INsight development consultants pty ltd
accredited building certifiers & development managers

Construction Certificate
Determination

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

Certificate No. 2004/242

Council	Pittwater
Determination	Approved
date of determination	31 August 2004
Subject land	
Address	3 Boundary Street, Warriewood
Lot No, DP No.	Lot 2 DP 383009
Applicant	
Name	Mr Scott M Avery
Address	3 Boundary Street, Warriewood NSW 2102
Contact No. (phone)	9970 8989
Owner	
Name	Mr Scott M Avery
Address	165 Mona Vale Road, Ingleside
Contact No. (phone)	9970 8989
Description of Development	
Type of Work	Dwelling & driveway works
Builder or Owner/Builder	
Name	Scott M Avery
Contractor Licence No/Permit	Owner Builders Permit No. 280489P
Value of Work	
Building	$317,150

Attachments

COUNCIL COPY

1. Pittwater Council receipt no. 149023, dated 24 August 2004, for payment of Driveway Levels & Long Service Levy
2. Construction Requirements for Building in Bushfire Prone Areas, prepared by NSW Rural Bushfire Service Reference No CV 2004040709716 GS dated 7 July 2004

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 P.O. Box 326 Mona Vale NSW 1660 **ph: 9999 0003** fax: 9979 1555
email: insightdevelopment.com.au **ABN** 38 089 727 346

Plans & Specification approved

List plans no(s) & specifications Reference

1. Architectural Details & Construction Specification for Building in Bushfire Prone Araes, reference no. 03.AVERY.01, 03, 04, 06, 07, 08, 09, 10 & 11, prepared by W & B Consulting Pty Ltd, dated 20 October 2003; and Construction Specification for Building in Bushfire Prone Areas (Level 13)
2. Onsite Stormwater Detention Details & Sediment & Erosion Control Details, reference no. 0419, Drawing no. C01(A) & C02(A) prepared by John Matheson & Associates Pty Ltd Consulting Engineers, dated 16 August 2004, endorsed by Jeffery & Katauskas Pty Ltd Geotechnical Engineers, dated 20 August 2004
3. Driveway Long Section, reference no. A-04-17144, prepared and endorsed by Civil & Structural Engineering Design Services Pty Ltd, dated 4 May 2004; and stamped *Approved* by Pittwater Council
4. Schedule of External Construction Finishes, unreferenced and undated
5. Structural Details, reference no. 0419-S0(A), S1(A), S2(A), S3(A), prepared by John Matheson & Associates Pty Ltd Consulting Engineers, dated 9 August; and endorsed by Jeffery & Katauskas Pty Ltd Geotechnical Engineers, dated 20 August 2004
6. Completed Form 2 of Pittwater Council's Geotechnical Risk Management Policy, dated 16 August 2004
7. Letter titled *Compliance with Conditions of Consent,* prepared by Malcolm Bruce, dated 3 August 2004

Certificate

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

Signed .....

Date of endorsement 31 AUG 2004

Certificate No. **2004/242**

Certifying Authority

Name of Accredited Certifier	Tom Bowden
Accreditation No.	93
Accreditation Authority	Dept of Infrastructure, Planning & Natural Resources (NSW Accreditation Scheme)
Contact No.	(02) 9999 0003
Address	13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.	**N0 982/03**
Date of Determination	**22 July 2004**

BCA Classification **1a & 10b**

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 PO Box 326 Mona Vale NSW 1660 **ph: 9999 0003** fax: 99791555
email: info@insightdevelopment.com.au **ABN** 38 089 727 346

Pittwater Council

OFFICIAL RECEIPT

24/08/2004 Receipt No 149023

To SCOTT M AVERY

No 982/03

165 MONA VALE RD
INGLESIDE

Applic	Reference	Amount
GL Re	ESTR-Eng 3 BOUNDARY RD	$165.00
GL Re	GLBL-Buil 3 BOUNDARY RD	$634.30

Total: $799.30

Amounts Tendered

Cash	$0.00
Cheque	$799.30
Card	$0.00
Money Order	$0.00
Agency Rec	$0.00
Total	$799.30
Rounding	$0.00
Change	$0.00
Nett	$799.30

Printed 24/08/2004 12:47:04
Cashier BHill

All communications to be addressed to:

WARRINGAH / PITTWATER FCC
NSW Rural Fire Service
PO BOX 111
TERREY HILLS NSW 2084

Telephone: (02) 9450 3000
e-mail: george.sheppard@rfs.nsw.gov.au

WARRINGAH / PITTWATER FCC
NSW Rural Fire Service
THOMPSON DR OFF KAMBER RD
TERREY HILLS NSW 2084

Facsimile: (02) 9450 1028

DA 3
5/5/04

The General Manager
PITTWATER Council
PO BOX 882
MONA VALE NSW 1660

Your Ref: N0982/03
Our Ref: CV2004040709716 GS

Attention: Robyn Ruhea

Date: 07-Apr-2004

Dear Robyn,

RE: Land Use Application for 3 Boundary Street, Warriewood NSW 2101

I refer to your letter dated 07-Apr-2004 seeking our advice in accordance with section S.79BA of the Environmental Planning & Assessment Act 1979 for the above property.

Based upon an assessment of the plans and documentation received for the proposal, the NSW Rural Fire Service, in respect to bush fire matters, provides the advice that the development should have the following conditions:

1. Construction shall comply with AS3959 - 1999 level 3 'Construction of Buildings in bushfire prone areas'.
2. Roofing shall be gutterless or have leafless guttering and valleys are to be screened to prevent the build up of flammable material.
3. In recognition that no reticulated water supply exists, a 10,000 litre dedicated water supply tank shall be provided and a minimum of 3kW (5hp) petrol or diesel powered pump. A 65mm storz fitting and ball or gate valve shall be installed in the tank.
4. Access shall comply with section 4.3.2 Planning for Bushfire Protection 2001.
5. Access to the rear of the property shall be provided for fire fighting purposes.
6. All fencing shall be constructed from non-combustible materials.
7. Asset Protection Zones (APZ), of Inner Protection Area (IPA) and Outer Protection Area (OPA) as outlined within section 4.2.2 in Planning for Bushfire Protection 2001 are to be established as follows.
   i) North Direction: APZ to the boundary as an IPA.
   ii) East Direction: APZ to the boundary as an IPA.
   iii) South Direction: APZ to the boundary as an IPA (up to 50 metres).
   iv) West Direction: APZ 40 metres including an IPA of 30 metres and an OPA of 10 metres.
8) If you have any queries please contact George Sheppard on 9450 3000.

DataWorks Document Number: 1817430

The NSW Rural Fire Service is satisfied that this development proposal conforms to the specifications and requirements of Planning for Bushfire Protection 2001 as required under section 79BA of the Environmental Planning and Assessment Act 1979 No 203.

Yours faithfully,

Craig Geddes
Fire Control Officer

Any representation, statement, opinion, or advice expressed or implied in this document is made in good faith on the basis that the State of New South Wales, the NSW Rural Fire Service, its' agents and employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement or advice referred to above.

DataWorks Document Number: 1817430

CONSTRUCTION SPECIFICATIONS FOR BUILDING in a BUSHFIRE PRONE AREA

3 BOUNDARY STREET, WARRIEWOOD

1. The recommendations contained within NSW Rural Fire Service Reference No.CV2004040709716GS dated 7 April 2004 and Fire Base Consulting's Report Reference No. 6-11-2003-35 dated 6 November 2003 be implemented.

2. Compliance with the construction/protection requirements of Australian Standard AS3959-1999 for Level 3, construction in particular.

Windows

All openable windows, including louvers, shall be screened with corrosion-resistant steel or bronze mesh with a maximum aperture size of 1.8mm in such a way that the entire opening remains screened when the window is open.

Where the windows are not protected by non-combustible shutters, they shall be glazed with toughened glass.

External Doors

All external doors shall be fitted with:

a) weather strips or draught excluders to prevent the penetration or build-up of burning debris beneath the door; and

b) tight fitting door screens fitted with corrosion-resistant steel or bronze mesh with a maximum aperture size of 1.8mm. If leadlight glazing panels are incorporated in the doors, they shall be protected by shutters constructed of a non-combustible material or of toughened glass.

Where timber doors are used

a) timber doors shall be fire-retardant-treated or shall have a non-combustible covering on the exterior surface; or

b) doors shall be protected by shutters of non-combustible material; or

c) doors shall be solid-core having a thickness not less than 35mm.

Vents & Weepholes

Vents and weepholes shall be protected with spark guards made from corrosion-resistant-steel or bronze mesh with a maximum aperture size of 1.8mm.

Roofs

All gaps under the corrugations or ribs of the roofing material where it meets the fascia or wall line shall be sealed or protected:

a) by fully sarking the roof (**note:** sarking shall have a flammability index of not more than 5.6);

b) by providing corrosion-resistant steel or bronze mesh, with a maximum aperture size of 1.8mm, profiled metal sheet, neoprene seal, compressed mineral wood or similar material.

Eaves

All timber eaves lining and joining strips shall be of fire-retardant-treated timber.

Fascias

All materials used for fascias shall be either non-combustible or of fire-retardant-treated timber, except that no fibre-reinforced cement or aluminium sheet shall be used.

Gutter and Downpipes

Any materials or devices used to stop leaves collecting in the gutters shall have a flammability index of not greater than 5.

Verandahs and Decks

Verandas and decks and the like, forming part of a building, shall comply with one, or a combination of the following.

Spaced Decking - the requirements for spaced decking are as follows:

- The decking timbers shall be fixed with a clearance of not less than 5mm between adjacent timbers

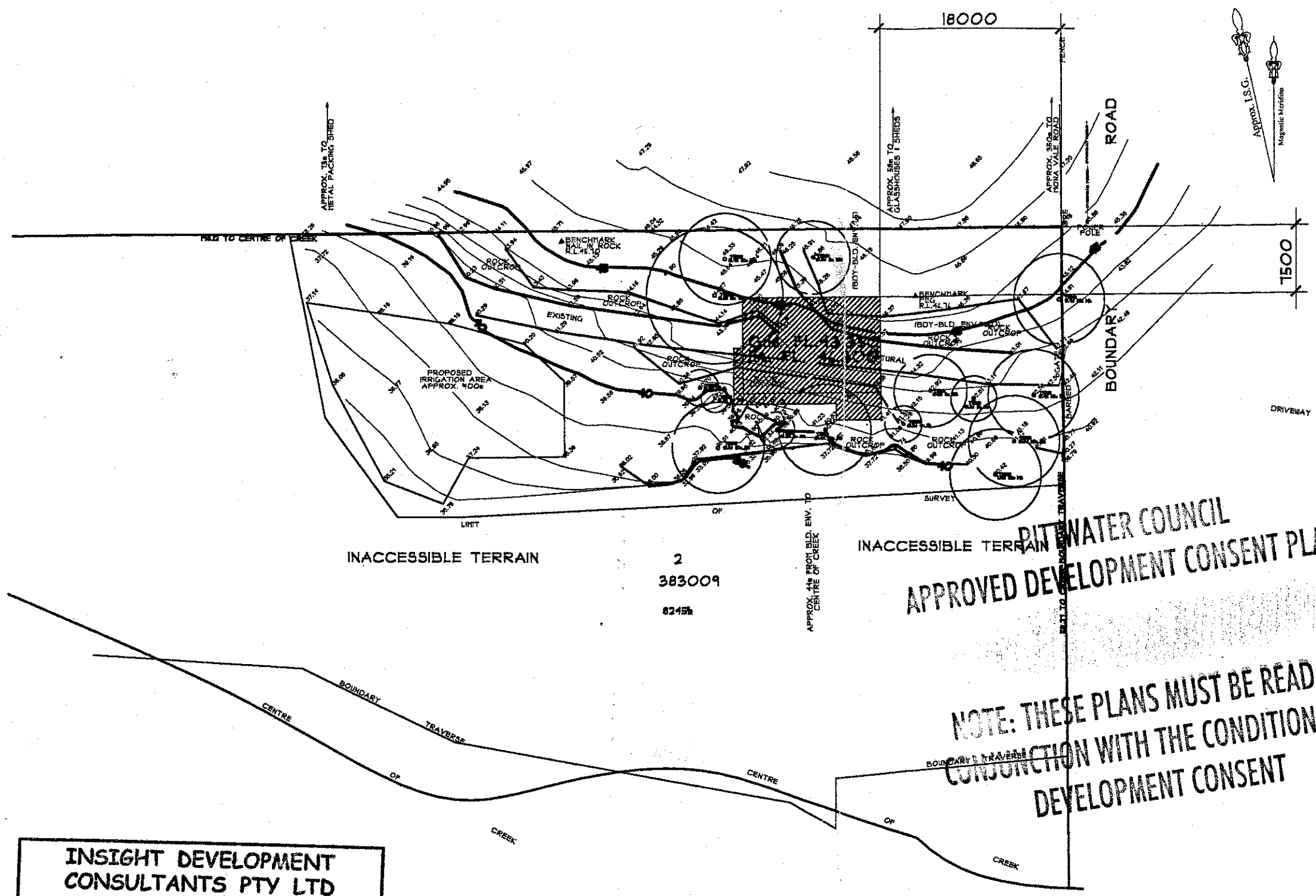
- The external perimeter beneath the decking shall not be enclosed nor shall access to the space beneath the decking be impeded.
  Note: This requirement is designed to ensure that access to extinguish fires and removes burning material is maintained

- Any supports for the decking shall be fire-retardant-treated and supported on a galvanized metal shoe with a minimum ground clearance of 75mm

Note: All timber used in the construction of a deck is to be fire-retardant-treated, including any balustrades.

Service Pipes (water and gas)

All exposed piping for water and gas supplies shall be metal. Pipes of other materials shall be buried to a depth of at lease 300mm below the finished ground level



PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

INSIGHT DEVELOPMENT CONSULTANTS PTY LTD
CONSENT NO. 982/03 DATE 22/7/04
CONSTRUCTION CERT. NO. 2004/242
CONSTRUCTION CERTIFICATE PLANS
31 AUG 2004
T. Bowden Accreditation No. 93

WARNING

PLEASE NOTE: The stamping of this plan by Insight Development Consultants Pty Ltd does not relieve the Applicants responsibility to obtain approval from Sydney Water or other utilities prior to the commencement of any works.

Dial Before You Dig 1100

BUSHFIRE PROTECTION MEASURES TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE NSW RURAL FIRE SERVICE, Ref No. CV2004040709716 GS, DATED 7 APRIL 2004

COUNCIL COPY

REVISIONS	

PROPOSED RESIDENCE
AT
LOT 2 - DP 383009
3 BOUNDARY ROAD
WARRIEWOOD

FOR
MR. S AVERY

SITE PLAN

W & B CONSULTING PTY LTD
BUILDING DESIGNERS
PROJECT MANAGERS

11 HARST PLACE BELROSE
NSW 2085

PO BOX 350 FORESTVILLE
NSW 2087

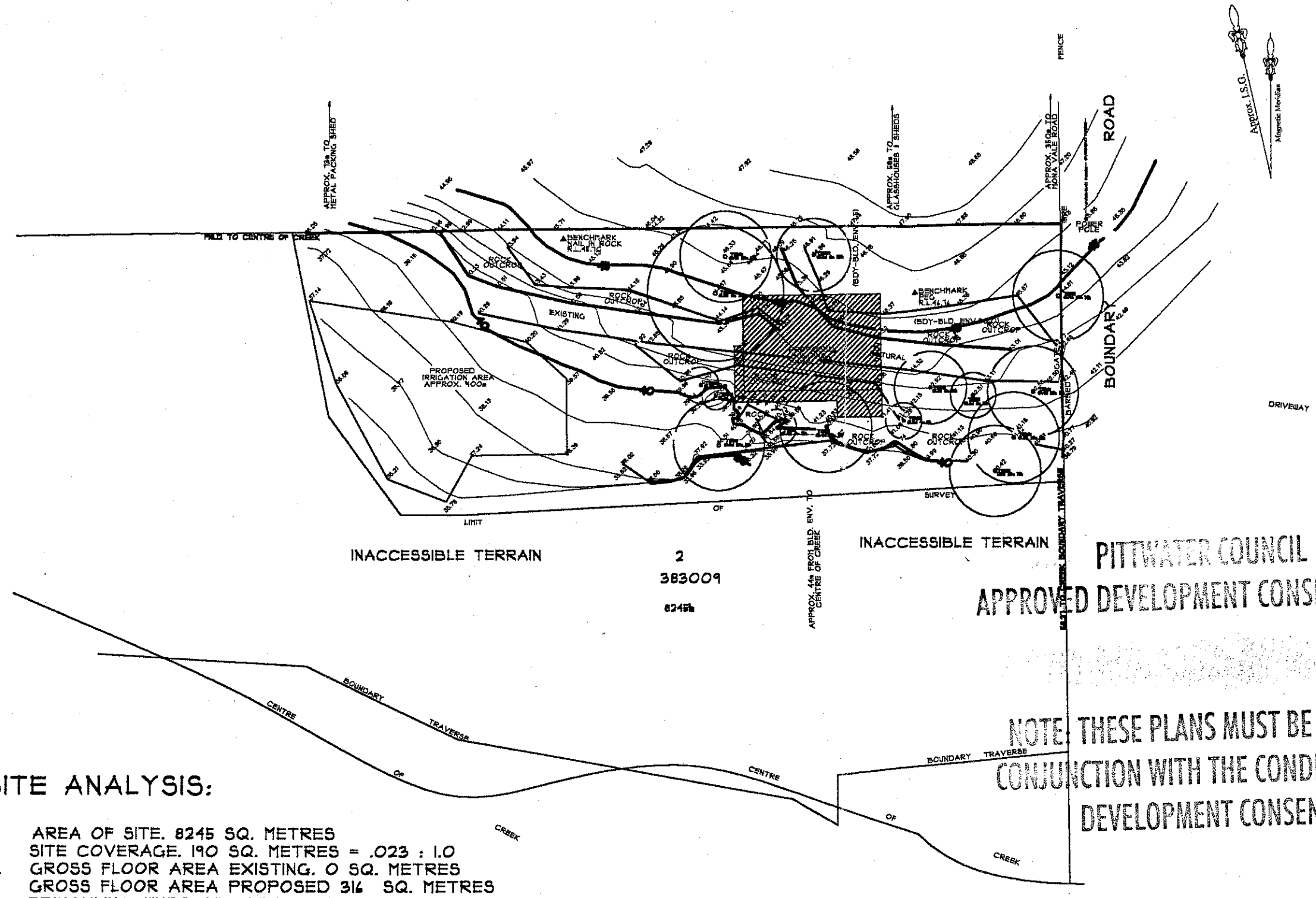
PH. 02. 9453 3947
FAX. 02 9453 3952
MOBILE 0419 244 670

ABN 32 001 864 955

BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.

