

23 May 2011

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam,

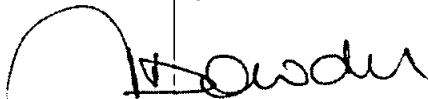
Development Application No. N0562/10
8 Nailon Place, Mona Vale

For Council's information, please find enclosed Construction Certificate No. 2011/4297 issued for alterations & additions to an existing dwelling, construction of a spa & a detached secondary dwelling at the above address, accompanied by:

- Copy of Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Home Warranty Insurance Certificate
- 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



Tom Bowden
Insight Building Certifiers Pty Ltd

By
Received by Customer Service
Pittwater Council

Received by Customer Service
Pittwater Council
By

Construction Certificate Determination

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

Certificate No. 2011/4297

Council	Pittwater
Determination Date of issue	Approved 23 May 2011
Subject land Address Lot No, DP No.	8 Nailon Place, Mona Vale Lot 21 DP 574244
Applicant Name Address Contact No.	Mr Ralph & Mrs Robyn Stonell C/- Site Specific Design 11 Hill Street, Warriewood NSW 2102 n/a
Owner Name Address Contact No.	Mr Ralph & Mrs Robyn Stonell 8 Nailon Place, Mona Vale NSW 2103 9999 6760 / 0414 880 635
Description of Development Type of Work	Alterations & Additions to an Existing Dwelling, Construction of a Spa & A Detached Secondary Dwelling
Builder or Owner/Builder Name Contractor Licence No/Permit	Tony Berner Building Pty Ltd 43396
Value of Work Building	\$225,000.00
Attachments	
• Copy of completed Construction Certificate Application Form • Pittwater Council receipt no. 296678 for payment of Long Service Levy • BASIX Certificate no. A95082 and A95089 dated 21 September 2010 & 4 April 2011	

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 Details & Construction Specification Drawing no's. CC01, CC02, CC03, CC04, CC05 & CC06 (all Issue B) prepared by Site Specific Designs dated 1 April 2011
- Structural Details, reference no. 110101, Drawing no's. S1.00, S2.00, S2.01, S2.02, S3.00, S3.01 and S3.02 prepared and endorsed by Barrenjoey Consulting Engineers Pty Ltd dated February 2011, accompanied by a Flood Inundation Design Compliance Statement issued by Barrenjoey Consulting Engineers Pty Ltd, dated 10 May 2011
- Sydney Water Approval dated 9 March 2011
- Stormwater Management Plan reference no. 110101 Drawing no. SW1 and SW2, prepared and endorsed by Barrenjoey Consulting Engineers dated May 2011
- Driveway Long Section Drawing reference no. CC05 (B), prepared by Site Specific Designs accompanied by Access Driveway Profiles and Section 139 Consent, issued by Pittwater Council dated the 1 March 2011 and 3 March 2011 respectively.

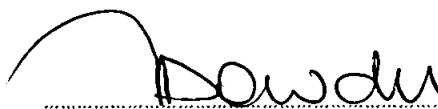
Certificate

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



23 MAY 2011

Date of endorsement
Certificate No.

2011/4297

Certifying Authority

Name of Accredited Certifier
Accreditation No.
Accreditation Authority
Contact No.
Address

Tom Bowden
BPB0042
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.
Date of Determination

N0562/10
4 November 2010

BCA Classification

1a

11-8 APR 2011

Construction Certificate ☒

Modified Construction Certificate ☐

DATE:

APPLICATION FOR A CONSTRUCTION CERTIFICATE

Environmental Planning and Assessment Act 1979 & Environmental Planning and Assessment Regulation 2000

Description of Building Work

Alterations and Additions to an existing dwelling,
increased driveway, new spa and landscaping.
New granny flat.

Estimated cost of work

\$ 225,000.00

BCA Classification(s)

1A.

Development Consent Reference no.

DA, N0562/10

Date of Issue

4/11/2010

Property Address

Unit/Street no.

8

Street name

NAILON PLACE

Suburb

MONA VALE

Post code

2103

Lot no.

21

DP no.

574244

Accompanying Documents

- i. Appropriate Architectural Plans and Specifications
- ii. All information required by Part 3 of Schedule 1 Forms of the Regulation (see over)

I, the owner of the abovementioned property, hereby make application to Tom Bowden/Stephen Pinn of Insight Building Certifiers Pty Ltd (Insight) for a Construction Certificate for the building work described above and, in doing so, I also declare that the documents provided and asserted by me as a copy of a development consent and incorporated plans are a true copy of same as issued by the relevant consent authority or the Land and Environment Court.

Owner's Name:

Robin & Ralph Stonell

Owner's Address:

8 Nailon Place, Mona Vale.

Owner's Signature:

Robin Stonell

Date:

16/4/11

[Office Use Only]: Date received by Accredited Certifier:

All documents received as part of this Construction Certificate application have been stamped to that effect

Long Service
Levy

Philwater Council

OFFICIAL RECEIPT

11/02/2011 Receipt No 295375

To RALPH STONELL

8 WILLOW PL
MONA VALE 2103

Applic	Reference	Amount
GL Re	DDST-ICA	\$9.41
GL Re	OLEL-BUD	\$841.00
	1 Y NC562/10	

Total \$849.41

Amounts Tendered

Cash	\$0.00
Debit	\$0.00
CV/Dr Card	\$849.41
Money Order	\$0.00
Agency Rec	\$0.00
Total	\$849.41
Roundoff	\$0.00
Change	\$0.00
Nett	\$849.41

Printed 11/02/2011 11:20:15

Cashier Elinda

\$ 849.41

BASIX Certificate

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

Alterations and Additions

Certificate number: A95082

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: Tuesday, 21, September 2010

Project address	
Project name	Stonell Home
Street address	8 Nailion Place Mona Vale 2103
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 5742444
Lot number	21
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 includes a pool (and/or spa).

Pool and Spa

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Rainwater tank

The applicant must install a rainwater tank of at least 2756 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

✓

✓

✓

The applicant must configure the rainwater tank to collect rainwater runoff from at least 98.4 square metres of roof area.

✓

✓

The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the outdoor spa.

✓

✓

Outdoor spa

The spa must not have a capacity greater than 6.5 kilolitres.

✓

✓

✓

The spa must have a spa cover.

✓

✓

The applicant must install a spa pump timer.

✓

✓

The applicant must install the following heating system for the outdoor spa that is part of this development: gas.

✓

✓

Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting				
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			✓	✓
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.			✓	

Construction

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

✓

✓

✓

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: external insulated façade system (EIFS)(façade panel: 70 mm)	nil	
raked ceiling, pitched/skillion roof: framed	ceiling: R0.74 (up), roof: foil backed blanket (100 mm)	medium (solar absorptance 0.475 - 0.70)

Glazing requirementsShow on
DA PlansShow on
CC/CDC
Plans &
specsCertifier
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.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

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 (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
W1	N	5.27	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	N	5.04	2.48	2.2	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3	E	4.62	5.6	9.5	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	E	3.36	5.6	5	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window no	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
W5	S	8.19	0	0	eave/verandah/ pergola/ balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

BASIX Certificate

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

Alterations and Additions

Certificate number: A95096

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: Monday, 04, April 2011

Project address	
Project name	Copy of Stonell Granny Flat
Street address	8 Nailion Place Mona Vale 2103
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 5742444
Lot number	21
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).

Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & Specs	Carroll check
Hot water				
The applicant must install the following hot water system in the development: solar (gas-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).		✓	✓	✓
Lighting				
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			✓	✓
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.			✓	

Construction

Show on
DA/Plans

Show on
CC/CDO
Plans &
specs

Get it
checked

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications	✓	✓	✓
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
external wall: external insulated façade system (EIFS)(façade panel: 70 mm)	nil				
raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket (100 mm)	medium (solar absorptance 0.475 - 0.70)			

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.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

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 (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type	Show on DA/Plans	Show on CC/CDC Plans & specs	Certifier Check
W1	NE	7.7	2.35	3.8	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	NW	3.24	1.8	1	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3	NW	1.08	1.8	1	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	SW	1.05	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements					Show on DA/Plans	Show on CC/CDC Plans & Specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type	
W5	SE	0.9	2.35	1.9	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W6	NE	1.08	2.35	2.5	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	

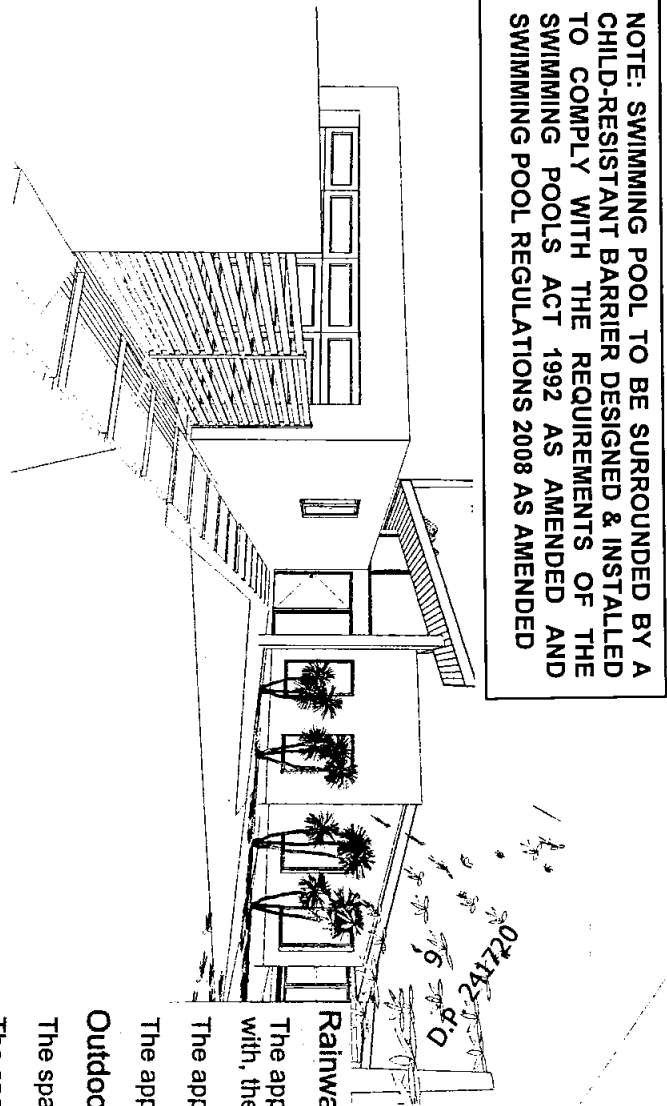
Legend

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.



Rainwater tank

The applicant must install a rainwater tank of at least 2756 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rainwater runoff from at least 98.4 square metres of roof area.

The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the outdoor spa.

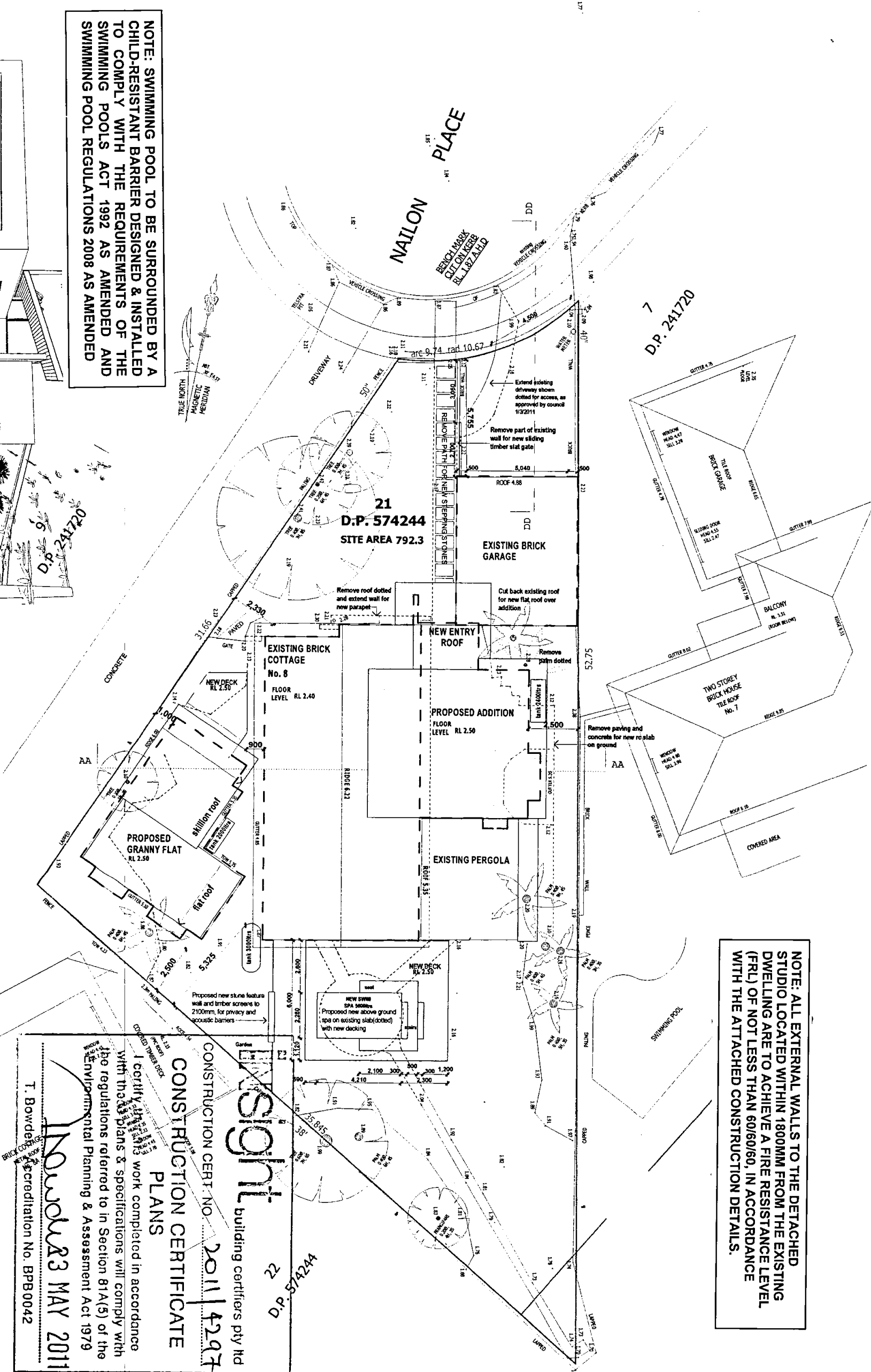
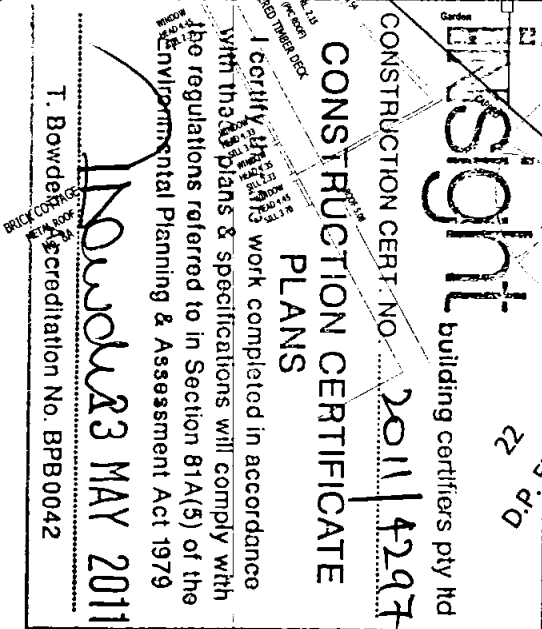
Outdoor spa

The spa must not have a capacity greater than 6.5 kilolitres.

The spa must have a spa cover.

The applicant must install a spa pump timer.

The applicant must install the following heating system for the outdoor spa that is part of this development: gas.



NOTE: ALL EXTERNAL WALLS TO THE DETACHED STUDIO LOCATED WITHIN 1800MM FROM THE EXISTING DWELLING ARE TO ACHIEVE A FIRE RESISTANCE LEVEL (FRL) OF NOT LESS THAN 60/60/60, IN ACCORDANCE WITH THE ATTACHED CONSTRUCTION DETAILS.

