

12 November 2010

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir,

**Re Development Application No N0612/09
255 Powderworks Road, Ingleside**

For Council's information, please find enclosed Construction Certificate No 2010/4051 issued for the construction of garage and driveway at the above address, accompanied by

- Copy Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Copy of Owner Builder Permit
- Cheque for \$30 00 being the prescribed fee to receive the above certificate

NB Please forward receipt for the above fee to **Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660**

Yours faithfully



Stephen Pinn
Insight Building Certifiers Pty Ltd

P - 291575

Construction Certificate Determination

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

Certificate No. 2010/4051

Council	Pittwater
Determination Date of issue	Approved 12 November 2010
Subject land Address Lot No, DP No	255 Powderworks Road, Ingleside Lot 1 DP 524000
Applicant Name Address Contact No	Mr Ross Donnelley 9 Jubilee Avenue, Warriewood NSW 2102 9997 5544 / 0409 666 302
Owner Name Address Contact No	Mr Ross Donnelley & Ms Vera Vujadinovich 9 Jubilee Avenue Warriewood NSW 2102 9997 5544 / 0409 666 302
Description of Development Type of Work	Driveway & Garage
Builder or Owner/Builder Name Contractor Licence No/Permit	Ross Donnelley Owner Builder Permit no 380940P
Value of Work Building	\$65,000 00

Attachments

- Copy of completed Construction Certificate Application Form
- Pittwater Council receipt no 290354 for payment of Long Service Levy
- Section 139 Consent receipt no 282422 issued by Pittwater Council, dated 6 July 2010
- BASIX Certificate no A74126 dated 18 December 2009

Plans & Specifications certified

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with *Insight Building Certifiers* stamp

- Architectural Plans & Construction Specification reference no ING001, prepared by Oxley Interior Design dated 27 April 2010 & sheets 2 3 & 4 prepared by E Bonomo undated
- Structural Details including Stormwater Management Details & Design Compliance Certification, reference no GO090961 drawing nos S1B S2C S3B & S4B prepared & endorsed by Acor Appleyard Consultants Pty Ltd dated 21 September 2010
- Completed Form 2 Part A of Pittwater Council Geotechnical Risk Management Policy endorsed by ACOR Appleyard Consultants Pty Ltd dated 27 October 2010
- Completed Form 2 Part B of Pittwater Council Geotechnical Risk Management Policy endorsed by Martens & Associates Pty Ltd dated 26 October 2010
- Access Driveway Profiles receipt no 256675, issued by Pitwater Council dated 24 March 2009
- Driveway Design Compliance Certificate reference no GO090961/JL ab dated 28 October 2010
- Sydney Water Approval dated 10 November 2010

Certificate

I hereby certify that the above Plans documents or Certificates satisfy

- The relevant provisions of the Building Code of Australia
- The relevant conditions of this Development Consent

and that work completed in accordance with the documentation accompanying the application for this Certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979

Signed



Date of endorsement
Certificate No

12 NOV 2010
2010/4051

Certifying Authority

Name of Accredited Certifier
Accreditation No
Accreditation Authority
Contact No
Address

Stephen Pinn
BPB0326
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road Mona Vale NSW 2103

Development Consent

Development Application No
Date of Determination

N0612/09
2 July 2010

BCA Classification

10a & 10b

COPY

27 OCT 2010

Construction Certificate ☒

Modified Construction Certificate ☐

1. Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much details as possible.

Mr ☒ Mrs ☐ Ms ☐ Dr ☐ Other

Given Names (or ACN)

Ross

Family Name (or Company)

Donnelley

Postal Address (we will post all mail to this address)

9 Jubilee Ave Warrivewood

Post Code NSW

Daytime telephone

9997 5544

Alternate no

Mobile no

0409 666302

2. Owner's consent

Every owner of the land must sign this form. If the owner is a company the form must be signed by an authorised director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title then in addition to the owner's signature, the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Owners Corporation or the appointed Managing Agent.

Owner(s)

Ross Donnelley & Vera Vyadinovich

Address

9 Jubilee Ave

Warrivewood 2102

As owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

Signature(s)

[Signature]

Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative you must state the nature of your legal authority and attach documentary evidence (eg. power of attorney, executor, trustee, company director, etc).

3. Location of property

Unit/Street no

255

Street name

Powderworks Road

Suburb

Ingelside

Post code

2101

Legal Property Description (these details are shown on your rate notices, property deeds, etc)

Lot no

1

DP no

524000

**COUNCIL
COPY**

4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

Driveway & garage

5. Estimated cost of work

The estimated cost of the development or contract price may be subject to review.

Estimated cost of work \$ 65,000 00

6. Development Consent

Council Consent no N0612/09

Date of Determination 2 July 2010

7. Building Code of Australia classification

This can be found on the development consent.

BCA Classification 10a & 10b

8. Builder's details

If known, to be completed in the case of residential building work.

Name

Ross Donnelly

Licence no

Owner/builder permit no.

380940P

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that the above Development Consent is valid and that no building works associated with this application have commenced. To the best of knowledge, all the information in this application and checklist is true and correct.

Signature

Ross Donnelly

Date

26.10.10

SUBMISSION REQUIREMENTS

A GENERAL

Are the plans submitted with the Construction Certificate Application in accordance with the Development Consent?

Yes ☒ No ☐

Have all the conditions of Development Consent relating to the issue of the Construction Certificate been fully complied with?

Yes ☒ No ☐

If you have answered NO to either of the above questions, then you will need to speak with the Accredited Certifier BEFORE LODGING YOUR APPLICATION

B ALL PROPOSALS (has the following required information been submitted?)

Yes	No	Not Applicable
-----	----	-------------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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In the case of an application for a Construction Certificate for building work

Three (3) copies of detailed architectural plans and specifications

The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1:200. The general plan of the building is to

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

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building, all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.

3 copies of a specification

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

Where the proposed building work involves a modification to previously approved plans and specifications, the general plans must be coloured or otherwise marked to the satisfaction of the Accredited Certifier to adequately distinguish the modification.

If the proposed building work involves a modification to previously approved plans and specification which were subject of a Development Consent, has the original Development Consent been modified by Council?

Except in the case of an application for, or in respect of, domestic building work

- a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and
- if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. This list must specify the standard of design of each of those fire safety measures to which they were originally installed
- This list must describe the extent, capability and basis of design of each of the measures concerned

Copy of BASIX Certificate & Schedule of BASIX Commitments

Copy of signed BASIX Compliance Statement

All other documentation to satisfy conditions of Development Consent

HOME BUILDING ACT 1989 (as amended) OWNER/BUILDER REQUIREMENTS

Applicants for work at a residential property with a value of work over \$12,000 require insurance as specified in the Home Building Act 1989.

Owner Builders require Property Owner Builder's Permit issued by the Department of Fair Trading for all projects over \$5,000. In addition to this permit, all projects valued in excess of \$12,000 may also require a contract of insurance under the provisions of the Home Building Act 1989 as amended. This requirement will take effect should the property owner offer the property for sale in the ensuing period of 7 years.

Enquiries on any matters relevant to this section should be taken up with the Department of Fair Trading at Level 21, Astra House, 227 Elizabeth Street, Sydney (ph 133220).

LONG SERVICE LEVY (applies to all classes of buildings)

A Long Service Levy at 0.35% of the cost of works is payable on projects valued \$25 000 or more. This sum can be paid directly to the Long Service Payments Corporation or to Council acting as an agent to the Corporation. Partial exemption from the levy may be granted to non profit organizations, churches and to owner/builders. The levy may also be paid in instalments. Application forms for these exemptions are available from Council but all enquiries in this regard should be addressed to the Long Service Payments Corporation.

THE CONSTRUCTION CERTIFICATION CANNOT BE ISSUED UNLESS THE LONG SERVICE LEVY AND HOME BUILDING ACT 1989 INSURANCE (APPLICABLE TO RESIDENTIAL PROPERTIES) HAVE BEEN PAID OR EVIDENCE OF THE EXEMPTION PROVIDED TO COUNCIL.

PARTICULARS OF THE PROPOSAL

What is the area of the land (m ²)? <i>Unknown</i>	Gross floor area of building (m ²) as proposed <i>NA</i>
What are the current uses of all or parts of the building(s)/land? <i>Residential</i>	Location <i>255 Powder works Rd Ingherside</i> Use <i>Residential</i>
Does the site contain a dual occupancy? <i>No</i>	What is the gross floor area of the proposed addition or new building (sq metres)? <i>NA</i>
What are the proposed uses of all parts of the building(s) land? <i>Residential</i>	Number of pre-existing dwellings <i>1</i>
Number of dwellings to be demolished <i>None</i>	How many dwellings proposed? <i>1</i>
How many storeys will the building consist of? <i>NA</i>	Will the new building be attached to the existing building? <i>No</i> Will the new building be attached to any new building? <i>No</i>

MATERIALS TO BE USED

The following information must be supplied for the Australian Bureau of Statistics

Place a tick (✓) in the box which best describes the materials the new work will be constructed of