DATE	20 OCT. 03
DRAWN BY	MBL
SCALE	1:500

DRAWING NUMBER
03.AVERY.01



PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

SITE ANALYSIS:

1. AREA OF SITE. 8245 SQ. METRES
2. SITE COVERAGE. 190 SQ. METRES = .023 : 1.0
3. GROSS FLOOR AREA EXISTING. 0 SQ. METRES
4. GROSS FLOOR AREA PROPOSED 316 SQ. METRES
5. PREVAILING WINDS ARE FROM THE SOUTH & WEST
6. VIEWS ARE OVER THE VALLEY FACING SOUTH.
7. THERE ARE NO LOSS OF VIEWS FROM ADJOINING PROPERTIES.
8. THERE IS NO OVER SHADOWING BY THE SUBJECT PROPOSAL.
9. THERE IS AN DOUBLE GARAGE PROPOSED.
10. ROOF DRAINAGE WILL BE DISCHARGED INTO RAIN WATER TANKS.
11. CURRENT DRAINAGE IS NON EXISTANT.
12. CONNECT NEW ROOF TO RAINWATER TANKS.
13. SITE ACCESS IS UNCHANGED.
14. THE SITE IS PARTLY FENCED.
15. THERE IS NO EXISTING HERITAGE OR ARCHEOLOGICAL FEATURE.
16. THERE ARE NO TREES AFFECTED.
16. BUSH FIRE HAZARD REPORT IS ATTACHED.
16. THERE IS A CREEK WITHIN THE PROPERTY'S BOUNDARIES.

REVISIONS	

PROPOSED RESIDENCE

AT
LOT 2 - DP 383009
3 BOUNDARY ROAD
WARRIEWOOD

FOR
MR. S AVERY

SITE ANALYSIS

W & B CONSULTING PTY LTD

BUILDING DESIGNERS
PROJECT MANAGERS

11 HARST PLACE BELROSE
NSW 2085

PO BOX 350 FORESTVILLE
NSW 2087

PH. 02. 9453 3947
FAX. 02 9453 3952
MOBILE 0419 244 670

ABN 32 001 864 955

BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.

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SCALE	1 : 500

DRAWING NUMBER

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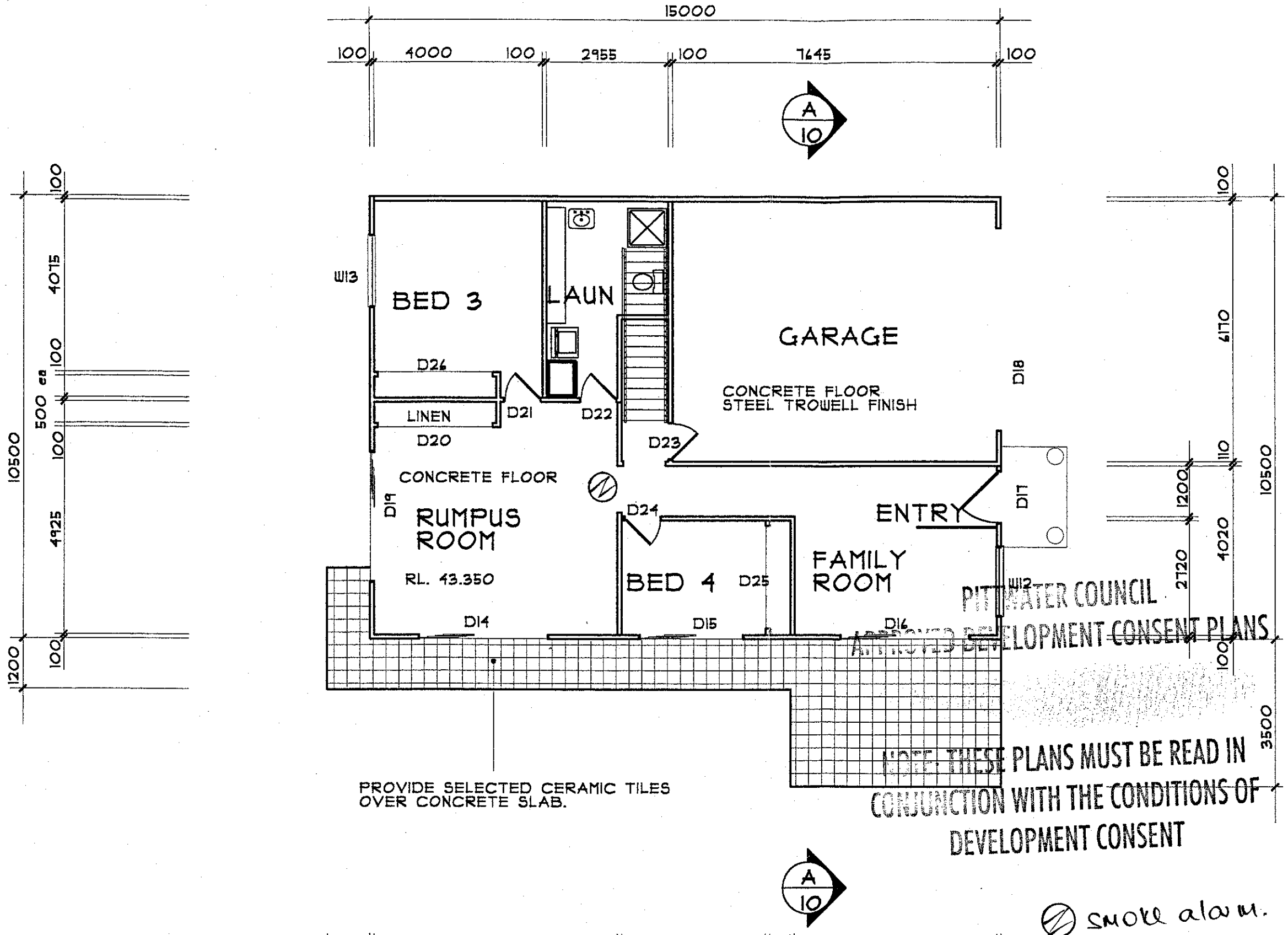


PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

smoke alarm.

REVISIONS	

PROPOSED RESIDENCE

AT
LOT 2 - DP 383009
3 BOUNDARY ROAD
WARRIEWOOD

FOR
MR. S AVERY

GROUND FLOOR PLAN

W & B CONSULTING PTY LTD

BUILDING DESIGNERS
PROJECT MANAGERS

11 HARST PLACE BELROSE
NSW 2085

PO BOX 350 FORESTVILLE
NSW 2087

PH. 02. 9453 3947
FAX. 02 9453 3952
MOBILE 0419 244 670

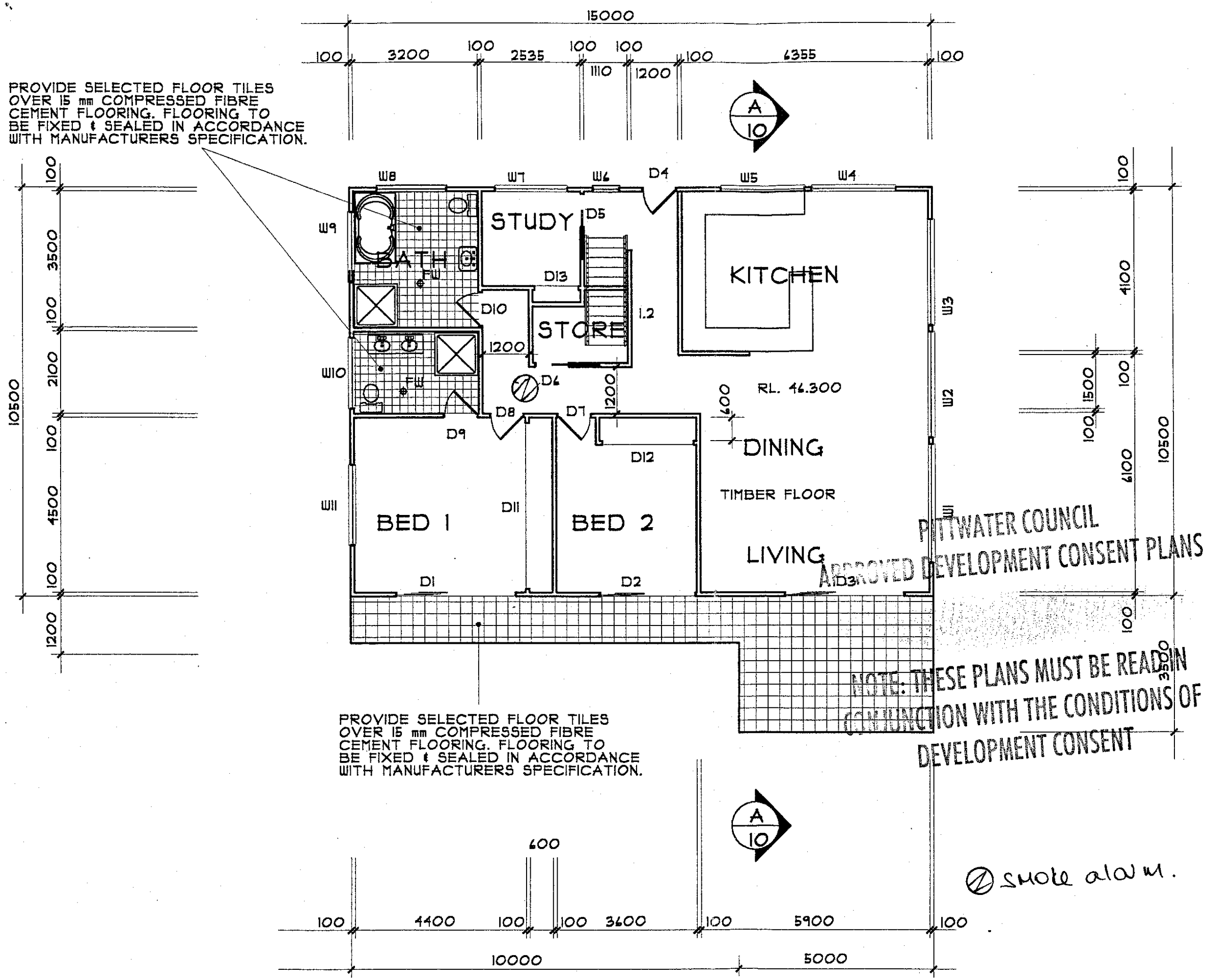
ABN 32 001 864 955

BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.

DATE	20 OCT. 03
DRAWN BY	MBL
SCALE	1 : 100

DRAWING NUMBER

03.AVERY.03



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

REVISIONS

PROPOSED RESIDENCE

AT
LOT 2 - DP 383009
3 BOUNDARY ROAD
WARRIEWOOD

FOR
MR. S AVERY

FIRST FLOOR PLAN

W & B CONSULTING PTY LTD

BUILDING DESIGNERS
PROJECT MANAGERS

11 HARST PLACE BELROSE
NSW 2085

PO BOX 350 FORESTVILLE
NSW 2087

PH. 02. 9453 3947
FAX. 02 9453 3952
MOBILE 0419 244 670

ABN 32 001 864 955

BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.

DATE	20 OCT. 03
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SCALE	1 : 100

DRAWING NUMBER

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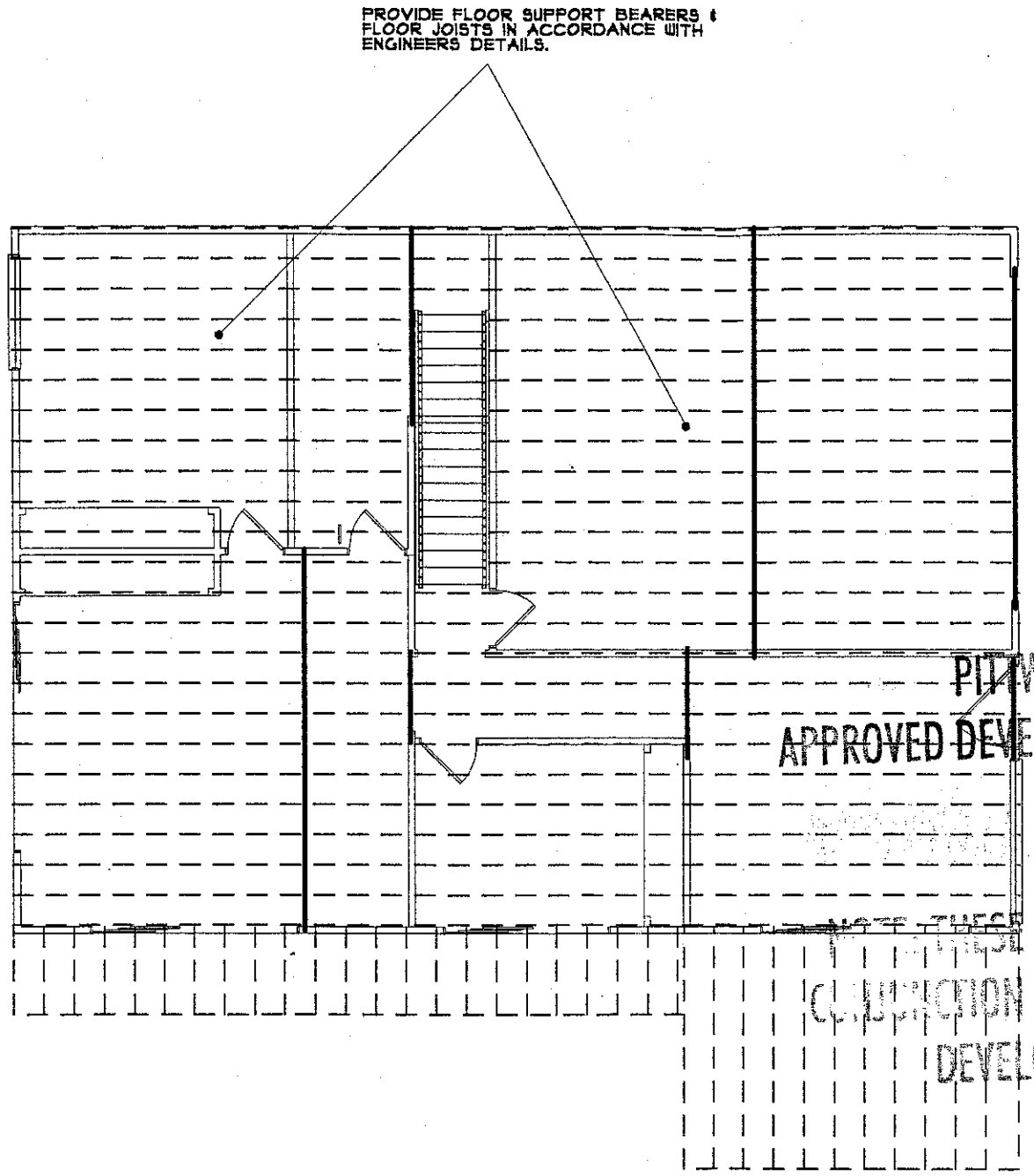

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

REVISIONS	

PROPOSED RESIDENCE

AT
LOT 2 - DP 383009
3 BOUNDARY ROAD
WARRIEWOOD

FOR
MR. S AVERY

FLOOR JOIST LAYOUT

W & B CONSULTING PTY LTD

BUILDING DESIGNERS
PROJECT MANAGERS

11 HARST PLACE BELROSE
NSW 2085

PO BOX 350 FORESTVILLE
NSW 2087

PH. 02. 9453 3947
FAX. 02 9453 3952
MOBILE 0419 244 670

ABN 32 001 864 955

BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.

