



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

23 March 2005

RAY JONES  
118 MCCARRS CREEK ROAD  
CHURCH POINT NSW 2105

**COPY**

Dear Sir

**Re: Construction Certificate CC0028/05**  
**Property: 120 MCCARRS CREEK ROAD CHURCH POINT NSW 2105**

Please find enclosed your approved Construction Certificate and stamped plans.

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

To assist you please find enclosed a "Notification of Commencement and Principal Certifying Authority Service Agreement" form to enable you to appoint Pittwater Council as your Principal Certifying Authority (PCA). Please complete this form and return it to Council's Customer Service together with the PCA appointment fee as detailed in the form.


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

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

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

An Officer will contact you in the next few days to discuss your development and help ensure your development progresses smoothly.

Yours faithfully  
**Development Compliance Group**

Per: 



# Pittwater Council

## Construction Certificate No: CC0028/05

Site Details: 120 MCCARRS CREEK ROAD CHURCH POINT NSW 2105

Legal Description: Lot 1 DP 204970

Type of Development: Building Work

**COPY**

Description: Addition to the existing deck

Associated Development Consent No: N0923/04 Dated: 08/02/2005

Building Code of Australia Certification: Class 1a

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

- Working Drawings Prepared by Halic Holdings Pty Ltd, Drawing No.1 & No.2, dated November 2004
- Setback & Asset Protection Zone Plan prepared by Roy Jones, Drawing No.556, dated 10 December 2004
- Working drawing compliance statement prepared by Halic Holdings Pty Ltd, dated 9 March 2005
- Structural Engineering Details endorsed by Jack Hodgson Consultants Pty Ltd, Drawing No.22322-1, dated 11 March 2005
- Geotechnical Risk Management Policy for Pittwater Form No.2 prepared by Jack Hodgson Consultants Pty Ltd, dated 11 March 2005

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

- The relevant provisions of the Building Code of Australia.
- The relevant conditions of Development Consent No: N0923/04

Further that the work, completed in accordance with the Building Code of Australia, all relevant Australian Standards and these plans and specifications, will comply with the requirements of Section 81A(5) of the Environmental Planning and Assessment (Amendment) Act, 1997.

  
Carl Georgeson  
Development Compliance Group

23 March 2005  
Date of Endorsement

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

**HALIC HOLDINGS PTY. LIMITED**

TRADING AS INTEGRAL HOME IMPROVEMENTS  
118 MC CARRS CREEK RD. CHURCH POINT 2105

A.B.N. 54 002 706 121  
A.C.N. 002 706 121

PH/FAX- 99977262.

CARL GEORGESON - DEVELOPMENT COMPLIANCE GROUP  
PITTSWATER COUNCIL  
VILLAGE PARK  
1 PARK ST. MONAVALE 9/3/05

DEAR SIR/

RE: CONSTRUCTION CERTIFICATE NO CC 0028/05  
PROPERTY: NO 120 MC CARRS CK. RD. CHURCH POINT

AS PER YOUR ADVICE VIA CORRESPONDENCE 3/3/05  
RE CONDITION BIO - WE CONFIRM THAT THE  
WORKING DRAWINGS COMPLY IN ALL RESPECTS  
WITH THE BUILDING CODE OF AUSTRALIA.

0028/05  
23 MAR 2005

YOURS FAITHFULLY

Raymond Jones

RAY JONES (DIRECTOR)

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

Development Application for RAY JONES  
Name of Applicant

Address of site 120 McCarrs Creek Road, Church Point

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

I, JACK HODGSON on behalf of JACK HODGSON CONSULTANTS PTY LTD  
(insert name) (trading or company name)

on this the 11/3/05  
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least \$2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development

**Geotechnical Report Details:**

Report Title: RISK ANALYSIS & MANAGEMENT FOR PROPOSED DECK  
Report Date: EXTENSIONS AT 120 MCCARRS CREEK ROAD.  
Author: JACK HODGSON

**Structural Documents list:**

Plan No 2322-1

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

JACK HODGSON  
(name)

*[Handwritten Signature]*

(signature)

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

I prepared, and/or technically verified the abovementioned Geotechnical Report as per Form 1 dated 15-12-04 and now certify that I have viewed the above listed structural documents prepared for the same development. I am satisfied that the recommendations given in the Geotechnical Report have been appropriate taken into account by the structural engineer in the preparation of these structural documents. I am aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified. In the Report and that reasonable and practical measures have been identified to remove foreseeable risk.

Signature ..... *[Handwritten Signature]* .....  
Name ..... JACK HODGSON .....  
Chartered Professional Status ..... M.E. eng. SCFIE AUST .....  
Membership No. 149788 .....