WALLS		FLOOR		ROOF		FRAME	
Brick veneer	<input type="checkbox"/>	Concrete	<input checked="" type="checkbox"/>	Aluminium	<input type="checkbox"/>	Timber	<input checked="" type="checkbox"/>
Full brick	<input checked="" type="checkbox"/>	Timber	<input type="checkbox"/>	Concrete		Steel	<input type="checkbox"/>
Single brick	<input type="checkbox"/>	Other	<input type="checkbox"/>	Concrete tile	<input type="checkbox"/>	Other	<input type="checkbox"/>
Concrete block	<input type="checkbox"/>	Unknown	<input type="checkbox"/>	Fibrous cement	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Concrete/masonry	<input type="checkbox"/>			Fibreglass	<input type="checkbox"/>		
Concrete	<input type="checkbox"/>			Masonry/terracotta shingle	<input type="checkbox"/>		
Steel	<input type="checkbox"/>			Tiles	<input checked="" type="checkbox"/>		
Fibrous cement	<input type="checkbox"/>			Slate	<input type="checkbox"/>		
Hardiplank	<input type="checkbox"/>			Steel	<input type="checkbox"/>		
Timber/weatherboard	<input type="checkbox"/>			Terracotta tile	<input type="checkbox"/>		
Cladding aluminium	<input type="checkbox"/>			Other	<input type="checkbox"/>		
Curtain glass	<input type="checkbox"/>			Unknown	<input type="checkbox"/>		
Other	<input type="checkbox"/>						
Unknown	<input type="checkbox"/>						

470

Form No. 203

1000 ROAD F 3000 P 3000
AC 1000
2010

Wey & Vera Vujadinovich
Lee Ave Warriewood P.C. code 2102
14 M. 0409 666302
Underworks Road Ingelside 2101

oniate fee the Applicant is hereby permitted to construct the driveway (and/or
in strict accordance with the **CONDITIONS** overleaf

de by the said conditions

Weyadiv Date 6 7 10

ction only (includes 2 site inspections) per allotment for UPANCY	\$155 00
ction only (includes 2 site inspections) per allotment for UPANCY which <i>includes any of major retaining ape treatment</i>	\$385 00
Consent for access driveway construction only (includes 2 site inspections) per allotment for OTHER THAN RESIDENTIAL SINGLE/DUAL OCCUPANCY	\$180 00
Consent for access driveway construction only (includes 2 site inspections) per allotment for OTHER THAN RESIDENTIAL SINGLE/DUAL OCCUPANCY which <i>includes any of retaining structures, stairs or special landscape treatment</i>	\$510 00
Fee per additional site inspection as required	\$140 00

Office Use Only	
Inspected by _____	Date _____
Approved _____	
Not approved _____	
Comment _____	
CODE ESTR 17 09 30 6 10 Late Fee \$650 when work commenced prior to issue of Consent Form No UI 203	
FEE PAID \$ _____	RECEIPT NO _____
ISSUED BY _____	DATE _____

NOTE TO CUSTOMER SERVICE PHOTOCOPY APPLICATION FORM AND STAPLE WITH RECEIPT FOR
CUSTOMER S RECORD

COMMONWEALTH BANK
EFTPOS
PITTWATER COUNCIL
MONA VALE NSW 3
TERMINAL 22192700

CUSTOMER COPY

CARD NO 501007-020
EXPIRY DATE 02/11
SAVINGS 010144
PURCHASE 227 00
TOTAL AUD227 00

25 OCT 2010 14 04
HANDYCARD

APPROVED 00



BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number A74126

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability if it is built in accordance with the commitments set out below. Terms used in this certificate or in the commitments have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 29/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue Friday 18 December 2009



Project address	
Project name	Separate Garage
Street address	255 Powderworks Road Ingleaside 2101
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 011009 DP 524000
Lot number	1
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50 000 or more and does not include a pool (and/or spa)

PITTWATER COUNCIL

Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Fixtures				
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating			✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating			✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating			✓	

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	S	2.1	1.2	1.75	none	standard aluminium, single clear (or U-value 7.63, SHGC 0.75)
W2	S	0.4	0.5	0.8	none	standard aluminium, single clear (or U-value 7.63, SHGC 0.75)

✓

✓

✓

✓

✓

✓

✓

✓

Legend

In these commitments, "applicant" means the person carrying out the development

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development)

Commitments identified with a "✓" in the 'Show on CC/CDC plans & specs' column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO 2 – PART A – To be submitted with detailed design for Construction Certificate

Development Application for	ROSS DUNKLEY
	Name of Applicant
Address of site	255 PRESIDENTIALS ROAD, INGLESDON

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

I, LEIGH APPLEBYARD on behalf of ALAN APPLEBYARD CONSULTANTS PTY LTD
(insert name) (trading or company name)

on this the 27 OCT 2010
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/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 and that

Please mark appropriate box

- ☒ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto
- ☒ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy

Geotechnical Report Details

Report Title	GEOTECHNICAL ASSESSMENT PROPOSED DAMPER
Report Date	LEAF P0802103 FROZVOI
Author	GLAY TAYLOR
Author's Company/Organisation	MARTENS & ASSOCIATES PTY LTD

Structural Documents list

GC 090961/S1/B, S2/B, S3/B and S4/B

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

Signature
Name
Chartered Professional Status
Membership No
Company

Registered Professional Engineer 11877	
Mr L D Appleyard	
MIEAust CP Eng (Civil / Structural)	
Signature	NPER
Date	27 OCT 2010
Registered on the NPER in the area of practice of	
Civil / Structural	
National Professional Engineers Register	

COUNCIL
COPY



PITTWATER COUNCIL

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER FORM NO 2 – PART B – To be submitted with detailed design for Construction Certificate

PART B Declaration made by Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer (where applicable) in relation to the incorporation of the Geotechnical issues into the project design

I, Dr Daniel Martens on behalf of Martens & Associates Pty Ltd
(insert name) (trading or company name)

on this the 26/10/2010
(date)

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater 2099 and I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I also certify that I have reviewed the design plans and structural design plans for the Construction Certificate Stage and that I am satisfied that

Please mark appropriate box

- ☒ 1 the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto
the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy

Geotechnical Report Details

Report Title	Geo Assessment Proposed Garage, 255 Powder Works Rd, Ingheside
Report Date	November 2009
Author	G Taylor / Dr Daniel Martens

Documentation which relates to or is relied upon in report preparation

Structural plans ACOR Appleyard Job G0090961
Revision B Sheets 1-4

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

Signature

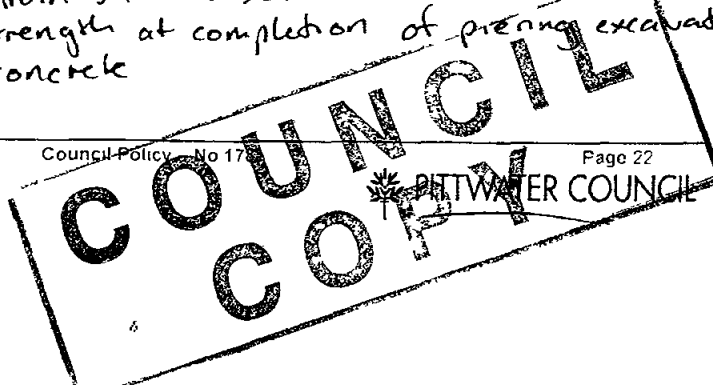
Name Dr Daniel Martens

Chartered Professional Status CPEng, FIE Aust, NPER

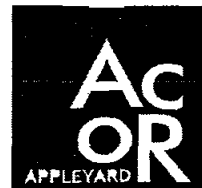
Membership No 2185379

Company Martens & Associates Pty Ltd

NOTES 1 Structural plans indicate founding piers on 600 kPa sandstone compared to Martens & Ass report giving EW/MW sandstone of 200kPa. Therefore this certificate is certified on the understanding that an engineer from Martens & Associates is to confirm sandstone bearing strength at completion of piling excavations prior to pouring of concrete



Our Reference GO090961/JL ab
Your Reference



28 October 2010

Mr Ross Donnelley
C/- Jolly Roger Marine Pty Limited
9 Jubilee Avenue
WARRIEWOOD NSW 2101

Dear Mr Donnelley

Re Design Certification and Driveway Access Levels
Property Lot 1 (No 255) Powderworks Road Ingleside

We refer to recent discussions and emails between yourself and our John Lea

The driveway gradients detailed on drawing Driveway Profile prepared by E Bonono dated 3 October 2009 (please see attached) have been checked and found to comply with the requirements of AS/NZS 2890.1 with regard to maximum gradients of the driveway. This applies from the kerb line to the property boundary and from the property boundary to the proposed garages.

Should you have any further queries in relation to this matter please do not hesitate to contact in John Lea in our Gosford office.

Yours faithfully
ACOR Appleyard Consultants Pty Ltd

Per

A handwritten signature in black ink, appearing to be 'John Lea', written over a horizontal line.