DATE	20 OCT. 03
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DRAWING NUMBER

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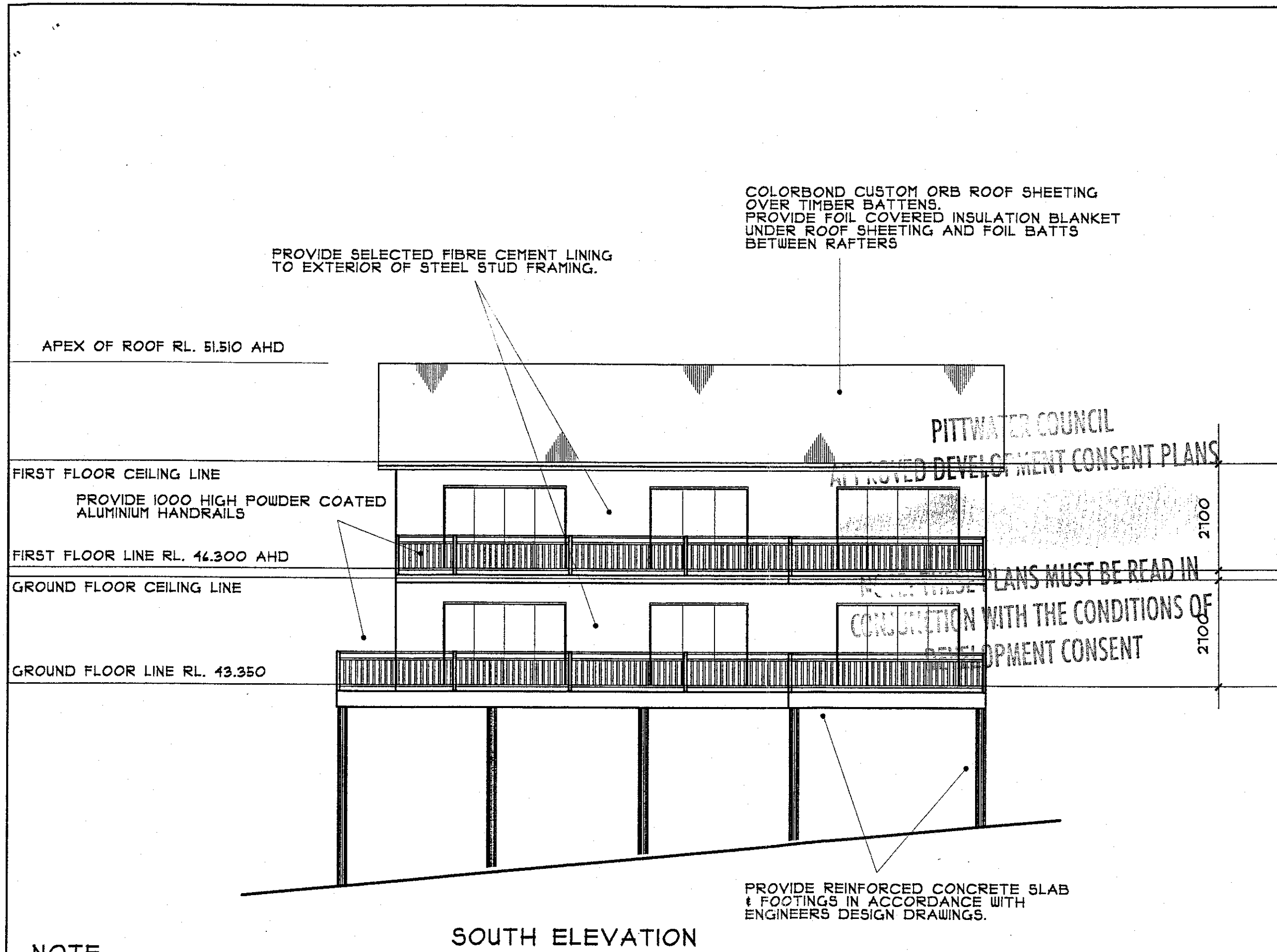

SOUTH ELEVATION

NOTE:

FOR DETAILS OF DOORS AND WINDOWS REFER SCHEDULE ON DRAWING 03.AVERY.11

BUSHFIRE PROTECTION MEASURES TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE NSW RURAL FIRE SERVICE, Ref No. CV2004040709716 GS, DATED 7 APRIL 2004

REVISIONS

PROPOSED RESIDENCE

AT
LOT 2 - DP 383009
3 BOUNDARY ROAD
WARRIEWOOD

FOR
MR. S AVERY

SOUTH ELEVATION

W & B CONSULTING PTY LTD

BUILDING DESIGNERS
PROJECT MANAGERS

11 HARST PLACE BELROSE
NSW 2085

PO BOX 350 FORESTVILLE
NSW 2087

PH. 02. 9453 3947
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MOBILE 0419 244 670

ABN 32 001 864 955

BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.

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SCALE	1 : 100

DRAWING NUMBER

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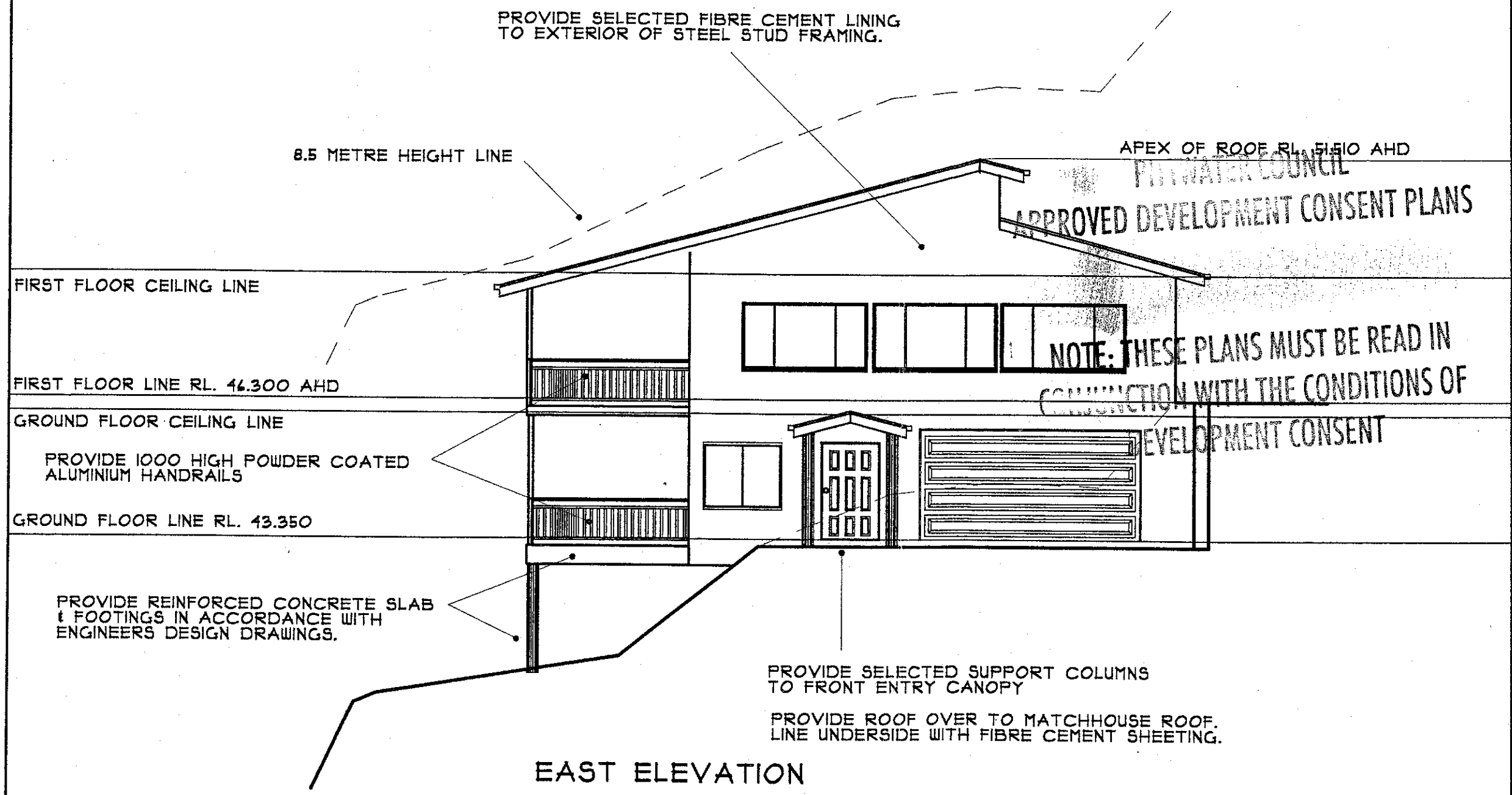

EAST ELEVATION

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

NOTE:

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BUSHFIRE PROTECTION MEASURES TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE NSW RURAL FIRE SERVICE, Ref No. CV2004040709716 GS, DATED 7 APRIL 2004

REVISIONS

PROPOSED RESIDENCE
AT
LOT 2 - DP 383009
3 BOUNDARY ROAD
WARRIEWOOD

FOR
MR. S AVERY

SOUTH ELEVATION

W & B CONSULTING PTY LTD
BUILDING DESIGNERS
PROJECT MANAGERS

11 HARST PLACE BELROSE
NSW 2085

PO BOX 350 FORESTVILLE
NSW 2087

PH. 02. 9453 3947
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MOBILE 0419 244 670

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BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.

DATE	20 OCT. 03
DRAWN BY	MBL
SCALE	1 : 100

DRAWING NUMBER

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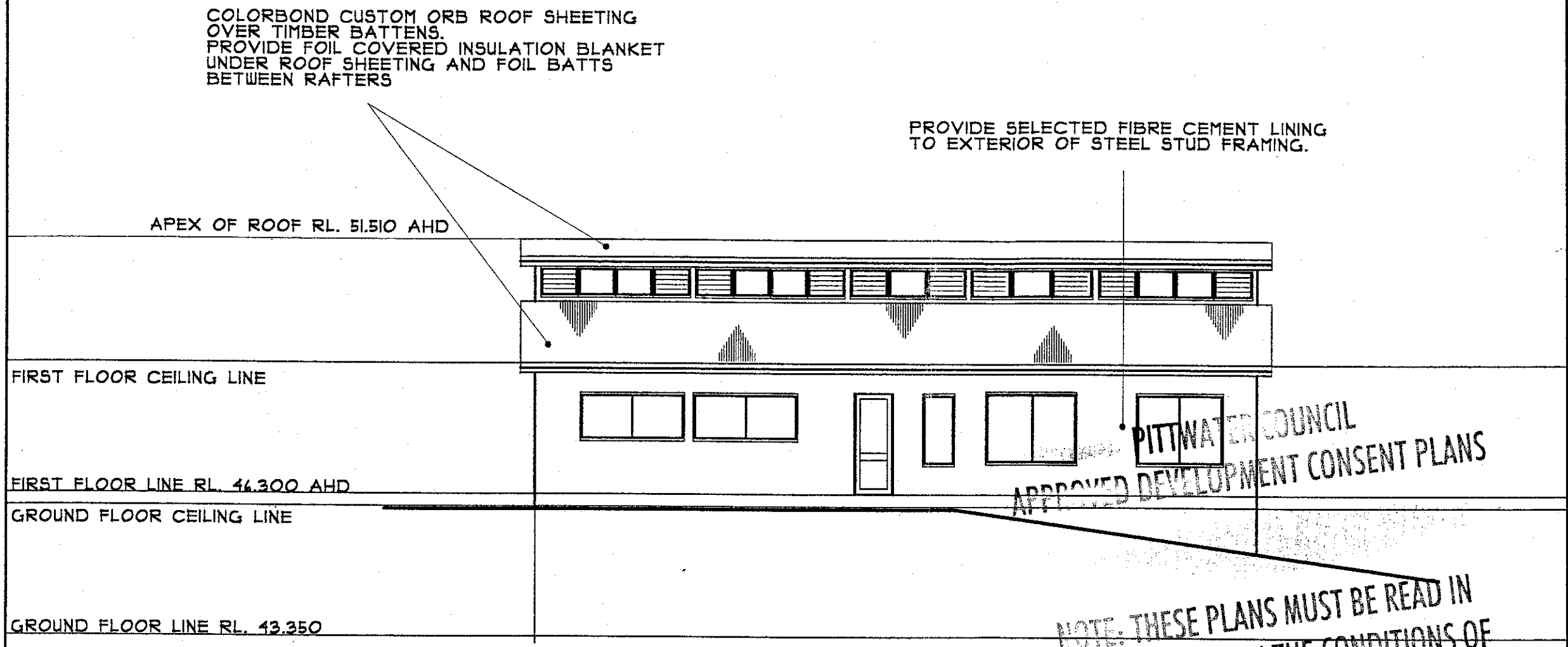

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT

NORTH ELEVATION

NOTE:

FOR DETAILS OF DOORS AND WINDOWS REFER SCHEDULE ON DRAWING 03.AVERY.11

BUSHFIRE PROTECTION MEASURES TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE NSW RURAL FIRE SERVICE, Ref No. CV2004040709716 GS, DATED 7 APRIL 2004

REVISIONS

PROPOSED RESIDENCE

AT
LOT 2 - DP 383009
3 BOUNDARY ROAD
WARRIEWOOD

FOR
MR. S AVERY

NORTH ELEVATION

W & B CONSULTING PTY LTD

BUILDING DESIGNERS
PROJECT MANAGERS

11 HARST PLACE BELROSE
NSW 2085

PO BOX 350 FORESTVILLE
NSW 2087

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MOBILE 0419 244 670

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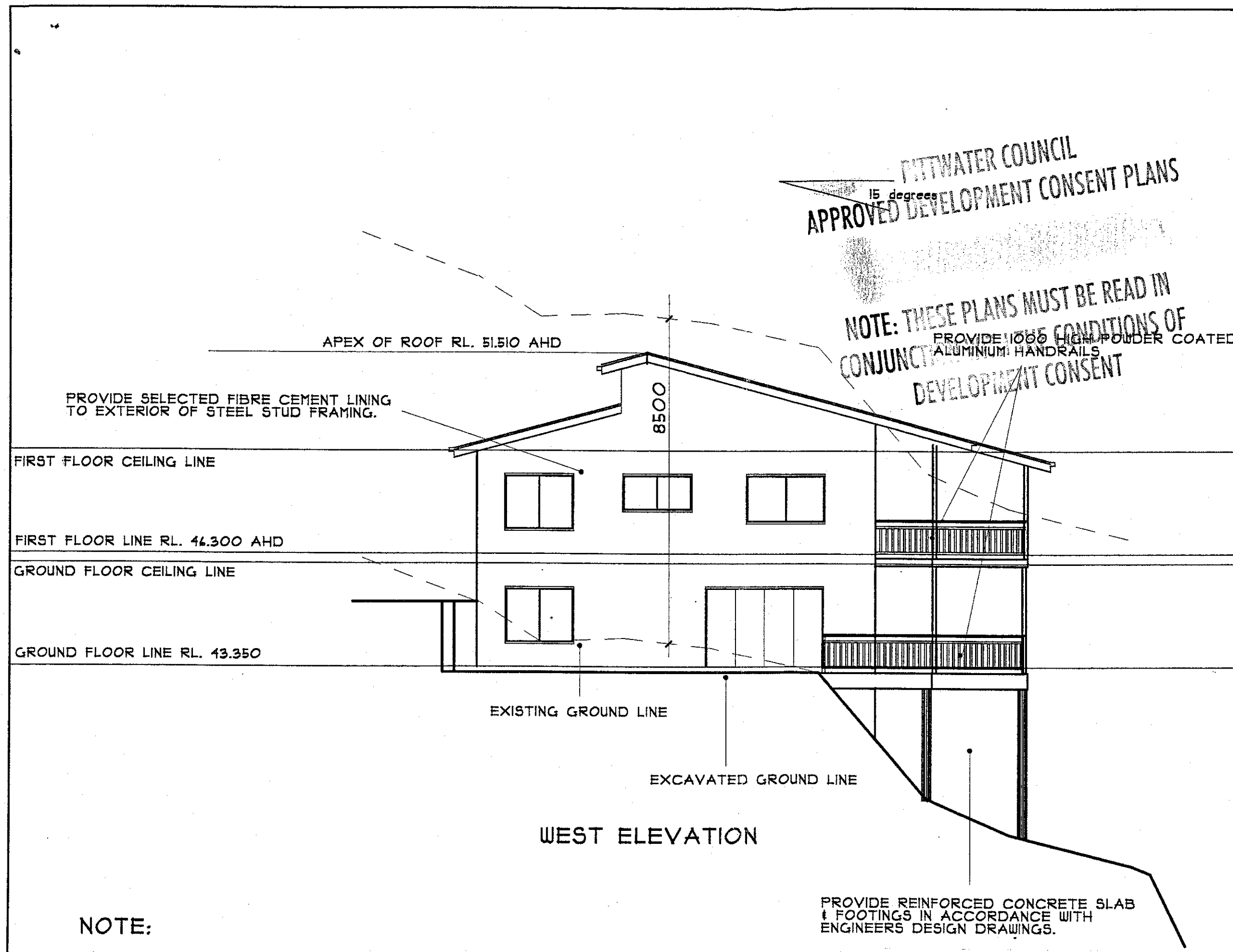
BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.

