTIFICATE NO. 24687/1

City Plan Services have issued a Construction Certificate under Part 4A of the Environmental Planning and Assessment Act 1979 for the above premises.

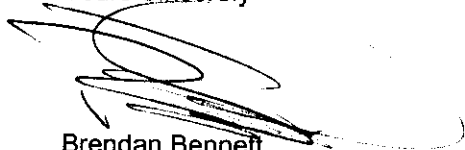
Please find enclosed the following documentation:

- Construction Certificate No. CC 24687/1
- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the certificate.
- Notice of Appointment of Principal Certifying Authority.
- Cheque for Council's registration fee.

Our client has been advised of the necessity to submit to Council the notice of commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Project Building Surveyor Brendan Bennett on 8270-3500.

Yours Sincerely



Brendan Bennett  
Director  
encl

**Pittwater Council**

ABN: 61340837871

**TAX INVOICE  
OFFICIAL RECEIPT**

28/01/2005 Receipt No: 160711

To CITY PLAN SERVICES P/L

LEVEL 1 364 KENT ST  
SYDNEY 2000

Qty/ Applic	Reference	Amount
1	RMIC-Rords Sc	\$27.27
GL Receipt	1 X N1230/00	
	GST	\$2.73
GL Receipt		
To GL Receipt:		

**Total Amount: \$30.00**

**Includes GST of: \$2.73**

**Amounts Tendered**

Cheque	\$30.00
Total	\$30.00
Rounding	\$0.00
Change	\$0.00
<b>Nett</b>	<b>\$30.00</b>

Printed 28/01/2005 3:10:27 PM

Cashier: RLindsay1

PLANNING  
BUILDING  
PUBLIC WORKS  
LANDSCAPE  
CIVIL ENGINEERING

# CITY PLAN SERVICES

1148-1152 Barrenjoey Road, Palm Beach  
Construction Certificate No. 24687/1

## CONSTRUCTION CERTIFICATE NO. 24687/1

Issued under Section 81A(5) and Part 4A Sections 109C of the Environmental Planning and Assessment Act 1979

### APPLICANT

Name of person having benefit of the development consent: **Raypond P/L**  
Address: **PO Box 1364 Dee Why 2099**  
Contact Details: **Phone: 0412 226 044 Fax: 9944 0316**

### OWNER

Name: **Raypond P/L**  
Address: **PO Box 1364 Dee Why 2099**  
Contact Details: **Phone: 0412 226 044 Fax: 9944 0316**

### DEVELOPMENT CONSENT

Consent Authority/Local Government Area: **Pittwater Council**  
Development Consent No: **N1230/00**  
Date of Development Consent: **24.01.02**

### PROPOSAL

Address of land on which the work is to be carried out: **1148-1152 Barrenjoey Road, Palm Beach (House 2)**  
Building Classification: **Class 1a**  
Type of Construction: **N/A**  
Scope of building works covered by this Notice: **Construction of House 2**  
Value of Construction Certificate (Incl GST): **\$650,000.00**  
Plans and Specifications approved: **Schedule 1**  
Fire Safety Schedule: **N/A**  
Critical stage inspections: **See attached Notice**  
Exclusions: **Nil**  
Conditions (Clause 187 or 188 of the Environmental Planning & Assessment Regulation 2000): **Nil**

### PROJECT BUILDING SURVEYOR

Please contact **Brendan Bennett** for any inquiries

### CERTIFYING AUTHORITY

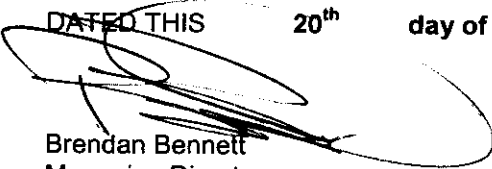
**Brendan Bennett** for and on behalf of **City Plan Services Pty Ltd**

### ACCREDITATION BODY

**Planning Institute Australia NSW Accreditation Scheme**  
Registration No. 3004

*That I, Brendan Bennett, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979.*

DATED THIS **20<sup>th</sup>** day of **January** **2005**

  
**Brendan Bennett**  
Managing Director

NB: Prior to the commencement of work S81A(2)(b)(i) and (ii) and (b2)(i) and (ii) and (iii) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied.

## SCHEDULE 1 APPROVED PLANS AND SPECIFICATIONS

### 1. Endorsed architectural plans prepared by Crone Associates

Plan Title	Drawing No	Revision	Date
Site Plan	20006/ADA2 0100	C	29.06.01
Floor Plans Sheet 1	20006/ADA2 1001	B	28.11.00
Floor Plans Sheet 2	20006/ADA2 1002	B	28.11.00
Site Coverage	20006/ADA2 1701	C	05.10.01
Elevations	20006/ADA2 2001	B	28.11.00
Sections	20006/ADA2 3001	B	28.11.00

### 2. Endorsed structural plans prepared by Northern Beaches Consulting Engineers Pty Ltd Note: Structural plans submitted with CC 24687

Plan Title	Drawing No	Revision	Date
General Notes and Drawing Schedule	S01		Aug 2003
Footing Plan and Details	S02		Aug 2003
Footing and Retaining Wall Details	S03		Aug 2003
Lower Level Framing Plan	S04		Aug 2003
Lower Level Framing Details	S05		Aug 2003
Mid Level Slab and Framing Plan and Details	S06		Aug 2003
Mid Level Slab and Framing Details	S07		Aug 2003
Upper Level Slab and Lower Roof Framing Plan	S08		Aug 2003
Upper Level Slab and Lower Roof Framing Details	S09		Aug 2003
Upper Roof Framing Plan	S10		Aug 2003
Lower and Upper Roof Framing Details	S11		Aug 2003
House No. 2 Shoring Sections	S12		Aug 2003
House No. 2 Anchor Details	S13		Sept 2004

### 3. Other documents relied upon

Title	Prepared By	Reference	Date
CC Application form	Darren Leete		10.12.04
Home Owners Warranty	HOW	349719	20.01.05
Construction Certificate	City Plan Services	24687	03.12.04

## NOTICE TO APPLICANT OF CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(ii)

### PROPOSAL

Address of land on which the work is to be carried out: **1148-1152 Barrenjoey Road, Palm Beach (House 2)**  
Description of building works covered by this Notice: **Construction of House 2**

### APPLICANT

Name of person having benefit of the development consent: **Raypond P/L**  
Address: **PO Box 1364 Dee Why 2099**  
Contact Details: **Phone: 0412 226 044 Fax: 9944 0316**

### RELEVANT CONSENTS

Development Consent No: **N1230/00**  
Date of Development Consent: **24.01.02**  
Construction Certificate No: **CC 24687/1**  
Date of Construction Certificate: **20.01.05**

### INSPECTION TELEPHONE NUMBER

Please telephone the following number to book a critical stage inspection: **Ph8270 3500**  
A minimum period of 48 hours is to be provided

### CERTIFYING AUTHORITY

**Brendan Bennett for and on behalf of CPS**

### ACCREDITATION BODY

**Planning Institute Australia NSW  
Accreditation Scheme  
Registration No. 3004**

### MANDATORY CRITICAL STAGE INSPECTIONS


*That I, Brendan Bennett, of City Plan Services located at Level 1, 364 Kent Street, Sydney acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.*

*The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(iii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.*

*To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, 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 at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.*

*Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.*

DATED THIS **20<sup>th</sup>** day of **January** **2005**

  
Brendan Bennett  
Director

**SCHEDULE 1  
 MANDATORY CRITICAL STAGE INSPECTIONS**

NO.	CRITICAL STAGE INSPECTION	INSPECTOR
1.	At commencement of building work	Certifying Authority
2.	After Excavation for, and prior to the placement of any footings	Certifying Authority
3.	Prior to pouring any in-situ reinforced concrete building element	Certifying Authority
4.	Prior to covering of the framework for any floor, wall, roof or other building element	Certifying Authority
5.	Prior to covering waterproofing in any wet areas	Certifying Authority
6.	Prior to covering any stormwater drainage connections	Certifying Authority
7.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Certifying Authority

**SCHEDULE 2  
 OTHER MANDATORY INSPECTION SPECIFIED BY THE PRINCIPAL CERTIFYING AUTHORITY**

NO.	OTHER CRITICAL STAGE INSPECTIONS	INSPECTOR
	None have been specified in this instance	N/A

**CONSTRUCTION CERTIFICATE APPLICATION**

Made under the *Environmental Planning and Assessment Act 1979*  
Sections 81A(2), 109C(1)(b)

**IDENTIFICATION OF BUILDING**

Address 1148 - 1152 Barrenjoey Rd  
Lot, DP/MPS etc House 2  
Suburb or town Palm Beach Post Code \_\_\_\_\_

**DESCRIPTION OF DEVELOPMENT**  
Detailed Description:

Excavation / Civil Works  
Construction of House 2.

**APPLICANT**

Name Raymond P/L Company \_\_\_\_\_  
Address PO Box 1364,  
Suburb or town Dee Why Post Code 2099  
Phone B/H \_\_\_\_\_ Fax No 99440316  
Mobile 0412 226044 Email \_\_\_\_\_

As the applicant, I/we hereby submit this Construction Certificate Application under the Environmental Planning & Assessment Act 1979, with City Plan Services Pty Ltd.