ACOR CONSULTANTS GROUP
ENGINEERS
MANAGERS

INFRASTRUCTURE PLANNERS

SYDNEY GOSFORD NEWCASTLE
BRISBANE ADELAIDE

ACOR APPLEYARD
CONSULTANTS PTY LTD
ACN 127 012 104
ABN 81 392 991 647

Gosford
58-62 Hill Street
GOSFORD NSW 2250
P.O. Box 775
GOSFORD NSW 2250
Telephone (02) 4324 3400
Facsimile (02) 4374 3051

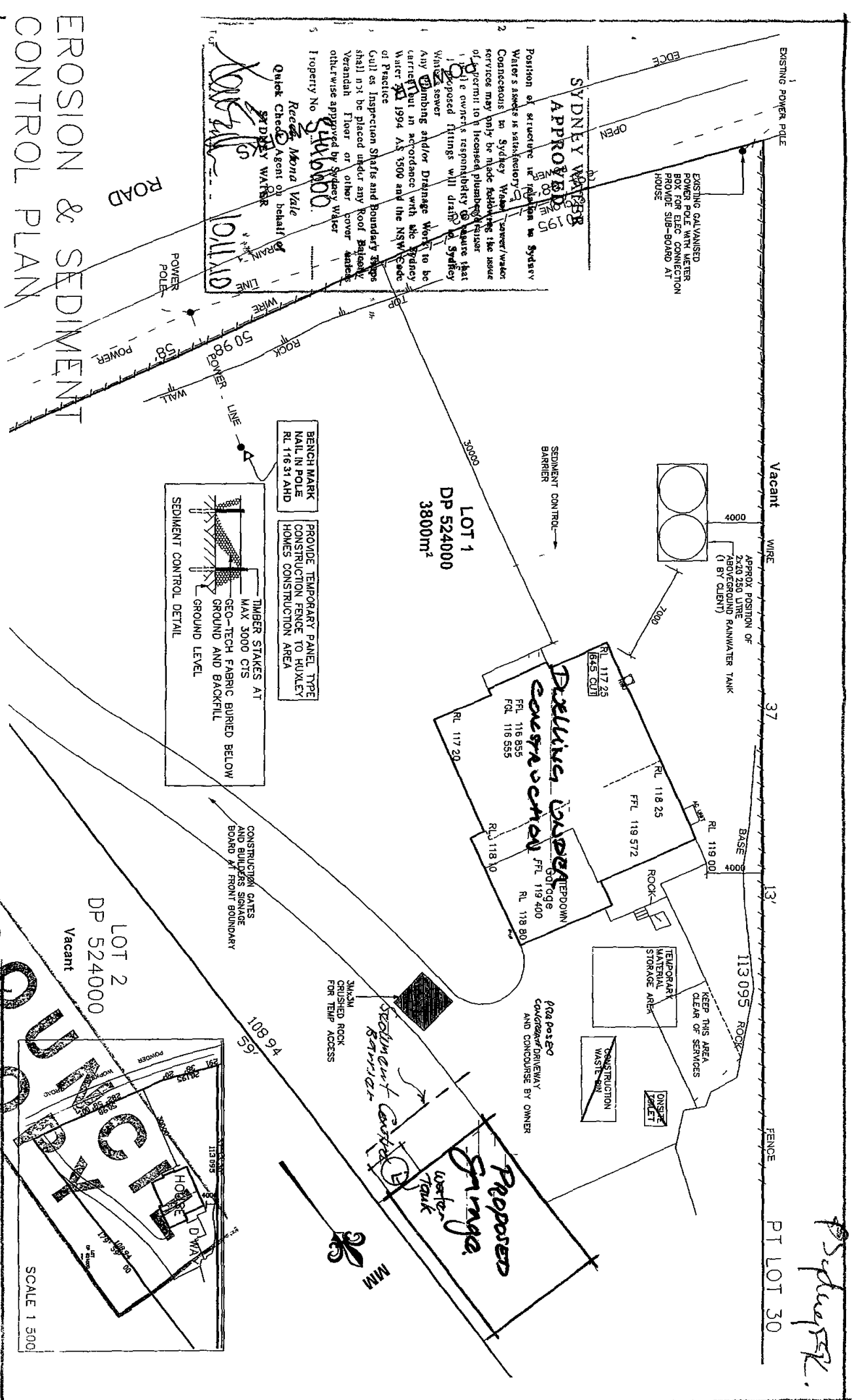
Newcastle
Level 1
18 Bolton Street
NEWCASTLE NSW 2300
P.O. Box 439
NEWCASTLE NSW 2300
Telephone (02) 4926 4811
Facsimile (02) 4976 4877

Email
lepton@acorappleyard.com.au

Website
www.acor.com.au

D/10/12/2010

PS September

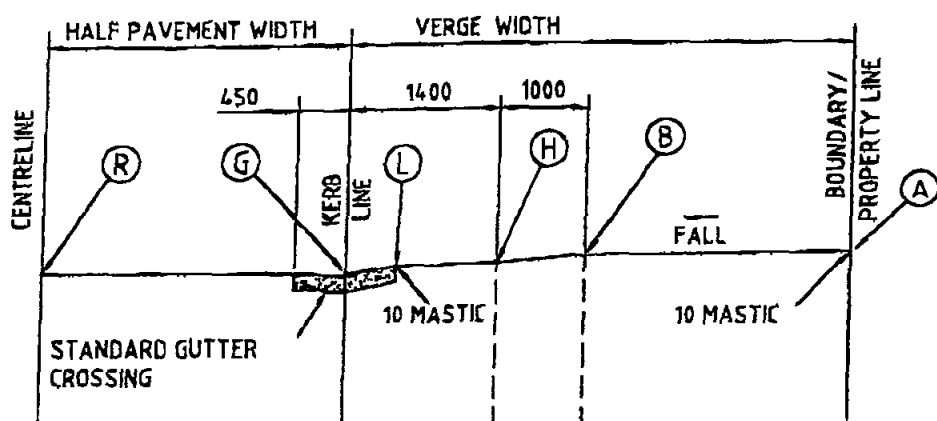


EROSION & SEDIMENT CONTROL PLAN

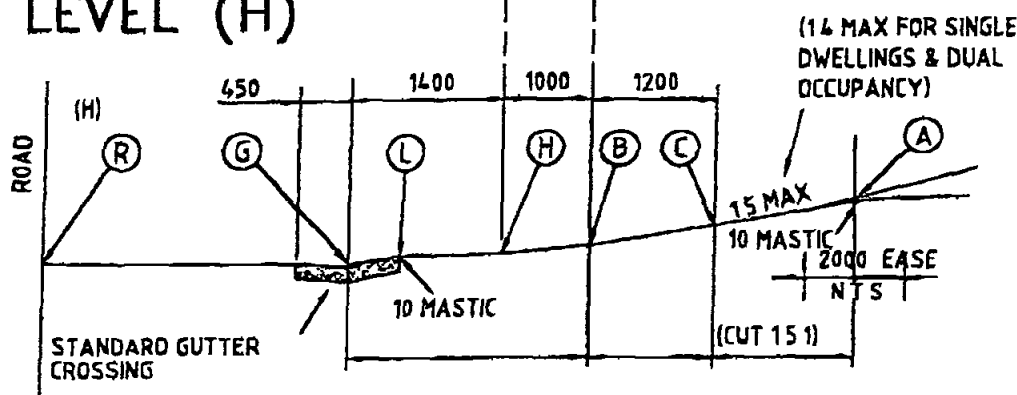
CONTROL PLAN

Drawn by [signature] Date 08-10-09 Checked by [signature] 1/2/10

NORMAL (N)



HIGH LEVEL (H)




(MAX BATTER FROM EDGE OF DRIVEWAY TO FINAL G L)
(WHERE THERE IS NO CONSTRUCTED FOOTPATH)
(1 6) (1 6 - 1 2) (FILL 1 2)

POINT	REMARKS	LEVELS
R	ROAD CENTRELINE	
G	INVERT OF GUTTER	
L	BACK OF LAYBACK	100 ABOVE "G"
H	1000 FROM BACK OF LAYBACK	130 ABOVE "G"
B	2400 FROM KERB LINE	MAX 200 ABOVE "G"
C	3600 FROM KERB LINE	MAX 400 ABOVE "G"
A	BOUNDARY	EASE REQUIRED AT GRADE CHANGE