DATE	20 OCT. 03
DRAWN BY	MBL
SCALE	1 : 100

DRAWING NUMBER

03.AVERY.08



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

WEST ELEVATION

NOTE:

FOR DETAILS OF DOORS AND WINDOWS REFER SCHEDULE ON DRAWING 03.AVERY.11

BUSHFIRE PROTECTION MEASURES TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE NSW RURAL FIRE SERVICE, Ref No. CV2004040709716 GS, DATED 7 APRIL 2004

REVISIONS	

PROPOSED RESIDENCE

AT
LOT 2 - DP 383009
3 BOUNDARY ROAD
WARRIEWOOD

FOR
MR. S AVERY

WEST ELEVATION

W & B CONSULTING PTY LTD

BUILDING DESIGNERS
PROJECT MANAGERS

11 HARST PLACE BELROSE
NSW 2085

PO BOX 350 FORESTVILLE
NSW 2087

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MOBILE 0419 244 670

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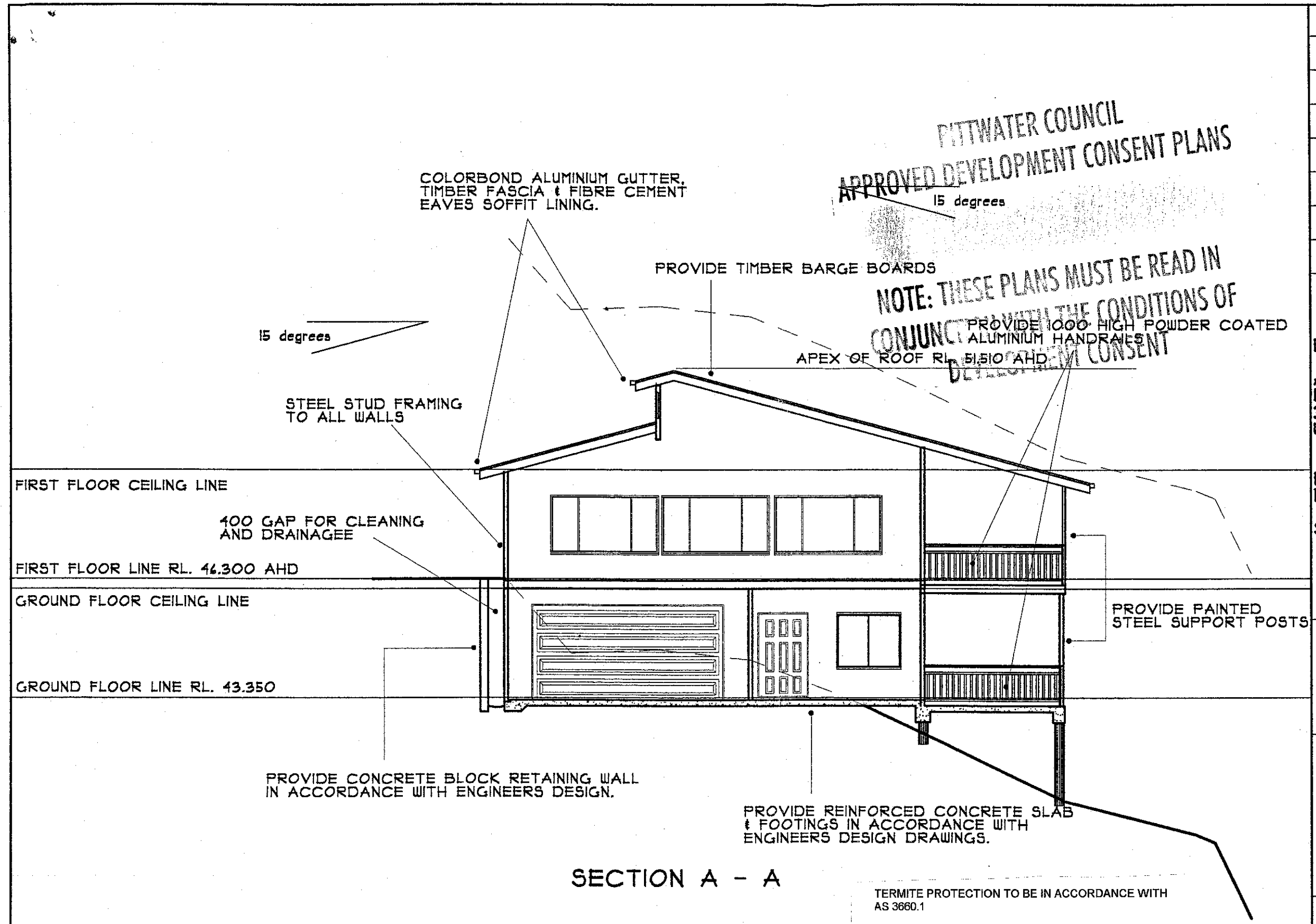
BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.

DATE	20 OCT. 03
DRAWN BY	MBL
SCALE	1 : 100

DRAWING NUMBER

03.AVERY.09



SECTION A - A

TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660.1

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

REVISIONS

PROPOSED RESIDENCE

AT
LOT 2 - DP 383009
3 BOUNDARY ROAD
WARRIEWOOD

FOR
MR. S AVERY

SECTION A - A

W & B CONSULTING PTY LTD

BUILDING DESIGNERS
PROJECT MANAGERS

11 HARST PLACE BELROSE
NSW 2085

PO BOX 350 FORESTVILLE
NSW 2087

PH. 02. 9453 3947
FAX. 02 9453 3952
MOBILE 0419 244 670

ABN 32 001 864 955

BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.

DATE	20 OCT. 03
DRAWN BY	MBL
SCALE	1 : 100

DRAWING NUMBER

03.AVERY.10

DOOR SCHEDULE

NUMBER	SIZE	DESCRIPTION
D1	2100 HIGH x 3000 WIDE	FOLDING ALUMINIUM DOORS
D2	2100 HIGH x 2700 WIDE	FOLDING ALUMINIUM DOORS
D3	2100 HIGH x 3000 WIDE	FOLDING ALUMINIUM DOORS
D4	2040 x 820	SOLID CORE DOOR
D5	2040 x 820	HOLLOW CORE DOOR (SLIDING)
D6	2040 x 820	HOLLOW CORE DOOR (SLIDING)
D7	2040 x 820	HOLLOW CORE DOOR
D8	2040 x 820	HOLLOW CORE DOOR
D9	2040 x 820	HOLLOW CORE DOOR
D10	2040 x 820	HOLLOW CORE DOOR
D11	TBS	WARDROBE DOORS
D12	TBS	WARDROBE DOORS
D13	TBS	WARDROBE DOORS
D14	2100 HIGH x 3000 WIDE	FOLDING ALUMINIUM DOORS
D15	2100 HIGH x 2700 WIDE	FOLDING ALUMINIUM DOORS
D16	2100 HIGH x 3000 WIDE	FOLDING ALUMINIUM DOORS
D17	2040 x 1200	SOLID CORE DOOR
D18	2400 HIGH x 4800 WIDE	PANELIFT GARAGE DOOR
D19	2100 HIGH x 3000 WIDE	FOLDING ALUMINIUM DOORS
D20	TBS	WARDROBE DOORS
D21	2040 x 820	HOLLOW CORE DOOR
D22	2040 x 820	HOLLOW CORE DOOR
D23	2040 x 820	HOLLOW CORE DOOR
D24	2040 x 820	HOLLOW CORE DOOR
D25	TBS	WARDROBE DOORS
D26	TBS	WARDROBE DOORS

WINDOW SCHEDULE

NUMBER	SIZE	DESCRIPTION
W1	1400 HIGH x 2700 WIDE	ALUMINIUM SLIDING
W2	1400 HIGH x 2700 WIDE	ALUMINIUM SLIDING
W3	1400 HIGH x 2700 WIDE	ALUMINIUM SLIDING
W4	1000 HIGH x 2100 WIDE	ALUMINIUM SLIDING
W5	1000 HIGH x 2100 WIDE	ALUMINIUM SLIDING
W6	1400 HIGH x 600 WIDE	ALUMINIUM SLIDING
W7	1400 HIGH x 1800 WIDE	ALUMINIUM SLIDING
W8	1400 HIGH x 1800 WIDE	ALUMINIUM SLIDING
W9	1400 HIGH x 1800 WIDE	ALUMINIUM SLIDING
W10	1000 HIGH x 1800 WIDE	ALUMINIUM SLIDING
W11	1400 HIGH x 2100 WIDE	ALUMINIUM SLIDING
W12	1400 HIGH x 1800 WIDE	ALUMINIUM SLIDING
W13	1400 HIGH x 1800 WIDE	ALUMINIUM SLIDING

FINISHES SCHEDULE

ROOFING	COLORBOND CUSTOM ORB " WOODLAND GREY "
WINDOWS/DOORS	BLACK POWDER COATED ALUMINIUM
EXTERNAL WALLS	SOLARGUARD "MULE"
GARAGE DOOR	PANELIFT "WOODGRAIN"
ROOF GUTTERS	"WOODLAND GREY"
FASCIA/ BARGES	SOLARGUARD "MULE"
INTERIOR LINING	PAINTED PLASTERBOARD

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

REVISIONS

PROPOSED RESIDENCE

AT
LOT 2 - DP 383009
3 BOUNDARY ROAD
WARRIEWOOD

FOR
MR. S AVERY

DOOR, WINDOW AND FINISHES SCHEDULE

W & B CONSULTING PTY LTD

BUILDING DESIGNERS
PROJECT MANAGERS

11 HARST PLACE BELROSE
NSW 2085

PO BOX 350 FORESTVILLE
NSW 2087

PH. 02. 9453 3947
FAX. 02 9453 3952
MOBILE 0419 244 670

ABN 32 001 864 955

BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.

DATE	20 OCT. 03
DRAWN BY	MBL
SCALE	———

DRAWING NUMBER

03.AVERY.11

Pittwater Council

ABN: 61340837871

TAX INVOICE

OFFICIAL RECEIPT

R/150313

31/08/2004 Receipt No 150313

To insight development

p o box 326
mona vale nsw 2103

Qty/ Applic	Reference	Amount
1 GL Rec	RMIC-Rcrd 1 x d/a n0982/03	$28.18
GL Rec	GST	$2.82
1 GL Rec	CCGST-CCf 1 x	$0.28
GL Rec	GST	$0.03

To GL Receipt:

Total Amount:	$31.31
Includes GST of:	$2.85

Amounts Tendered

Card	$31.31
Total	$31.31
Rounding	$0.00
Change	$0.00
Nett	$31.31

Printed 31/08/2004 5:34:41 PM

Cashier CDicks

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

Development Application for Mr Scott Avery
Name of Applicant

Address of site 3 Boundary Street Warriewood

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

I, John Matheson (Insert name) on behalf of John Matheson & Associates Pty Ltd (trading or company name)

on this the 16th August 2004 (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:	Geotechnical Assessment. 18522WErpt
Report Date:	23/4/04
Author:	Mr A. Zenon.

Structural Documents list:

0419-S0A, S1A, S2A, S3A.
0419-C01A, C02A. Stormwater Drainage & OSD.

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 [redacted] inferred in Australian Standard AS 3600.

John Matheson (name) (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 23/4/04 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. as outlined in Section 5 of Report.

Signature Bruce F Walker

Name BRUCE F. WALKER

Chartered Professional Status CPENG FIE (AUST)

Membership No. 199 312

On Behalf Of: JEFFERY + KATAUSKAS PTY LTD.

We rely upon Pittwater Council being responsible for the stormwater drainage system, The Public and/or Private authorities being responsible for the water supply and sewage system and private property owners in the neighbourhood to maintain their assets and prevent water leakage into the subsoil, which may affect the stability of this property. We rely on all parties not to construct service trenches, which may direct ground water flows in the direction of this property. We rely upon the neighbouring property owners not to undertake excavation and /or land-use activities, which may affect the stability of this property.

John Matheson — Signature — 16th August 2004

John Matheson & Associates Pty Ltd.

COUNCIL COPY

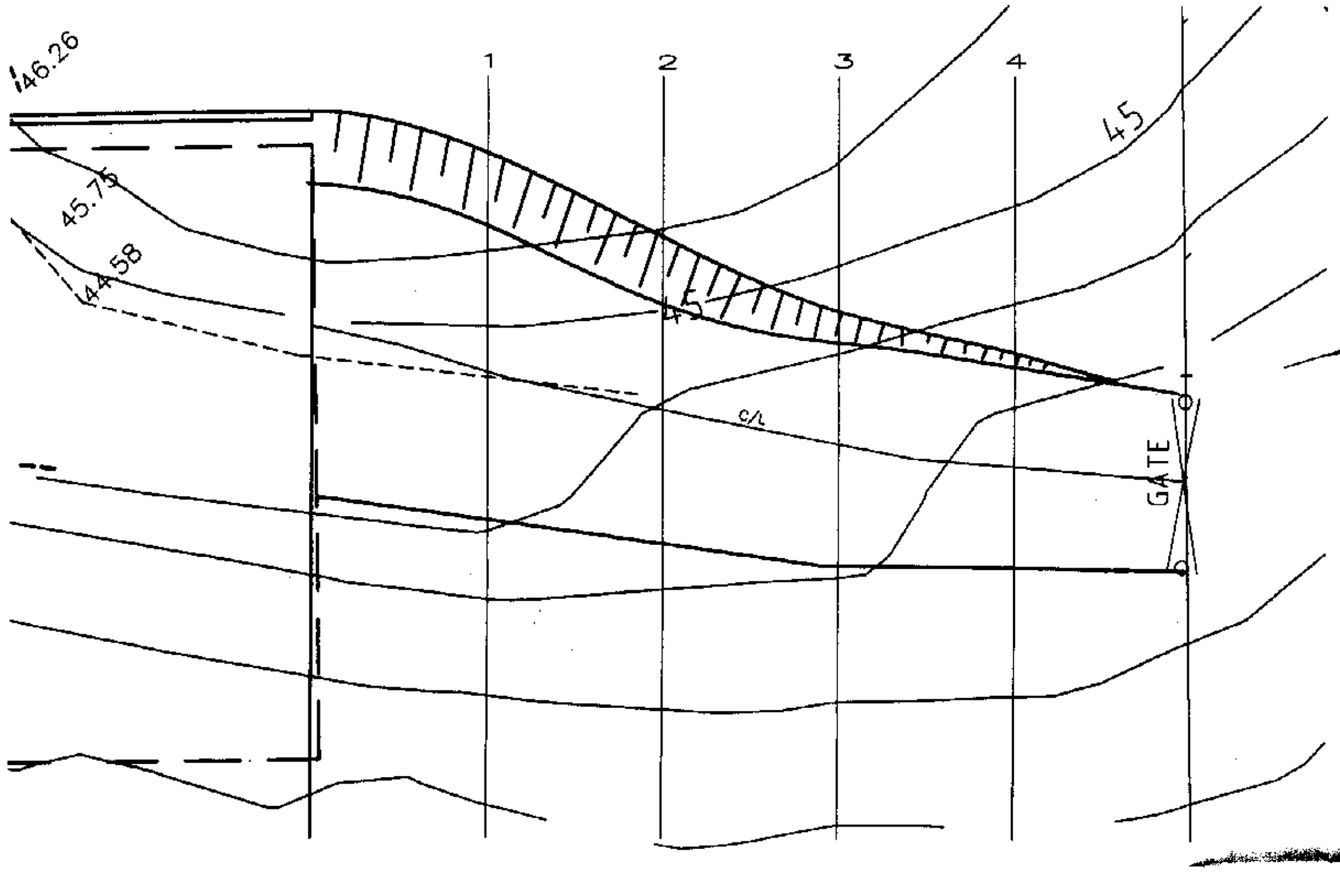
16/08/2004 18:42 FAX 99990121 JMA PTY LTD 02

FINISHES SCHEDULE

ROOFING	COLORBOND CUSTOM ORB " WOODLAND GREY "
WINDOWS/DOORS	BLACK POWDER COATED ALUMINIUM
EXTERNAL WALLS	SOLARGUARD "MULE"
GARAGE DOOR	PANELIFT WOODGRAIN
ROOF GUTTERS	"WOODLAND GREY"
FASCIA/ BARGES	SOLARGUARD "MULE"
INTERIOR LINING	PAINTED PLASTERBOARD
	WOODLAND GREY
	BLACK
	MULE
	WOODGRAIN

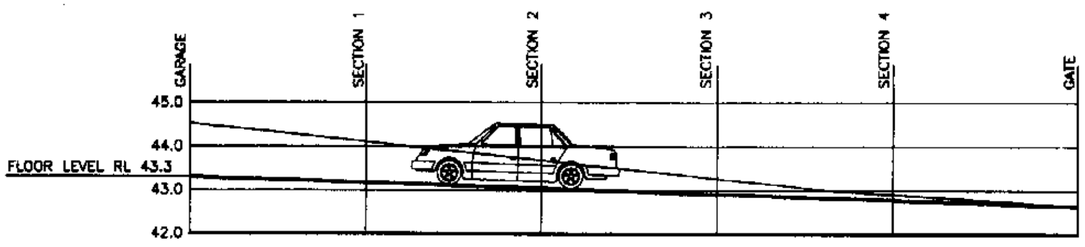
3 boundary Street,
Warriewood.