*[Handwritten Stamp]*  
0028/05

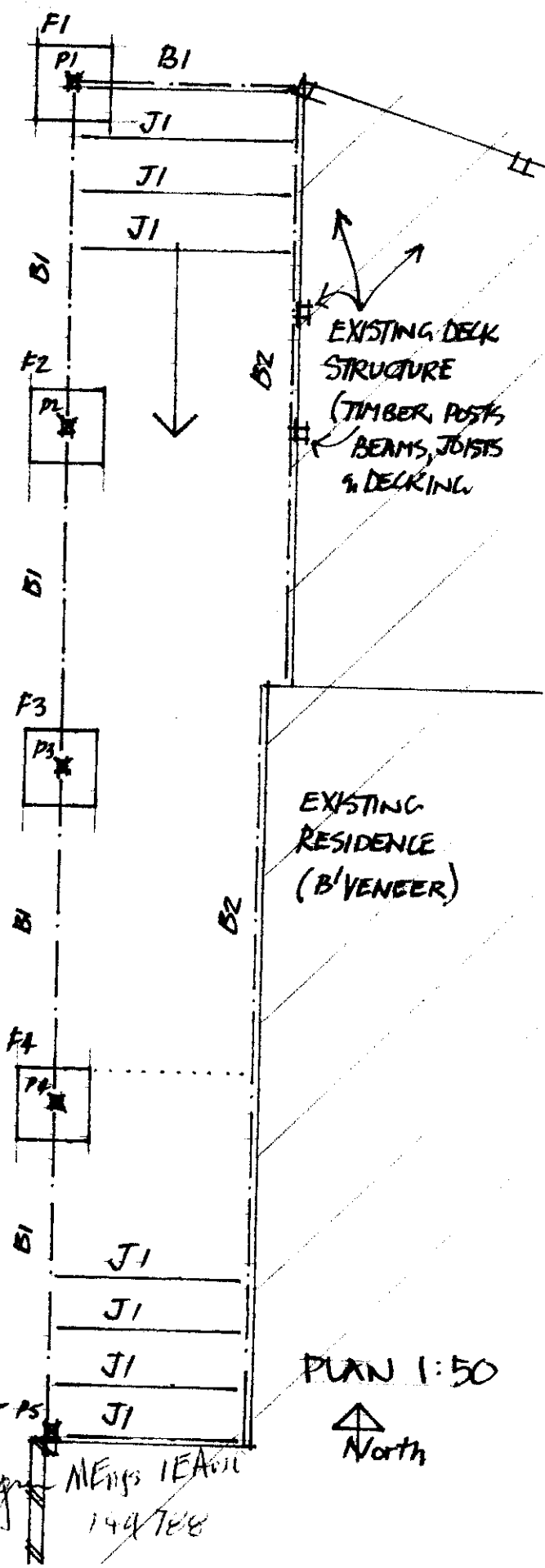
23 MAR 2005

0028/05

# STRUCTURAL ELEMENTS

23 MAR 2005

- F1 to F4 UNREINFORCED 20 mPA CONCRETE PAD 600x600 x 300
- B1 190x45 F7 EDGE BEAMS
- B2 140x45 F7 FIXING PLATES
- J1 140x45 F7 DECK JOISTS @ 450cs.
- P1 to P4 90x90 F7 POSTS BRAKLET FIXED TO CONCRETE PADS
- P5 90x90 F7 POST BOLTED TO EXTG. WALL



**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 the geotechnical content of these plans or details comply with the conditions of development consent and the provisions of the Building Code of Australia and/or appropriate Australian/Industry standards.  
 JACK HODGSON *11/3/05* *[Signature]*  
 Name Date Signature

DECK EXTENSION TO EXISTING  
 120 MCCARRS CR. RD. CHURCH POINT

Plan No 22322-1 *[Signature]* MEHS IEA 149788



Unit 9/5 Vuko Place  
 Warriewood NSW 2102  
 PO Box 882  
 Mona Vale NSW 1660  
 Tel: (612) 9970 1111  
 Fax: (612) 9970 7150

## NOTIFICATION OF COMMENCEMENT & PRINCIPAL CERTIFYING AUTHORITY SERVICE AGREEMENT

under Environmental Planning and Assessment Act 1979 sections 81A (2) (b) (ii) or (c), or (4) (b) (ii) or (c), 86 (1) and (2)

### About this form

- Use this form to appoint Pittwater Council as the Principal Certifying Authority (PCA) to carry out nominated inspections of the building / subdivision works and to issue the required Occupation Certificate
- This form must be submitted to Pittwater Council a minimum of two (2) days prior to the commencement of works.

### Who can complete this form?

- The owner of the property or the person having the benefit of the development consent.  
*Note: The builder or other contractor cannot complete this form unless they are also the owner of the property.*

### Applicant's Checklist

- Read this document
- Complete pages 1, 2 & 3
- Sign on page 8
- Attach a copy of Owner Builder Permit or Home Owner Warranty Insurance Certificate.

### Payment of fees

- At the time of submitting this form to Pittwater Council a fee is to be paid in accordance with the following fee structure, current to 30 June 2005.

Value of Development	Total Fee (including GST)	
	Domestic (class 1 & 10) (Code: HIND)	Commercial (Code: HIND)
\$0 - \$5,000	\$88.00	\$155.00
\$5,001 - \$100,00	\$225.00	\$294.00
\$100,001 - \$250,000	\$370.00	\$412.00
\$250,001 and over	\$464.00	
\$250,001 - \$500,000		\$566.00
\$500,001 - \$1,000,000		\$721.00
\$1,000,001 and over		Fee on application

- Critical Stage Inspection fees (refer to Part 6e of this form) maybe paid at the time of booking the inspection or a delayed payment until the request for either an Interim or Final Occupation Certificate.