NOTE

- To be read in conjunction with Pittwater 21 Development Controls



PITTWATER COUNCIL

Standard Driveway Profile

NORMAL TO HIGH

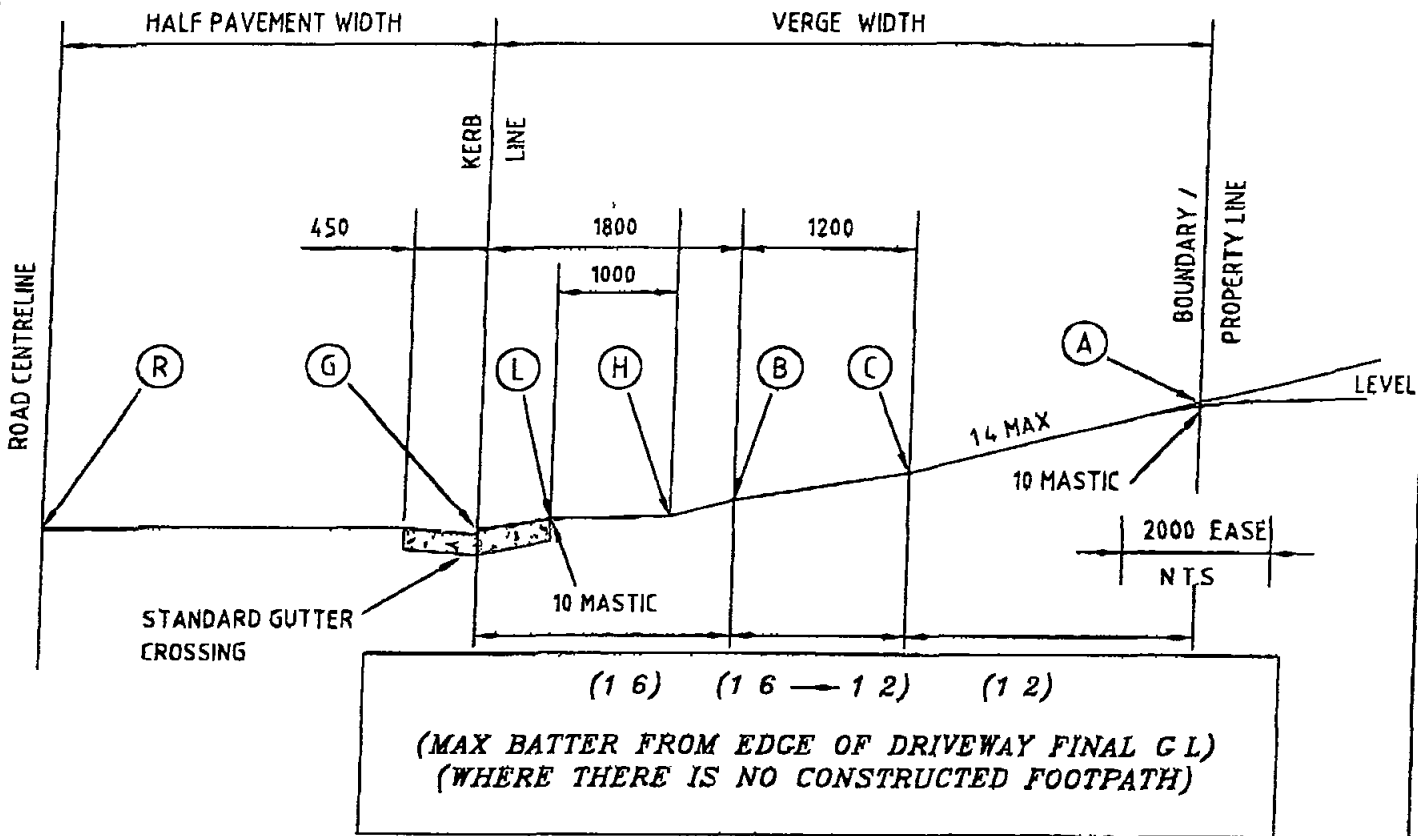
PLAN No.
PWC-DW01

REV No. **B**

DATE **5/9/05**

EXTRA HIGH

FOR USE ONLY FOR SINGLE DWELLINGS OR DUAL OCCUPANCIES



POINT	REMARKS	LEVELS
R	ROAD CENTRELINE	
G	INVERT OF GUTTER	
L	BACK OF LAYBACK	100 ABOVE 'G'
H	1000 FROM BACK OF LAYBACK	125 ABOVE 'G'
B	1800 FROM KERB LINE	MAX 200 ABOVE 'G'
C	3000 FROM KERB LINE	MAX 410 ABOVE 'G'
A	BOUNDARY	EASE REQUIRED AT GRADE CHANGE

NOTES

- To read in conjunction with Pittwater21 Development Controls
- Does not cater for towed vehicles or vehicles with tow bars



PITTWATER COUNCIL

Standard Driveway Profile

EXTRA HIGH

PLAN No

PWC-DW02

REV No B

DATE 24/8/05

Application for Access Driveway Profiles 1 July 2008 – 30 June 2009

PLEASE PRINT

Applicant _____

Company Name (if applicable) _____

Postal Address _____ Postcode _____

Phone (W) _____ (M) _____

Owner's Name (if different from above) _____

Property Address _____

D A No (if applicable) _____

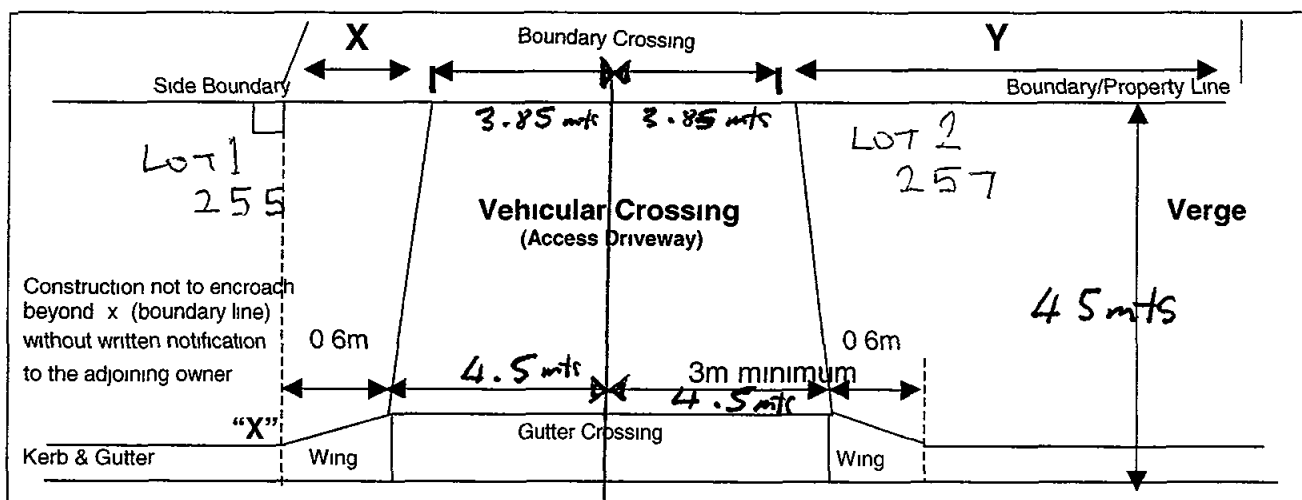
- ☒ Single/Dual Occ
 ☐ Single/Dual Occ -special treatment**
☐ Other than Single/Dual Occ
 ☐ Other than Single/Dual Occ -special treatment**

I hereby apply for Driveway profiles at the above address

Note Indicate significant trees on Road Verge If removal proposed, Applicant will need approval of Tree Preservation Officer

Applicant's Signature _____ Date _____

Insert either X or Y distance from boundary to proposed driveway



Notes

- 1 This application does NOT constitute an approval to commence or proceed with any work
- 2 A Section 139 Consent Certificate under the Roads Act – 1993 is required (See Form UI 203)
- 3 **Special treatment includes any of retaining structures, stairs or landscape treatment

Field Use Only

- a) Type of Profile
b) Length
c) Width at gutter crossing
d) Width at boundary crossing
Comments

Office Use Only

CODE ESTR 1 7 08 - 30 6 09 FEE \$73 00 incl GST

RECEIPT NO ISSUED BY

Form No UI 202

DATE

> Incoming application updated

> Referred to Compliance Admin Assistant

> Proclaim updated

> Profile letter issued and changed to OUTCORW

Contact Assets/Restorations Officer Sigi Melderis 9970 1348 or 0407 957 032 for more information



PITTWATER COUNCIL

Information for Access Driveway Profiles 1 July 2008 – 30 June 2009

To	R Donnelley & V Vujadinovich	Date	24th March 2009
Postal Address	255 Powderworks Rd Ingleside NSW 2101	Receipt No	256675
		Amount	\$73 00

ACCESS DRIVEWAY PROFILE AT 255 Powderworks Rd Ingleside

- The proposed vehicular access driveway profile shall be as per the enclosed plan EH
- **Type of Construction** Domestic
 - **For Residential single & dual occupancy** - 20MPa Concrete, 150mm thick
 - **For Other** - 20MPa Concrete, 180mm thick with F72 mesh
- **Slab Construction** Vehicular access slab 5 0 long, 9 0 wide at gutter crossing to 8 0 wide at the boundary

"G" 2 2m from edge of road – infill with concrete to edge of road
40mm below edge of road
- Council will only permit an absolute maximum gradient of 25% (1 in 4) measured at any point on the driveway and that an ease may be required for access into the car stand area, carport or garage Refer to relevant attached profile
- All work within the road reserve (including excavation) in connection with the above, is to be carried out by authorised Contractors only,
- Quotations for the work specified above should be obtained from any of the contractors on Council's list and should be for the whole of the work stated,
- Construction of vehicular access will be strictly in accordance with the profile supplied, and
- A formwork inspection by Council is required prior to construction (Provide minimum 24 hours notice)

- | | |
|---|--|
| 1 | NOTE THAT THIS INFORMATION SHEET DOES NOT CONSTITUTE AN APPROVAL TO COMMENCE OR PROCEED WITH ANY WORK ON SITE |
| 2 | A SECTION 139 CONSENT UNDER THE ROADS ACT – 1993 IS REQUIRED (FORM UI203) |
| 3 | FAILURE TO OBTAIN SUCH CONSENT PRIOR TO COMMENCING WORK WILL INCUR A PENALTY |

Sigi Melders
ASSETS / RESTORATIONS OFFICER
Telephone 9970 1348



Application for Access Driveway Profiles

1 July 2008 – 30 June 2009

Applicant R. DONNELLEY & V VUJADINOVICH

Postal Address _____ Postcode _____

Owner's Name (if different from above) _____

Property Address 255 POWDERWORKS ROAD, INGLEWOOD 2101

DA No (if applicable) N0516/08

☐ Single/Dual Occ -special treatment**

☐ Other than Single/Dual Occ -special treatment**

Note Indicate significant trees on Road Verge If removal proposed, Applicant will need approval of Tree Preservation Officer

Applicant's Signature [Signature] Date 17 3 09

The diagram illustrates a Vehicular Crossing (Access Driveway) with the following dimensions and labels:

- Top Boundary:** Labeled "Boundary Crossing" and "Boundary/Property Line".
- Left Boundary:** Labeled "Side Boundary".
- Right Boundary:** Labeled "Verge".
- Width of Crossing:** Labeled "7.700 mts" (handwritten).
- Length of Crossing:** Labeled "9 mts" (handwritten).
- Minimum Length:** Labeled "3m minimum".
- Side Boundary Offset:** Labeled "X" and "0.6m".
- Verge Offset:** Labeled "4.5 mts" (handwritten).
- Bottom Boundary:** Labeled "Kerb & Gutter" and "Wing".
- Construction Note:** "Construction not to encroach beyond x' (boundary line) without written notification to the adjoining owner".