 Site Specific Designs 02 9979 3434 sher_tim@bigpond.com	client:	Mr and Mrs Stonell	dwn:	SH	date:	01/04/2011
	location:	8 NAILON PLACE MONA VALE NSW 2103	dwg:	CC01	scale:	1:200
			NB. All dimensions to be verified on site. Do not scale from drawing.		issue:	B
Principal : Sheralee Hogan B.(Arch)	dwg:	SITE PLAN & STREET PERSPECTIVE		A B	Development Application Construction Certificate	

Site Specific Designs

02 9979 3434
sher_tim@bigpond.com

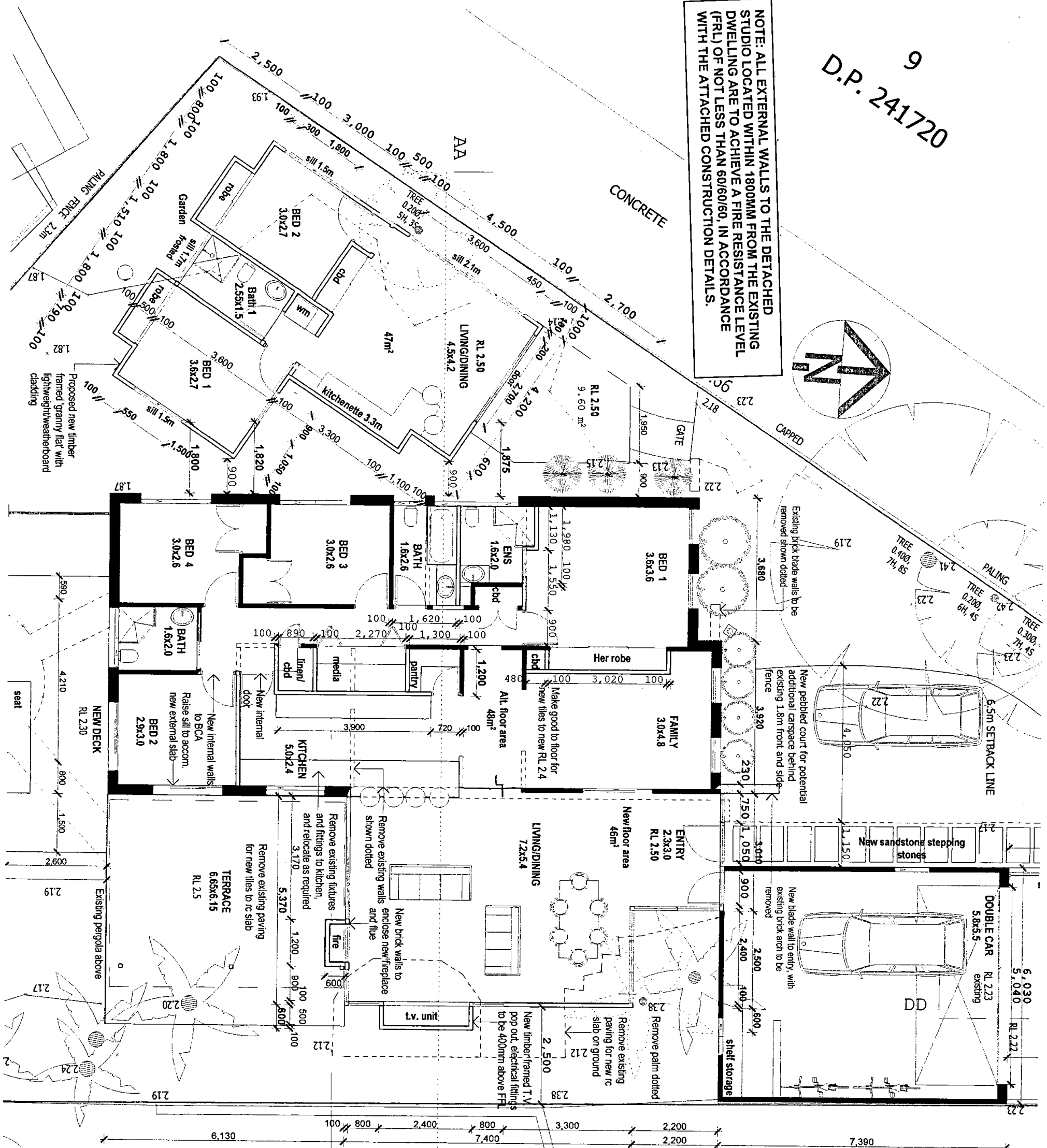
Principal : Sheralee Hogan B.(Arch)

Hot water

The applicant must install the following hot water system in the development: solar (gas-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).

9
D.P. 241720

NOTE: ALL EXTERNAL WALLS TO THE DETACHED STUDIO LOCATED WITHIN 1800MM FROM THE EXISTING DWELLING ARE TO ACHIEVE A FIRE RESISTANCE LEVEL (FRL) OF NOT LESS THAN 60/60/60, IN ACCORDANCE WITH THE ATTACHED CONSTRUCTION DETAILS.



Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

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.