### OFFICE USE ONLY

Date of receipt:	Receipt No:	Amount Paid:	Accepted by:
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**1. DEVELOPMENT INFORMATION**

**1a) DEVELOPMENT CONSENT**

Development Application No:	Determination Date:
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**1b) CONSTRUCTION CERTIFICATE**

Construction Certificate No:	Date of Issue:
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**1c) DEVELOPMENT DETAILS**

Type of Work: <input type="checkbox"/> New Building <input type="checkbox"/> Additions / Alterations <input type="checkbox"/> Subdivision	Brief description of development:
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**1d) SITE DETAILS**

Unit/Suite:	Street No:	Street:
Suburb:	Lot No:	Deposit /Strata Plan:

**1e) VALUE OF PROPOSED DEVELOPMENT**

Estimated value of proposed works: \$ .....
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**1f) DATE WORK IS TO COMMENCE**

Minimum notice of two (2) days is required to be given prior to commencement of works.
Date of commencement: .....

**2. APPLICANT DETAILS**

*Note: The builder or other contractor cannot complete this form unless they are also the owner of the property.*

Name (owner):	
Postal Address:	Phone (H/B): .....
.....	Mobile: .....
.....	Email: .....
.....	Fax: .....

**3. PRINCIPAL CERTIFYING AUTHORITY**

<b>PITTWATER COUNCIL</b>	
PO Box 882 Mona Vale NSW 1660	Ph: 9970 1111 Fax: 9970 7150

**4. COMPLIANCE WITH DEVELOPMENT CONSENT**

Have all conditions to be addressed prior to the commencement of works been satisfied?

YES  NO (see Note below)

**Note: If NO work must not commence.**  
Please be aware that failure to address these conditions may leave you liable and in Breach of the Environmental Planning and Assessment Act 1979 (as amended). Penalties may include an on-the-spot fine and/or legal action.  
If you are uncertain as to these requirements please contact Council's Development Compliance Group.

**5. WHO WILL BE DOING THE BUILDING WORKS?**

<input type="checkbox"/> Owner Builder Owner Builders Permit No:.....
Copy of Owner Builders permit attached: <input type="checkbox"/> YES
<i>If you are an Owner-Builder for the residential building work exceeding \$5000 you must apply for a permit at NSW Office of Fair Trading, 1 Fitzwilliam Street, Parramatta NSW 2150 Australia. Tel: 61 2 98950111 Fax: 61 2 9895 0222.</i>

OR

<input type="checkbox"/> Licensed Builder Builder's License Number .....	
Name of Builder:.....	Phone:.....
Contact person: .....	Mobile: .....
Address: .....	Fax: .....
Insurance Company: .....	Insurance Certificate attached: <input type="checkbox"/> Yes <input type="checkbox"/> No – statement attached & signed by each owner of the property that the reasonable market cost of the labour & materials to be used is less than \$12,000.
<i>If you are using a licensed builder for residential building work exceeding \$12,000 you must obtain Home Building Act Insurance. A certificate of insurance must be provided with this application.</i>	



**6. RESPONSIBILITIES OF THE PRINCIPAL CERTIFYING AUTHORITY (PCA)**

**6a) Quality of Service:**

Pittwater Council will carry out PCA and inspection services in a professional manner and in accordance with the requirements of the Environmental Planning & Assessment Act 1979 and Council's Code of Conduct.

**6b) Site Signage:**

Pittwater Council will erect a sign on the site to advise the general public of the contact details of the PCA. The sign will be erected during the Commencement Inspection, on Council's acceptance of appointment as PCA.

**6c) Inspections:**

Pittwater Council officers will undertake the Critical Stage Inspections of the work during construction and prior to issuing an Occupation Certificate to ascertain compliance of specified stages of construction with the Development Consent, Construction Certificate, Building Code of Australia & relevant standards of construction. On appointment as the PCA, Pittwater Council will notify the applicant in writing of the Critical Stage & other Inspections.

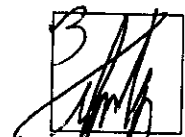
**6d) Critical Stage and other inspections:**

The following stages of construction are required to be inspected by Council (as indicated by a ✓ in the relevant box).

**Note: Council's Development Compliance Officer will complete this section of the form.**

Office Use Only

- Footing Inspection (prior to placement of concrete)
- Slab and other Steel Inspection (prior to placement of concrete)
- Frame Inspection (prior to fixing floor, wall & ceiling linings)
- Wet Area Waterproofing Inspection (prior to covering)
- Stormwater Inspection (prior to backfilling of trenches)
- Swimming Pool Safety Fence Inspection (prior to placement of water)
- Final Inspection (all works completed and prior to occupation of the building)

  
Office Use Only

**Note:** Should the building works be completed in parts & not all aspects of a Critical Stage Inspection be ready, additional inspections maybe required – with a further inspection fee payable.

*Eg: If two slabs are prepared at separate times, two separate inspection bookings and fees are required.*

**6e) Critical Stage and other inspection fees:**

An inspection fee is required for each inspection identified in Part 6d of this form. A separate inspection fee is required for each Critical Stage Inspection. Should works be either incomplete or incorrect at the time of inspection a further separate reinspection fee will be required.