**Signature of applicant:**

Sign \_\_\_\_\_ Date \_\_\_\_\_

**CONSENT TO ALL OWNER(S)**

Name Ray Powell Company PTM LTD  
Address PO Box 1364  
Suburb or town Dee Why Post Code 2099  
Phone B/H NS Fax No ASD 9  
Mobile \_\_\_\_\_ Email \_\_\_\_\_

As the owner of the above property:

1. I/we consent to this application; and
2. I/we appoint Brendan Bennett of City Plan Services Pty Ltd as the Principal Certifying Authority for the building work identified in this application.

**Signature of Owner**

Sign  Date 10/12/04



**VALUE OF WORK**

Estimated Cost of work:

\$ 650,000.00

GST:

\$

For developments over \$5 million, a Quantity Surveyors Certificate verifying the cost must be submitted on lodgement of the application.

**DEVELOPMENT CONSENT**

Development Consent No

No. N1230/00 & 896 Modification

Date of Determination

Date 24.01.02 & 24.08.04

**BUILDING CODE OF AUSTRALIA  
BUILDING CLASSIFICATION**

Nominated on the Development Consent

Class 1a

**RESIDENTIAL BUILDING WORK**  
Relevant only to residential building work

Owner-builder Permit No. \_\_\_\_\_

or  
Name of Builder \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Contractor License No. \_\_\_\_\_

**REQUIRED ATTACHMENTS**

- Note 1 details the information that must be submitted with an application for a construction certificate for proposed building works
- Note 2 details the additional information that may be submitted with an application for a construction certificate for proposed residential building work.

Schedule 1 information to be  
Collected for ABS Particulars of the proposal

**DESCRIPTION**

What is the area of the land (m<sup>2</sup>) \_\_\_\_\_

Gross floor area of existing building (m<sup>2</sup>) \_\_\_\_\_  
What are the current uses of all or parts of the building(s)/land? \_\_\_\_\_

(If vacant state vacant) \_\_\_\_\_

Location	Use

Does the site contain a dual occupancy? \_\_\_\_\_

What is the gross floor area of the proposed addition or new building (m<sup>2</sup>) \_\_\_\_\_

What are the proposed uses of all parts of the building(s)/land? \_\_\_\_\_

Location	Use

Number of pre-existing dwellings \_\_\_\_\_

Number of dwellings to be demolished \_\_\_\_\_

How many dwellings are proposed? \_\_\_\_\_

How many storeys will the building consist of? \_\_\_\_\_

**MATERIALS TO BE USED**

Walls	Code	Roof	Code
Brick veneer	12	Aluminium	70
Full brick	11	Concrete	20
Single brick	11	Concrete tile	10
Concrete block	11	Fibrous cement	30
Concrete/masonry	20	fibreglass	80
Concrete	20	Masonry/terracotta	10
Steel	60	a shingle tiles	20
Fibrous cement	30	Slate	60
Hardiplank	30	Steel	10
Timber/weatherboard	40	Terracotta tile	80
Cladding aluminium	70	Other	90
Curtain glass	50	Unknown	90
Other			
Unknown	90		

Floor	Code	Frame	Code
Concrete	20	Timber	40
Timber	10	Steel	60
Other	80	Other	80
Unknown	90	Unknown	90

Schedule 2 – Existing Essential Fire Safety Measures  
Part 1 of 2

Item No.	Existing Measure	Is this measure Installed in the Building? Yes / No	If yes, enter the current standard of performance (eg: ORD 70 Clause 19.2 or BCA Clause E1.5 & AS 2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrant systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		
18	Light weight construction		
19	Mechanical air handling systems		
20	Paths of travel stairways passageways or ramps		
21	Perimeter vehicle access for emergency vehicles		
22	Portable fire extinguishers		
23	Pressurising system		
24	Required (automatic) exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and Heat Vents		
27	Smoke Control System		
28	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify		

This is an accurate statement of all existing Fire Safety Measures implemented in the whole building.

Signed ..... (Owner/ Agent) Name ..... Date .....

Schedule 3 – Proposed Essential Fire Safety Measures  
Part 2 of 2

Item No.	Proposed New Measure	Is this measure installed in the Building? Yes or No	If yes, enter the current standard of performance (eg: BCA Clause E1.5 & AS2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
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11	Fire dampers		
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26	Smoke and Heat Vents		
27	Smoke Control System		
28	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify		

This is an accurate statement of all proposed Fire Safety Measures to be installed/ modified in the whole building.

Signed ..... (Owner/ Agent) Name ..... Date .....

## NOTES For Completing Construction Certificate Application

### Note 1

The following information must accompany applications for a construction certificate for building and subdivision work.

#### Building Work

In the case of an application for a construction certificate for **building work**:

- a) Copies of compliance certificates relied upon
- b) Four (4) copies of detailed plans and specifications

The plan for the building must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- show a plan of each floor section
- show a plan of each elevation of the building
- show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground
- indicate the height, design, construction and provision for fire safety and fire resistance (if any).

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building the general plan is to be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the proposed alteration, addition or rebuilding.

Where the proposed building work involves a modification to previously approved plans and specification the general plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give particulars of any second-hand and give particulars of any second-hand materials to be used.

- c) Where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by:
  - details of the performance requirements that the alternative solution is intended to meet, and
  - details of the assessment methods used to establish compliance with those performance requirements.
- d) Evidence of any accredited component, process or design sought to be relied upon.
- e) Except in the case of an application for, or in respect of, a class 1a or class 10 building:
  - a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated; and
  - if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capacity and basis of design of each of the measures concerned.

### Note 2

#### Home Building Act Requirements

In the case of an application for a construction certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

- a) In the case of work by a licensee under that Act:
  - (i) a statement detailing the licensee's name and contractor licence number, and
  - (ii) documentary evidence that the licensee has complied with the applicable requirements of that Act\*,or
- b) In the case of work done by any other person:
  - (i) a statement detailing the person's name and owner-builder permit number, or
  - (ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in section 29 of that Act.
  - (iii)

\*A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

Home Owners Warranty

# certificate

of Insurance

M C Donaghey & B A Moss  
Po. Box 831  
DEE WHY NSW 2099

FORM 1

HOME BUILDING ACT 1989

Section 92

Certificate In respect of Insurance

CONTRACT WORK

A contract of insurance complying with Section 92 of the Home Building Act 1989 has been issued by: Vero Insurance Limited ABN 48 005 297 807

**HIA INSURANCE SERVICES P/L**

ABN 84 078 480 887

An associated company of

Aon Risk Services Australia Ltd

PO Box 241

Ryde NSW 2112

Telephone (02) 9808 7228

Fax/mile (02) 9808 7233

**CLAIMS ENQUIRY LINE**

**1800 554 255**

Certificate No: 349719

Local Authority Copy

Issue Date 20/01/2005

Aon Risk Services Australia Ltd

ABN 17 000 434 720 act as Broker

for the Builder. A Tax Invoice has

been issued by

HIA Insurance Services Pty Ltd

ABN 84 078 480 887,

as authorised representative of

Aon Risk Services.

In Respect Of: Single Dwelling

At: Lot No: 2 Unit No: House No: 56  
Palm Beach Rd  
Palm Beach NSW 4221

Carried Out By: M C Donaghey & B A Moss

License No: 147340C

ABN: 98821532084

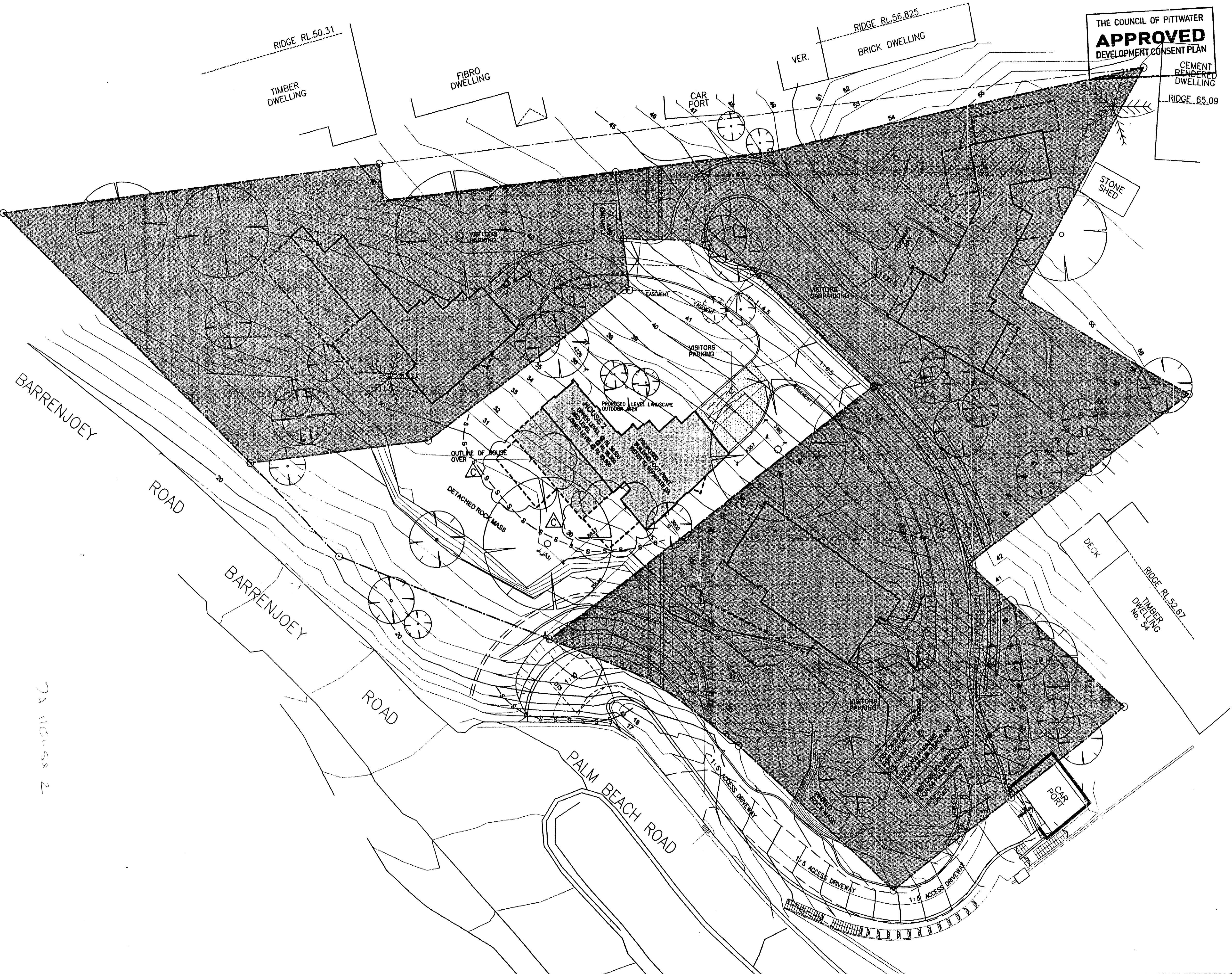
Subject to the Act and the Home Building Regulation 1997 and the conditions of the insurance contract, cover will be provided to a beneficiary described in the contract and successors in title to the beneficiary.