1 **This application does NOT constitute an approval to commence or proceed with any work**
2 **A Section 139 Consent Certificate under the Roads Act – 1993 is required (See Form UI 203)**
3 ****Special treatment includes any of retaining structures, stairs or landscape treatment**

Sl. No.	Remarks
a)	Type of Profile
b)	Length
	Comments

c) Width at gutter crossing
d) Width at boundary crossing

CODE **ESTR 17 08 - 30 6 09** FEE **\$73 00** incl GST
RECEIPT NO ISSUED BY

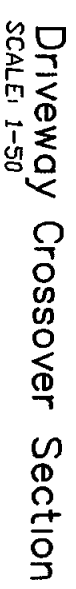
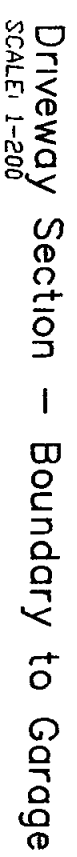
DATE _____

- Incoming application updated
- Proclaim updated

3 Referred to Compliance Admin Assistant
 3 Profile letter issued and changed to OUTCORW

Contact Assets/Restorations Officer Sigi Melderis 9970 1348 or 0407 957 032 for more information

FFL GARAGE
119 40



Gravel driveway ✓

120.05

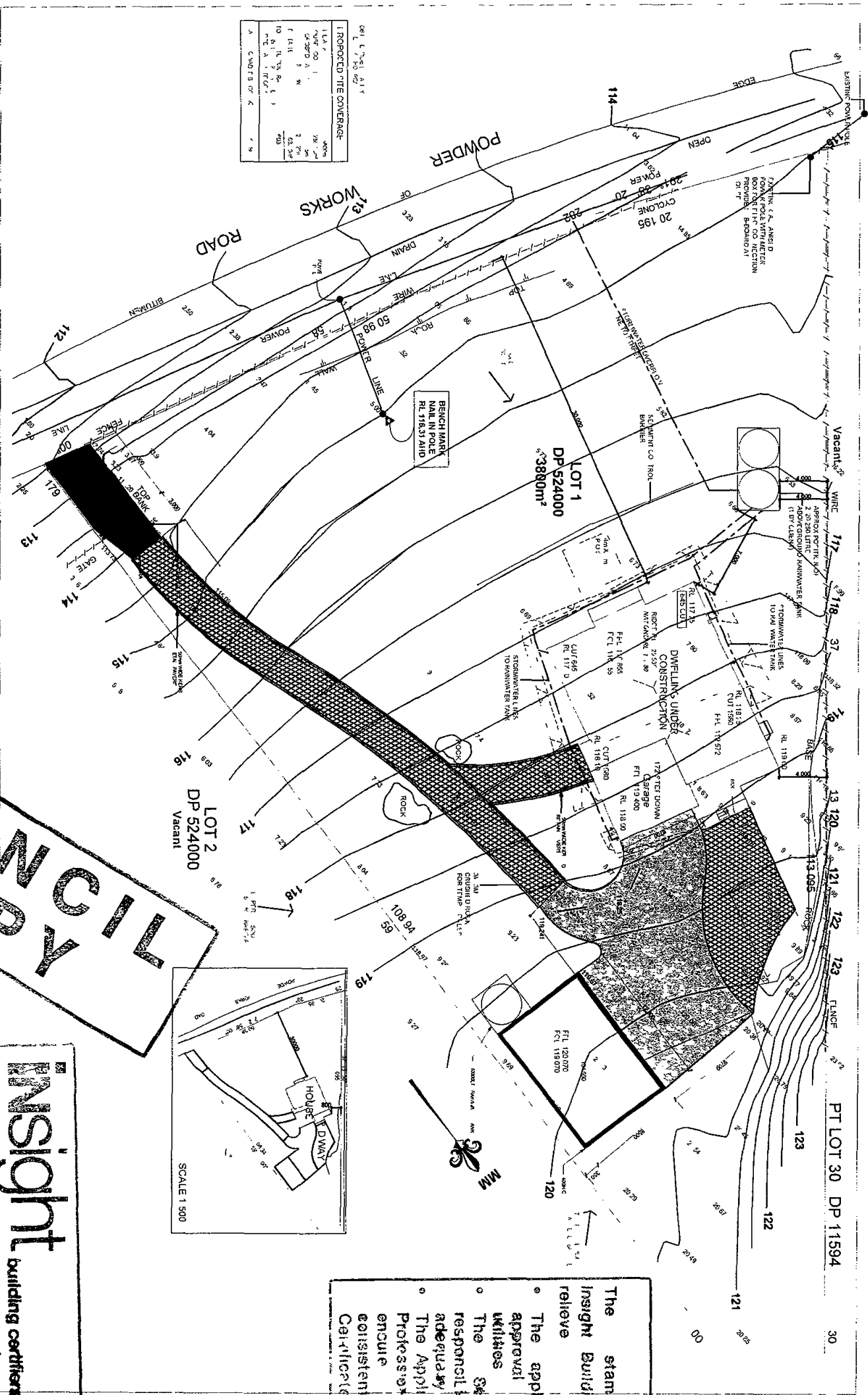
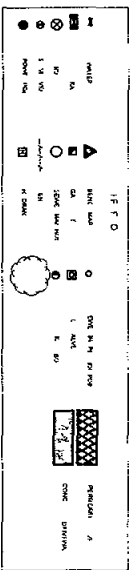
5. include case prof

Proposer.
Grace Pet 12010

Driveway Profile.

Traynor E. Rivauro	Rate 150 1200	Date 03/10/01 Sheet 4 of 4
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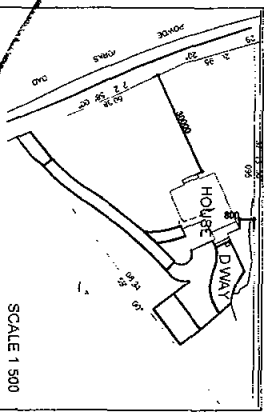
- Building to incorporate BASIX commitments to comply with the attached BASIX Certificate No A74126, dated 18 December 2009
- Smoke Alarms to be installed in accordance with AS 3786 1993
- Termite Management to comply with AS 3660 – 2000
- Glazing to comply with AS 1288 – 2006
- Selection & Installation of Doors to fully enclosed sanitary compartments to comply with Part 3 8 3 'Facilities' of the Building Code of Australia
- Waterproofing of Wet Areas in Residential Buildings
- External Glazing & Cladding being of minimal reflectance (maximum of 20%)
- External Finishes being in natural, recessive non reflective colours and textures
- Balustrades construction to comply with Part 3 9 2 3 – Balustrades of the Building Code of Australia
- Damp proof membrane must be high impact 0.2mm thick polyethylene film



WARNING

The stamping of this plan by Insight Building Certifiers Pty Ltd does not relieve

- The applicant's responsibility to obtain approval from Sydney Water or other utilities
- The Structural Engineer of their responsibility to ensure the structural adequacy of the project
- The Applicant's Structural Engineer or other Professional of their responsibility to ensure these stamped details are consistent with the revised Construction Certificate and Details



1. ROOFED SITE COVERAGE	
Area	75.00
Roofed Area	75.00
Roofed Area %	100.00
Roofed Area %	100.00
Roofed Area %	100.00
Roofed Area %	100.00
Roofed Area %	100.00
Roofed Area %	100.00
Roofed Area %	100.00
Roofed Area %	100.00
Roofed Area %	100.00