Each inspection fee may be paid at the time of requesting an inspection or delayed for payment with the request for either an Interim or Final Occupation Certificate.

*Critical Stage or other Inspection Fee Scale current to 30 June 2005*

(Code: HINR)

Value of Development	Fee per Inspection
\$0 - \$150,000	\$122
\$150,001 and over	\$225

*Final Inspection Fee Scale current to 30 June 2005*

(Code:FOCC)

Type of Development	Interim Occupation Certificate	Final Occupation Certificate
Domestic (Class 1 and 10 buildings)	\$258	\$258
Commercial (Class 2 – 9 buildings)	\$310	\$310

*Please note that a failure to give correct notification of required inspections may result in the issuing of a Penalty Infringement Notice (PIN or on-the-spot fine) and/or a Notice and Order by Council and may result in refusal to issue an Occupation Certificate.*

6f) Inspection Results:

Pittwater Council will provide written confirmation to the applicant of the inspection results and indicate if satisfactory or if additional works are required prior to reinspection.

## 7. RESPONSIBILITIES OF THE APPLICANT

7a) Inspections:

A minimum of forty-eight (48) hours notice (excluding weekends and public holidays) must be given to Council to enable the specified stages of construction to be inspected as identified in Item 6 of this agreement.

Should an inspection be missed, the applicant must advise Council in writing (as soon as practicable after the event) of that fact, the circumstances causing the inspection to be missed and supporting documentation for Council's consideration. In such cases, the inspection fee, which would normally have been required, must still be paid.

The applicant must ensure that the Principal Contractor (Builder/Owner Builder) is advised of the required inspections and that the directions of Council's Development Compliance Officers are to be observed to ensure compliance with the Development Consent, Construction Certificate, Building Code of Australia and the terms of this agreement.

7b) Booking of Inspections:

The applicant shall request an inspection via Pittwater Council's Inspection Booking Hotline on 9970 1300. A minimum of forty-eight (48) hours notice must be provided to Council to arrange for completion of the inspection.

At the time of requesting the inspection, Pittwater Council will confirm an inspection time and day, name of inspecting officer and mobile contact number.

Building works must **not** proceed to the subsequent stages of construction prior to obtaining a satisfactory inspection from Council for each stage of construction specified in Item 6d of this agreement.

7c) Site Signage:

The applicant is responsible to maintain the PCA signage provided by Pittwater Council at the site until the work is completed.

The applicant is responsible to ensure that the Owner Builder or Principal Contractor (Builder) provide a rigid durable sign at the site, visible from the public place and maintained at the site until the work is completed. Such a sign shall display: (a) the name, address and telephone number of the person; (b) an after-hours emergency telephone number for the person and (c) stating "Unauthorised Entry to the Site is Prohibited".

7d) Compliance with the Development Consent and Construction Certificate:

All works must be carried out in accordance with the terms and conditions of Council's Development Consent and the Construction Certificate and relevant provisions of the Building Code of Australia and Environmental Planning and Assessment Act 1979.

Development Consent and a Construction Certificate must be obtained for any amendments or variations to the development, prior to the commencement of the amendment or variation.

Works not in accordance with the approval and Building Code of Australia may result in the refusal to issue an Occupation Certificate. Council may also serve a Notice and Order to comply with the approval and/or the institution of legal proceedings.

7e) Structural Engineering and Other Specialist Details:

The following details are to be forwarded to the PCA prior to commencement of the relevant stage of construction (as identified by a ✓). The details are to be prepared by a suitably qualified person to confirm compliance with the relevant provisions of the BCA and Australian Standards:

**Note: Council's Development Compliance Officer will complete this section of the form.**

- Timber framing details including bracing and tie-downs
- Roof construction or roof truss details
- Termite control measures
- Glazing details
- Mechanical ventilation details
- Wet area construction details
- Details of fire resisting construction
- Details of essential fire and other safety measures
- Sound transmission and insulation details
- Details of compliance with development consent conditions



Office Use Only

Office Use Only


7f) Certification of Works:

To ensure compliance with the Construction Certificate and Building Code of Australia (BCA), the applicant is to provide certification, verifying that the following specialist matters (identified by a ✓) have been carried out.

Each certification must:

- reference the approved Construction Certificate number, property address, relevant provisions of the BCA, Australian Standards and approved drawings.
- be prepared by an accredited certifier or other suitably qualified & experienced person to the satisfaction of Pittwater Council.