COUNCIL COPY



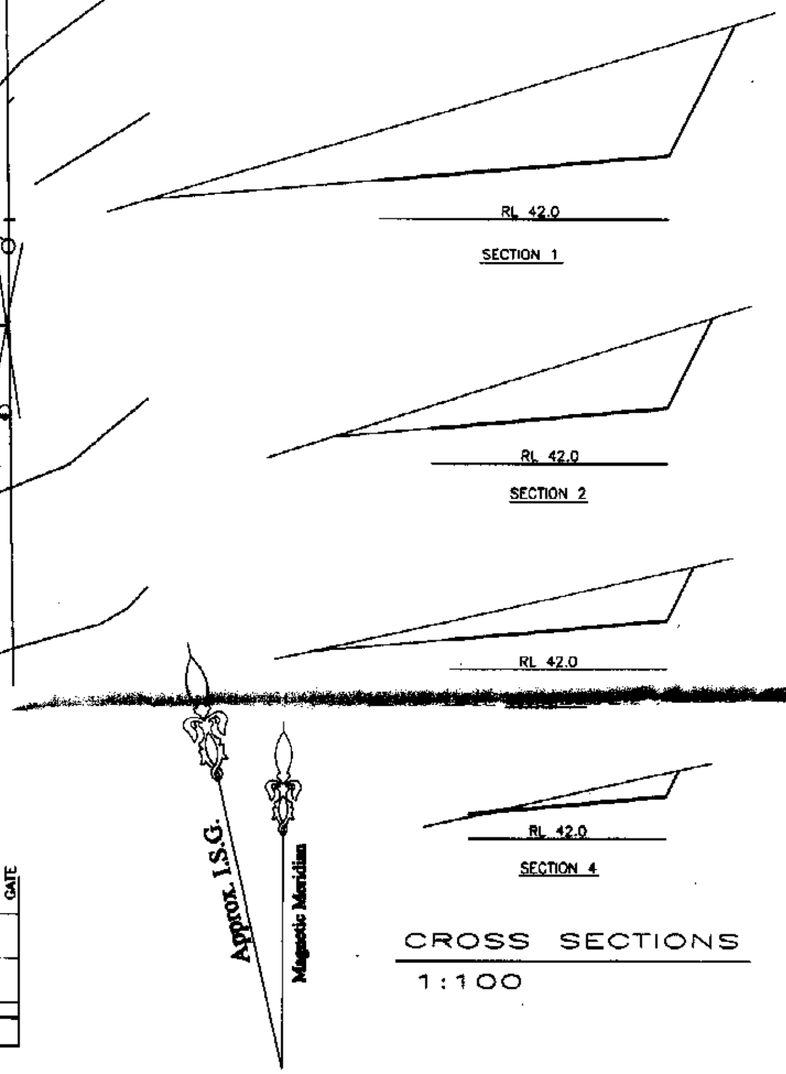
PLAN ON DRIVEWAY

1:100



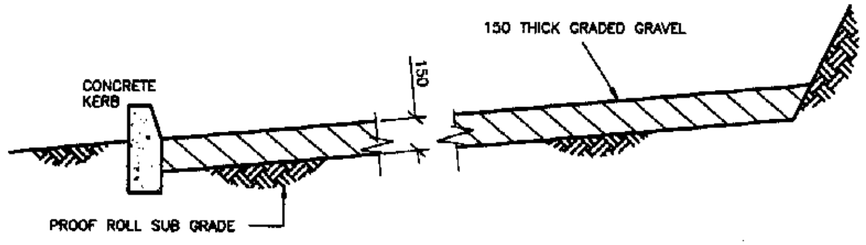
SECTION ON DRIVEWAY CENTRELINE

1:100



CROSS SECTIONS

1:100



TYPICAL SECTION THRU DRIVEWAY

1:20

Registered Professional Engineer 1[illegible]
Mr Edward A. Bennett
MIEAust CPEng
NPER
Signature [illegible] Date 4.5.04

PITTWATER COUNCIL

APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

CIVIL & STRUCTURAL ENGINEERING DESIGN SERVICES PTY. LTD.

CLIENT: SCOTT AVERY

PROJECT: STRUCTURAL DETAILS AND LOT 8 BOUNDARY ROAD WARRIEWOOD

Drawn By: DWS	Scale: AS SHOWN
Checked By: E.A.BENNETT M.I.E.Aust.	Drawing No.: A-04-17144
Date: 3/05/2004	

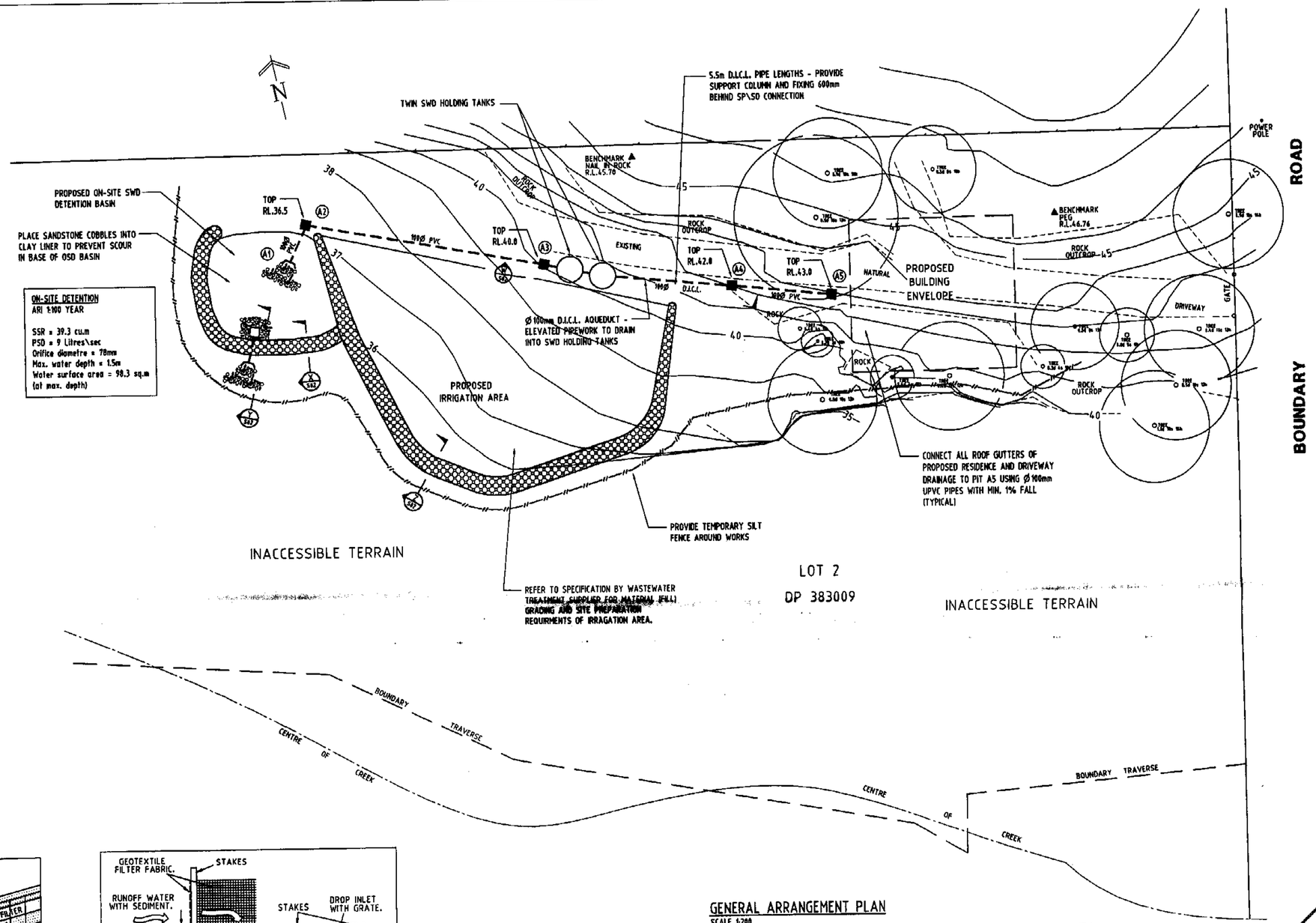
COUNCIL COPY

NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF ALL EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
4. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
5. REFER TO ARCHITECT'S DRAWINGS FOR ALL SETOUT DETAILS (INCLUDING LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, OSD BASINS AND RETAINING WALL TYPES AND LOCATIONS.
6. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
7. ALL SWD PIPES ARE uPVC AT 1.0% MINIMUM GRADE (UNO).
8. SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS:
   450mm SQ. UP TO 600mm DEEP
   600mm SQ. UP TO 1000mm DEEP
9. ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
10. PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
11. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.

EROSION CONTROL NOTES

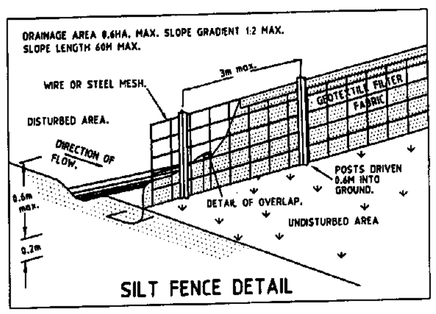
1. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO DISTURBANCE OF THE RELATED CATCHMENT AREA IN ACCORDANCE WITH "MANAGING URBAN STORMWATER SOIL AND CONSTRUCTION" 1990.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED (ie: ALL FOOTPATHS, BATTERS, SITE REGRADING AREAS, DRAINAGE RESERVES AND CHANNELS.) TOPSOIL SHALL NOT BE RESPREAD ON ANY OTHER AREAS UNLESS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS UPSLOPE TO DIVERT THE RUNOFF AROUND THEM. IN SOME CIRCUMSTANCES IT MAY BE NECESSARY TO PLACE BANKS OR DRAINS DOWNSTREAM OF A STOCKPILE TO RETARD SEDIMENT LADEN RUNOFF.
3. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. NO SILT IS TO BE PLACED OUTSIDE THE LIMIT OF WORKS. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
4. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO PROPOSED OR EXISTING DRIVEWAYS.
5. THE CONTRACTOR SHALL MAINTAIN ALL REVEGETATED AREAS, INCLUDING WATERING UNTIL FINAL COMPLETION OF WORKS.
6. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.
7. THE CONTRACTOR'S RESPONSIBILITY IS TO ENSURE ALL NECESSARY MEASURES SO AS TO PROTECT ALL DISTURBED AREAS AS PER NOTE 1. ALL ADDITIONAL COSTS ARE TO REFLECT IN TENDER PRICE EVEN IF SUCH MEASURES ARE NOT INDICATED ON SEDIMENT AND EROSION CONTROL PLAN.
8. THE CONTRACTOR MUST COMMENCE REHABILITATION WITHIN 10 DAYS OF ANY SITE REGRADING AND BATTER FORMATION.
9. ANY DISTURBED AREA EXTENDING BEYOND THE LIMIT OF CUT & FILL OPERATIONS SHALL BE REVEGETATED BY THE CONTRACTOR AT THEIR EXPENSE AND AS DIRECTED BY THE SUPERINTENDENT.



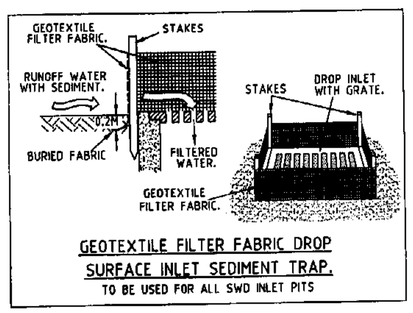
ON-SITE DETENTION
ARI 1:100 YEAR

SSR = 39.3 cu.m
PSD = 9 Litres\sec
Orifice diametre = 78mm
Max. water depth = 1.5m
Water surface area = 98.3 sq.m
(at max. depth)

GENERAL ARRANGEMENT PLAN
SCALE 1:200



SILT FENCE DETAIL



GEOTEXTILE FILTER FABRIC DROP SURFACE INLET SEDIMENT TRAP.
TO BE USED FOR ALL SWD INLET PITS

We have viewed this drawing and endorse that recommendations given in our Report No. 19,594 NK of (date) 23/4/04 have been adopted in principle. ~~except for modifications noted or mentioned in red which should be adopted.~~

Signed _____ Date 20/8/04

For Jeffery and Katauskas Pty Ltd
39 Buffalo Road, Gladesville, 2111
Telephone 9809 7322

ISSUED FOR C.C. APPROVAL

COUNCIL COPY

1:200 0 2 10m

Mk	Details of Amendment	Approved
A	ISSUED FOR CONSTRUCTION CERTIFICATE (18.08.2004)	J.M.

A1

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The design & details contained herein is Confidential and the information contained herein is a confidential disclosure applicable to this project only. It is shown on the understanding it is not to be used for any other purpose or revealed to others without the written consent of JOHN MATHESON & ASSOCIATES Pty. Limited.

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John Matheson & Associates Pty Ltd
Consulting Civil & Structural Engineers
2/1767 Pittwater Road
Mona Vale NSW 2103
P.O. Box 1061
ABN 49 061 846 795
Phone (02) 9979 6616
Fax (02) 9999 0121

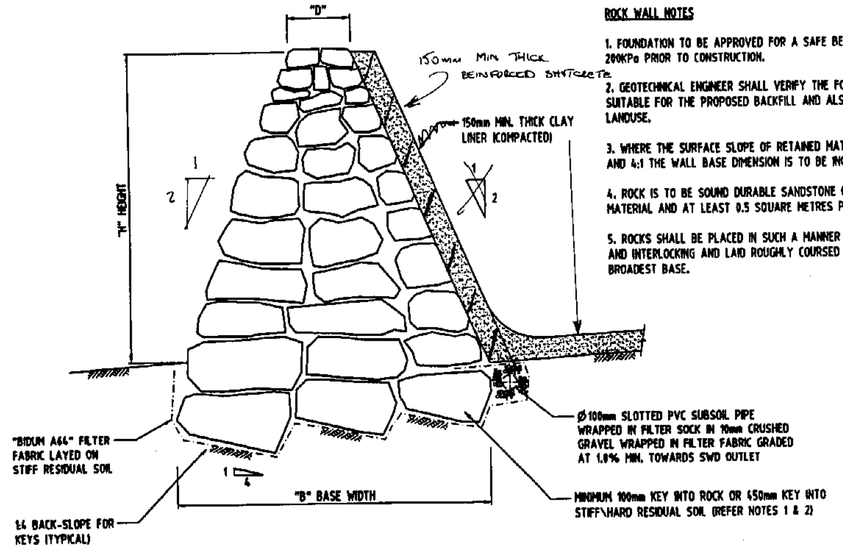
Client: MR. S. AVERY

Project: PROPOSED NEW RESIDENCE
3 BOUNDARY STREET
MONA VALE

Designed	Drawn	Checked	Approved	Scale
J.M.	M.D.			AS SHOWN

Title: ON-SITE DETENTION AND SWD DETAILS

Job No. 0419
Drawing No. C 01
Amendment A
Cad File No. 0419-S01.dwg

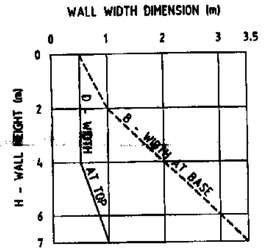


SECTION X S01
1:20

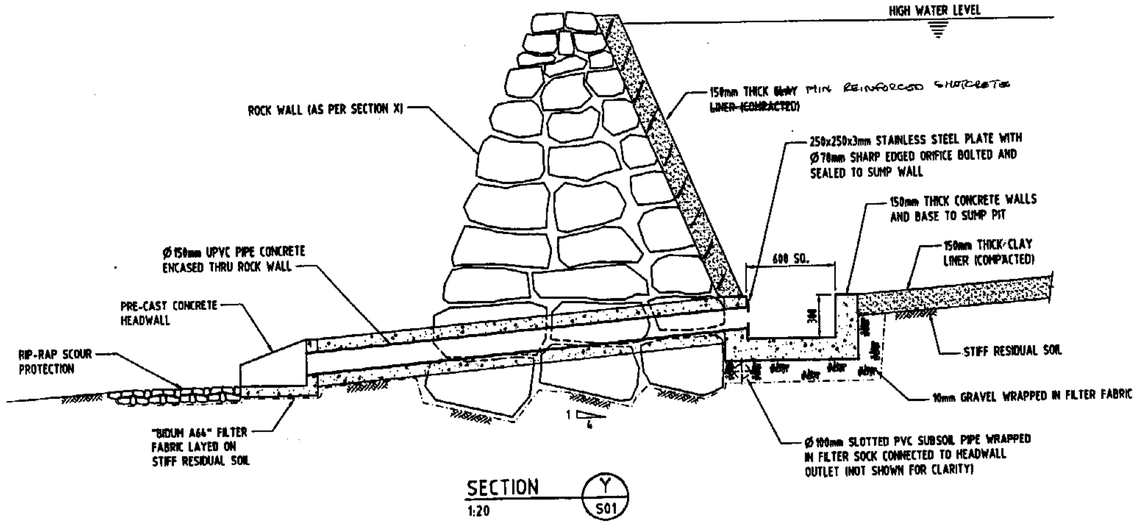
TYPICAL SECTION - OSD BASIN RETAINING WALL

ROCK WALL NOTES

1. FOUNDATION TO BE APPROVED FOR A SAFE BEARING CAPACITY OF 200KPa PRIOR TO CONSTRUCTION.
2. GEOTECHNICAL ENGINEER SHALL VERIFY THE FOUNDATION MATERIAL IS SUITABLE FOR THE PROPOSED BACKFILL AND ALSO THE PROPOSED LANDUSE.
3. WHERE THE SURFACE SLOPE OF RETAINED MATERIAL IS BETWEEN 10:1 AND 4:1 THE WALL BASE DIMENSION IS TO BE INCREASED BY 0.5 METRES.
4. ROCK IS TO BE SOUND DURABLE SANDSTONE OR OTHER APPROVED MATERIAL AND AT LEAST 0.5 SQUARE METRES PLAN AREA.
5. ROCKS SHALL BE PLACED IN SUCH A MANNER THAT THEY ARE STABLE AND INTERLOCKING AND LAID ROUGHLY COURSED AND BEDDED ON THEIR BROADEST BASE.