Insurer:

Issued by Vero Insurance Limited:

Vero Insurance Limited  
ABN 48 005 297 807





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

CEMENT  
RENDERED  
DWELLING  
RIDGE 65.09

ARCHITECT  
**CRONE ASSOCIATES**  
Architects · Planning Consultants · Interior Designers

CLIENT  
**RAYPOND DEVELOPMENT**

PROJECT  
1148 · 1152 BARRENJOEY ROAD  
56 PALM BEACH ROAD, PALM BEACH

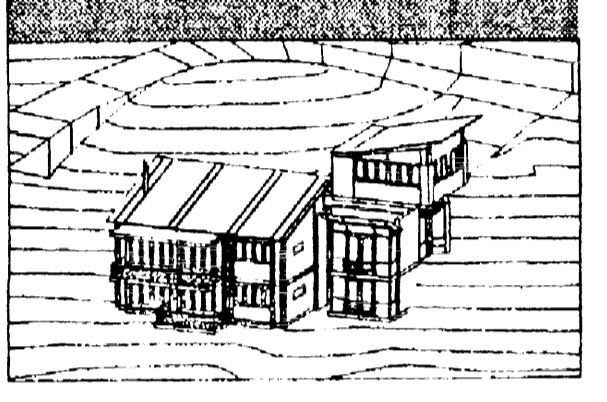
SCALE

STATUS  
DEVELOPMENT APPLICATION

DRAWING  
200006 / ADA2 0100

REVISION  
**C**  
19 SEP 2005

TITLE  
**HOUSE 2  
SITE PLAN**

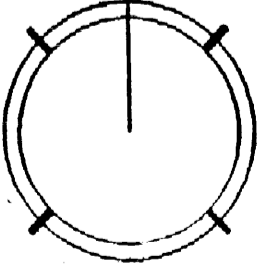


REV	DATE	BY	DESCRIPTION
A	17/11/00	BT	ISSUE TO CONSULTANTS
B	26/11/00	BT	DEVELOPMENT APPLICATION
C	20/09/01	BT	DECK AREA BROWN
		BT	TREES CO-ORDINATED WITH THIS REPORT

*Handwritten notes:*  
REVISED 19 SEP 2005

**CITY PLAN SERVICES**  
Construction Cert. No. Approved Date:  
24687/1 20 JAN 2005  
Certifying Authority: Brendan Ermitout  
Accreditation No. PIA2004

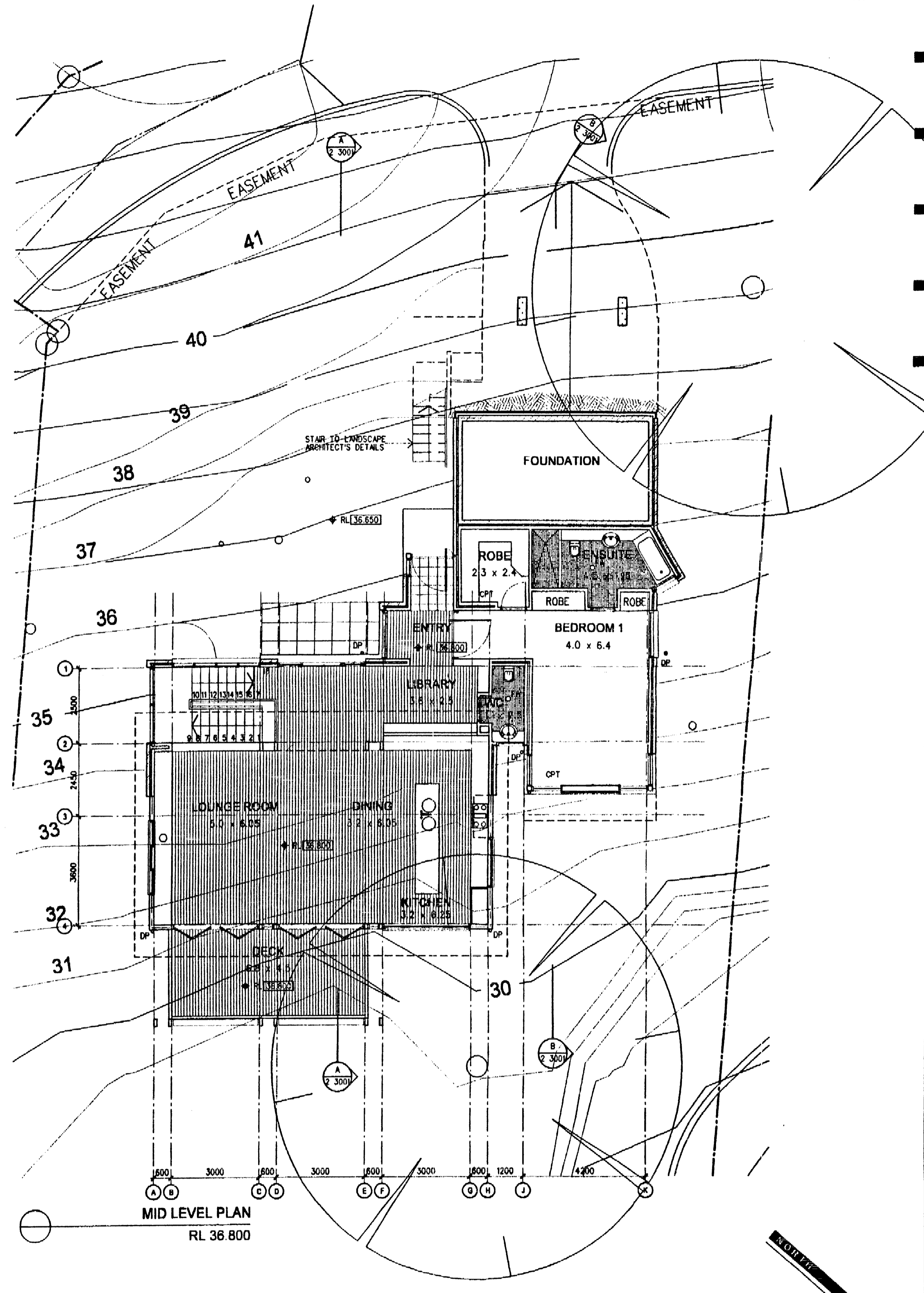
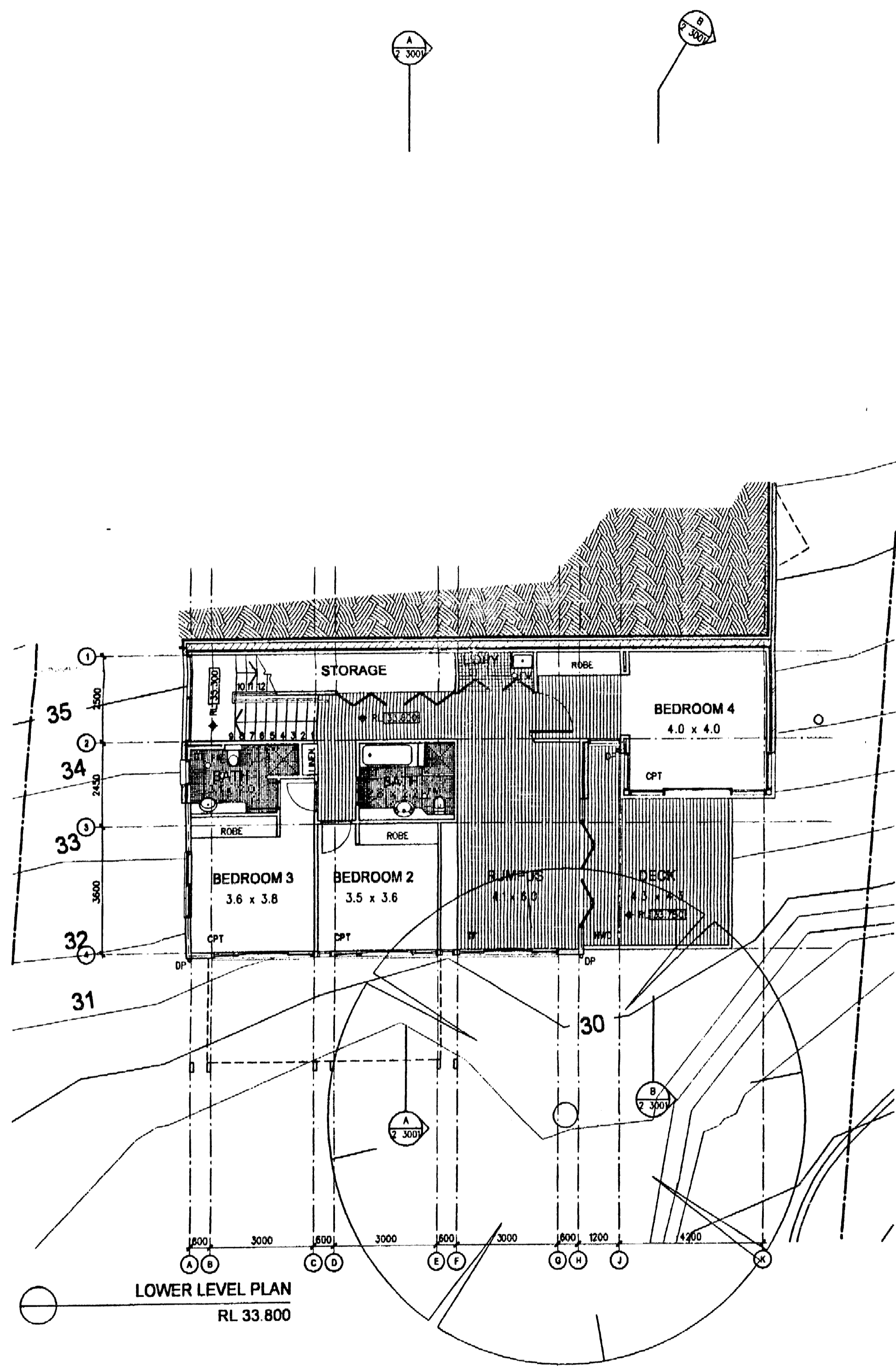
**OBSERVATION POINT**