**Note: Council's Development Compliance Officer will complete this section of the form.**

- Office Use Only*
- Survey detailing building setbacks, reduced levels of floors & ridge by a registered surveyor
  - Shoring and support for adjoining premises and structures by a structural engineer
  - Contiguous piers or piling by a structural engineer
  - Underpinning works by a structural engineer
  - Structural engineering works by a structural engineer
  - Retaining walls by a structural engineer
  - Stormwater drainage works by a hydraulic engineer and surveyor
  - Landscaping works by the landscaper
  - Condition of trees by an Arborist
  - Mechanical ventilation by a mechanical engineer
  - Termite control and protection by a licensed pest controller
  - Waterproofing of wet areas by a licensed waterproofer or licensed builder
  - Installation of glazing by a licensed builder
  - Installation of smoke alarm systems by a licensed electrician
  - Completion of construction requirements in a bush fire prone area by a competent person
  - Completion of requirements listed in the BASIX Certificate by a competent person
  - Fire resisting construction systems by a competent person
  - Smoke hazard management systems by a competent person
  - Essential fire safety and other safety measures by a competent person (Form 15a)
  - Completion of Bushland Management requirements by a suitably qualified person.
  - Installation of Waste Water Management System by a suitably qualified person
  - Installation of the inclined lift by a suitably qualified person
  - Installation of sound attenuation measures by an acoustic engineer
- 
- Office Use Only*

7g) Occupation Certificate:

A *Final* Occupation Certificate must be obtained from the PCA prior to the occupation or use of a new building (or part of a building) or prior to the change of an existing building use/classification. An inspection fee is to be paid to the PCA in accordance with the fee scale in Part 6e of this agreement.

An application may be made to the PCA for an *Interim* Occupation Certificate, which will be considered in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and conditions of development consent.

Only the Principal Certifying Authority can issue an Occupation Certificate and the Environmental Planning and Assessment Act 1979 contains penalty provisions for failing to obtain a required Occupation Certificate.

An application for an *Interim* or *Final* Occupation Certificate must be accompanied by a final or interim *fire safety certificates* as required by the EP&A Regulations, Clauses 80E or 80F for buildings other than Class 1 and 10.

7h) Miscellaneous requirements:

The applicant is required to ensure that valid public liability insurance cover to the value of \$10,000,000 (minimum) is held by the applicant and/or builder.

The applicant is required to notify Council, in writing, of any change in the details or address of the applicant or head contractor.

Pittwater Council may cancel the agreement if there is a breach of the agreement.

8. **YOUR SIGNATURE**

I accept the terms and conditions of this service agreement, including the associated payment of fees and appoint Pittwater Council as the Principal Certifying Authority for the subject development.

Signature:..... Date: .....

9. **COUNCIL'S AGREEMENT TO APPOINTMENT**

The relevant details in Parts 6d, 7e & 7f of this agreement have been completed and I acknowledge the appointment of Pittwater Council as the Principal Certifying Authority.

Officer's name: ..... on behalf of Pittwater Council

Officer's signature: ..... Date: .....

**PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE**

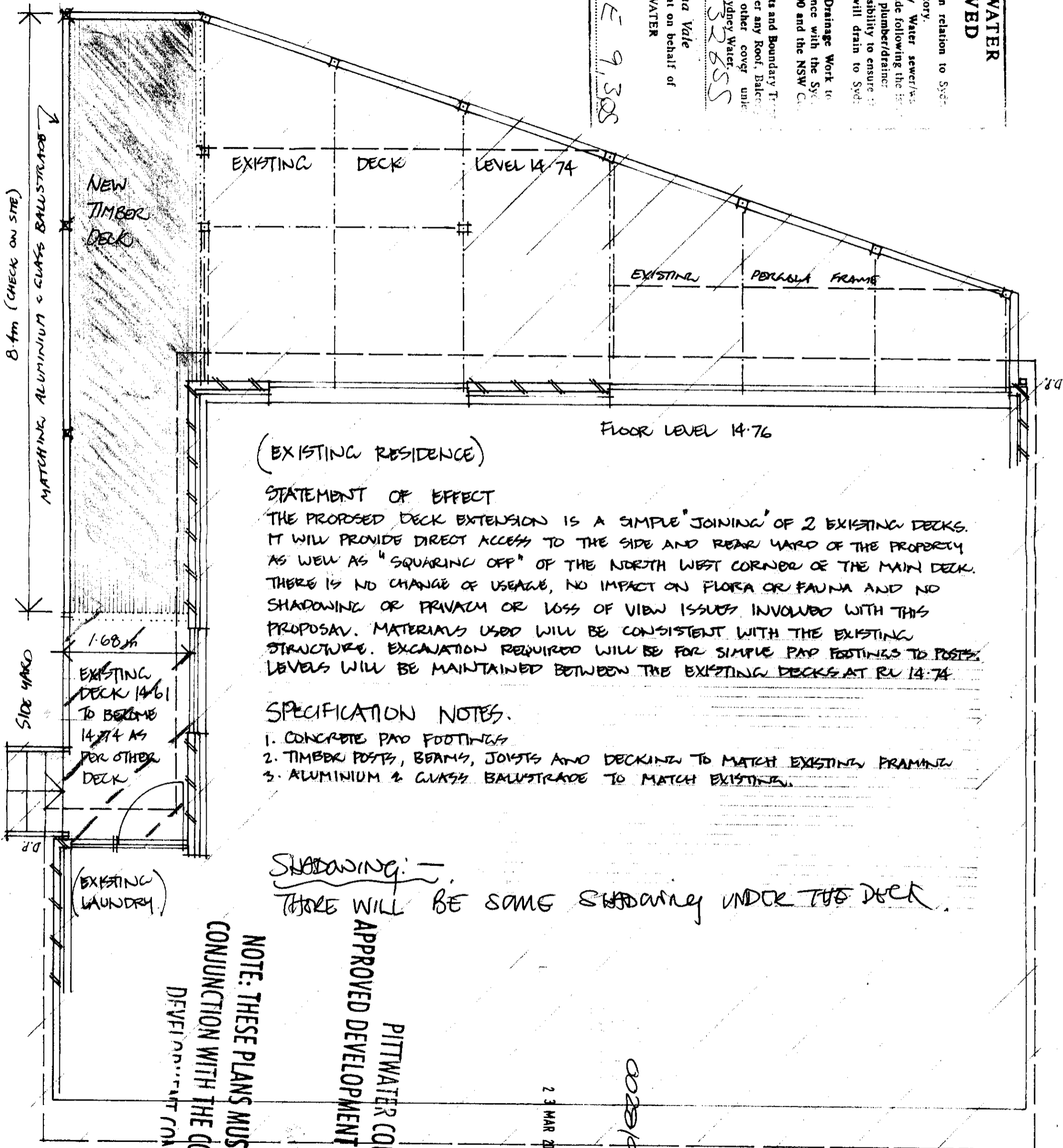
Purpose of collection:	To enable Council to act as the Principal Certifying Authority for the development.
Intended recipients:	Pittwater Council staff
Supply:	The information is required by legislation
Consequence of Non-provision:	Your application may not be accepted, not processed or rejected for lack of information
Storage:	Pittwater Council will store details of this form in a register that can be viewed by the public.
Retention period:	Hard copies will be destroyed after 7 years and electronic records will be kept indefinitely.
Please contact Council if this information you have provided is incorrect or changes.	

