
Sent: 19/05/2019 4:13:46 PM
Subject: DA 2019/0359, 149 Riverview Road, Avalon - Alterations and additions to jetty
- Submissions in Reply to NBC
Attachments: 19.5.19 CS RESPONSE TO NBC RE BENNETT JETTY OBJECTIONS.docx;
R - NSW Crown Lands Division - Unauthorised Works complaint - 149
Riverview Rd Avalon.PDF; R - Department of Primary Industries - Re Issue of
Building Certificate BC000812 - 149 Riverview Road Avalon.pdf; R -
Department of Primary Industries - Issue of Building Certificate - BC000812 -
149 Riverview Road, Avalon - MN79H223.pdf; R - Building Certificate Non
Standard Letter for Application BC000812.pdf; R - Building Certificate for
Application BC000812.pdf; R - BENNETT - BUILDING CERTIFICATE
REPORT - BC000812- 149 RIVERVIEW RD AVALON.pdf; R - Bennett -
Application for Building Certificate - BC000812 - 149 Riverview Road
Avalon.pdf;

Attention: Development Assessment Unit

Letter and documents attached.

Please confirm receipt of same?

Regards

Clive Steirn
147 Riverview Road,
Clareville 2107

19 May 2019

**The Chief Executive Officer
Northern Beaches Council**

Attention: Development Assessment Unit

Dear Sir or Madam

Application No.	DA2019/0359
Address:	Lot A DP 413022, 149 Riverview Road, Avalon Beach.
Description:	Alterations and additions to a jetty

Provisional Consent to Subject DA.

I refer to Council's letter dated 14 May 2019 advising of our rights as adjoining property owners to identify issues of concern in relation the subject development application.

We reside at 147 Riverview Road, Avalon, which is next door to the subject property. We have inspected both the approved plans and conditions imposed by Council thus far and indicate we have no objections provided both the plans and conditions imposed by Council are met by the applicant in relation to the alterations and additions to the jetty.

However, Council should be aware that before final approval is given the following issue needs to addressed, and the proper processes followed in relation to the unlawful construction of Mr Bennett's boatshed without approval of the owner (Department of Industry) for the reasons set out in previous submissions concerning the same issue:

New Boatshed Unlawfully Constructed and without Approval

Whilst we note on this occasion Mr Bennett has sought approval in relation to the proposed alterations and additions to his jetty, our concern is that he failed to do so on a previous occasion when he demolished and constructed a new boatshed without the prior approval of the NSW Crown Lands Division (now Department of Industry), the owner of the site for the purposes of the relevant Act. This omission by Mr Bennett was noted the Crowns Land Division.

On 30 June 2011 the NSW Crown Lands Division wrote to Pittwater Council (as it then was) drawing Council's attention to the unauthorised waterfront works and requested that the matter be investigated by Council.

The full history surrounding Council's involvement in the matter has been the subject of complaints set out in previous correspondence with Northern Beaches Council. You will note that the new boatshed was constructed without the permission of the then owner,

Crown Lands Division, contrary to clause 280(1)(a) of the Environmental Planning and Assessment Regulation 2000. More to the point the new boatshed was unlawfully constructed in breach of the clause referred to and therefore the building certificate was invalidly issued. Accordingly, the building certificate has no legal effect given the relevant clause was not complied with as a condition precedent prior to the issue of the certificate. This remains the position and accordingly, the construction of the new boatshed *remains* unlawful.

Specifically, the matter has been fully set out in correspondence between my solicitor, Mr Grant Christmas and Northern Beaches Council in his letter attaching all relevant documents including photos of the new and old boatsheds, dated 7 February 2019. For your assistance we attach contemporary documents relevant to the issue at the time. There has been no response by Council to date.

We note from your letter that quite properly Council when considering an application has regard to:

- Statutory requirement under the Act.
- Adopted policies of Council, and
- Issues raised in written submissions.

It is trite to say that when contrasting the two issues referred to above it will be seen that where there is a failure by a resident to comply with the proper processes the safeguards you refer to, fail at a fundamental level to the detriment of the ratepayers and other interested parties.