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

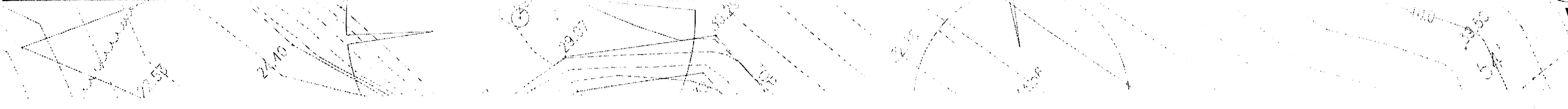
ARCHITECT	<b>CRONE ASSOCIATES</b> Architects Planning Consultants Interior Designers
CLIENT	<b>RAYPOND DEVELOPMENT</b>
PROJECT	1148 - 1152 BARRENJOEY ROAD 56 PALM BEACH ROAD, PALM BEACH
SCALE	1:200 @ A3
STATUS	DEVELOPMENT APPLICATION
DRAWING	20006 / ADA2 1001
REVISION	6
DATE	29 SEP 2000
TITLE	<b>HOUSE 2 FLOOR PLANS SHEET 1</b>

REV	DATE	BY	DESCRIPTION
A	17/11/00	ST	ISSUE TO CONSULTANTS
B	29/11/00	ST	DEVELOPMENT APPLICATION



**CITY PLAN SERVICES**  
 Construction Cert. No: Approved Class  
 24087/1 20 JAN 2005  
 Certifying Authority: Registrar of Buildings  
 Accreditation No: PA3004

**O B S E R V A T I O N P O I N T**





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

ARCHITECT **CRONE ASSOCIATES**  
Architects Planning Consultants Interior Designers

CLIENT **RAYPOND DEVELOPMENT**

PROJECT 1148 - 1152 BARRENJOEY ROAD  
56 PALM BEACH ROAD, PALM BEACH

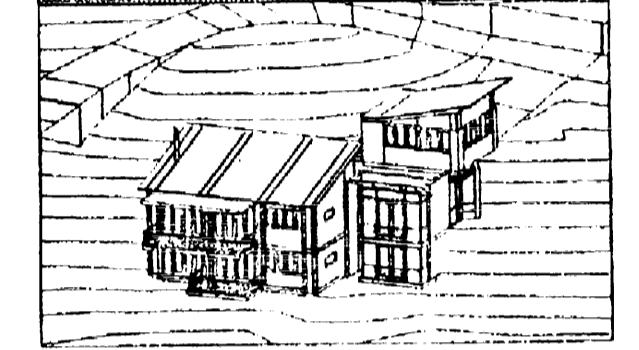
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1:200 @ A2

STATUS DEVELOPMENT APPLICATION

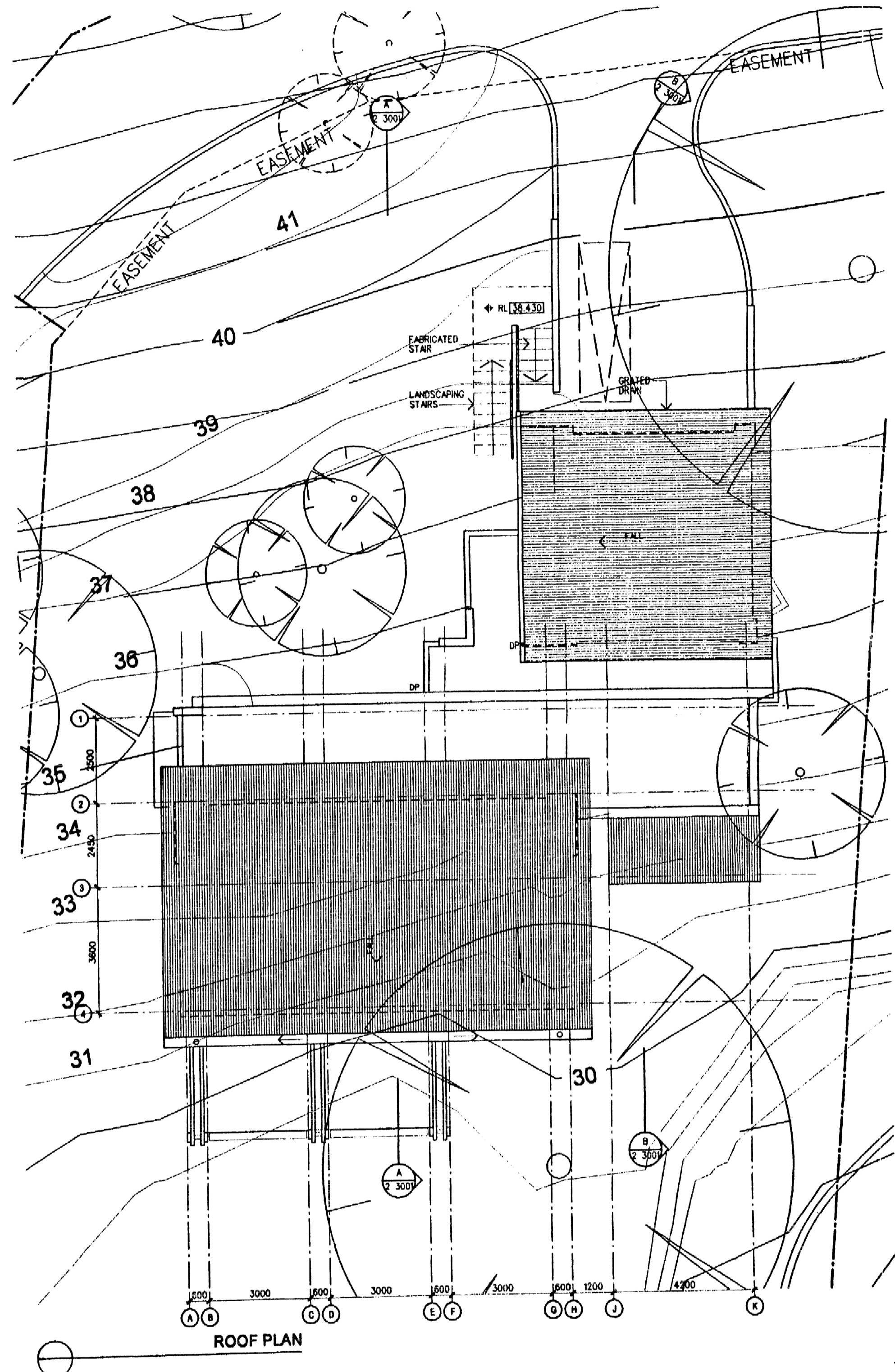
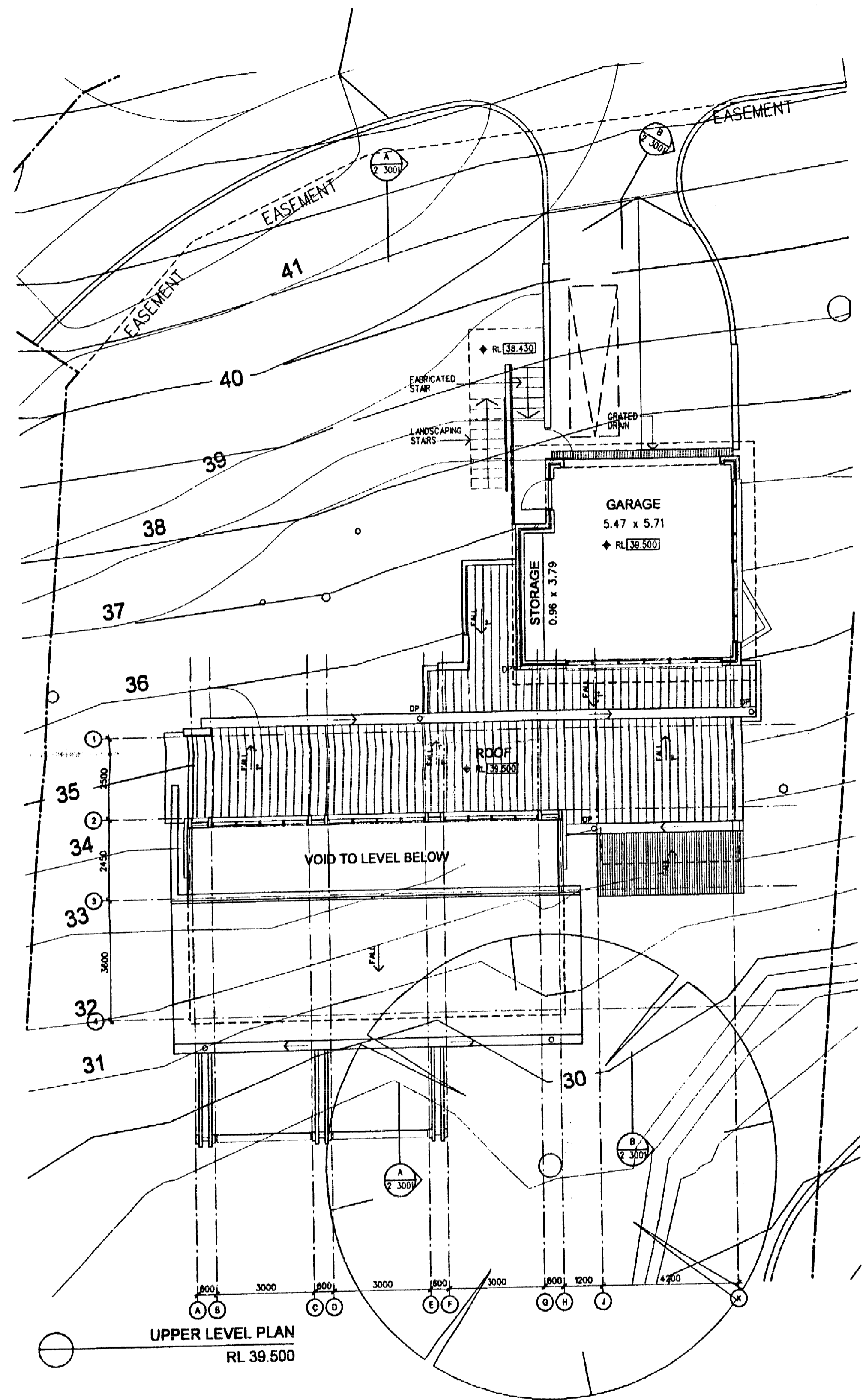
DRAWING 20006 / ADA2 1002