**SYDNEY WATER  
APPROVED**

1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainlayer. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
3. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.
4. Gullies, Inspection Shafts and Boundary Treatments shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
5. Property No. 5432855
6. Reece, Mona Vale  
Quick Check Agent on behalf of SYDNEY WATER

Per: REECE 9,308

DECK EXTENSION (TOTAL AREA = APPROX. 13.7m<sup>2</sup>)  
TO MARRY INTO EXISTING DECKS



(EXISTING RESIDENCE)

STATEMENT OF EFFECT

THE PROPOSED DECK EXTENSION IS A SIMPLE 'JOINING' OF 2 EXISTING DECKS. IT WILL PROVIDE DIRECT ACCESS TO THE SIDE AND REAR YARD OF THE PROPERTY AS WELL AS "SQUARING OFF" OF THE NORTH WEST CORNER OF THE MAIN DECK. THERE IS NO CHANGE OF USAGE, NO IMPACT ON FLORA OR FAUNA AND NO SHADOWING OR PRIVACY OR LOSS OF VIEW ISSUES INVOLVED WITH THIS PROPOSAL. MATERIALS USED WILL BE CONSISTENT WITH THE EXISTING STRUCTURE. EXCAVATION REQUIRED WILL BE FOR SIMPLE PAD FOOTINGS TO POSTS. LEVELS WILL BE MAINTAINED BETWEEN THE EXISTING DECKS AT RL 14.74

SPECIFICATION NOTES.

1. CONCRETE PAD FOOTINGS
2. TIMBER POSTS, BEAMS, JOISTS AND DECKING TO MATCH EXISTING FRAMING
3. ALUMINIUM & GLASS BALUSTRADE TO MATCH EXISTING.

SHADOWING: -

THERE WILL BE SOME SHADOWING UNDER THE DECK.