The failure by Mr Bennett is compounded when Council itself fails to investigate the matter when specifically requested to do so by the owner of the property, (the Crown Lands Division) which is acting in the public interest in seeking an investigation.

We are of the view that the proper processes should be followed, and Council should take the necessary action accordingly, in order to comply with the law.

We await your response.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Clive Steirn', is written over a light blue rectangular background.

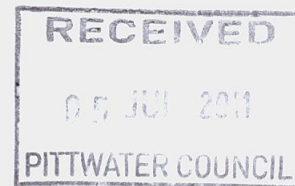
Clive Steirn

**Copies: Councillor Rory Amon,
Mr Grant Christmas, Solicitor (Planning & Environmental Law)**

Our Reference: MN79H223
Contact: Bethany Lomas
Telephone: 8836-5331
Facsimile: 8836-5362

30 June 2011

Compliance Section
Pittwater Council
PO Box 882
MONA VALE NSW 1660



Dear Sir/Madam,

Re: Unauthorised Works fronting 149 Riverview Rd, Avalon:

Reference is made to telephone conversation with an Officer of Pittwater Council on 29 June 2011 regarding the above matter. The officer suggested this Division pass the enquiry onto you for investigation.

Current Permissive Occupancy agreement 1960/288 held for the purpose of reclamation, boatshed, jetty and slipway exists fronting the property.

Photographs submitted by the new owner were received in this Office as part of a transfer application. The photographs revealed re-development of the waterfront, in particular extensive works to the boatshed. The repairs/maintenance works completed on the jetty and slipway are not an issue as they appear to have been completed within the same framework as the approved structures. Please see photographs attached.

The matter of the boatshed was raised with the owner as unauthorised re-development works and a request was made to make application to this Division and Pittwater Council via a Building Certificate to legalise the re-development.

The owner is adamant that the works completed are extensive repair works only and not re-development as Crown lands suggests.

It would be appreciated if Council could investigate the matter further and advise Crown lands of their views and stance on the matter.

If you have any queries or require further information, please contact me on the number provided above.

Yours sincerely



Bethany Lomas
Property Management Officer
Sydney Area

Authorised Occupation:



Unauthorised Occupation:



From: Bethany Lomas <Bethany.Lomas@lands.nsw.gov.au>
Sent: 05/04/2012 03:42:08 PM
To: "pittwater_council@pittwater.nsw.gov.au" <pittwater_council@pittwater.nsw.gov.au>
Subject: Issue of Building Certificate BC0008/12 fronting 149 Riverview Rd, Avalon - MN79H223

Good Afternoon,

It has been brought to this Department's attention that the abovementioned Certificate has been issued by Council.

Records in this Office indicate that no Land Owners Consent for lodgement of this application was issued by this Department.

Can Council please advise this Office why Building Certificate was accepted and issued without the consideration and Consent of the Owner (Crown)?

Yours sincerely,

Bethany Lomas | Property Management Officer, Sydney Area, South Region (Crown Lands) |
Catchments and Lands

Department of Primary Industries (DPI) | Level 12, 2-10 Valentine Avenue, Parramatta | PO Box
3935 Parramatta NSW 2124

T: 02 8836 5331 | F: 02 8836 5362 | E: bethany.lomas@lands.nsw.gov.au

W: www.crownland.nsw.gov.au | W: www.dpi.nsw.gov.au

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual

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- CCF050312_0000.jpg

From: Bethany Lomas <Bethany.Lomas@lands.nsw.gov.au>
Sent: 14/08/2012 03:06:47 PM
To: "pittwater_council@pittwater.nsw.gov.au" <pittwater_council@pittwater.nsw.gov.au>
Subject: FW: Issue of Building Certificate BC0008/12 fronting 149 Riverview Rd, Avalon - MN79H223

Good Afternoon,

Reference is made to this Department's email to you of 5 April 2012, which can be found below.

Records in this Office indicate that no response has been received.

It would be most appreciated if you could please advise this Office, as a matter of urgency, of the current position of this enquiry.