REVISION **B**  
29 SEP 2005

FILE **HOUSE 2**  
**FLOOR PLANS**  
**SHEET 2**

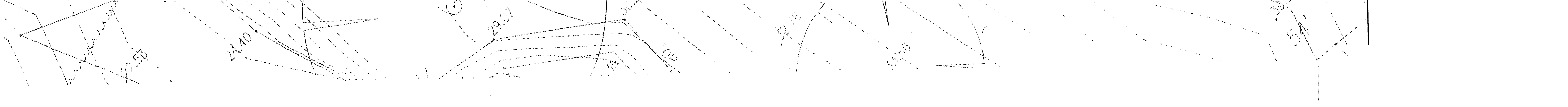


REV	DATE	BY	DESCRIPTION
A	17/11/05	ST	ISSUE TO CONSULTANTS
B	29/11/05	ST	DEVELOPMENT APPLICATION

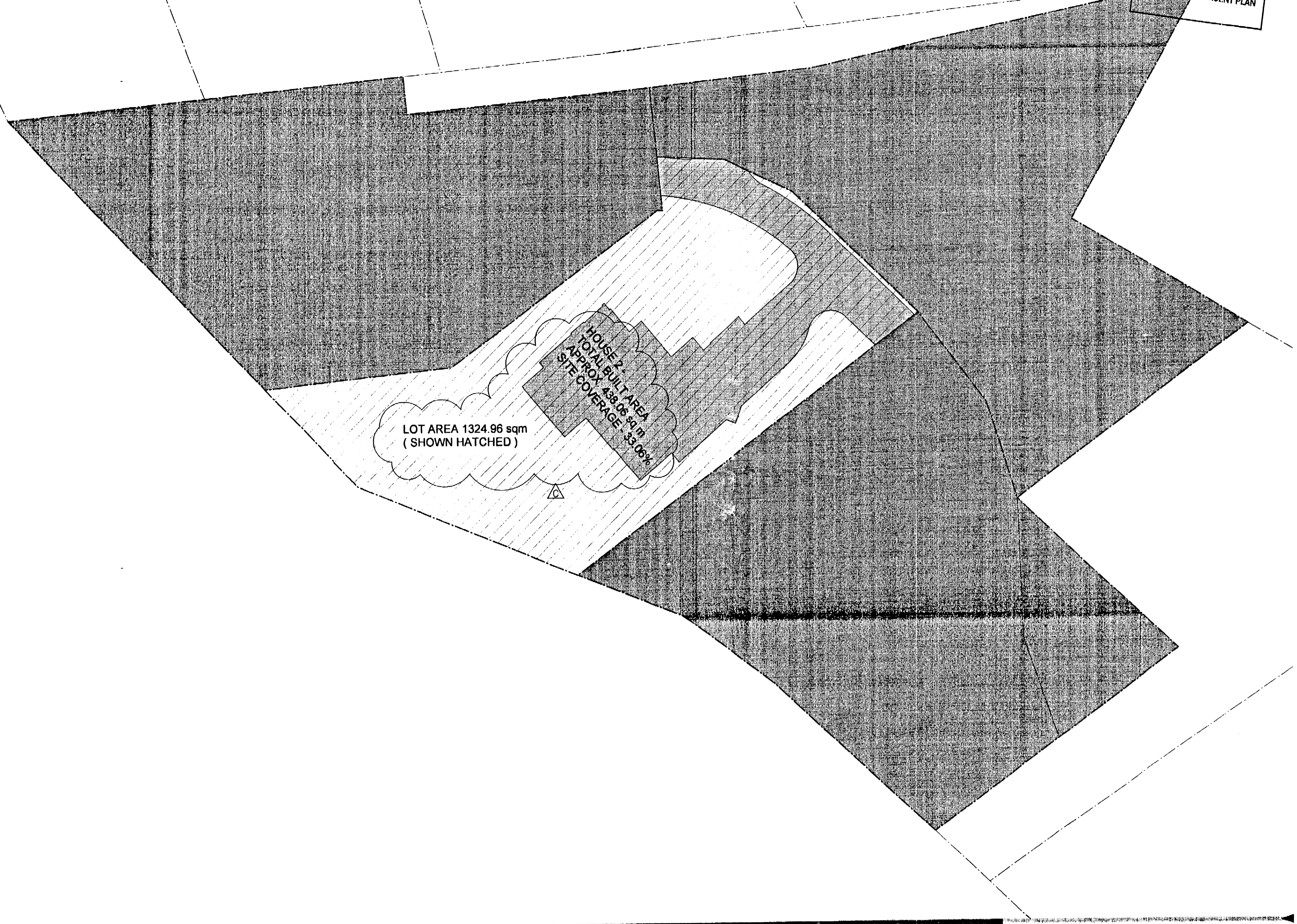


**O B S E R V A T I O N   P O I N T**

**CITY PLAN SERVICES**  
Construction Cert. No. Approved Date:  
2456771     70 JAN 2005  
Certifying Authority: Brian C. Bunch  
Accreditation No. PA3304