BASIX SCHEDULE	
Water	All
Insulation	External walls
Windows	All

TICKY CONCRETE

Insight building certifiers pty ltd

CONSTRUCTION CERT NO ... 2010/4051

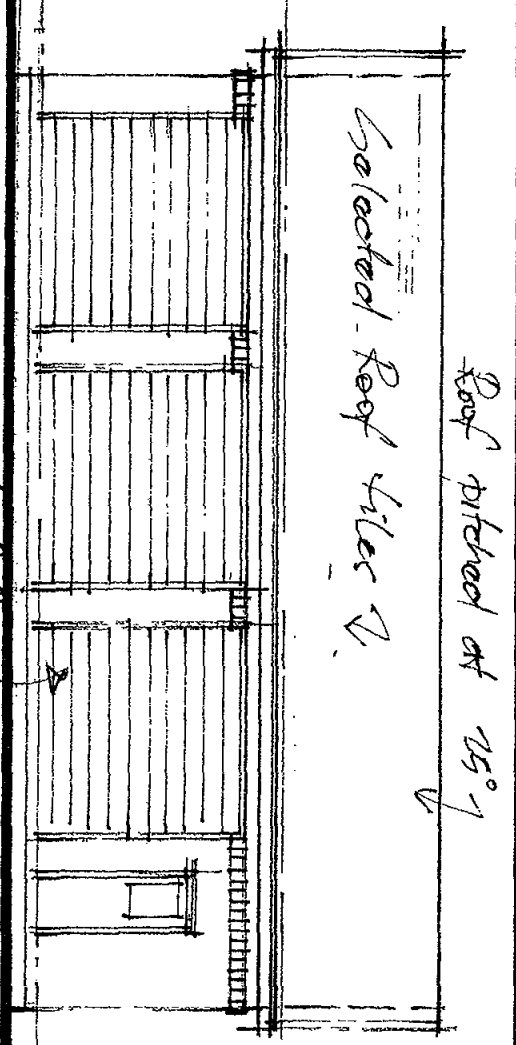
CONSTRUCTION CERTIFICATE PLANS

I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979

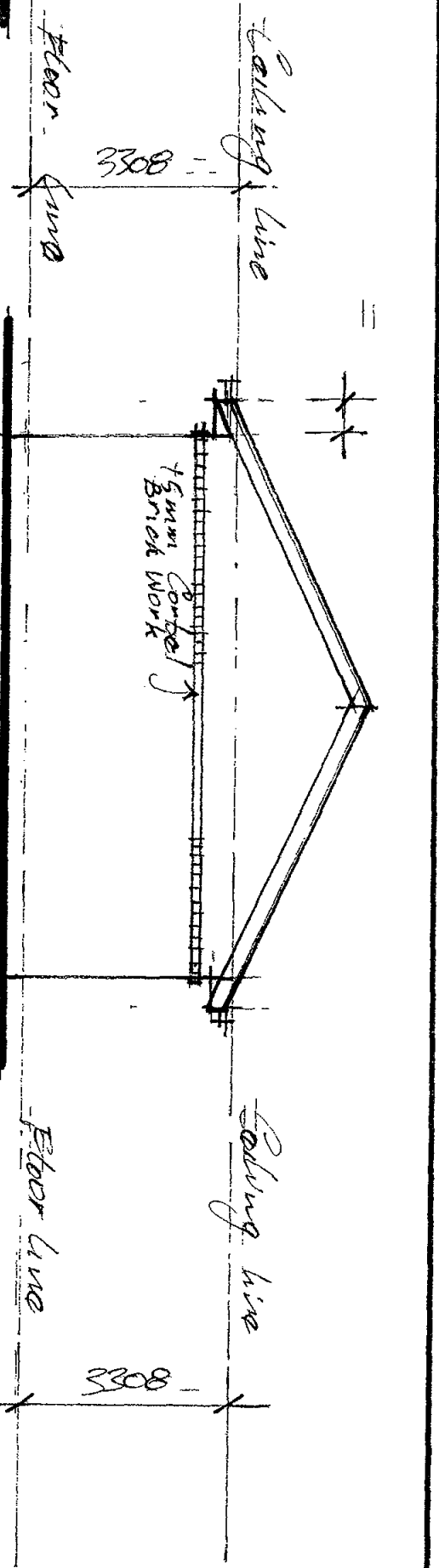
12 NOV 2010

Construction No BPB 0326

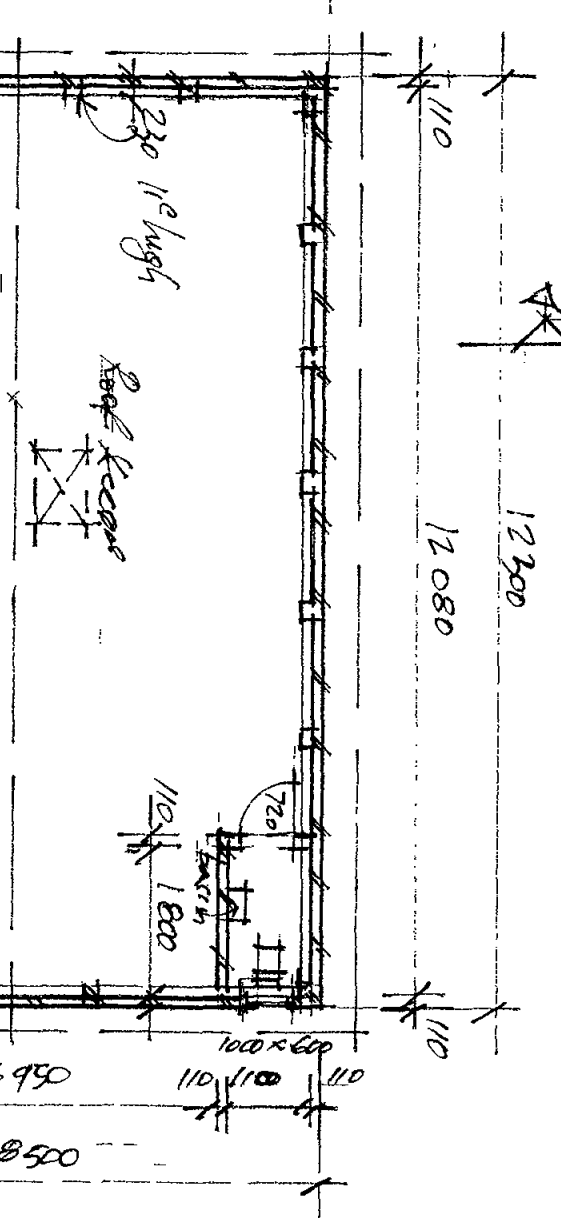
Client Name	ANALYST/STORMWATER MANAGEMENT PLAN
Client No	27/04/2010
Client By	DPW
Client Date	1 200
Client ID	ING001