Yours sincerely,

Bethany Lomas | Property Management Officer, Sydney Area, South Region (Crown Lands) |
Catchments and Lands

Department of Primary Industries (DPI) | Level 12, 2-10 Valentine Avenue, Parramatta | PO Box
3935 Parramatta NSW 2124

T: 02 8836 5331 | F: 02 8836 5362 | E: bethany.lomas@lands.nsw.gov.au

W: www.crownland.nsw.gov.au | W: www.dpi.nsw.gov.au

From: Bethany Lomas
Sent: Thursday, 5 April 2012 3:42 PM
To: 'pittwater_council@pittwater.nsw.gov.au'
Subject: Issue of Building Certificate BC0008/12 fronting 149 Riverview Rd, Avalon - MN79H223

Good Afternoon,

It has been brought to this Department's attention that the abovementioned Certificate has been issued by Council.

Records in this Office indicate that no Land Owners Consent for lodgement of this application was issued by this Department.

Can Council please advise this Office why Building Certificate was accepted and issued without the consideration and Consent of the Owner (Crown)?

Yours sincerely,

Bethany Lomas | Property Management Officer, Sydney Area, South Region (Crown Lands) |
Catchments and Lands

Department of Primary Industries (DPI) | Level 12, 2-10 Valentine Avenue, Parramatta | PO Box
3935 Parramatta NSW 2124

T: 02 8836 5331 | F: 02 8836 5362 | E: bethany.lomas@lands.nsw.gov.au

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- CCF050312_0000.jpg

Business Hours:
8.00am to 5.30pm, Monday to Thursday
8.00am to 5.00pm, Friday

BC No: BC0008/12

31 August 2012

M/S BETHAMY LOMAS
PROPERTY MANAGEMENT OFFICER
SOUTH REGION CATCHMENT & LANDS
DEPARTMENT OF PRIMARY INDUSTRY
PO BOX 3935
PARRAMATTA NSW 2124

Dear Madam

Building Certificate BC0008/12

149 RIVERVIEW ROAD AVALON BEACH NSW 2107.

Reference is made to your e-mail dated 14/8/12 regarding the issue of Building Certificate BC0008/12 for the above premises.

The certificate was issued in respect of an existing boatshed and jetty to which alterations and additions had been carried out without Council consent.

These works were largely in the form of maintenance and repairs due to deterioration of the existing structures.

As all works involved are located below the High Water Mark and within Permissive Occupancy 1960/288 area, Council apologises for not having referred the application to your department for assessment prior to issue of the Building Certificate.

It appears this has occurred due to the circumstances of the application being repairs and alterations to existing structures and an administrative oversight.

Trusting this information is to your satisfaction.

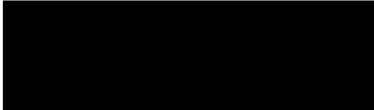
Yours faithfully

Wal Dover
SENIOR BUILDING SURVEYOR

Business Hours:
8.00am to 5.30pm, Monday to Thursday
8.00am to 5.00pm, Friday

Building Certificate No: BC0008/12

28 February 2012



Dear Sir/Madam

Application for a Building Certificate

Property: 149 RIVERVIEW ROAD AVALON NSW 2107

Please find the enclosed Building Certificate issued in response to your application.

Yours faithfully

Wal Dover
SENIOR BUILDING SURVEYOR

BUILDING CERTIFICATE NO: BC0008/12
UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

THE PITTWATER COUNCIL

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

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

IDENTIFICATION OF BUILDING

Property Address: **149 RIVERVIEW ROAD AVALON NSW 2107**

Nearest Cross Street: **Trappers Way** Side of Street: **Western**

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

Description: **A timber boatshed with a metal roof together with a timber deck, jetty and slipway.**

Date of Inspection: **23/02/2012** Owner: [REDACTED]

Legal Description of Land: **Lot A DP 413022**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:
Survey report prepared by Rygate & Co Surveyors Pty Ltd, dated 23/09/2011, Ref No 75013.