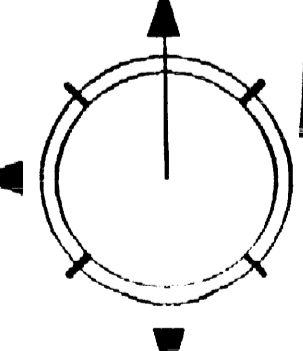


THE COUNCIL OF PITTSWATER  
**APPROVED**  
DEVELOPMENT CONSENT PLAN



CLIENT	RAYPOND DEVELOPMENT		
PROJECT	1148 1152 BARRENJOEY ROAD 58 PALM BEACH ROAD, PALM BEACH		
SCALE	1:200 @ A1 1:400 @ A3		
STATUS	DEVELOPMENT APPLICATION		
DRAWING	20006 / ADA2 1701		
REVISION	DATE: 18 OCT 2000		
TITLE	<b>HOUSE 2 SITE COVERAGE</b>		
ALL DIMENSIONS & SETOUTS TO BE VERIFIED PRIOR TO COMMENCEMENT. OMISSIONS OR DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT.			
REV	DATE	BY	DESCRIPTION
A	10/19/00	ST	ISSUE TO CONSULTANTS
B	28/11/00	ST	DEVELOPMENT APPLICATION
C	09/10/01	ST	SITE COVERAGE CALCULATIONS AMENDED AS AGREED

O B S E R V A T I O N P O I N T

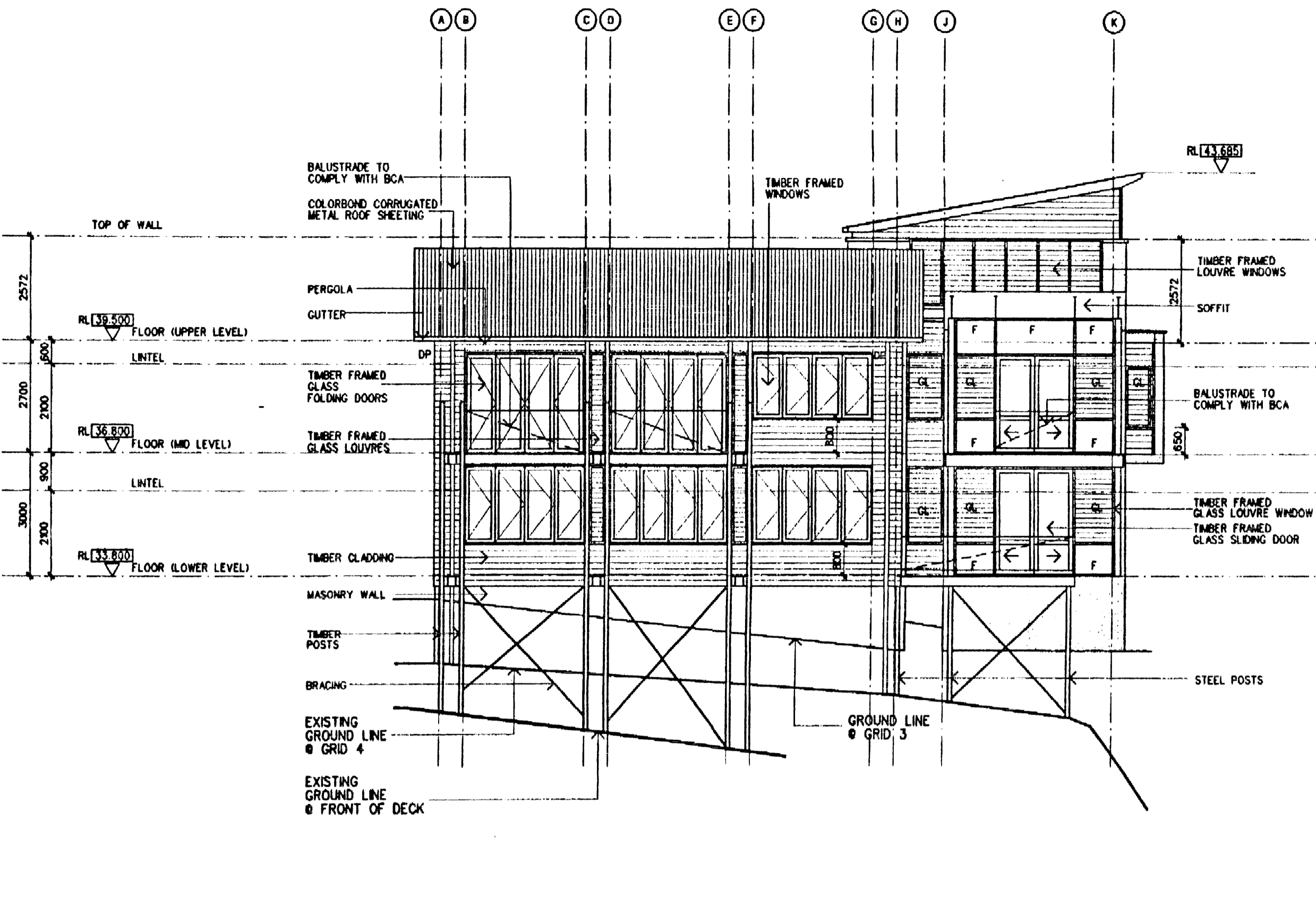
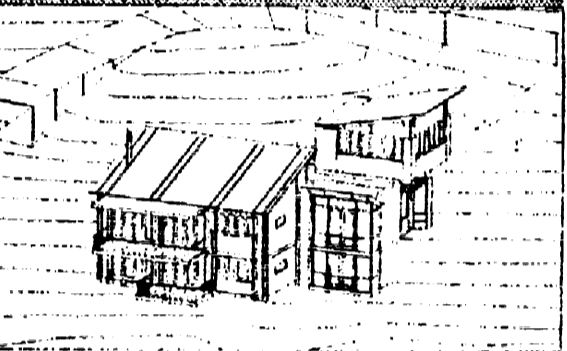


**CITY PLAN SERVICES**  
Construction Cert. No.: Approved Color:  
240871 70 JAN 2005  
Certifying Authority: Brandon Burnett  
Accreditation No.: PIA2004