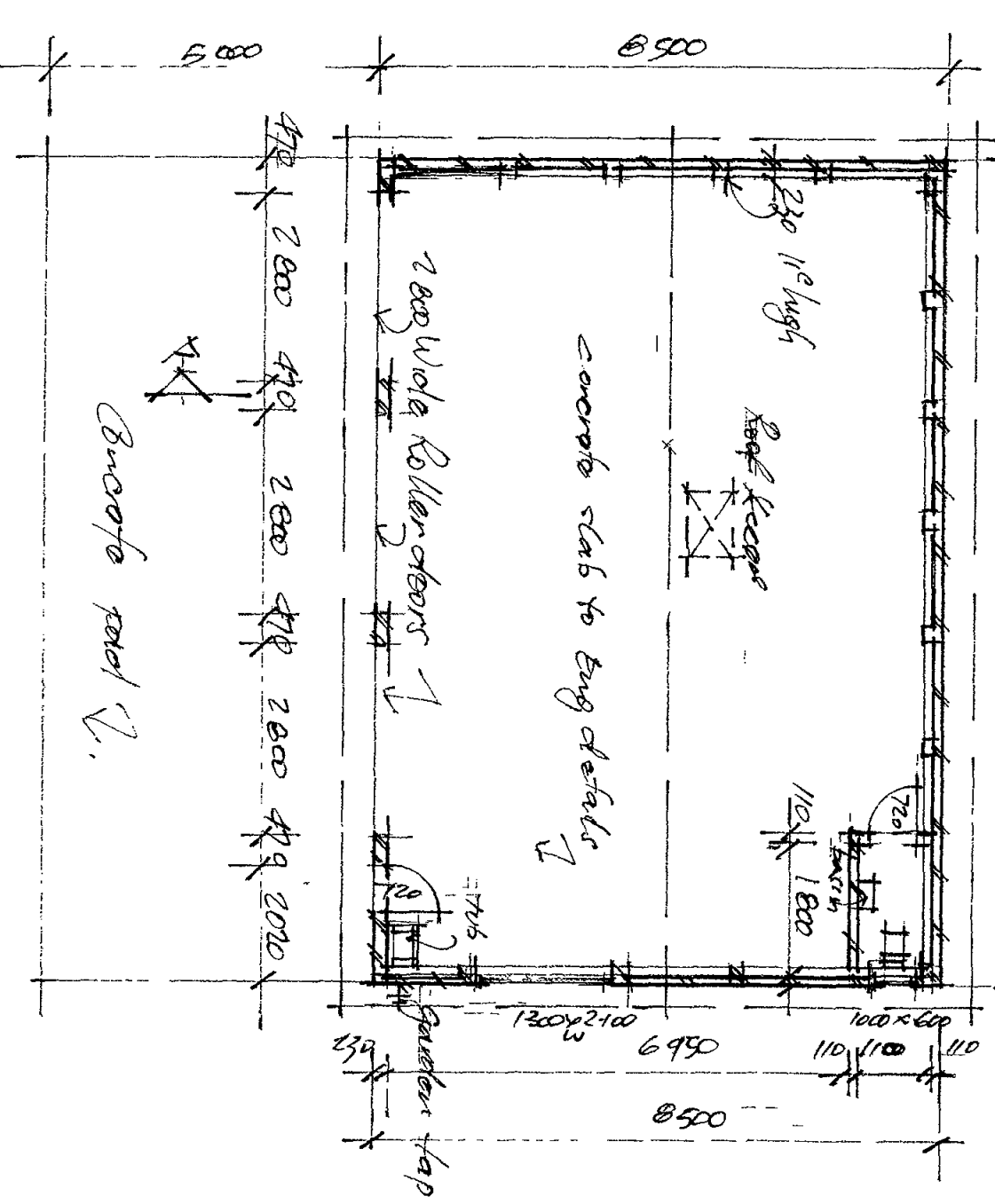
EAST ELEVATION



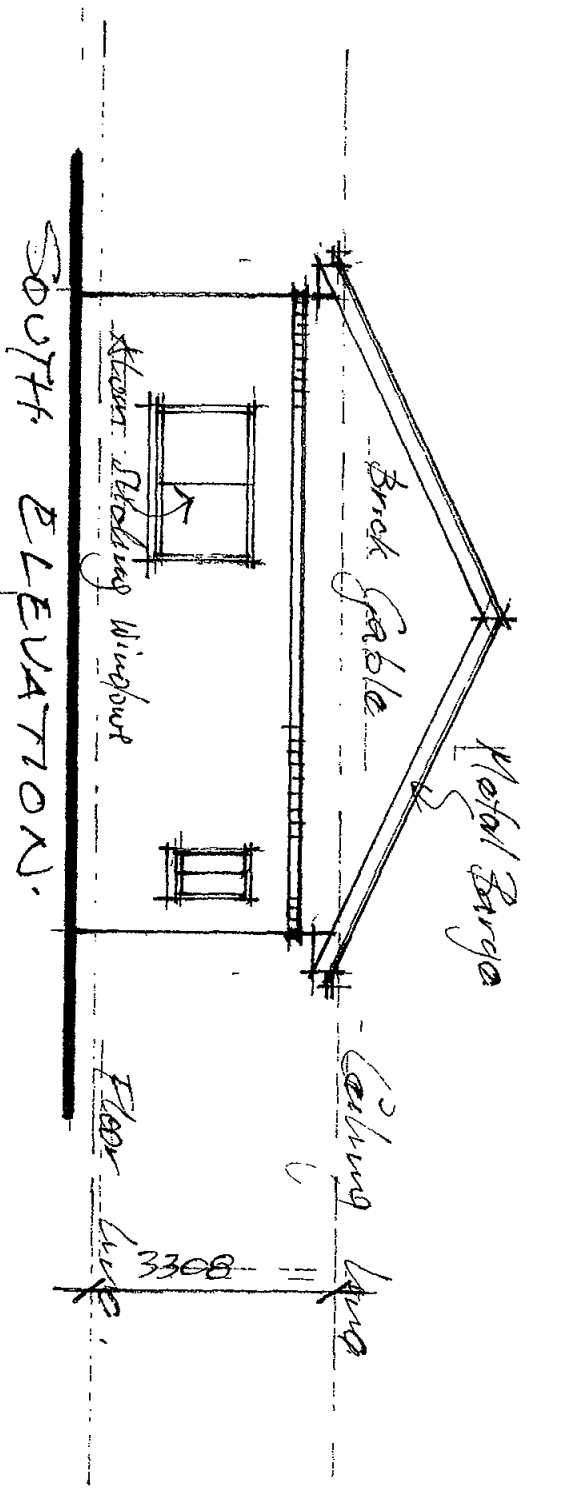
NORTH ELEVATION



WEST ELEVATION



FLOOR PLAN

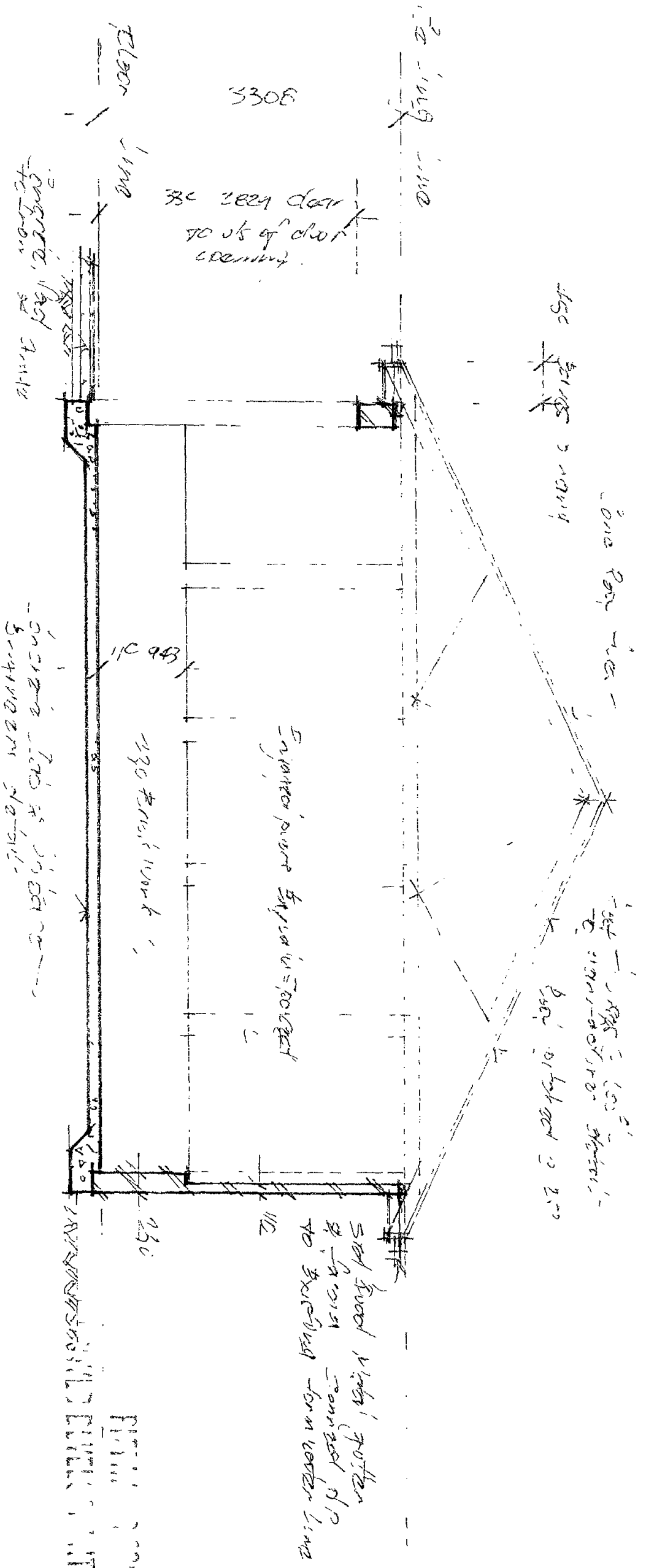


SOUTH ELEVATION

Floor Area 104.55 m²

FLOOR PLAN & ELEVATIONS

Drawn by E. Brown M.D. Scale 1:100 Date 5/10/08 Sheet 2 of 2

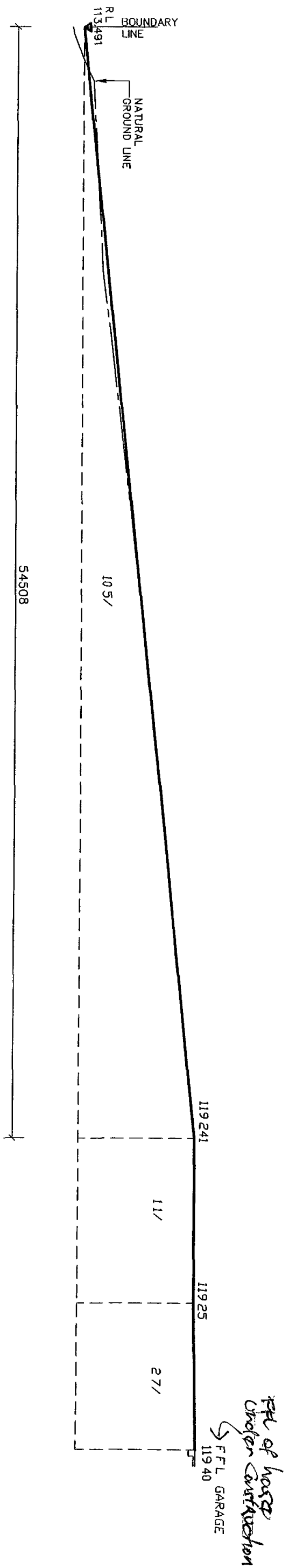


Section A-A

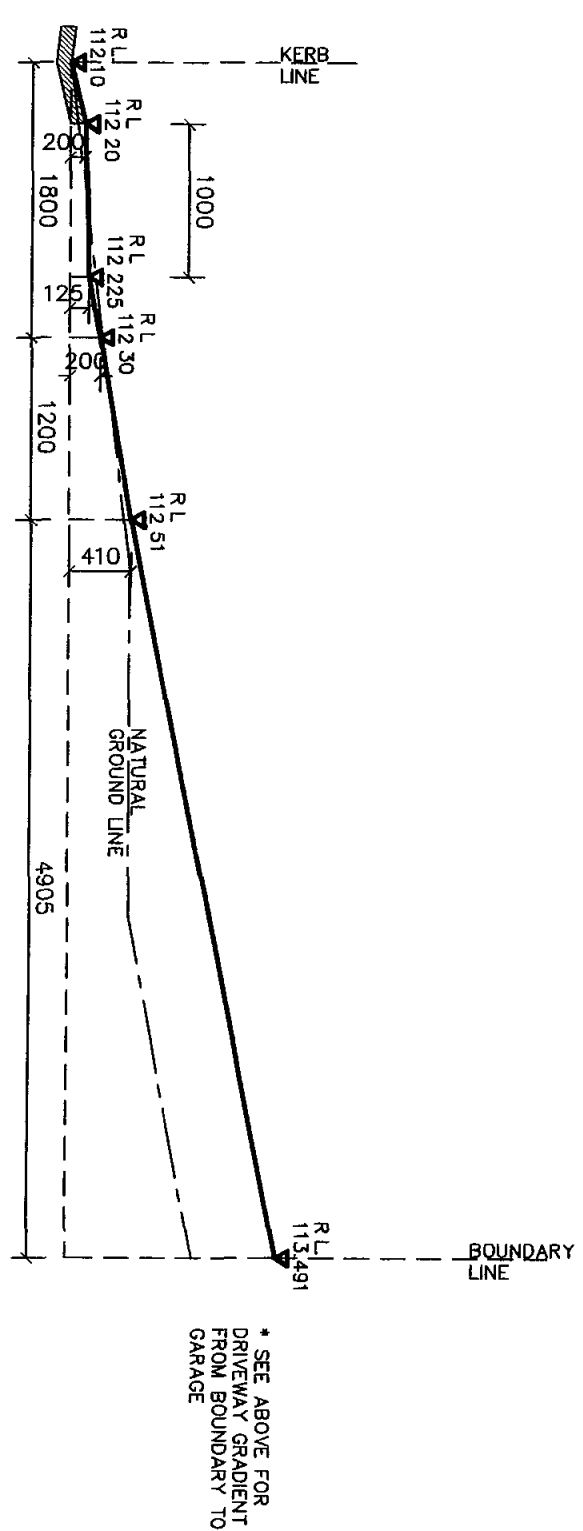
FINISH WALL
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FINISH WALL

Section A-A

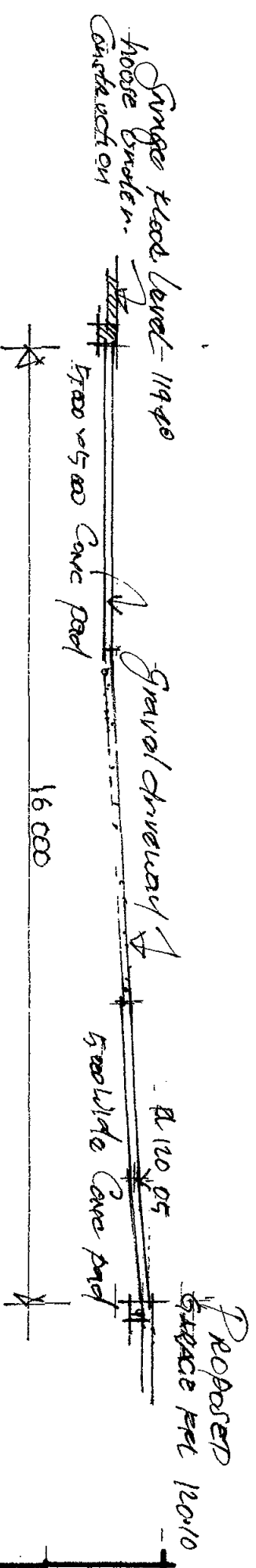
1/2\"/>



Driveway Section – Boundary to Garage
SCALE: 1-200



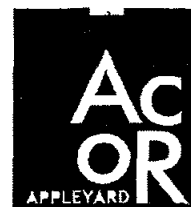
Driveway Crossover Section
SCALE: 1-50



DRIVEWAY Profile.