CUTTER 4.79

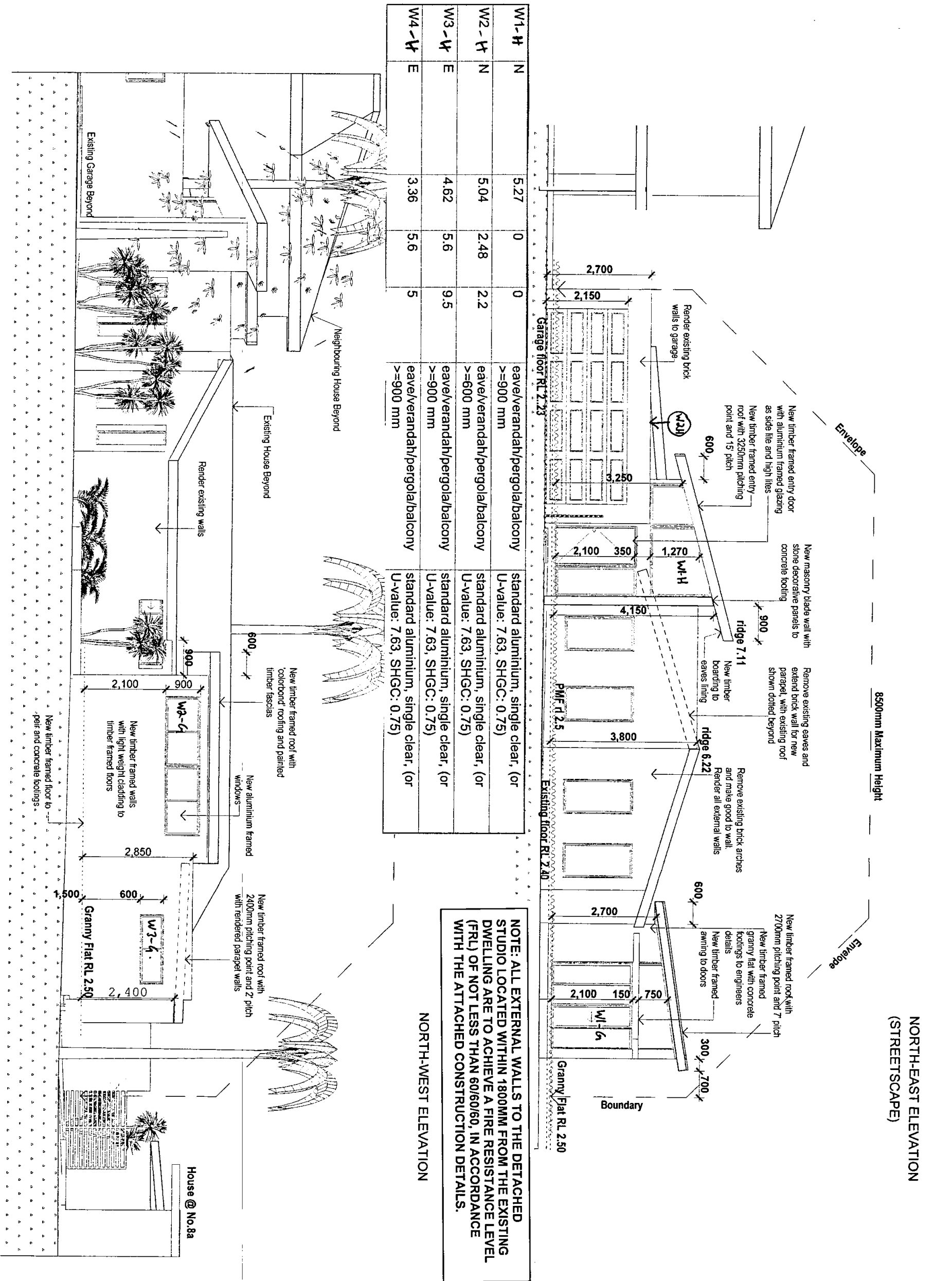
Site Specific **SSD** Designs

02 9979 3434

sher_tim@bigpond.com

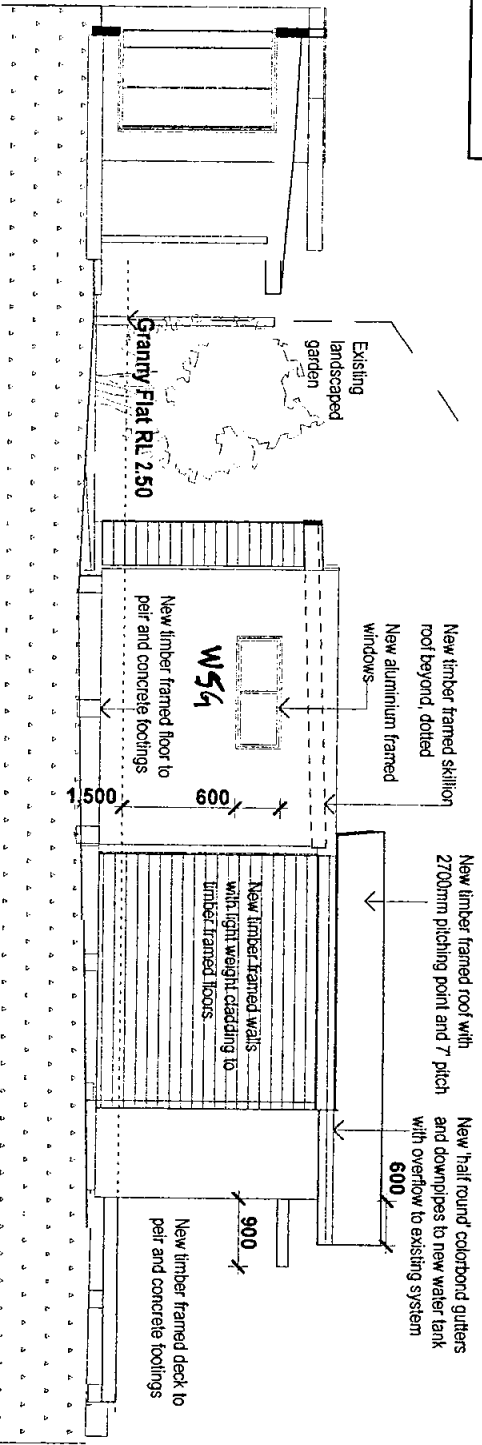
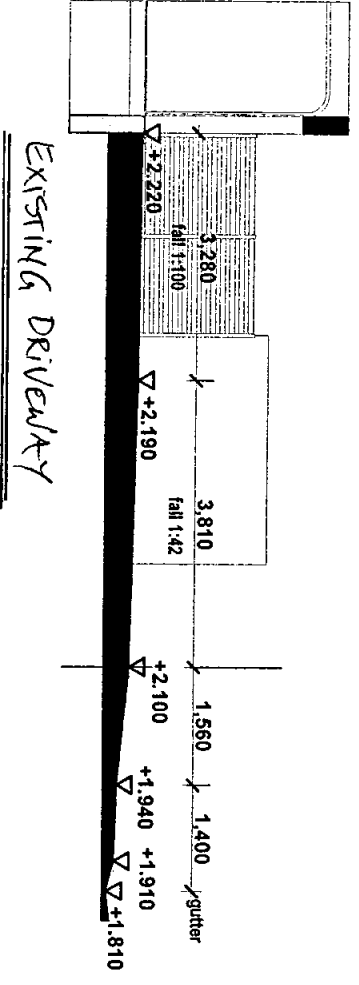
Principal : Sheralee Hogan B.(Arch)

client:	Mr and Mrs Stonell	dwn:	SH	date:	01/04/2011
location:	8 NAILON PLACE MONA VALE NSW 2103	dwg:	CC02	scale:	1:100
		NB. All dimensions to be verified on site. Do not scale from drawing.		issue:	B
dwg:	FLOOR PLAN		A B	Development Application Construction Certificate	



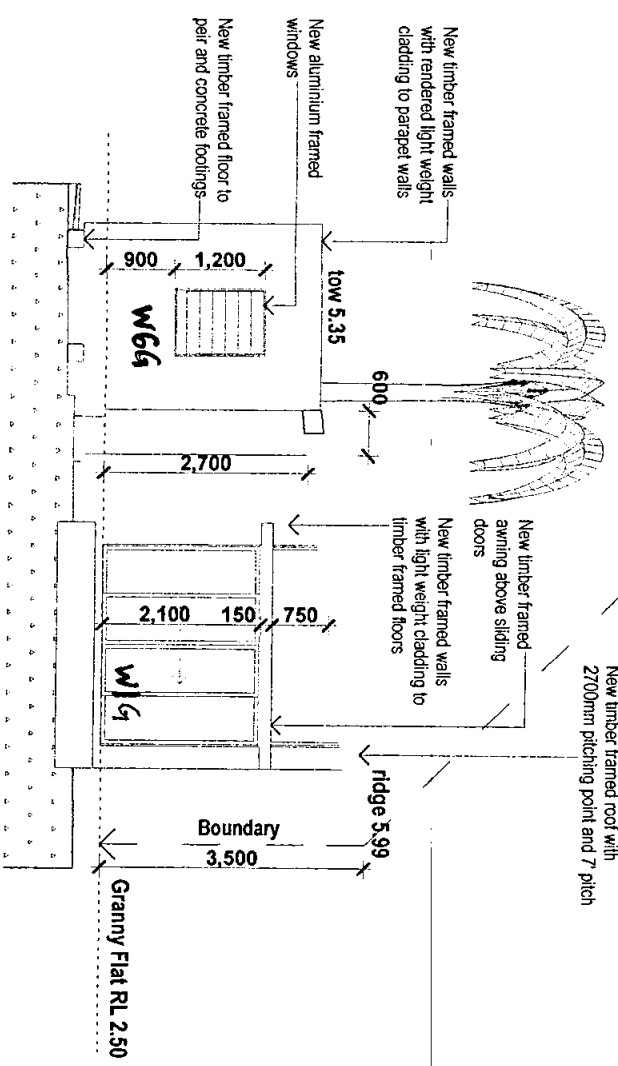
Site Specific Designs 02 9979 3434 sher_tim@bigpond.com Principal : Sheralee Hogan B.(Arch)	client:	Mr and Mrs Stonell	dwn:	SH	date:	01/04/2011
	location:	8 NAILON PLACE MONA VALE NSW 2103	dwg:	CC03	scale:	1:100
	dwg:	EXTERNAL ELEVATIONS	NB. All dimensions to be verified on site. Do not scale from drawing.		issue:	B
			A B		Development Application Construction Certificate	

NOTE: ALL EXTERNAL WALLS TO THE DETACHED STUDIO LOCATED WITHIN 1800MM FROM THE EXISTING DWELLING ARE TO ACHIEVE A FIRE RESISTANCE LEVEL (FRL) OF NOT LESS THAN 60/60/60, IN ACCORDANCE WITH THE ATTACHED CONSTRUCTION DETAILS.



SOUTH-EAST ELEVATION - GRANNY FLAT

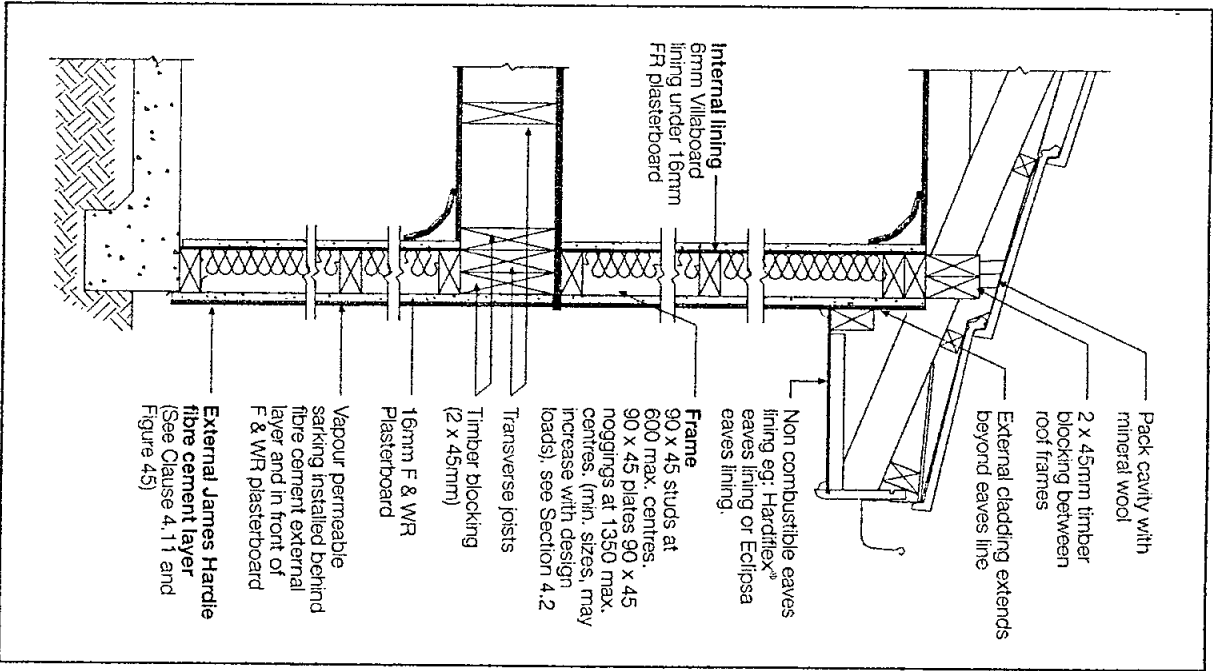
W1 - G	NE	7.7	2.35	3.8	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2 - G	NW	3.24	1.8	1	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3 - G	NW	1.08	1.8	1	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4 - G	SW	1.05	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)