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

23 MAR 2005

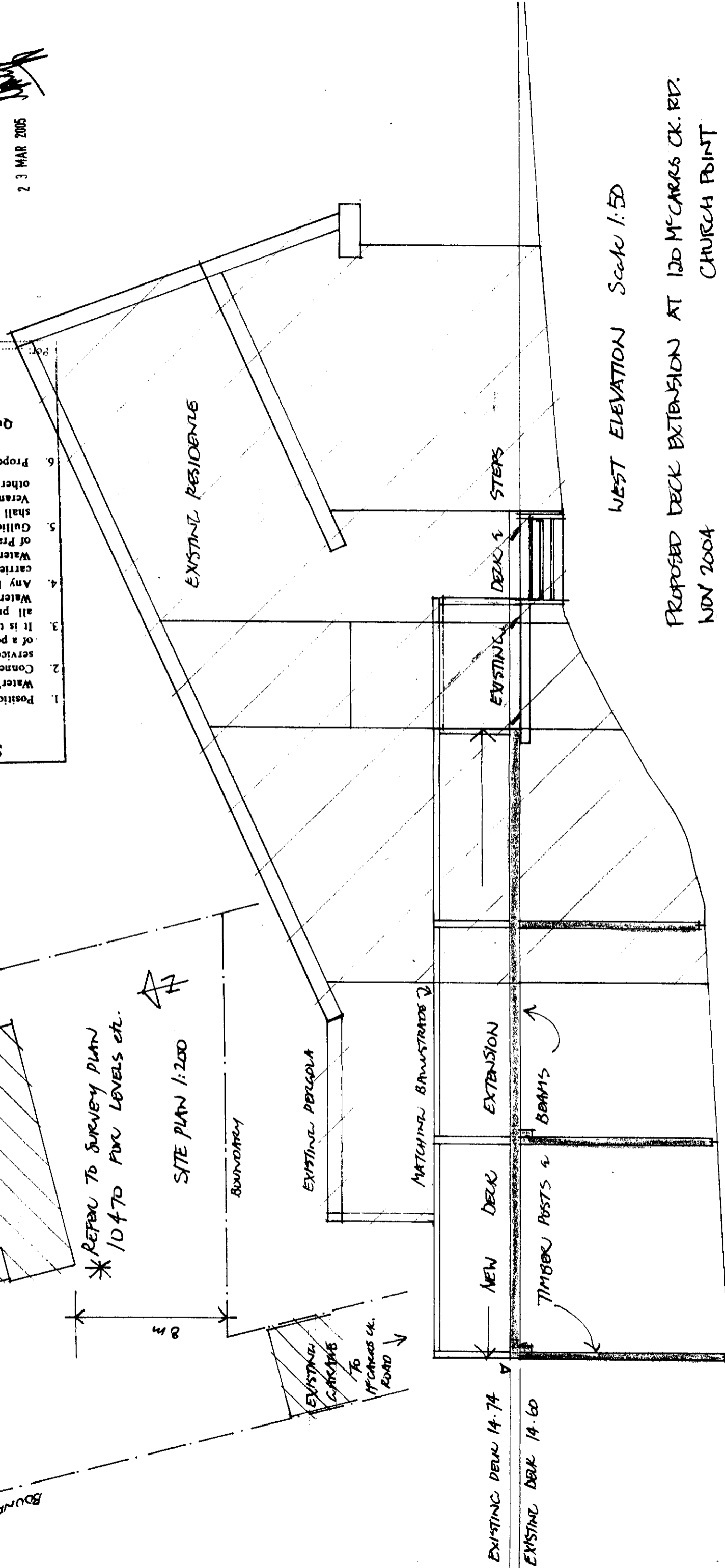
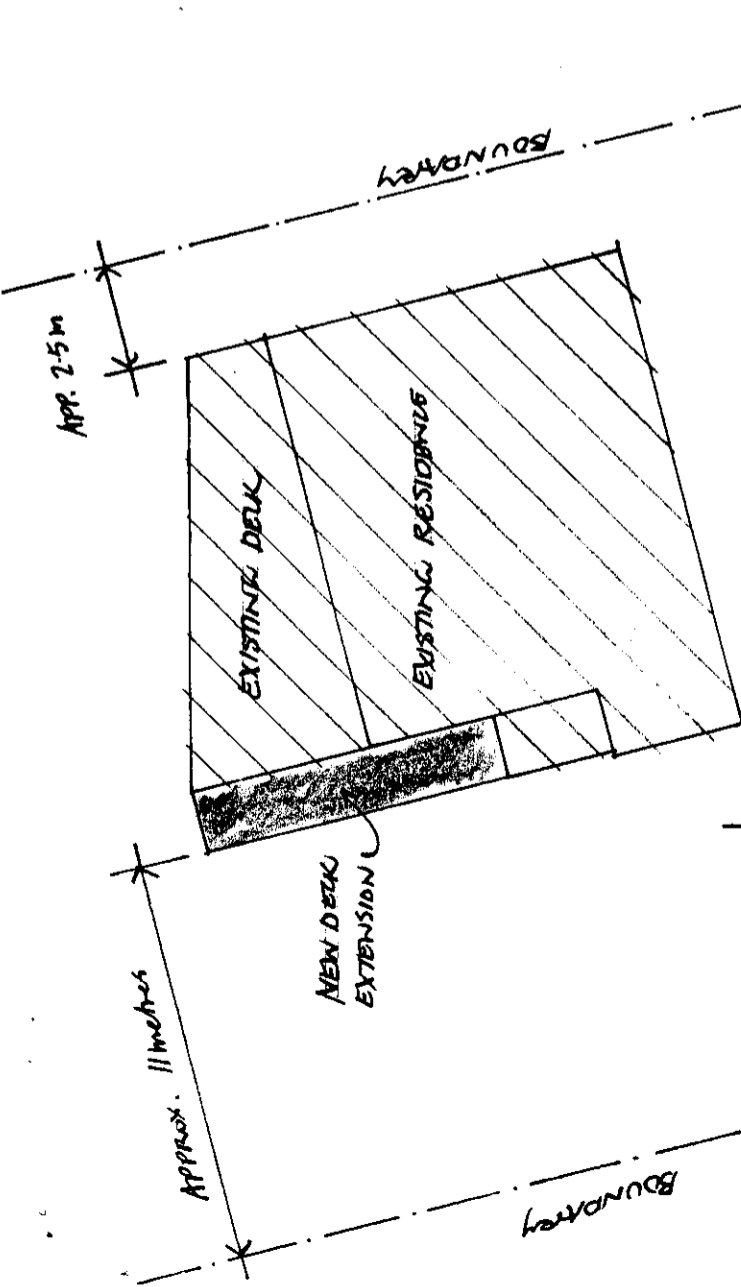
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PLAN Scale 1:50 DRG. 01