Dated **28/02/2012**

Mark Ferguson
GENERAL MANAGER

.....
per:

Applicant's Name: [REDACTED]

NB:

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



PITTWATER COUNCIL

ABN61340837871

Telephone 02 9970 1111

Facsimile 02 9970 1200

Postal Address

PO Box 882

Mona Vale NSW 1660

DX 9018 Mona Vale

Business Hours

8 00am to 5 30pm, Monday to Thursday

8 00am to 5 00pm, Friday

Building Certificate No BC0008/12

28 February 2012

Dear Sir/Madam

Application for a Building Certificate

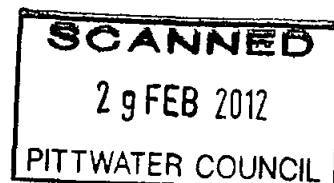
Property 149 RIVERVIEW ROAD AVALON NSW 2107

Please find the enclosed Building Certificate issued in response to your application

Yours faithfully

Wal Dover

SENIOR BUILDING SURVEYOR



Email pittwater_council@pittwater.nsw.gov.au Web pittwater.nsw.gov.au

Mona Vale Customer Service Centre
Village Park 1 Park Street Mona Vale

Avalon Customer Service Centre
59A Old Barrenjoey Road Avalon

Support Services
Units 11 12 13 + 16/5 Vuko Place Warriewood

Boondah Depot
1 Boondah Road Warriewood



PITTWATER COUNCIL

ABN61 340837871
Telephone 02 9970 1111
Facsimile 02 9970 1200
Postal Address
PO Box 882
Mona Vale NSW 1660
DX 9018 Mona Vale

BUILDING CERTIFICATE NO BC0008/12
UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 (AS AMENDED)

THE PITTWATER COUNCIL

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

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

IDENTIFICATION OF BUILDING

Property Address **149 RIVERVIEW ROAD AVALON NSW 2107**

Nearest Cross Street **Trappers Way** Side of Street **Western**

Classification of Building **10a, 10b** Whole/Part **Part of Building**

Description **A timber boatshed with a metal roof together with a timber deck, jetty and slipway**

Date of Inspection **23/02/2012** Owner [REDACTED]


Legal Description of Land **Lot A DP 413022**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate
Survey report prepared by Rygate & Co Surveyors Pty Ltd, dated 23/09/2011, Ref No 75013

Dated **28/02/2012**

Mark Ferguson
GENERAL MANAGER

per 

Applicant's Name [REDACTED]

NB

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

Email pittwater_council@pittwater.nsw.gov.au Web pittwater.nsw.gov.au

Mona Vale Customer Service Centre
Village Park 1 Park Street Mona Vale

Avalon Customer Service Centre
59A Old Barrenjoey Road Avalon

Support Services
Units 11 12 13 + 16/5 Vuko Place Warriewood

Boondah Depot
1 Boondah Road Warriewood

~~N 0301/01~~

BUILDING CERTIFICATE REPORT

BUILDING CERTIFICATE NO 0008/12

Street Name Riverside Rd, Avalon

House No 149

Nearest Cross Street Rappers way

Side of Street Western

Classification of Building (ie 1a, 10b) 10a, 10b

WHOLE OR PART (circle one)

Description of Buildings a timber boatshed with a metal roof together with a timber deck, jetty & slipway.

Date of Inspection 23/2/12

Owner's Name _____

Lot No A Section (if applicable) _____ DP 413022
P.O. 1960/2BB

The following written information was used by the Council in deciding to issue this certificate

SURVEY REPORT/CERTIFICATE PREPARED BY

Rygate & Co Surveyors P/L

Ref No 75013 DATED 23/9/11

Council File No _____

Building/Development Approval No _____

Occupation Certificate (No(s)) _____

IS THIS TO BE REFERRED TO COMPLIANCE FOR A SWIMMING POOL NOTICE?
YES ☐ NO ☒
(wendy/liz/kate if no please delete reference to pool on first page)

INSPECTOR [Signature] DATE 21/2/12

CHECK LIST FOR BUILDING CERTIFICATES – DOMESTIC DWELLINGS

PROPERTY ADDRESS _____

FEES _____

Survey – This should be original if possible or copy of original certified by a surveyor