ROCK WALL DESIGN CHART



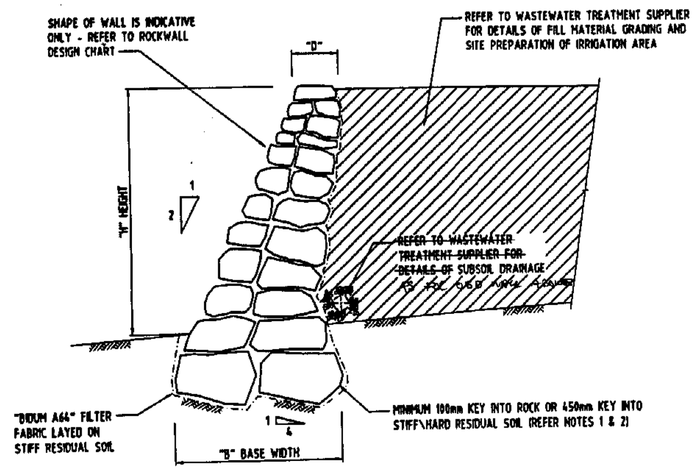
SECTION Y S01
1:20

TYPICAL SECTION - AT OUTLET

We have viewed this drawing and endorse that recommendations given in our Report No. 19522 WE of (date) 23/6/04 have been accepted in principle, except for recommendations noted or underlined in red which should be adopted.

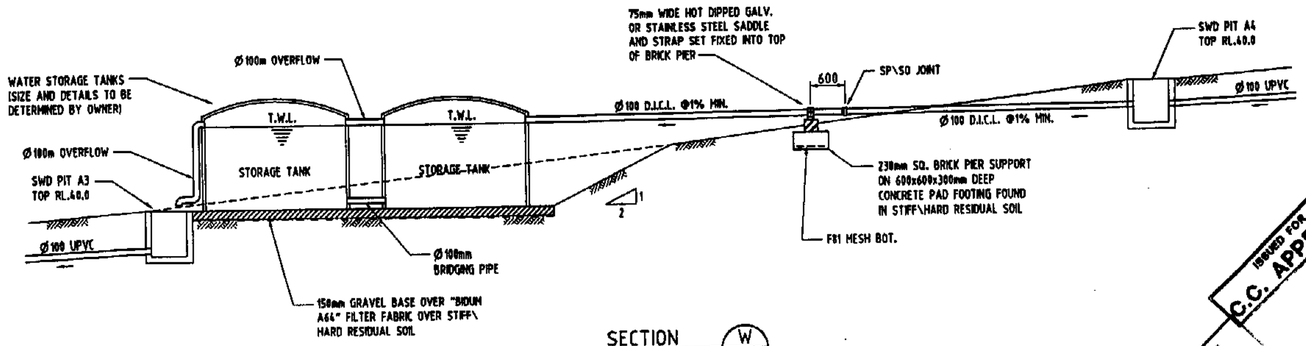
Signed [signature] Date 20/8/04

For Jeffery and Katauskas Pty Ltd
39 Fullerton Road, Glenfield, 2111
Telephone : 809 7322



SECTION Z S01
1:20

TYPICAL SECTION - IRRIGATION AREA RETAINING WALL



SECTION W S01
1:50

1:50 0 0.5 1.0 1.5 2.0 2.5m
1:20 0 0.2 0.4 0.6 0.8 1.0m

ISSUED FOR C.C. APPROVAL

COUNCIL COPY

Mk	Details of Amendment	Approved
A	ISSUED FOR CONSTRUCTION CERTIFICATE (16.08.2004)	J.M.

A1

THIS DESIGN IS THE PROPERTY OF JOHN MATHESON & ASSOCIATES PTY LIMITED

The design & details contained herein is confidential and the information contained herein is a confidential disclosure applicable to this project only. It is shown on the understanding it is not to be used for any other purpose or revealed to others without the written consent of JOHN MATHESON & ASSOCIATES Pty. Limited.

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John Matheson & Associates Pty Ltd
Consulting Civil & Structural Engineers

2/1757 Pittwater Road
Mona Vale NSW 2103
P.O. Box 1061

ABN 49 061 846 795
Phone (02) 9979 8618
Fax (02) 9998 0121

Client: MR. S. AVERY

Project: PROPOSED NEW RESIDENCE
3 BOUNDARY STREET
MONA VALE

Designed	Drawn	Checked	Approved	Scale
J.M.	M.D.			AS SHOWN

Title: DETAILS

Job No.	0419
Drawing No.	C 02
Amendment	A
Cad File No.	0419-SO1.dwg

GENERAL

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL,ENGINEERING AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. IF THE CONTRACTOR IS UNSURE, REFER THE MATTER TO THE ARCHITECT FOR DIRECTION.

CONSTRUCTION FROM THESE DRAWINGS AND THEIR ASSOCIATED CONSULTANTS DRAWINGS IS NOT TO COMMENCE UNTILL APPROVED BY LOCAL AUTHORITIES.

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT SAA CODES AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH — AND SAFETY ACT AND OTHER STATUTORY REQUIREMENTS.

ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE. ENGINEER'S DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.

DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER TO KEEP THE WORKS AND EXCAVATIONS STABLE AT ALL TIMES.

UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES.

WIND LOADS ARE IN ACCORDANCE WITH AS 1170.2 AS FOLLOWS:

BASIC WIND VELOCITY Vu 45m/s

TERRAIN CATEGORY TC 3

THE RELEVANT PROVISIONS OF AS 1170.4 HAVE BEEN APPLIED FOR EARTHQUAKE DESIGN CATEGORY B, REGULAR.

LIVE LOADS

GROUND & FIRST : 1.5kPa, Balconies 3.0kPa

ROOF: 0.25 kPa IN ACCORDANCE WITH AS 1170.1

FOUNDATIONS

PAD FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING INTENSITY OF 600 kPa IN SANDSTONE.

THE FOUNDATION MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER FOR THE PRESSURE BEFORE PLACING REINFORCEMENT OR CONCRETE.

FOOTINGS SHALL BE LOCATED CENTRALLY UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE.

DO NOT EXCEED A RISE OF 1 IN A RUN OF 12 FOR THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS OR EXCAVATIONS.

DO NOT BACKFILL RETAINING WALLS (OTHER THAN CANTILEVER WALLS) UNTIL FLOOR CONSTRUCTION AT TOP AND BOTTOM IS COMPLETED. ENSURE FREE DRAINING BACKFILL AND DRAINAGE IS IN PLACE. ALL BACKFILL SHALL BE GRANULAR AND FREE DRAINING.

FOOTINGS TO BE CONSTRUCTED AND BACKFILLED AS SOON AS POSSIBLE FOLLOWING EXCAVATION TO AVOID SOFTENING OR DRYING OUT BY EXPOSURE.

SAFETY FENCING SHOULD BE IN ACCORDANCE WITH LOCAL COUNCILS REQUIREMENTS AND CONFORM TO AUSTRALIAN STANDARDS.

FORMWORK

THE DESIGN, CERTIFICATION, CONSTRUCTION AND PERFORMANCE OF THE FORMWORK AND FALSE WORK IS THE RESPONSIBILITY OF THE BUILDER.

DESIGN AND CONSTRUCTION AND STRIPPING TIMES TO COMPLY WITH AS 3610 AND AS 3600 UNLESS OTHERWISE APPROVED BY THE ENGINEER.

DURING CONSTRUCTION, SUPPORT PROPPING WILL BE REQUIRED WHERE LOADS FROM STACKED MATERIALS, FORMWORK AND OTHER SUPPORTED SLABS INDUCE LOADS IN A SLAB OR BEAM WHICH EXCEED THE DESIGN LOAD FOR STRENGTH OR SERVICEABILITY AT THAT AGE. ONCE THE NOMINATED 28 DAY STRENGTH HAS BEEN ATTAINED, THESE LOADS SHALL NOT EXCEED THE DESIGN SUPERIMPOSED LOADS SET OUT IN THE GENERAL NOTES.

THE FORMWORK SHALL NOT BE DESIGNED TO RELY ON RESTRAINT OR SUPPORT FROM THE PERMANENT STRUCTURE WITHOUT PRIOR APPROVAL FROM THE PROJECT DESIGN ENGINEER.

CONCRETE FORMED & UNFORMED SURFACES TO HAVE THE FINISHES AS SETOUT IN THE SPECIFICATION

UNFORMED SURFACES SCHEDULE, REFER ARCHITECTS SPECIFICATION.

SPECIAL REQUIREMENTS FOR SEQUENCE OF CONCRETE PLACEMENT AND STRIPPING ARE AS FOLLOWS: REFER TO AS 3600 & AS 3610.

DESIGN INFORMATION CONCERNING THE FORMWORK FOUNDATION SHALL BE DETERMINED FROM THE CONDITIONS EXISTING ON SITE AT THE TIME OF CONSTRUCTION. REFER ALSO TO THE GEOTECHNICAL REPORT WHERE AVAILABLE.

MASONRY

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3700.

STRENGTHS OF BRICKS, CLASS OF BLOCKS AND TYPE OF MORTAR SHALL BE AS FOLLOWS:

ELEMENT	MATERIAL	STRENGTH (CS) OR CLASS	MORTAR TYPE
WALLS	BRICKS	20MPa	1:1:6 GENERALLY
	BLOCKS	15MPa	1:0.25:3 GENERALLY

MORTAR ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN APPROVAL OF THE SUPERINTENDENT. EXCLUDE FIRE CLAYS, FUEL ASH AND THE LIKE.

MASONRY SUPPORTING SLABS AND BEAMS SHALL HAVE A PRE-GREASED GALVANISED STEEL SLIP JOINT BETWEEN CONCRETE AND BRICKWORK U.N.O.

ALL MASONRY SUPPORTING OR SUPPORTED BY CONCRETE FLOORS SHALL BE PROVIDED WITH VERTICAL JOINTS TO MATCH ANY CONTROL JOINTS IN THE CONCRETE.

NON LOAD BEARING WALLS SHALL BE SEPARATED FROM CONCRETE ABOVE BY 12mm THICK CLOSED CELL POLYETHYLENE STRIP.

NO CHASES OR RECESSES ARE PERMITTED IN LOAD BEARING MASONRY WITHOUT THE APPROVAL OF THE ENGINEER.

PROVIDE VERTICAL CONTROL JOINTS AT 10 m MAX CENTRES AND 5 m MAXIMUM FROM CORNERS IN BRICKWORK.

BACKFILL TO RETAINING WALLS TO BE FREE DRAINING GRANULAR MATERIAL U.N.O. PROVIDE SUBSOIL DRAIN TO WEEP HOLES.

DO NOT CONSTRUCT MASONRY WALLS ON SUPENDED CONCRETE SLABS UNTIL SLAB HAS BEEN STRIPPED AND DEPROPPED.

REINFORCED CONCRETE BLOCKWORK SHALL COMPLY WITH THE FOLLOWING UNO:
- BLOCKS SHALL BE STRENGTH GRADE 15 CONFORMING TO AS 2733.
- MORTAR SHALL COMPRISE 1 CEMENT : 0.25 LIME : 3 SAND
- PROVIDE CLEANOUT HOLES AT BASE OF ALL WALLS AND ROD CORE HOLES TO REMOVE PROTRUDING MORTAR FINS
- CORE FILLING GROUT TO HAVE A CHARACTERISTIC STRENGTH OF 20 MPa, 10mm AGGREGATE ,230 SLUMP +/- 30mm WITH A MINIMUM CEMENT CONTENT OF 300 kg/m3.
- PROVIDE 55mm COVER TO REINFORCING BARS FROM THE OUTSIDE FACE OF THE BLOCKWORK TO ALLOW ADEQUATE GROUT COVER.

PROVIDE D.P.C. BELOW ALL BRICKWORK SUPPORTED BY REINFORCED CONCRETE SLAB. PROVIDE MASONRY EXPANSION TIES BETWEEN WALLS AND STEEL FRAME AND AT ALL WALL JOINTS, THIS INCLUDES HEADER TIES TO UNDERSIDE OF STRUCTURE OVER.

PROVIDE HORIZONTAL BRICK JOINT REINFORCEMENT FOR MINIMUM THREE COURSES TOP AND BOTTOM OF EACH RISE IN LEVEL OF BRICKWORK.

ALL CAVITY CONSTRUCTION TO HAVE STAINLESS STEEL WALL TIES INSTALLED AS PER CLAUSE 3.8, AS3700. ALL TIES SHALL BE MEDIUM DUTY. CAVITY TIES SHALL BE SPACED AT 600MM CENTRES, EACH WAY, IN GENERAL WORK, AND AT 300MM CENTRES AROUND WINDOWS AND SUPPORT WALLS, FLOORS AND OTHER ELEMENTS OF STRUCTURE.

CONCRETE

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS. READY MIX CONCRETE SUPPLY SHALL COMPLY WITH AS 1379.

CONCRETE QUALITY

ALL THE REQUIREMENTS OF THE CONCRETE SPECIFICATION SHALL APPLY TO THE FORMWORK, REINFORCEMENT AND CONCRETE UNLESS NOTED OTHERWISE.

ELEMENT	F'c MPa (28 DAYS)	SLUMP	MAX AGG SIZE	CEMENT TYPE	MAX W/C RATIO	MIN CEMENT CONTENT
SLAB	(32)	(80MM)	(20MM)	(SL)	(0.50)	(325KG/M3)
FOOTING	(25)	(80MM)	(20MM)	(GP)	(0.50)	(275KG/M3)

PROJECT CONTROL TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS1397 CLAUSE B7

NO ADMIXTURES SHALL BE USED IN CONCRETE UNLESS APPROVED IN WRITING. EXCLUDE CALCIUM CHLORIDE FROM THE MIX.

CLEAR CONCRETE COVER TO ALL REINFORCEMENT FOR DURABILITY SHALL BE AS FOLLOWS UNLESS SHOWN OTHERWISE.

EXPOSURE CLASSIFICATION TO AS3600	CONCRETE GRADE	CAST AGAINST GROUND	CAST IN FORMS AND EXPOSED	CAST IN FORMS NOT EXPOSED
A1 & A2	25	50	30	20(A1)
B1	32	60	40	–
B2	40	65	45	–

NOTE (1) COVER REQUIREMENTS MAY NEED TO BE INCREASED TO SUIT FIRE RATING
(2) EXPOSURE CLASSIFICATION SHALL BE AS INDICATED ON THE DRAWINGS
(3) REFER DRAWINGS FOR COVER

ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON MILD STEEL PLASTIC TIPPED CHAIRS, PLASTIC CHAIRS OR CONCRETE CHAIRS AT NOT GREATER THAN 1 METRE CENTRES BOTH WAYS. BARS SHALL BE TIED AT ALTERNATE INTERSECTIONS. IN EXPOSURE CONDITIONS GREATER THAN B1 USE ONLY PLASTIC CHAIRS.

CONCRETE SIZES SHOWN DO NOT INCLUDE THICKNESSES OF APPLIED FINISHES.

DEPTHS OF BEAMS ARE GIVEN FIRST AND INCLUDE SLAB THICKNESS.

FOR CHAMFERS, DRIP GROOVES, REGLETS, ETC. REFER TO ARCHITECT'S DETAILS, MAINTAIN COVER TO REINFORCEMENT AT THESE DETAILS.

NO HOLES, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.

CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.