NORTH-EAST ELEVATION - GRANNY FLAT

W5 - G	SE	0.9	2.35	1.9	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6 - G	NE	1.08	2.35	2.5	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Site Specific  Designs 02 9979 3434 sher_tim@bigpond.com	client: Mr and Mrs Stonell	dwn: SH	date: 01/04/2011
	location: 8 NAILON PLACE MONA VALE NSW 2103	dwg: CC05	scale: 1:100
	Principal : Sheralee Hogan B.(Arch)	NB. All dimensions to be verified on site. Do not scale from drawing.	
dwg: ELEVATIONS & DRIVEWAY PLAN & SECTION		A B	Development Application Construction Certificate



Granny Flat

Walls

Walls shall be made from non-combustible material, or timber framed walls that are sarked on the outside of the frame and clad with 9mm minimum fibre cement sheeting or similar that complies with AS1530.8.1. All external joints to be covered, sealed or overlapped.

An example of a timber framed external wall rated FRL 60/60/60 as figure 46 from James Hardie's "Construction of fire and acoustically rated walls technical specification April 2006". *

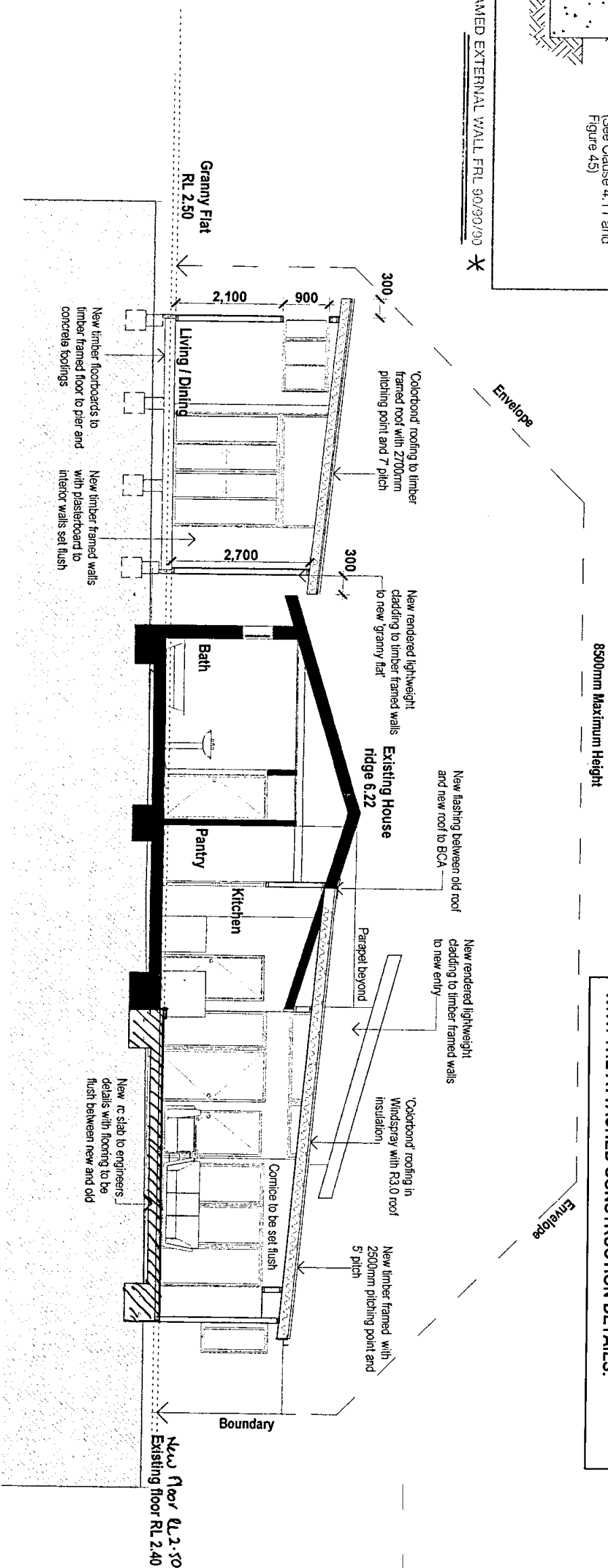
Roofing

The eaves linings shall be fibre cement sheeting a minimum of 6mm

House

Construction	Additional insulation required (R-value)
concrete slab on ground floor.	nil
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)
external wall: external insulated façade system (EIFS)(façade panel: 70 mm)	nil
raked ceiling, pitched/skillion roof: framed	ceiling: R0.74 (up), roof: foil backed blanket (100 mm)

NOTE: ALL EXTERNAL WALLS TO THE DETACHED STUDIO LOCATED WITHIN 1800MM FROM THE EXISTING DWELLING ARE TO ACHIEVE A FIRE RESISTANCE LEVEL (FRL) OF NOT LESS THAN 60/60/60, IN ACCORDANCE WITH THE ATTACHED CONSTRUCTION DETAILS.



Site Specific **SSD** Designs

02 9979 3434

sher_tim@bigpond.com

Principal : Sheralee Hogan B.(Arch)

client: Mr and Mrs Stonell

location: 8 NAILON PLACE
MONA VALE NSW 2103

dwg: SECTION AA

dwn: SH

date: 01/04/2011

dwg: CC06

scale: 1:100

NB. All dimensions to be verified on site. Do not scale from drawing.

issue: B

A
B Development Application
Construction Certificate

R. Stonell
C/O Site Specific Designs
11 Hill St
Warriewood NSW 2102

10th May 2011

**DESIGN COMPLIANCE – FLOOD INUNDATION
PROPOSED ALTERATIONS AND ADDITIONS
8 NAILON PL MONA VALE
Job No 110101**

In reference to DA condition B2, the structural plans prepared by Barrenjoey Consulting Engineers Pty Ltd dated Feb 2011 incorporate to the following requirements -

- The structural elements below the Flood Planning level are of flood compatible materials.
- All structures are designed and constructed to achieve low risk of damage and instability due to flood hazard.
- All foundation structures, where the floor level is greater than 500mm above the existing ground level incorporate a suspended floor on open pier/pile footings to allow the flow of surface water and flood storage.

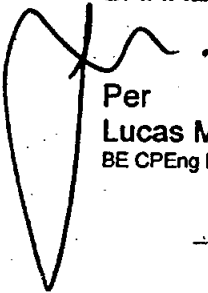
Noting other issues relating to Flood compatibility to be addressed during construction by the builder include -

- All electrical equipment, wiring, fuel lines or any service pipes and connections must be waterproofed to the Flood Planning level.
- The storage of toxic or potentially polluting goods, materials or other products which may be hazardous or pollute floodwaters is not permitted below the Flood Planning level.

In reference to DA condition B2 as the existing structure to be maintained is a slab on ground it is our opinion that this is structurally sound and will meet the requirements of wet flood proofing as defined in Appendix 8 of Pittwater 21 DCP.

Should further information regarding this matter be required please contact our office as outlined below.

Regards
BARRENJOEY CONSULTING ENGINEERS Pty Ltd



Per
Lucas Molloy (Director)
BE CPEng NPER

PO Box 672
Avalon NSW 2107
P: 9918 6264 F: 9918 5841
M: 0418 620 330
E: lucasbcc@bigpond.com

GENERAL NOTES

GENERAL

- G1 - These drawings are to be read in conjunction with all architectural and other consultants drawings and specifications. Any discrepancies are to be referred to all parties and rectified before proceeding with the works.
- G2 - Dimensions shall not be obtained by scaling from these drawings.
- G3 - During construction the structure shall be kept in a stable condition and no part shall be over stressed.
- G4 - All materials and workmanship are to be in accordance with the current Australian Standards, OH&S requirements, and the by-laws and ordinances of any relevant statutory authority.