Are all the buildings existing on site shown on the survey

Does survey indicate eaves and gutters position

STRUCTURAL ENGINEERS CERTIFICATES – where applicable

Waterboard Certificate – certificate or telephone enquiry from Board

BUILDING APPROVALS

Obtain the files for any building approvals or development consents applicable to the site

TERMITE PROTECTION BCA (PT 31 3(j) (ii))

INSPECTION

Date of inspection

Where approved building plans are available check that conditions of approval have been complied with

External

Roof

Gutter

External cladding

Windows

Lintels arch bars etc

Settlement or cracks

Outbuildings and the use of these

Access driveways and gradients

Stormwater drainage

Connection to sewer if available

Septic tank – check with tanker service removal type

Installation of any problems relating to septic tank

Onsite drainage

Swimming pool - water quality/structure

Swimming pool fencing

Swimming pool – filter motors (noise) retaining walls

N/A

INTERNAL

Room sizes

Floor to ceiling heights

Light and ventilation

Adaptation of building as flats

eg direct internal access

Access to all habitable areas

– duplication of kitchens?

Evidence of water entry

Floor wastes

Bathroom and laundry

Adequate facilities for bathroom WC and laundry provisions

Floor area – condition of floor timbers piers ant caps settlement or cracks

SITE INSPECTION REPORT

Works as
described -
all in good
condition.
OK to issue

B.C.

27/2/12

COMMENTS FROM OTHER DEPARTMENTS/SECTION

Town Planners D/A conditions

Engineers Coastal Bluff area Flood Prone Land Wave Action

Natural Resources Endangers spp Wildlife Corridor

Signed by _____

Date _____



PITTWATER COUNCIL

Application for Building Certificate

Environmental Planning & Assessment Act, 1979 (as amended)

Section 149A, B, C, D

Effective from 1/7/11 till 30/6/12

Office Use – BC No: BC 0008/12

Property Description

Number: 149 Street: RIVERVIEW ROAD,

Suburb: AVALON. NSW. 2107 .

Lot: lot A. DP: D.P. 413022 .

Applicant

You can apply for a building Certificate if you are:
(Please tick the appropriate box)

- ☒ I am the owner of the building
- ☐ I have the owners consent to lodge this application (see below)
- ☐ I am the purchaser under a contract for the sale of the property
- ☐ I am the owner's or purchasers solicitor or agent
- ☐ We are a public authority which has notified the owner of its intention to apply for the certificate

Owners Consent**Certificate Type**☐ Whole Property☐ Whole Building i.e. _____☒ Part Building i.e. BOATSHED - RELATED TO: PERMISSIVE OCCUPANCY.
Nº 1960 / 2BB.☐ Pool , Fencing & Access _____**Processing Fees**

Class 1 Building (together with any class 10 building on the site) or a class 10 Building	\$250.00 each
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In the case of any other Class of Building – as follows