CONCRETE CONTINUED

THE FINISHED CONCRETE SHALL BE A DENSE HOMOGENEOUS MASS, COMPLETELY FILLING THE FORMWORK THOROUGHLY EMBEDDING THE REINFORCEMENT AND FREE OF STONE POCKETS. ALL CONCRETE INCLUDING SLABS ON GROUND AND FOOTINGS SHALL BE COMPACTED WITH MECHANICAL VIBRATORS.

CURING OF ALL CONCRETE IS TO BE ACHIEVED BY KEEPING SURFACES CONTINUOUSLY WET FOR A PERIOD OF 7 DAYS, AND PREVENTION OF LOSS OF MOISTURE FOR A TOTAL OF 14 DAYS FOLLOWED BY A GRADUAL DRYING OUT. APPROVED SPRAYED ON CURING COMPOUNDS THAT COMPLY WITH AS 3799 MAY BE USED WHERE FLOOR FINISHES WILL NOT BE AFFECTED (*REFER MANUFACTURER SPECIFICATION). POLYTHENE SHEETING OR WET HESSION MAY BE USED TO RETAIN CONCRETE MOISTURE WHERE PROTECTED FROM WIND AND TRAFFIC.

CONSTRUCTION SUPPORT PROPPING IS TO BE LEFT IN PLACE WHERE NEEDED TO AVOID OVERSTRESSING THE STRUCTURE DUE TO CONSTRUCTION LOADING. NO BRICKWORK OR PARTITION WALLS ARE TO BE CONSTRUCTED ON SUSPENDED LEVELS UNTIL ALL PROPPING IS REMOVED AND THE SLAB HAS ABSORBED ITS DEAD LOAD DEFLECTION.

THE ENGINEER SHALL BE GIVEN 24 HOURS NOTICE FOR REINFORCEMENT INSPECTION ANDTENED. CONCRETE SHALL NOT BE DELIVERED UNTIL FINAL APPROVAL OBTAINED.

CONDUITS, PIPES ETC, SHALL ONLY BE LOCATED IN THE MIDDLE ONE THIRD OF SLAB DEPTH AND SPACED AT NOT LESS THAN 3 DIAMETERS.

REINFORCEMENTS SYMBOLS:

S	DENOTES GRADE 230 S HOT ROLLED DEFORMED BARS TO AS 1302
Y	DENOTES GRADE 410 Y BARS TO AS 1302 GRADE Y
R	DENOTES GRADE 230 R HOT ROLLED PLAIN BARS TO AS 1302
F	DENOTES HARD-DRAWN WIRE REINFORCING FABRIC TO AS 1304
W	DENOTES HARD-DRAWN PLAIN WIRE TO AS 1303

17Y20-250

17	NUMBER OF BARS IN GROUP
Y	BAR GRADE AND TYPE
20	NOMINAL BAR SIZE IN mm
250	SPACING IN mm

THE FIGURES FOLLOWING THE FABRIC SYMBOL F IS THE REFERENCE NUMBER FOR FABRIC TO AS 1304.

REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.

SLAB REINFORCEMENT SHALL EXTEND AT LEAST 65 mm ONTO MASONRY SUPPORT WALLS AND 50 PERCENT OF BOTTOM REINFORCEMENT SHALL BE COGGED TO ACHIEVE ANCHORAGE AT SIMPLY SUPPORTED ENDS.

SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN POSITIONS SHOWN OR OTHERWISE APPROVED IN WRITING BY THE ENGINEER. LAPS SHALL BE IN ACCORDANCE WITH AS 3600 AND NOT LESS THAN THE DEVELOPMENT LENGTH FOR EACH BAR.

SITE BENDING OF DEFORMED REINFORCING BARS SHALL BE DONE WITHOUT HEATING USING MECHANICAL BENDING TOOLS.

WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER.

JOGGLES TO BARS SHALL BE 1 BAR DIAMETER OVER A LENGTH OF 12 BAR DIAMETERS.

FABRIC SHALL BE LAPPED 2 TRANVERSE WIRES PLUS 50 mm. BUNDLED BARS SHALL BE TIED TOGETHER AT 30 BAR DIAMETER CENTRES WITH 3 WRAPS OF THE WIRE.

WHERE TRAVERSE TIE BARS ARE NOT SHOWN PROVIDE Y12-400 SPLICED WHERE NECESSARY AND LAP WITH MAIN BARS 400 mm U.N.O.

PROVIDE UPWARD CAMBER TO FORMWORK OF CANTILEVERS OF L/120, WHERE L IS THE PROJECTION BEYOND COLUMN OR WALL FACE, AND TO FORMWORK OF SLABS WHERE NOTED ON PLAN. MAINTAIN THE SLAB AND BEAM DEPTHS SHOWN.

SLABS AND BEAMS SHALL BE CONSTRUCTED TO BEAR ONLY ON THE BEAMS, WALLS, COLUMNS, ETC SHOWN ON THE DRAWINGS. ALL OTHER BUILDING ELEMENTS SHALL BE KEPT 15MM MINIMUM CLEAR FROM SOFFITS OF STRUCTURE.

WARNING

PLEASE NOTE: The stamping of this plan by Insight Development Consultants Pty Ltd does not relieve the Applicants responsibility to obtain approval from Sydney Water or other utilities prior to the commencement of any works.

Dial Before You Dig 1100

INSIGHT DEVELOPMENT CONSULTANTS PTY LTD

Structural Details C.C. No. 2004/242

PLEASE NOTE: The stamping of this plan by Insight Development Consultants Pty Ltd does not relieve the Structural Engineers of their responsibility to ensure the structural adequacy of this project.

We have viewed this drawing and endorse that recommendations given in our Report No. 18522 WA of (date) 23/4/04 have been adopted in principle, ~~except for modifications noted or underlined in red which should be adopted.~~

Signed ______ Date 20/8/04

For Jeffery and Katauskas Pty Ltd
39 Buffalo Road, Gladesville 2111
Telephone :9809 7322

COUNCIL COPY

Mk	Details of Amendment	Approved
A	ISSUED FOR C.C	09/08/04

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Consulting Civil & Structural Engineers
2/1787 Pittwater Road, Mona Vale NSW 2103, P O Box 1061
ABN 49 061 846 795 Phone (02) 9979 6618 Fax (02) 9999 0121

Client: Mr. S.Avery

Project: NEW FOOTINGS & GROUND FLOOR SLAB, 3 Boundary Street, Warriewood.

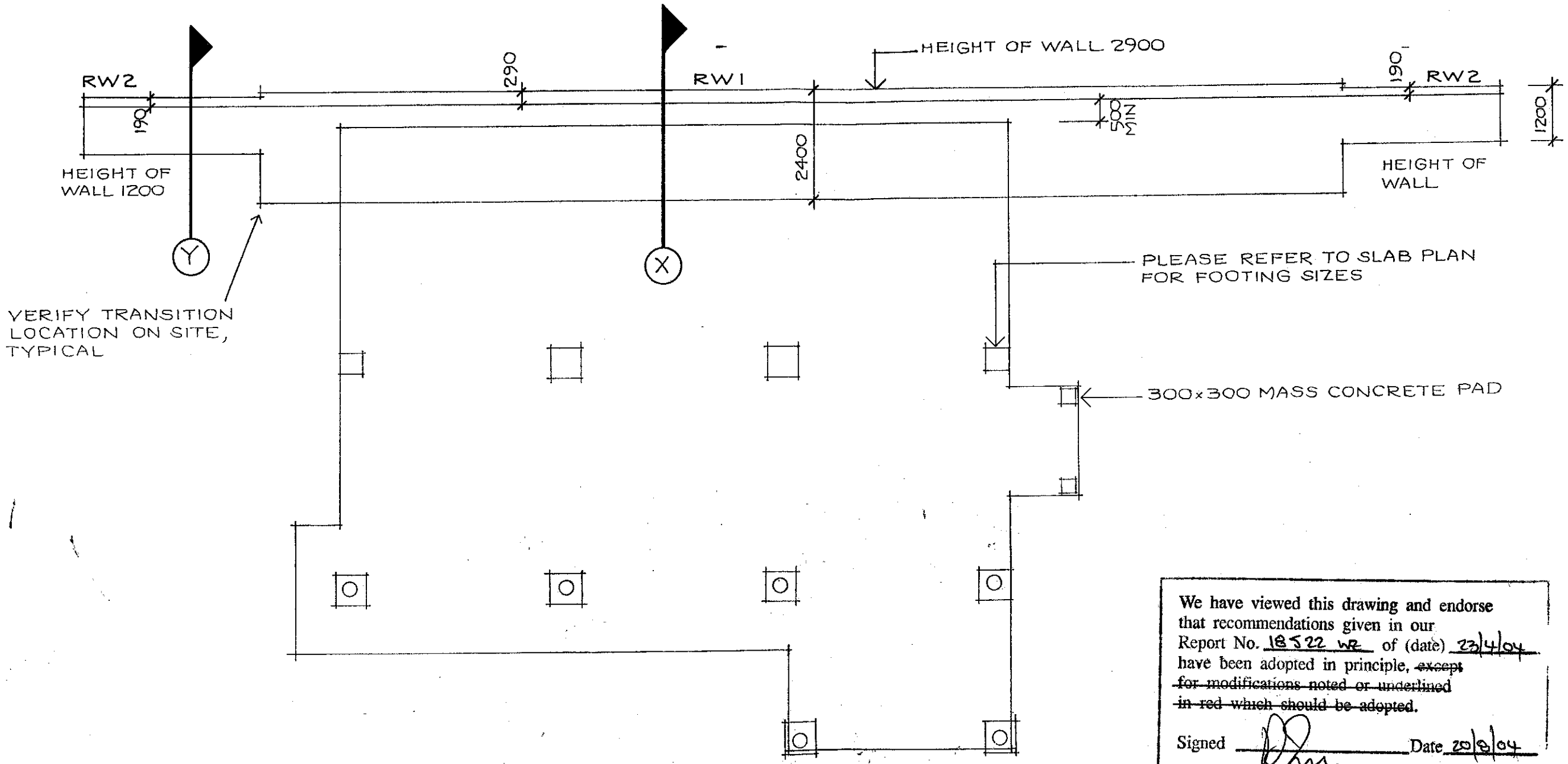
Designed JM Drawn JM Checked Approved

Title: GENERAL NOTES

Drawing No. 0419-S0

Amendment A

Cad File No. 0419-S0



We have viewed this drawing and endorse that recommendations given in our Report No. 18522 WR of (date) 23/4/04 have been adopted in principle, ~~except for modifications noted or underlined in red which should be adopted.~~

Signed _____ Date 20/8/04

For Jeffery and Katauskas Pty Ltd
39 Buffalo Road, Gladesville, 2111
Telephone : 9809 7322

RETAINING WALL AND FOOTING PLAN

DRG STATUS :

Issue	Details of Issue	Des'd	Drn	Chk'd	Approved	Date
A	CC	JM	LG	JM		9/8/04

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Client: MR SCOTT AVERY

Project: No 3 BOUNDARY STREET WARRIEWOOD

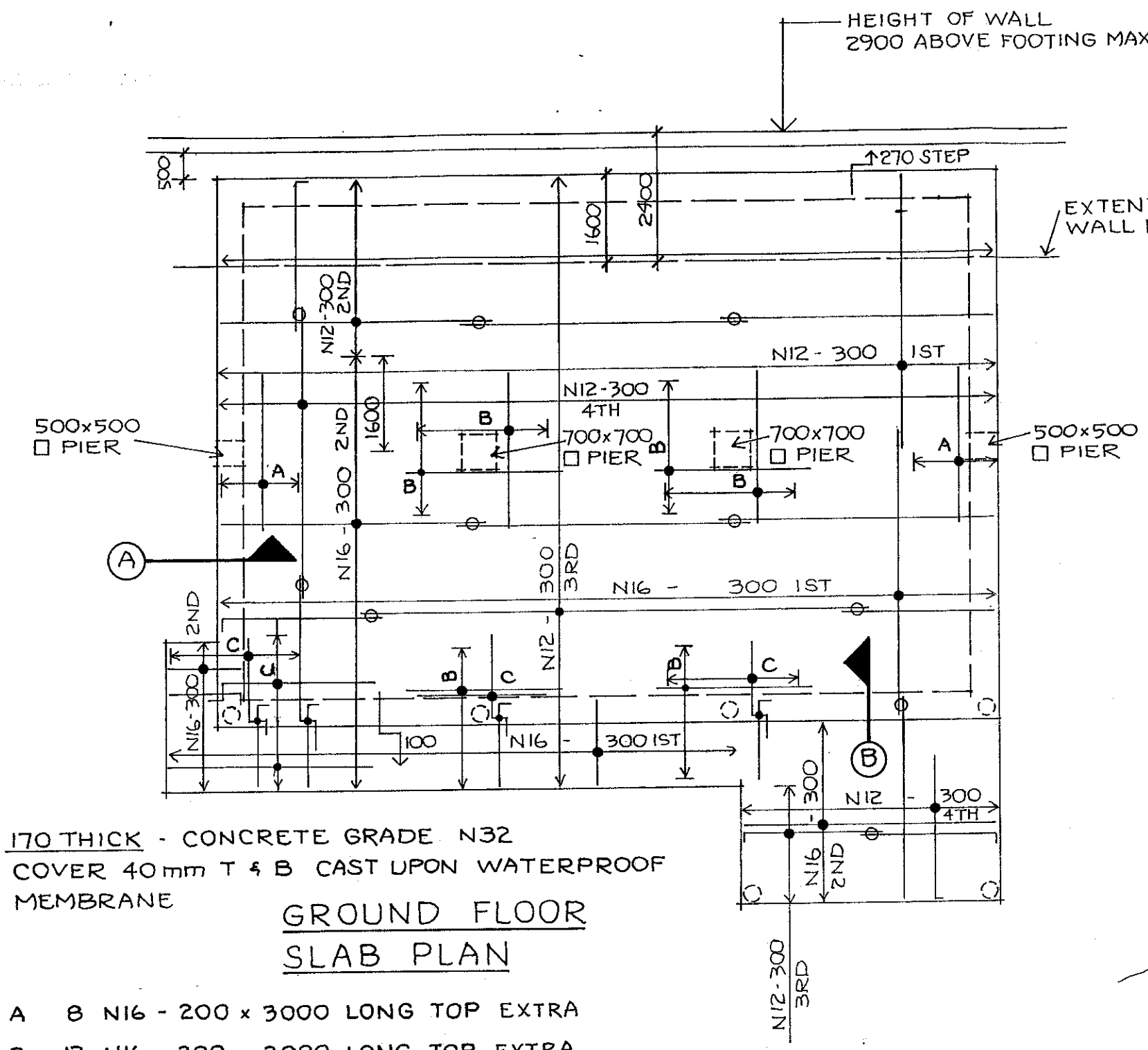
Title: RETAINING WALL & FOOTING PLAN

Drawing No. S1

Issue A

Cad File No.

Xref.(s)



170 THICK - CONCRETE GRADE N32
COVER 40mm T & B CAST UPON WATERPROOF MEMBRANE

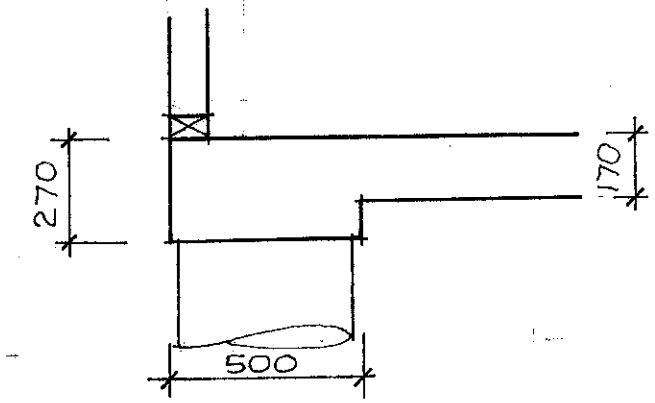
GROUND FLOOR SLAB PLAN

A 8 N16 - 200 x 3000 LONG TOP EXTRA

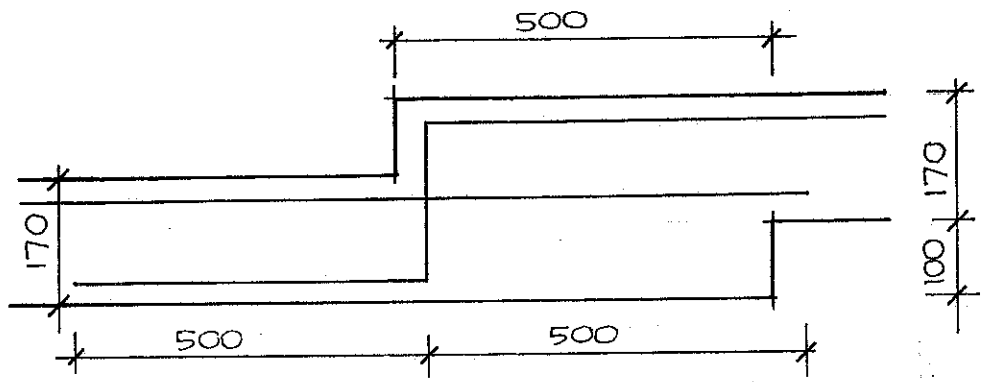
B 13 N16 - 200 x 3000 LONG TOP EXTRA

C 9 N12 - 300 TOP EXTRA

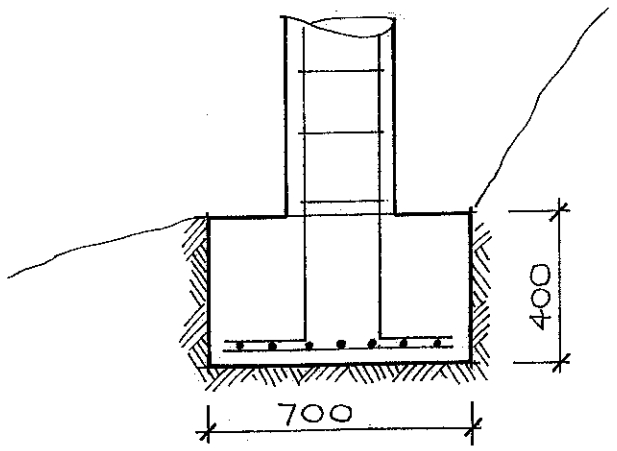
NOTE : ALL FORMWORK SHALL BE IAW AS 3600 & AS 3610
PROVIDE FOOTINGS TO FORMWORK PROPS ON SOUND STABLE ROCK



SECTION A 1:20



SECTION B 1:10



PAD FOOTING DETAIL 1:20

6 x 300ø CONCRETE COLUMNS
6 N16 BARS + N10 - 200 TIES
COLUMNS ON PAD FOOTINGS
400D x 700 x 700
F81 MESH BOTTOM

FOUND PAD FOOTINGS
IN STABLE SOUND
SANDSTONE BEDROCK

DRG STATUS :

Issue	Details of Issue	Des'd	Drn	Chk'd	Approved	Date
A	CC	JM	LG	JM		9/8/04

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Client: MR SCOTT AVERY

Project: No 3 BOUNDARY STREET WARRIEWOOD

Title: GROUND FLOOR SLAB PLAN

Drawing No. S2

Issue A

Cad File No.