FOUNDATIONS

- F1 - The foundation material is to be STIFF CLAY of min 150 KPa bearing capacity.
- F2 -The foundation material is to be inspected, verified and approved by a Geotechnical Consultant as being in accordance with the above assumption and that it is sound and consistent with minimal possibility of differential settlement across the development.
- F3 - Should variable foundation material be encountered the engineer is to be contacted and it is likely all foundations are to be piled to similar material of the greatest bearing capacity and that additional detailing of the foundation reinforcement will be required.
- F4 - Any excavation works are to include measures to ensure the temporary and long term stability of any existing structure within its vicinity.
- F5 - All foundations shall be a minimum 300mm into the approved material unless otherwise noted.
- F6 - Foundation depth dimensions are a minimum only and final depth will be dependent on the adequacy of the bearing material.
- F7 - All organic matter and top soil shall be removed from the underside of all slabs and foundations.
- F8 - Any soft or questionable excavated areas are to be brought to the attention of the Geotechnical Consultant and may require controlled filling.
- F9 - Any filling shall be to the approval of the Geotechnical Consultant and will generally be granular material compacted in not more than 150mm layers to a minimum dry density ratio of 88%.

CONCRETE

- C1 - All workmanship and materials shall be in accordance with AS3600.
- C2 - Concrete quality shall be verified by tests.
- C3 - All concrete shall have a slump of 80mm and maximum aggregate size of 20mm.
- C4 - Concrete strength and cover shall be as detailed on the plans.
- C5 - Size of concrete members do not include thickness of applied finishes.
- C6 - Beam depths are written first and include slab thickness if any.
- C7 - No penetrations are to be made to the concrete members without the written approval of the engineer.
- C8 - No water is to be added to the concrete prior to placement.
- C9 - All construction joints shall be located to the approval of the engineer.
- C10 - Fire rating requirements and adequacy is to be reviewed and specified by others.
- C11 - All concrete members are to be cured by keeping the surfaces continuously wet for a period of 3 days followed by the prevention of loss of moisture for a further 7 days.

- C12 - All concrete elements shall be compacted to form a dense homogenous mass using mechanical vibrators.
- C13 - All formwork shall be installed and stripped in accordance with AS3610.
- C14 - All formwork is to be free of debris prior to pouring of concrete.

REINFORCEMENT

- R1 - All reinforcement shall be Grade D500.
- R2 - Top reinforcement is to be continuous over supporting elements and lapped between supporting elements only.
- R3 - Bottom reinforcement is to be continuous between supporting elements and lapped at supporting elements only.
- R4 - Reinforcement is represented diagrammatically only and is not necessarily shown in its true projection.
- R5 - Welding of reinforcement is not permitted.
- R6 - All reinforcement shall be supported on bar chairs at max 750mm spacing.
- R7 - Reinforcement shall be tied at alternate intersections.
- R8 - Reinforcement bars are to lap a minimum length equal to 40 times the bar diameter (ie min 480mm for N12 bars, 640mm for N16 bars).
- R9 - Reinforcement fabric is to lap 1 complete square plus 25mm.

MASONRY

- M1 - All workmanship and materials shall be in accordance with AS3700.
- M2 - An approved slip joint material is to be placed over all load bearing masonry supporting a concrete slab and laid on smooth brick work or a trowed mortar finish, this material may constitute two layers of greased metal.
- M3 - Masonry shall be constructed on suspended concrete structures only after all propping has been removed and the concrete has achieved its specified strength.
- M4 - Control joints are to be placed in all walls at a maximum of 8m centres and between new and existing structures or closer as deemed necessary by the engineer. The joints are to be 10mm wide and sealed with an approved flexible sealant, with ties at 600mm centres vertical.
- M5 - Concrete blocks shall have a minimum compressive strength of 15 MPa.
- M6 - Core filling shall be 20 MPa concrete with 10mm aggregate, 230mm slump and compacted adequately.
- M7 - Concrete blocks used in retaining wall construction are to be Double Web H blocks.
- M8 - Maximum pour height for unrestrained blockwork is 1.8m.
- M9 - All masonry components are to be tied at not more than 600mm centres to adjacent steel or concrete columns.

STEEL

- S1 - All workmanship and materials shall be in accordance with AS4100.
- S2 - Hot rolled plates shall comply with AS 3678.
- S3 - Hot rolled sections shall comply with AS3679.
- S4 - Cold formed sections shall comply with AS4600.
- S5 - Welded and seamless hollow sections shall comply with AS1163.
- S6 - Unless noted otherwise all welds shall be 6mm continuous fillet from E4xx electrodes, unless noted otherwise.
- S7 - Unless noted otherwise all bolts shall be M16 high strength structural bolts grade 8.8, snug tightened, uno.
- S8 - Unless noted otherwise all connections shall be 3M16 bolts, 10mm plate and 6mm continuous weld.
- S9 - All structural steel work shall have the following level of corrosion protection (coatings listed below by ORCA Australia p/ maybe substituted with a certified equivalent) All coatings/finishes shall be applied in accordance with the manufacturers specifications and recommendations including surface preparation.

Internal elements

- not visible - a single coat (75 microns) of Zincanode 402.
- visible - a first coat (75 microns) of Zincanode 402 and a second coat (100 microns) of Weathermax HBR.
- External elements (including members with an external cavity or within 1m of a significant opening)
- not visible - a first coat (75 microns) of Zincanode 402 and a second coat (200 microns) of Duremax GPE MIO or Hot Dipped Galvanised to AS 4680.
- visible - a first coat (75 microns) of Zincanode 402 and a second coat (200 microns) of Duremax GPE MIO and a third coat (100 microns) of Weathermax HBR
- or Hot Dipped Galvanised to AS 4680 and a decorative coating.
- S10 - All work shop drawings are to be reviewed and approved by the Engineer.

TIMBER

- T1 - All workmanship and materials shall be in accordance with AS1720 and AS1684.
- T2 - All exposed timber shall be H3 treated or of durability class 1.
- T3 - All timber in contact with the ground shall be H4 treated or of durability class 1.
- T4 - All exposed cuts shall be treated to achieve H3 or H4 requirements.
- T5 - All softwood shall be minimum F7.
- T6 - All hardwood shall be a minimum F14.
- T7 - All bolt hole s shall be exact size and washers shall be 2.5 x the bolt diameter.

INSPECTIONS

- I1 - Barrenjoey Consulting Engineers shall only inspect works within its capacity as an Engineering Consultancy and will not carry out Mandatory Critical Stage inspections.
- I2 - Barrenjoey Consulting Engineers will not inspect or certify foundation material adequacy, see F2.
- I2 - All inspections are to be carried out at the request of the projects Principal Certifying Authority, or should independent certification be required at the request of the client or builder.
- I3 - Typical inspections include -
 - Foundation reinforcement
 - Slab on ground reinforcement
 - Suspended concrete reinforcement
 - Steel structures
 - Timber structures
- I4 - The client shall be responsible for any fees for inspections regardless of whom requested them.
- I5 - All re inspection required due to no compliance with issued drawings or that deemed necessary by Barrenjoey Consulting Engineers shall be charged to the client.
- I6 - No certification will be given for works not inspected by Barrenjoey Consulting Engineers.
- I7 - 48 Hrs notice is required for any inspection within the Sydney region and 72 Hrs notice is required for any inspection outside of this region.

DESIGN LIFE OF THE STRUCTURE

- D1 - The design life of all elements as specified within these documents correspond to that required by the Building Code of Australia and the relevant Australian Standard.
- D2 - The Design Life of elements relevant to slope stability may be extended to that required by Pitwater Councils Interim Risk Management Policy by the implementation of a rigorous maintenance and inspection schedule together with additional concrete strength and cover specifications as detailed within these plans.
- D3 - To meet the requirements of Pitwater Councils Interim Risk Management Policy (if required) the works are to be regularly maintained by the occupant/home owner, inspected by an Engineer 18 months after completion, by a licensed builder every 10 years and by a qualified Engineer every 25 yrs.