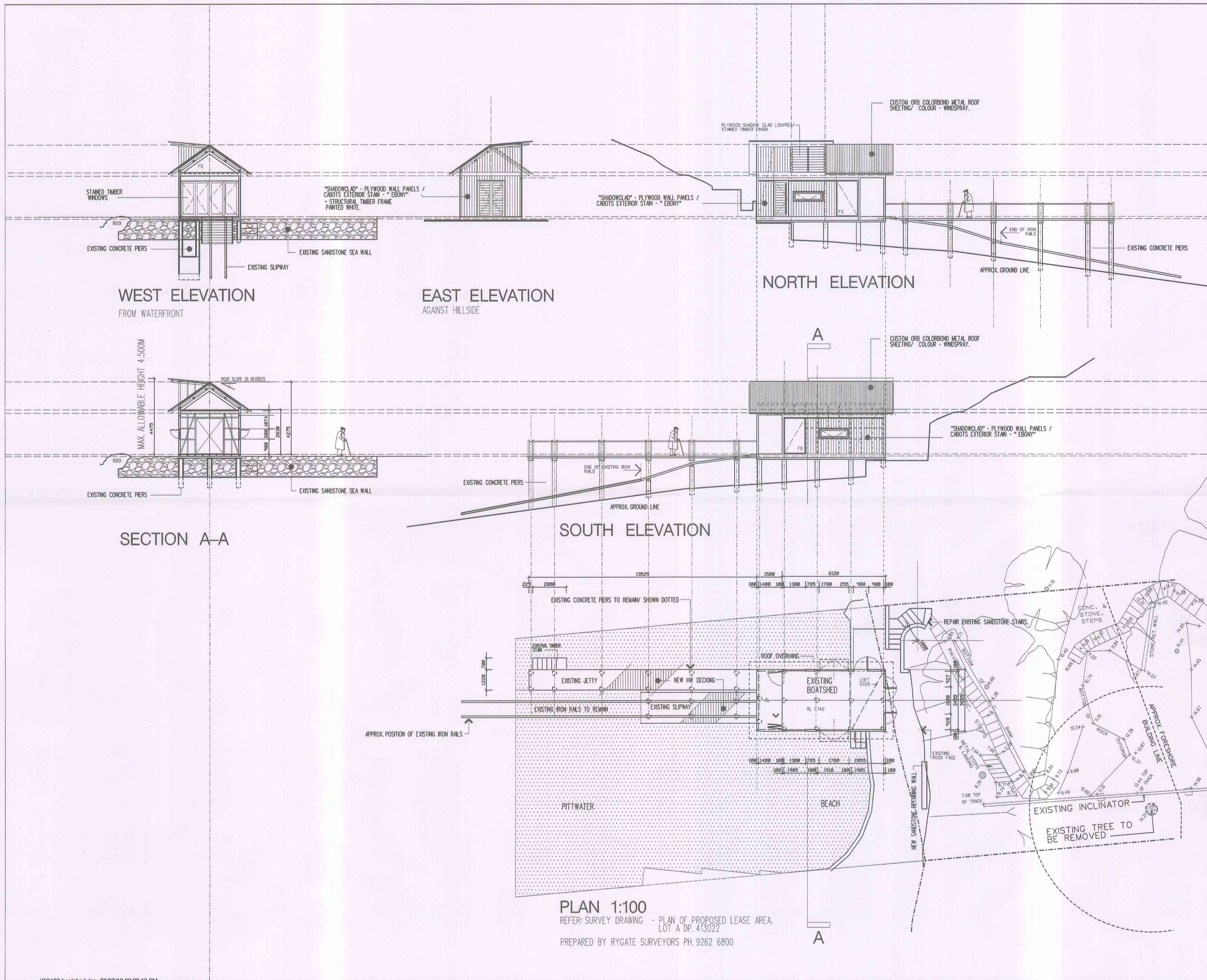
Floor Area of building or part –

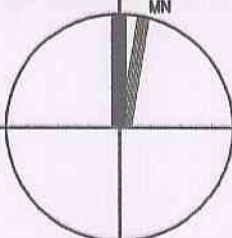
- | | |
|---|---|
| (i) Not exceeding 200 square meters | \$210.00 each |
| (ii) Exceeding 200 square metres but not exceeding 2000 square metres | \$210.00 plus \$0.42 cents for each sqm in excess of 200sqm |
| (iii) Exceeding 2000 square metres | \$966.00 plus \$0.063 cents for each sqm in excess of 2000sqm |
| (iv) Fee for additional inspection | \$75.00 |

In the case of any unapproved structures or works (\$250.00 certificate fee plus \$400.00 inspection & assessment of unauthorised works)	\$650.00
--	----------