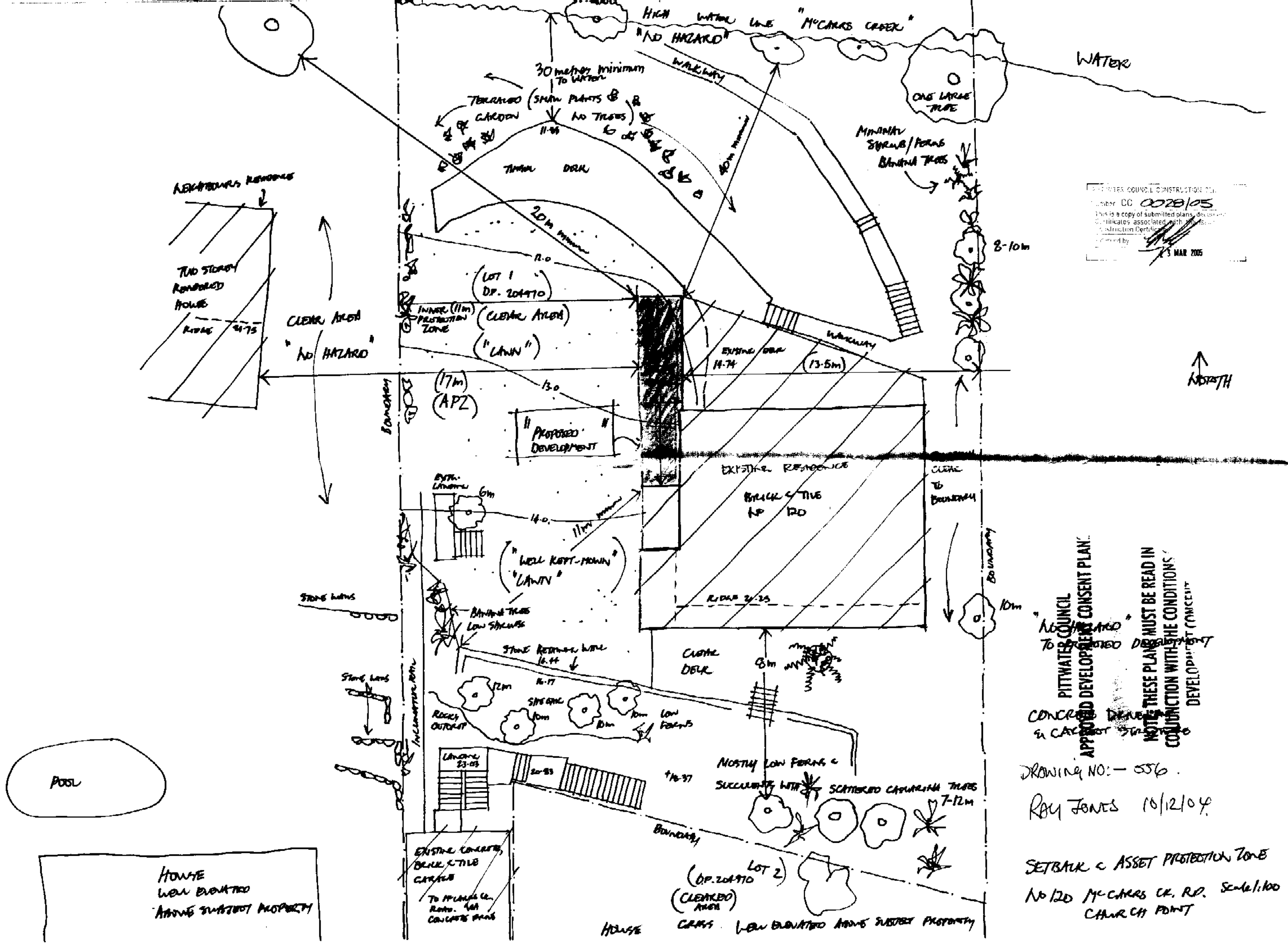
PROPOSED DECK EXTENSION AT NO 120 MCCARRS CR, RP. CHURCH POINT  
FOR MR. & MRS. R. MAYNARD NOV. 2004 DRW. BY HAUC HOLDINGS P/L 9917262

0028/05  
 23 MAR 2005

**SYDNEY WATER APPROVED**  
 1. Position of structure in relation to Sydney Water's assets is satisfactory.  
 2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainlayer.  
 3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.  
 4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.  
 5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.  
 6. Property No. **KECE**  
 Reece, Mona Vale  
 Quick Check Agent on behalf of SYDNEY WATER  
 34326557.305



PROPOSED DECK EXTENSION AT 120 MCCARRS CR. RD.  
 NOV 2004  
 FOR MR. & MRS. R. MANNARD  
 CHURCH POINT  
 DRW. 02



CIVIL ENGINEERING CONSULTANTS  
 License No. 0028105  
 15 MAR 2005

COUNCIL  
 PITWATER COUNCIL  
 TO BE READ IN  
 CONJUNCTION WITH THE CONDITIONS  
 OF THE CONSENT PLAN  
 DRAWING NO: - 556  
 RAY JONES 10/12/04

SETBACK & ASSET PROTECTION ZONE  
 NO 120 MCCARRAS CR. RD. SEC 61.100  
 CHURCH POINT