Drawn	Scale	Date
1:50	1:200	03/10/07
Shown		Sheet 4 of 4

Our Reference GO090961/JL ab
Your Reference



25 October 2010

Mr Ross Donnelley
C/ Jolly Roger Marine Pty Limited
9 Jubilee Avenue
WARRIEWOOD NSW 2101

Dear Mr Donnelley

Re Structural Engineering Documentation
Property 255 Powderworks Road Ingleside

We refer to recent discussions and emails between yourself and our John Lea

For some years now ACOR Appleyard Consultants Pty Ltd has utilised an electronic signature procedure in accordance with both State Legislation (*Electronic Transactions Act 2000*) and Commonwealth Legislation (*Electronic Transactions Act 1999*). In all cases in which such an electronic signature has been assigned the structural detail drawings (to which the electronic signature has been assigned and recorded) have been checked and approved by the undersigned who is a Corporate Member of Engineers Australia

Our structural detail drawings for this project being GO090961/S1/B S2/C S3/B S4/B have been so checked and approved

Should you have any further queries in relation to this matter please do not hesitate to contact this office

Yours faithfully
ACOR Appleyard Consultants Pty Ltd

A handwritten signature in black ink, appearing to read 'Leigh D Appleyard', written over a horizontal line.

Leigh D Appleyard
~~MIE Aust~~ CPEng NPER

ACOR CONSULTANTS GROUP

ENGINEERS

MANAGERS

INFRASTRUCTURE PLANNERS

SYDNEY GOSFORD NEWCASTLE
BRISBANE ADELAIDE

ACOR APPLEYARD
CONSULTANTS PTY LTD
ACN 127 012 104
ABN 81 392 991 647

Gosford

58 Hill Street
GOSFORD NSW 2250

P O Box 778
GOSFORD NSW 2250

Telephone (02) 4324 3499
Facsimile (02) 4324 3351

Newcastle

Level 5
18 Bolton Street
NEWCASTLE NSW 2300

P O Box 459
NEWCASTLE NSW 2300

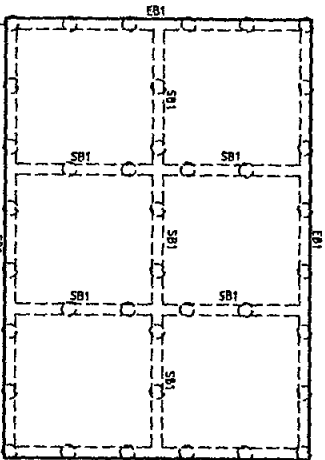
Telephone (02) 4926 4811
Facsimile (02) 4926 4877

Email

leighb@acor-appleyard.com.au

Website

www.acor.com.au



LONG BORED PILES TYPE J
REFER TO PILING NOTES
ON SHEET S1

GARAGE FLOOR SLAB ON GROUND PLAN

GARAGE FLOOR SLAB ON GROUND NOTES

- ALL SLAB BEAMS TO BE FOUNDED ON WEATHERED SANDSTONE OF SAFE BEARING VALUE 600KPa
- ALL SLABS ON GROUND TO BE 100mm MIN THICK THROUGHOUT POURED OVER 62mm THICK HIGH IMPACT RESISTANT DUNE PROOFING MEMBRANE IN ACCORDANCE WITH THE B.C.A. PART 3.12.6 OVERLYING 50mm SAND FILLING LAYER & COMPACTED FILL AS / F REQUIRED PLACED & COMPACTED TO 95% MINIMUM DENSITY
- ALL SLABS ON GROUND TO BE REINFORCED WITH SIZE MESH TOP THROUGHOUT PLUS EXTRA BARS AS SHOWN ON SECTIONS & DETAILS OR AS NOTED

SLAB SPECIFICATIONS	
SLAB THICKNESS (mm)	100
FABRIC (see details)	SLAB
SITE CLASSIFICATION	S1

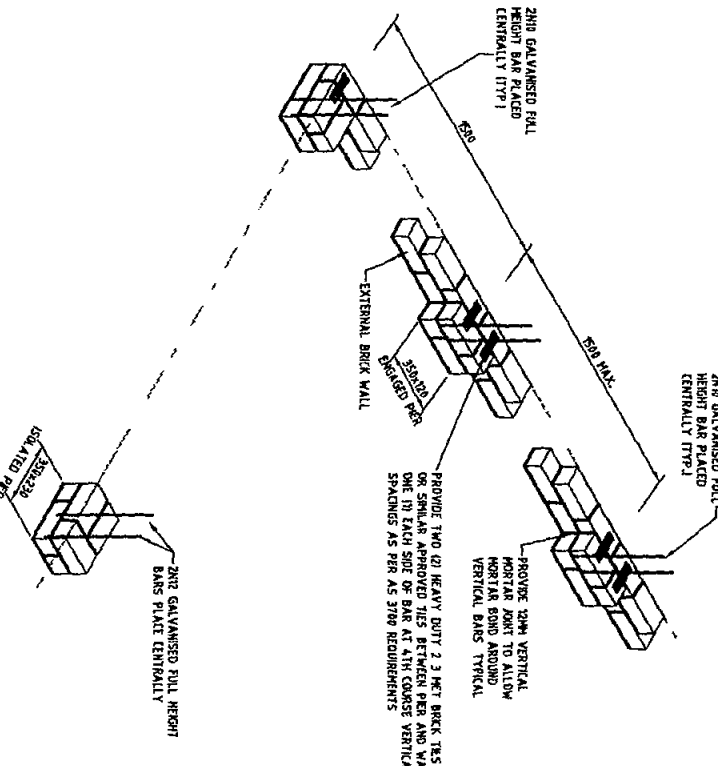
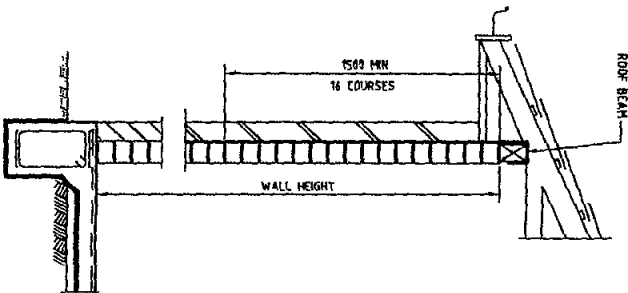
NOTE WHERE BORE STRUTS ENCOUNTERED IS LESS THAN 50mm BELOW INTERIOR OF ROOMING ROOMS / SLAB BARS PASSING PILES THROUGHOUT TO AVOID STRUTS.	
REFER FILL & PILING NOTES SHEET 1	
ALL CONCRETE FOR THE SLAB CONSTRUCTION SHALL BE COMPACTED WITH A MECHANICAL VIBRATOR	

GENERAL NOTE
IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION. ADJACENT EXISTING BUILDINGS MUST BE PROVIDED WITH PROPER BRACING AND AS DIRECTED BY THE SUPERVISING ENGINEER.

NOTE
ALL STEEL COMPONENTS TO BE HOT DIP GALVANISED PRIOR TO CONSTRUCTION

NOTE
EQUIVALENT APPROVED ITEMS MAY BE SUBSTITUTED FOR PROPRIETARY ITEMS OR SPECIFIC TYPES OF TIMBER ELEMENTS

1. BRICKWORK	
A. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH AS/NZS	
B. FINISHES OF BRICKS AND TYPE OF MORTAR SHALL BE AS FOLLOWS	
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GARAGE MASONRY WALL DETAIL

SECTION
THE TIMBER ROOF BEAMS ARE TO BE FIXED TO EACH END OF THE WALL USING 30mm x 80mm GALVANISED IRON STRAP EXTENDED A MINIMUM OF 150mm INTO THE ENGAGED PILES AND PULLED TAUT OVER ROOF BEAM AND FIXED USING 8 20mm DIAMETER x 40mm NAILS
THE STRAP IS TO BE COURED INTO A BED JOINT

THIS DRAWING HAS BEEN ASSIGNED AN ELECTRONIC CODE. THE PRESENCE OF THIS CODE SIGNIFIES THAT THE DRAWING HAS BEEN CHECKED AND APPROVED BY:		L3 APPROVED DATE: 19/11/2019	
DESIGNED	B H	DRAWING	GARAGE SLAB PLAN & DETAILS
DRAWN	J D L	CLIENT	MR DONNELLEY & MS VUJADINDVICH
CHECKED	B A K	NO OF SHEETS	SCALE
DATE	19/11/2019	JOB NO	SHEET NO
APPROVED	REVISION	DATE	APPROVED

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