Accompanying information to be submitted with Application		
Applicant Checklist	Documents Required	Office Use Received
✓	A detailed survey prepared by a Registered Surveyor clearly showing the location of the structures and/or works on the site. The date of the survey is irrelevant in so far as the information contained therein is still current.	
	Where the property is identified on either Pittwater Councils Geotechnical Risk Management Map 2003 and/or Pittwater Councils Coastal Hazard map 97-003 as being Bluff Management Areas A geotechnical Engineers report prepared in accordance with Councils Interim Geotechnical Risk management policy is to be provided, together with completed form 4 & 4a pursuant to that policy	
Where the Certificate Application relates to unapproved structures or works the following additional information is to be provided:		
✓	A detailed survey prepared by a Registered Surveyor clearly showing the site & location of the structures on the property and any nearby structures on adjacent properties together with floor levels, finish surface levels and the like. (A detail and contour survey as required to accompany Development Applications as outlined on Councils Development Application form will satisfy this requirement).	✓
✓	Works as constructed plans. These plans should be prepared by a suitably qualified professional e.g. Architect/Draftsman and clearly annotate the unapproved structures and/or works as to their compliance with the relevant Council Development controls.	✓
	Certification as to the structural and/or Geotechnical adequacy of the structures and/or works as built. All built structures will require certification as to their structural integrity by a qualified Structural Engineer, all earthworks and foundations will require certification by a qualified & experienced Geotechnical Engineer as to their adequacy.	
	Certificate by an appropriately qualified person that the structures and/or works comply with the Building Code of Australia and appropriate Australian Standards.	
	Council may require additional information to enable appropriate assessment and determination of the Building Certificate.	
Office Use		
Receipt No: <u>317281</u> Date: <u>9/2/2012</u> Cashier Code (FHEA)		

The Privacy and Personal Information Protection Act 1998 (PPIPA) was introduced by the NSW government to provide for the protection of personal information and the protection of privacy of individuals generally. The Act applies to information collected, used and stored by public sector agencies such as local councils. Under the Act, "personal information" is any information that identifies a person, such as their name, address and contact details. Pittwater Council requires this type of information to carry out even their most primary core services. Council is committed to handle this information in accordance with PPIPA and other State and Federal legislation. In the year 2000, Pittwater Council adopted a Privacy Management Plan based on the Act's 12 Information Protection Principles. Fundamental to Council's implementation of the Act is the premise that personal information is to be used only for the purpose for which it is collected.

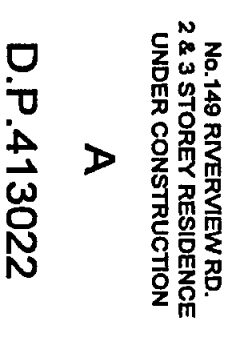


A 31.01.12		ISSUED FOR COUNCIL / BUILD. CERT SECTION 149A	
No.	DATE	AMENDMENT	
NOTES			
1. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.			
2. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING FABRICATION.			
3. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT SAA STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.			
4. THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF BENNETT ARCHITECTS & ASSOCIATES PTY.LTD. AND MUST NOT BE REPRODUCED, COPIED OR USED WITHOUT THE CONSENT OF THE AUTHOR.			
TRUE NORTH			
B E N N E T T			
ARCHITECTS & ASSOCIATES Pty. Ltd.			
Suite 92 / Level 5 / 330 Wattle Street Ultimo NSW 2007 ► PHONE (02) 9261 5493 FAX (02) 9261 5494 ► EMAIL bennettarchitects@ozemail.com.au			
DRAWING TITLE			
BOATSHED DETAILS			
PROJECT			
PROPOSED XXXX TO: LOT A – D.P. 413022 149 RIVERVIEW ROAD, CLAREVILLE			
FOR: MRS M.R. BENNETT			
JOB No.		0576	
DWG No.			
SCALE		1:100	
DATE		JAN 2012	
DRAWN		MRB	
CHECKED		MRB	
CC102 ^A			

CC102^A

OF PROPOSED LEASE AREA
FOR LOT A D.P.413022
No.149 RIVERVIEW ROAD, CLAREVILLE
L.G.A. PITTWATER
1:125

7
D.P.19396



D.P.413022

B
D.P. 413022

Rygate & Company Pty Limited
P.W. Rygate & West
 ABN 61 001 204 897

a Level 8, 89 York St, Sydney NSW 2000
p +61 2 9262 6800 f +61 2 9262 6843
e surveyors@rygate.com.au
w rygate.com.au

OFF 7500

REF: 75013

DATE: 23/8/2011