Xref.(s)

We have viewed this drawing and endorse that recommendations given in our Report No. 18522 WR of (date) 23/4/04 have been adopted in principle, ~~except for modifications noted or underlined in red which should be adopted.~~

Signed _____ Date 20/8/04

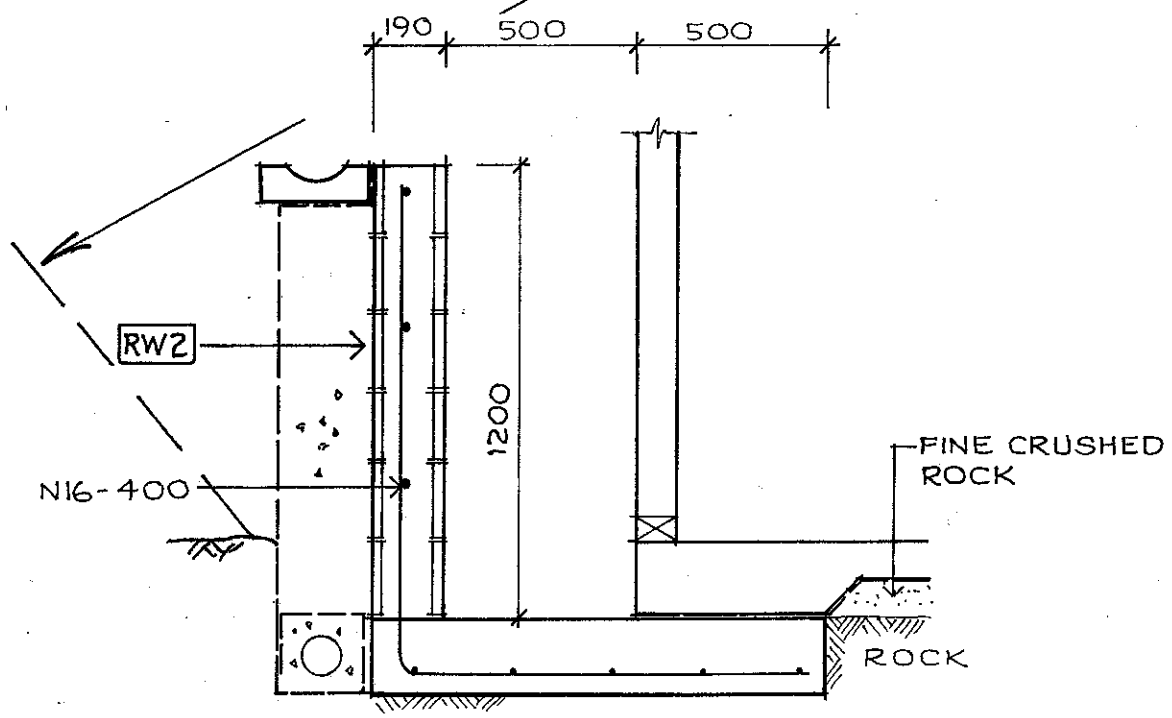
For Jeffery and Katauskas Pty Ltd
39 Buffalo Road, Gladesville, 2111
Telephone : 9809 7322

We have viewed this drawing and endorse that recommendations given in our Report No. 18522 WZ of (date) 23/4/04 have been adopted in principle. except for modifications noted or underlined in red which should be adopted.

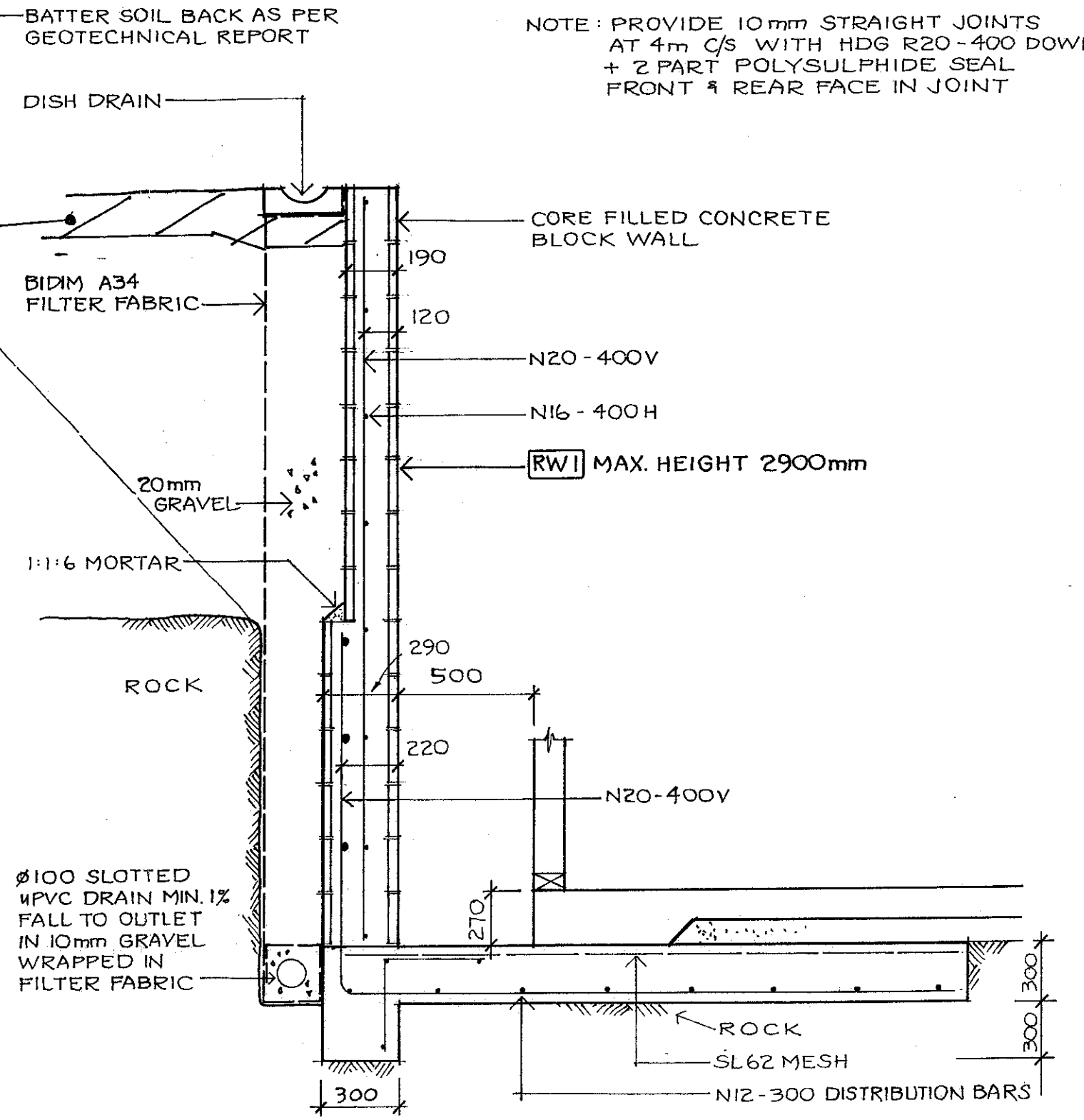
Signed _____ Date 20/8/04

For Jeffery and Katauskas Pty Ltd
39 Buffalo Road, Gladesville, 2111
Telephone :9809 7322

NOTE: PROVIDE 10mm STRAIGHT JOINTS AT 4m C/S WITH HDG R20-400 DOWELS + 2 PART POLYSULPHIDE SEAL FRONT & REAR FACE IN JOINT



SECTION Y



SECTION X

DRG STATUS :

Issue	Details of Issue	Des'd	Drn	Chk'd	Approved	Date
A	CC	JM	LG	JM	N	9/8/04

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Client: MR SCOTT AVERY

Project: No 3 BOUNDARY STREET WARRIEWOOD

Title: RETAINING WALL SECTIONS X & Y

Drawing No. S3

Issue A

Cad File No.

Xref.(s)

Malcolm Bruce BA (MacQuarie University)

Environmental Consultant and Arborist

NPWS Scientific Licence S10357
Animal Care and Ethics Permit AW/98/106

ABN 97 363 034 490

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SPECIALIST IN

BUSHFIRE SAFETY ASSESSMENTS,

BUSHFIRE MITIGATION PLANNING,

FLORA AND FAUNA SURVEYS

REVIEWS OF ENVIRONMENTAL FACTORS,

ARBORICULTURE ASSESSMENT

3 Boundary Street, Warriewood
Compliance with Conditions of Consent

Part B: MATTERS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE.

B67: On-site planting schedule to be submitted prior to CC. this will consist of 80% locally native species, be highly diverse in selection (as per BCMP –Malcolm Bruce BA – Environmental Consultant and Arborist - Prepared for Mr S Avery) and planting is to be done in a clumping fashion sp as to provide suitable wildlife habitat/refuge. To be signed off by a Bushland Management Consultant.

My Avery has agreed to the following planting schedule: -

1) Prior to commencement of construction of the proposed dwelling, all or any indigenous plants removed from the proposed construction area, particularity any *Xanthorrheas*, are to be immediately replanted in an area slightly to the west of the proposed construction area.

2) Prior to commencement of construction of proposed dwelling a hedge of *Allocasuarina torulosa* and *Acacia floribunda* are to be planted along the boundary of the adjoining upslope property.

3) Following the stabilisation of the proposed excavated soil area the main component of the Landscape Design Plan (C McKenzie author) is to be implemented.

4) During construction of the proposed dwelling the following trees are to be planted at various locations on the allotment outside the Asset Protection Zone: -

a) Angophora costata
b) Eleocarpus reticulatis

5) Within three months of planting the species in the above part, various shrubs and small trees are to be planted around the trees described in the previous point, including: -

a) *Xanthorrhoea arborea*
b) *Ceratopetalum gummferum*

6) Within three months pf plant of shrubs and small trees the following ground covers are to be planted in and around the trees mentioned in point 4: -

a) Indigofera australis
b) Leptospermum lanigerum

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c) *Lomatia myticiodes*
d) *Lomandra longifolia*
e) *Lomandra gracilis*
f) *Pandorea pandorana*
g) *Pimelia linifolia*
h) *Smilax australis*
i) *Smilax glyciphylla*

7) Within 12 month of the completion of the construction of the proposed dwelling all components of the Landscape Design Plan (C McKenzie author) is to be implemented.

B68: All 8-Part Test recommendations (Eight Part Test –Malcolm Bruce BA – Environmental Consultant and Arborist - Prepared for Mr S Avery) to be undertaken and signed off by a Bushland Management Consultant.

Recommendation 1: The removal of these trees has been outlined in the Landscape Design Plan, which supports the Eight Part Test recommendations.

Recommendation 2: The Applicant has arranged with a local nursery for the purchase of a range on indigenous plants outlined in the Ecological Sustainability Concept Plan.

Recommendation 3: Where possible the Applicant is undertaking to transplant suitable plants from within the proposed construction zone to disturbed areas on the allotment, such as transplanting *Xanthorrheas* to a disturbed area adjoining the proposed dwelling.

Recommendations 4 and 5: The Applicant will not own either a cat or dag, whilst residing at 3 Boundary Street.

Recommendation 6: On completion of construction of the proposed dwelling the Applicant will install suitable possum boxes throughout the retained bushland on the Allotment.

Recommendation 7: Apart from some specimens within the construction are of the proposed dwelling all *Allocasuarina torulosa* trees are to be retained on the Allotment. Additionally, replacements for removed specimens are to be planted on cleared areas of the Allotment.

Conclusion: The Applicant has fulfilled the majority of these recommendations and has shown evidence of intention to fore fill the remainder.

B69 Recommendations 1, 2 (to have been commenced), 3 (to have been commenced), 4)to have been commenced), 5, 6 (where appropriate), 7 (burn piles in place where necessary), 8, 9, 10 (part of submitted landscape plan), 11, 12 (plantings in place), 13, 17, 19, in Bushland Concept Management Plan

(BCMP –Malcolm Bruce BA – Environmental Consultant and Arborist - Prepared for Mr S Avery) to be satisfied prior to CC.

Recommendation 1: The Bush Fire Danger Period for NSW (including the Pittwater LGA) has been brought forward to the 1st August 2004, due to the extreme fire danger. The Keetch-Byram Drought Index has been averaging 130 over the past months. This extreme reading is normally only achieve during Mid Summer. Effectively, a prescribed bushfire on this Allotment would be unsafe and should not be conducted. The Applicant, Mr S Avery, has undertaken to liaise with the Warringah/Pittwater Fire Mitigation Officer and the Captain of Ingleside Brigade, in relation to obtaining a fire permits and approval, as well having an environmental assessment conducted. Recommendation 1 will be carried out when it is safe to do so. This recommendation should be postponed until the 2005 prescribed fire season.

Recommendations 2, 3 and 4: The Applicant Mr Avery has undertaken a selective spraying programme, targeting Lantana, Pampas Grass and Asparagus Fern. Additionally the Applicant has conducted a hand weeding programme with both noxious and environmental weeds. Further, during construction mechanical removal a weedy area within the footprint of the proposed dwelling will be undertaken. Environmental weeds along the track in the northern part of the block have been sprayed and hand weeded.

Recommendations 5 and 6: The Banana and Mulberry Trees have been flagged and will be removed prior to commencement of construction of proposed dwelling.

Recommendation 7: The Applicant has been physically removing weeds from the Allotment after weeding has occurred.

Recommendations 8, 9 and 10: The Landscape Design Plan has been inspected and reflects the needs for the creation maintenance of an Asset Protection Zone for the proposed dwelling. This plan has recommended the removal of some highly inflammable plants, while supporting the retention of less flammable species. The creation of an Asset Protection Zone will also be aided by the carry out of Recommendation 1 during the 2005 Prescribed burning season or before depending on the advice given by the Rural Fires Service.

Recommendations 11: The landscape Design Plan has recommended the removal of some trees at the forefront of the proposed dwelling and has not recommended any planting in the area to the front of the proposed dwelling.

Recommendation 12: The planting of *Angophora costata* specimens is part of the Landscape Design Plan.

Recommendation 13: The Applicant has no intention to clear this are and has not entered this location. The riparian zone along Narrabeen Creek has been retained in a natural state.

Recommendations 17 and 19: At this point in time the Soft Bracken Stand has not been under scrubbed or subjected to a prescribed bushfire. The area directly below the location of the proposed dwelling has been retained as a landscape feature. Additionally the cleared are in the northern section of the Allotment will be retained as clear space and not revegetated. This area is to be set aside as it is additionally required to form part of the northern Asset Protection Zone. This area will provide an adequate location for the foraging of Bandicoots. The Applicant does not propose to own any pet, including cats or dogs, on this Allotment.

Conclusion: Apart from postponing Recommendation 1 due to the declaration of Bush Fire Danger Period for NSW, the Applicant has taken steps to satisfy all the conditions within the BCMP –Malcolm Bruce BA – Environmental Consultant and Arborist. Several of the recommendations are contained within the Landscape Design Plan and other are fully supported by the actions of the Applicant

Malcolm Bruce

Malcolm Bruce
3rd August 2004