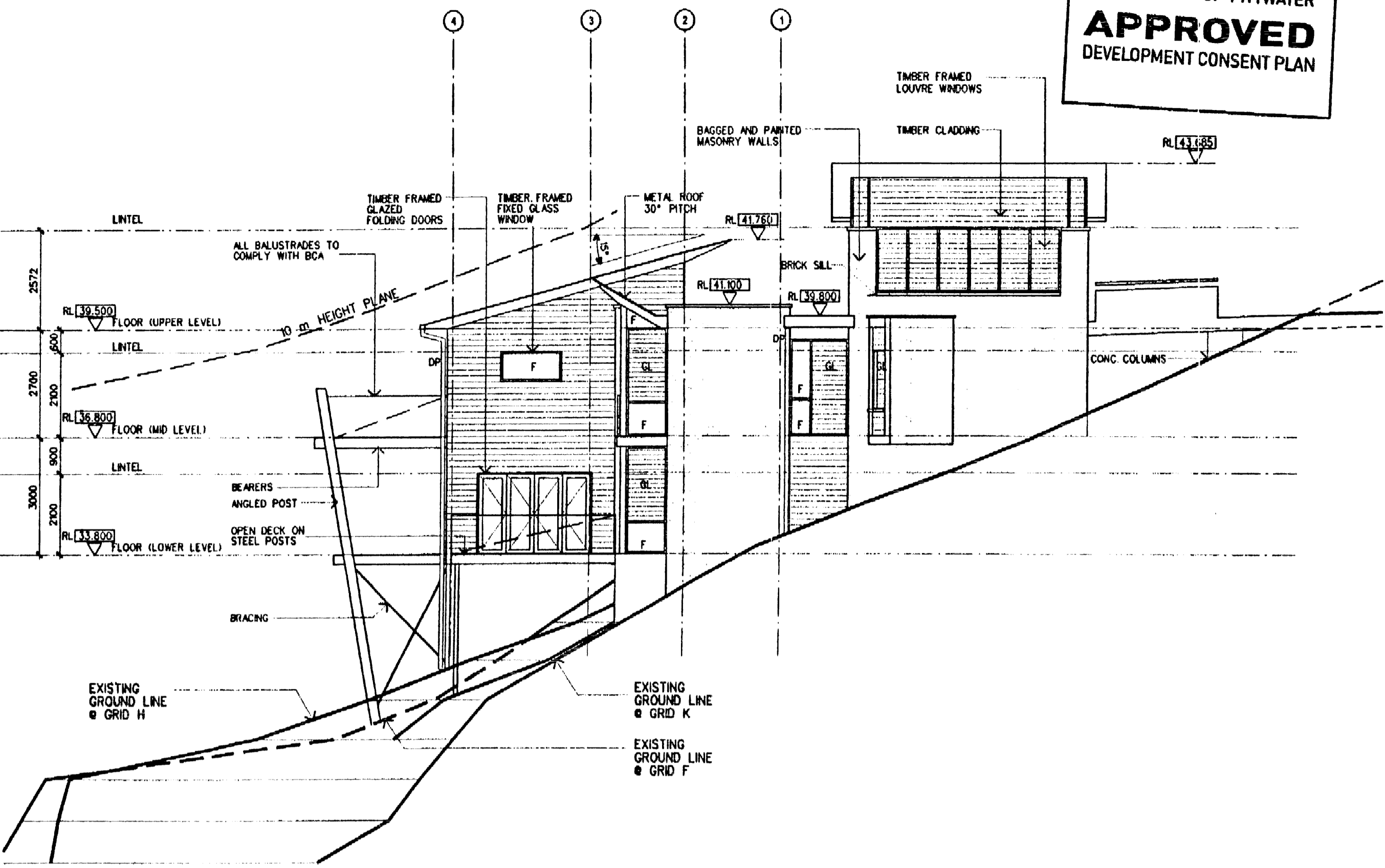


THE COUNCIL OF PITTSBURGH  
**APPROVED**  
 DEVELOPMENT CONSENT PLAN

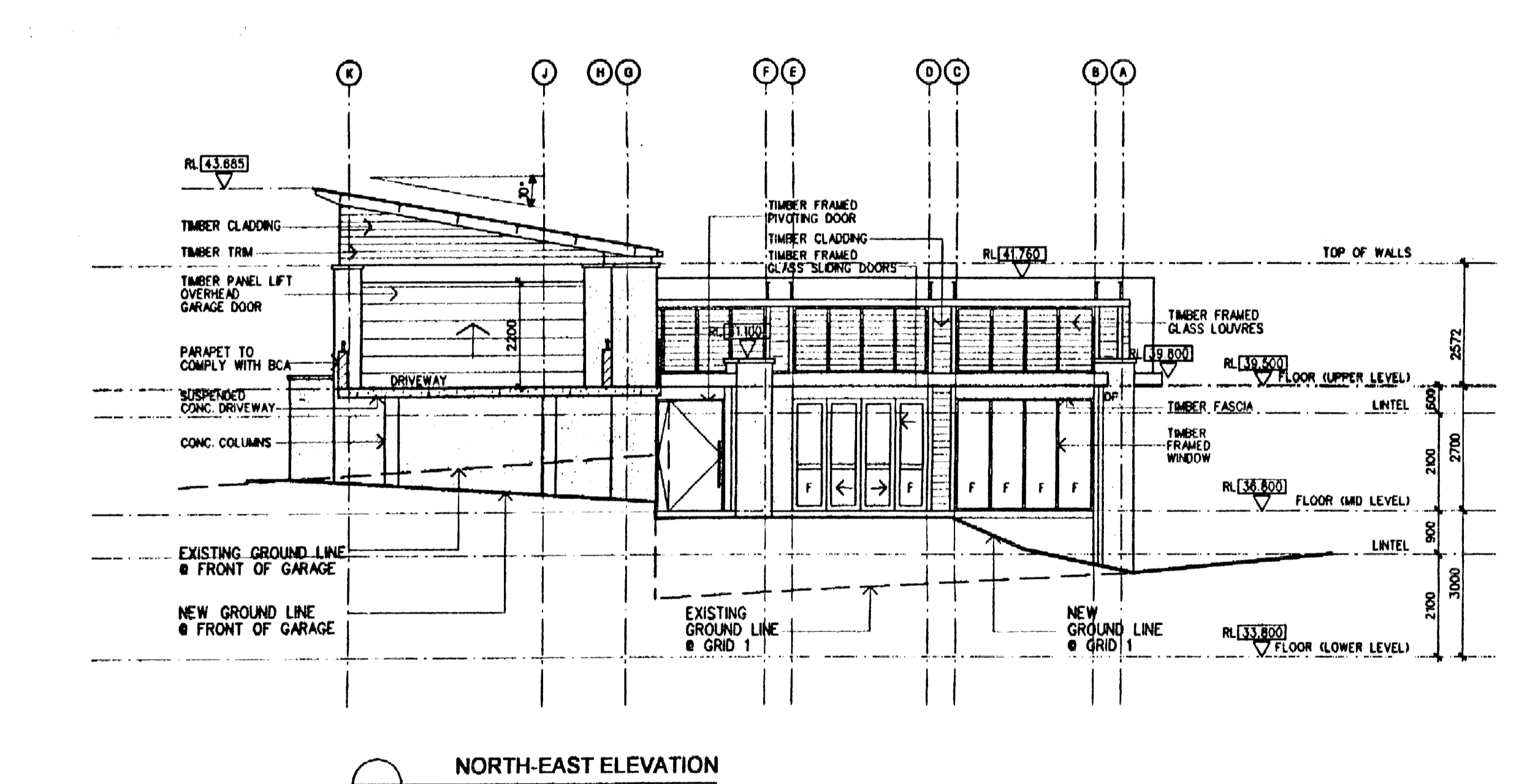
ARCHITECT	CRONE ASSOCIATES Architects - Planning Consultants - Interior Designers
CLIENT	RAYPOND DEVELOPMENT
PROJECT	1148 1152 BARRENJOEY ROAD 56 PALM BEACH ROAD, PALM BEACH
SCALE	1:100 @ A1 1:200 @ A3
STATUS	DEVELOPMENT APPLICATION
DRAWING	20006 / ADA2 2001
REVISION	1
DATE	29 SEP 2006
TITLE	HOUSE 2 ELEVATIONS



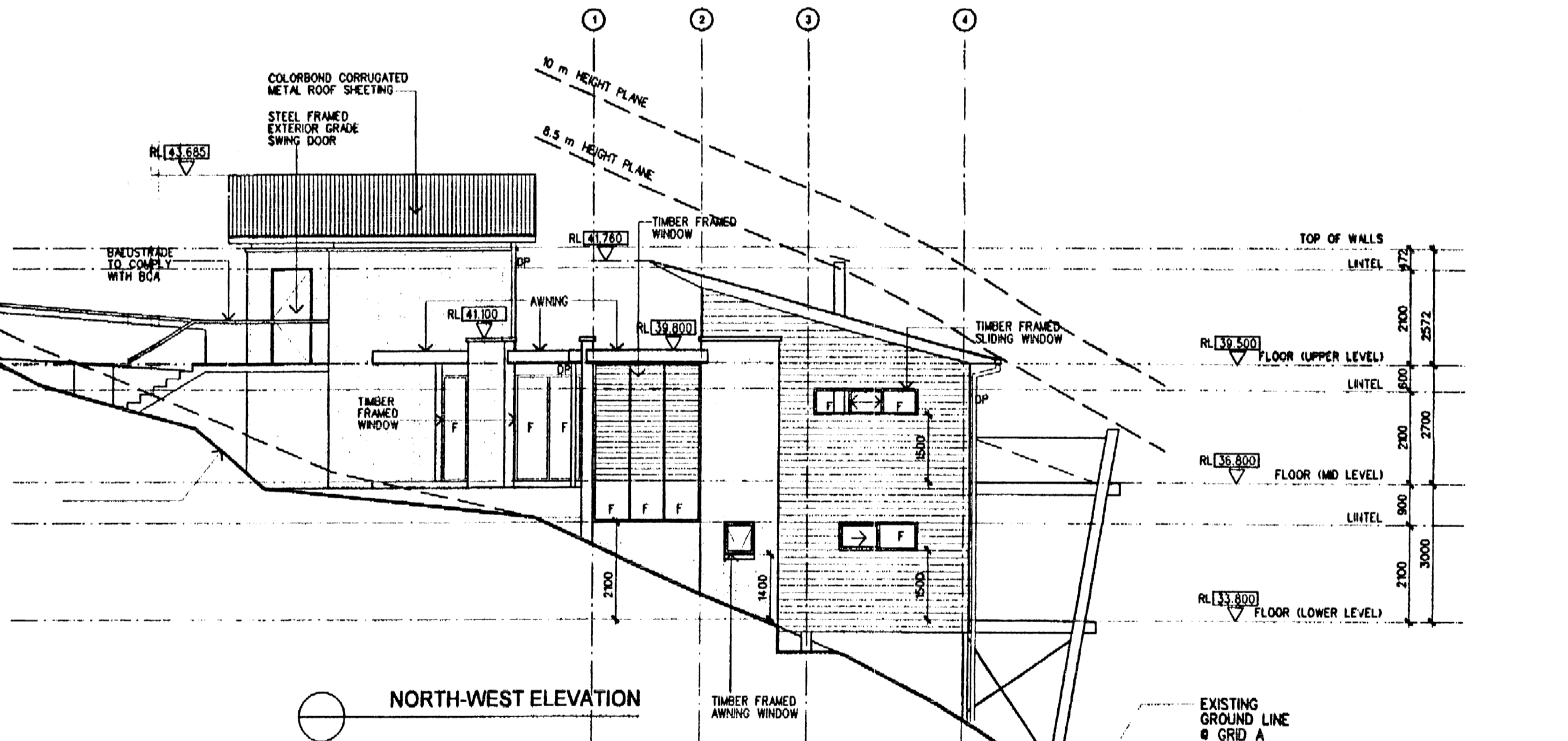
**SOUTH-WEST ELEVATION**



**SOUTH-EAST ELEVATION**



**NORTH-EAST ELEVATION**

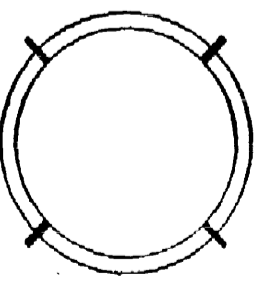


**NORTH-WEST ELEVATION**

REV	DATE	BY	DESCRIPTION
A	17/11/00	BT	ISSUE TO CONSULTANTS
B	28/11/00	ST	DEVELOPMENT APPLICATION

CITY PLAN SERVICES  
 Construction Cert. No: Approved Date:  
 246887/1 20 JAN 2005  
 Certifying Authority: Brenden Burnett  
 Accreditation No: PIA3004

**O B S E R V A T I O N P O I N T**



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

ARCHITECT **CRONE ASSOCIATES**  
 Architects · Planning Consultants · Interior Designers

CLIENT **RAYPOND DEVELOPMENT**

PROJECT 1148 1152 BARREN/JOEY ROAD  
 66 PALM BEACH ROAD, PALM BEACH

SCALE 1:100 @ A1  
 1:200 @ A3

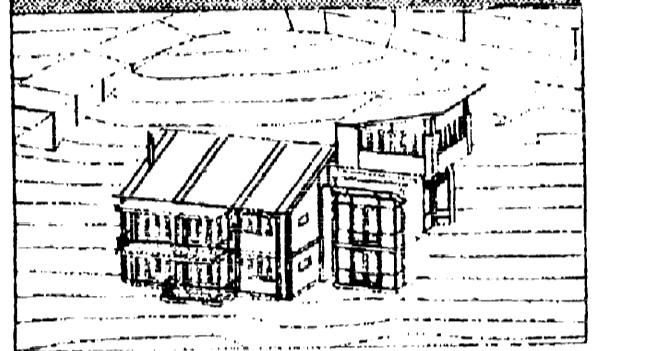
STATUS **DEVELOPMENT APPLICATION**

DRAWING **20006 / ADA2 3006**

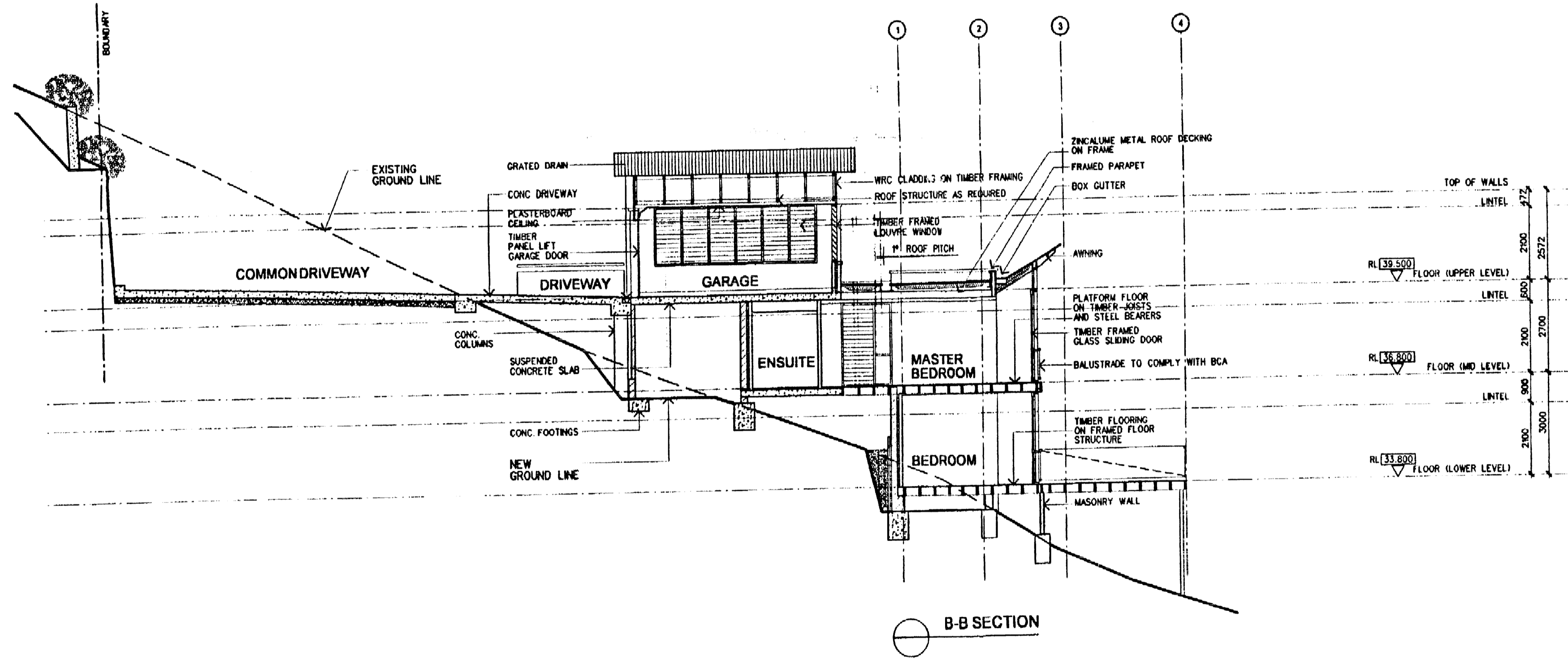
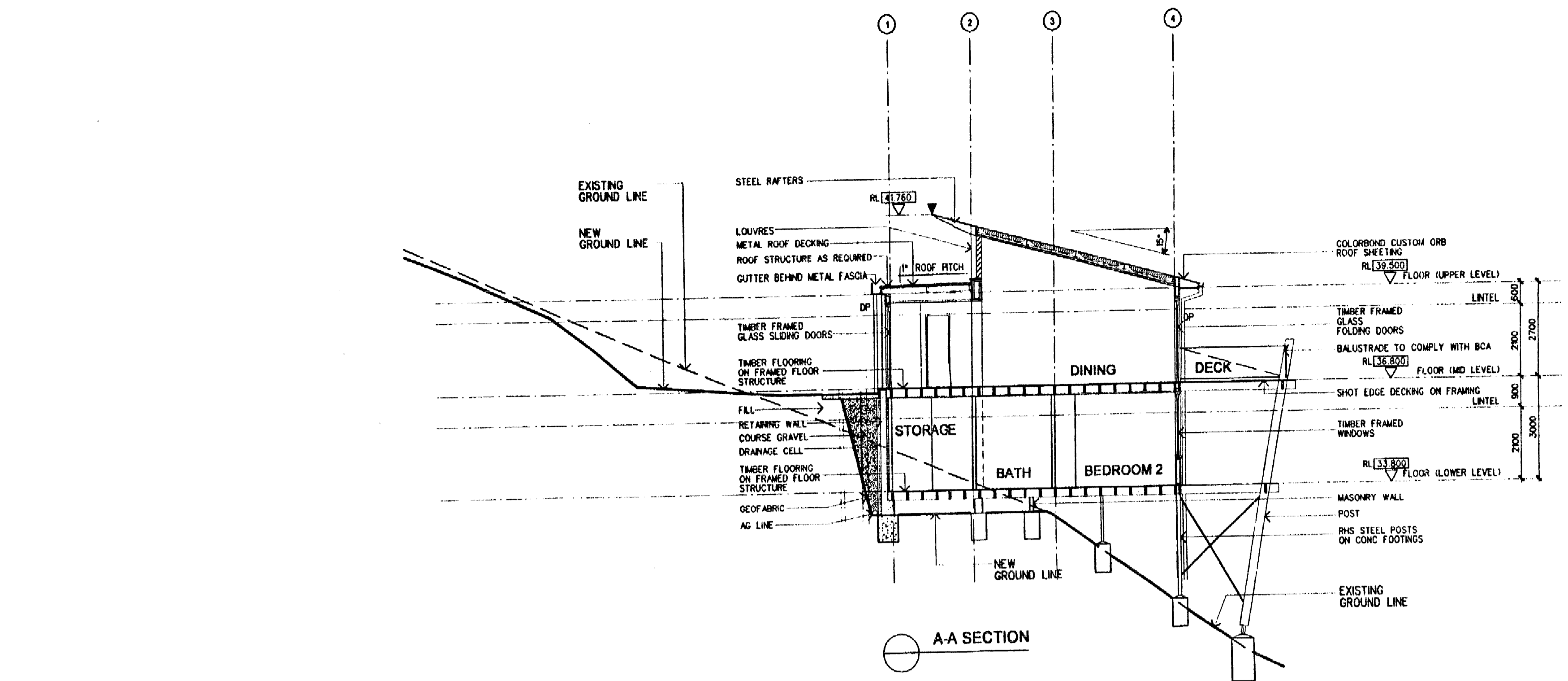
REVISION **B**

DATE **29 SEP 2006**

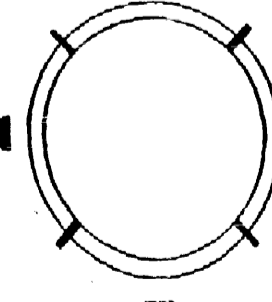
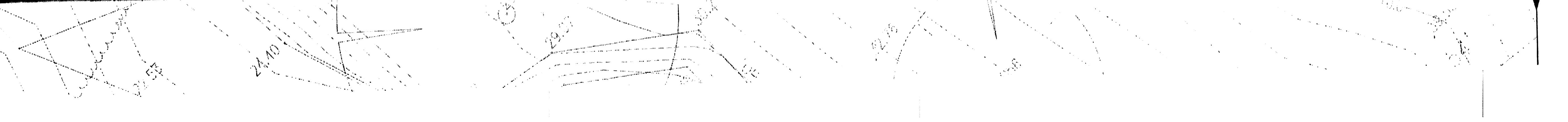
TITLE **HOUSE 2 SECTIONS**



REV	DATE	BY	DESCRIPTION
A	17/11/00	ST	ISSUE TO CONSULTANTS
B	29/11/00	ST	DEVELOPMENT APPLICATION



**OBSERVATION POINT**



CITY PLAN SERVICES  
 Construction Cert. No. Approved 7/06