DRAWING

SCHEDULE

S1.00	- GENERAL NOTES
S2.00	- SLAB & FOUNDATION PLAN
S2.01	- SLAB & FOUNDATION DETAILS 1
S2.02	- SLAB & FOUNDATION DETAILS 2
S3.00	- ROOF FRAMING PLAN
S3.01	- ROOF FRAMING DETAILS 1
S3.02	- ROOF FRAMING DETAILS 2
S3.03	- ROOF FRAMING DETAILS 3

Barrenjoey Consulting Engineers Pty Ltd

Stormwater

Structural

Civil

PO Box 672

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E. lucas@barrenjoey.com

ABN: 13124694917

ACN: 124694917

PROJECT:
PROPOSED

ALTERATIONS & ADDITIONS

8 NAILON PL
MONA VALE

DRAWING :

GENERAL NOTES

Job No :

110101

Drawing No

S1.00

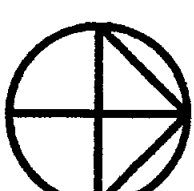
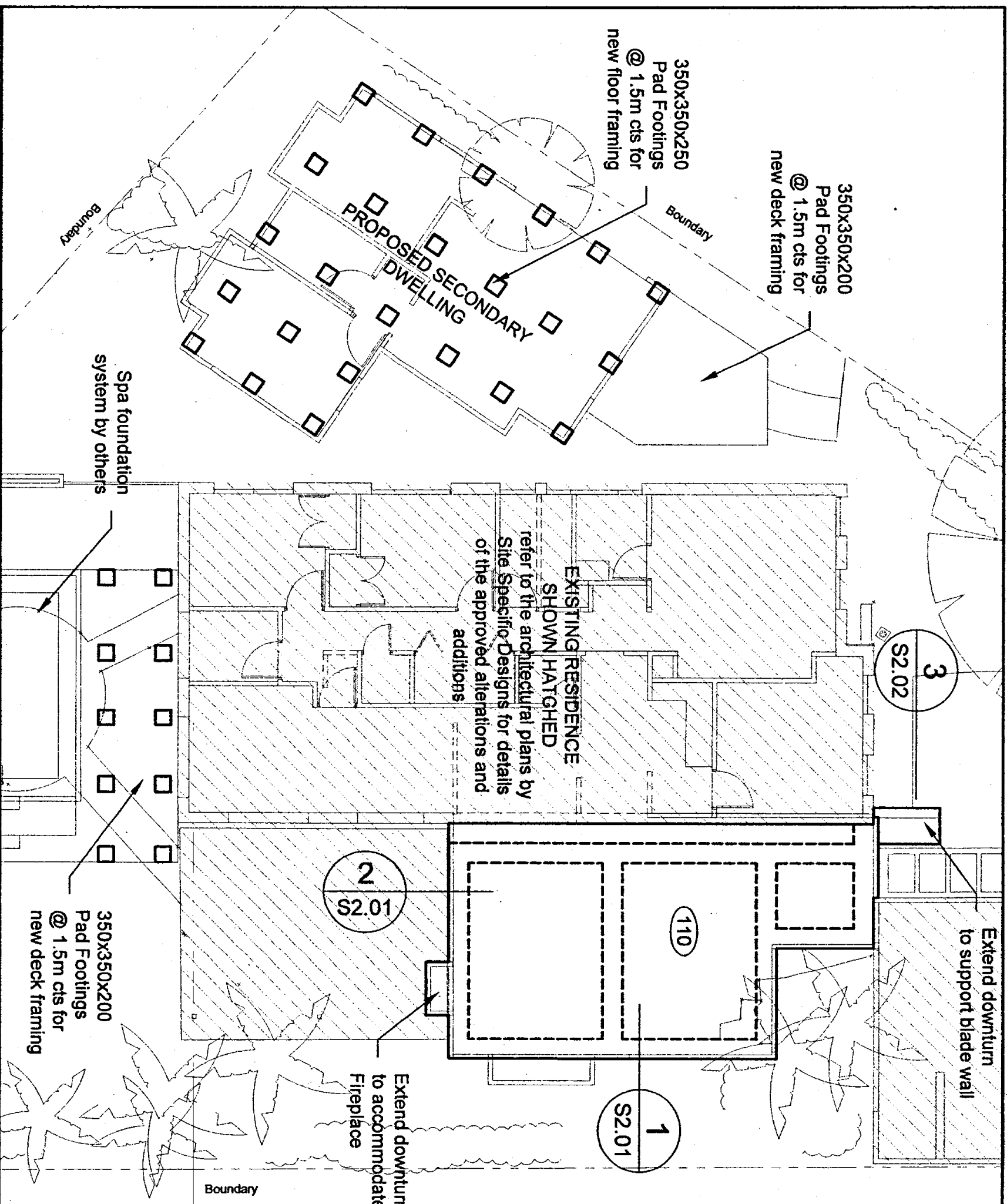
Document Certification

Barrenjoey Consulting Engineers Pty Ltd

per

Lucas Molloy MIA OPEN DIRECTOR

1 FEB 2011



SLAB & FOUNDATION PLAN

1:100

110mm MIN slab SL92 Top
450MINx450 downturns all round
4-12TM + R10 ties @ 900 cts
Fc 25 MPa, 65mm ext, 30mm int,
50mm ground cover rebates etc by others
ensure cover maintained
CONTRACTOR/S TO ENSURE ALL WORKS
COMPLY WITH COUNCILS FLOOD
COMPATIBILITY REQUIREMENTS

UPON MASS EXCAVATION OF THE
FOUNDATIONS A GEOTECHNICAL
CONSULTANT IS TO BE COMMISSIONED
TO ENSURE ADEQUACY OF THE
BEARING STRATA

Barenjoey Consulting Engineers Pty Ltd
Stormwater
Structural
Civil

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PROJECT:

**PROPOSED
ALTERATIONS & ADDITIONS
8 NALON PL
MONA VALE**

DRAWING:

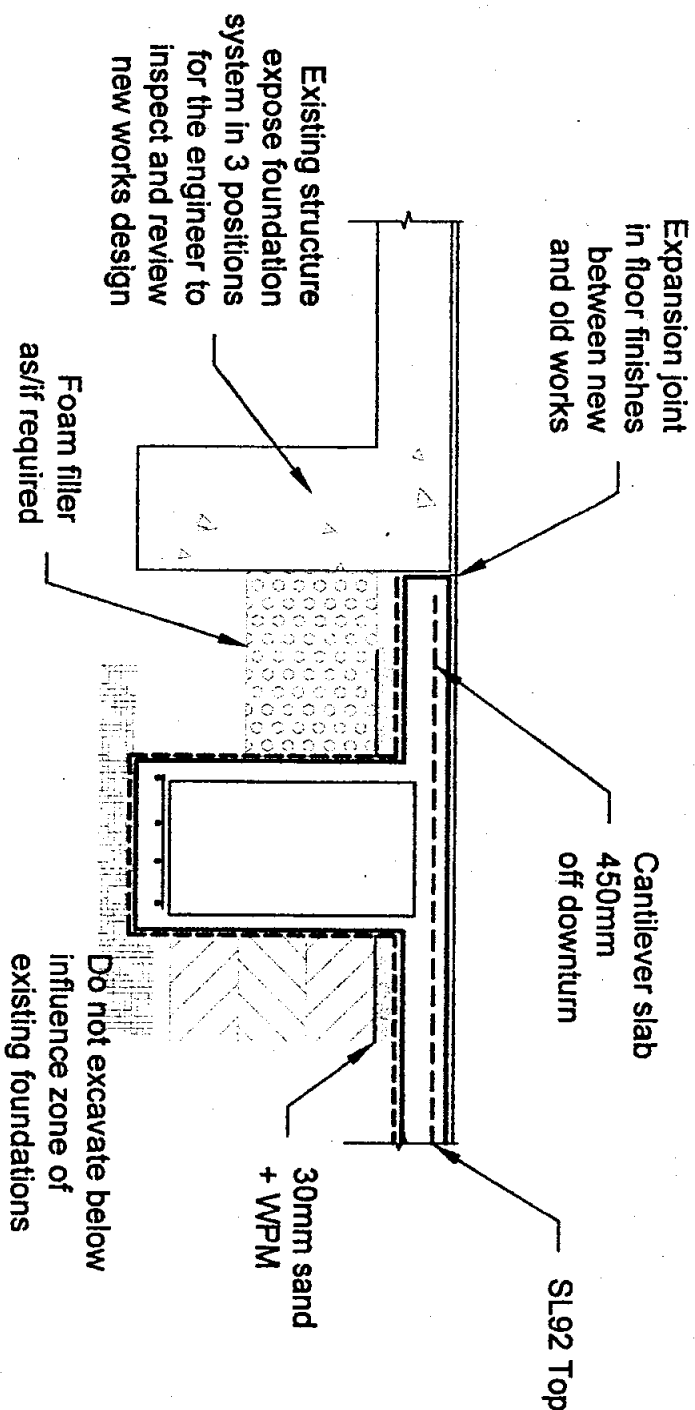
**SLAB & FOUNDATION
PLAN**

Job No:
110101

Drawing No
S2.00

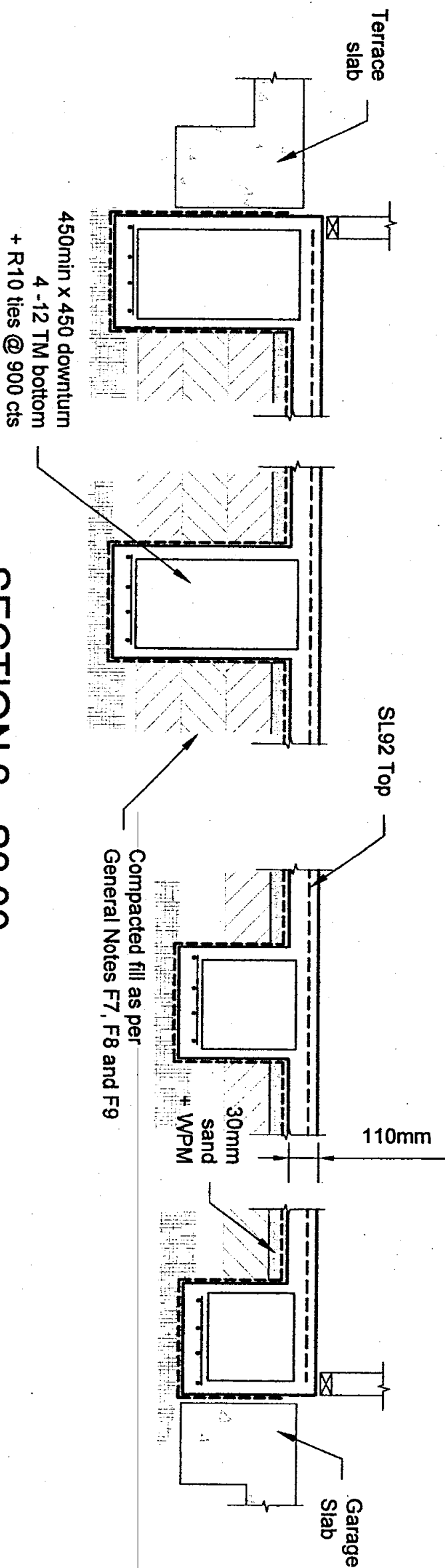
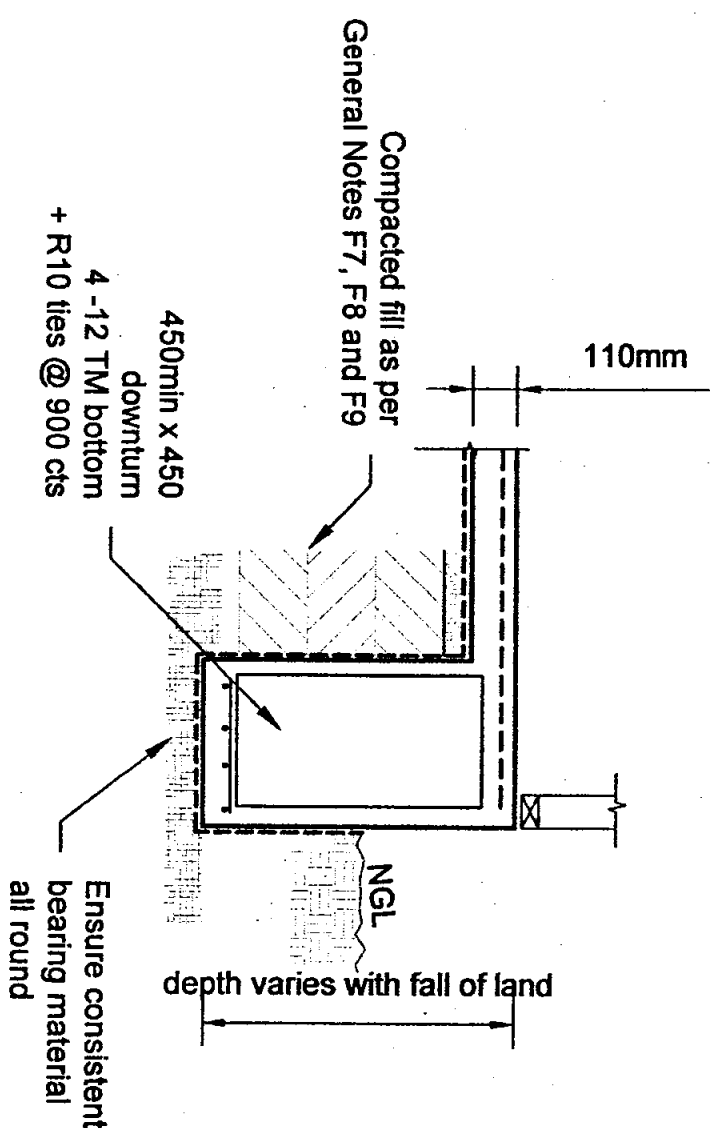
Document Certification
Barenjoey Consulting Engineers Pty Ltd
per
Lucas Molloy MICA CPENG NPER Director

Lucas Molloy
Feb 2011



SECTION 1 - S2.00

1:20



SECTION 2 - S2.00

1:20

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PROJECT:

**PROPOSED
 ALTERATIONS & ADDITIONS
 8 NAILON PL
 MONA VALE**

DRAWING:

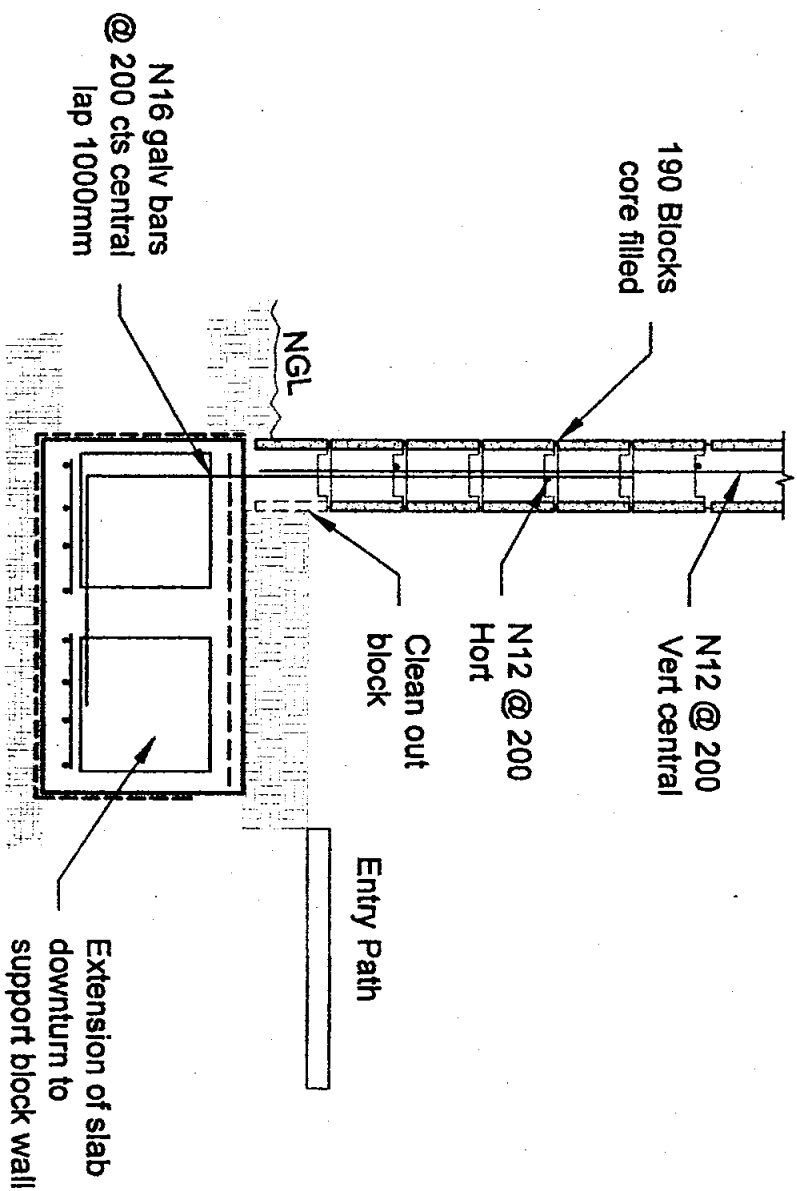
**SLAB & FOUNDATION
 DETAILS 1**

**Job No:
 110101**

**Drawing No
 S2.01**

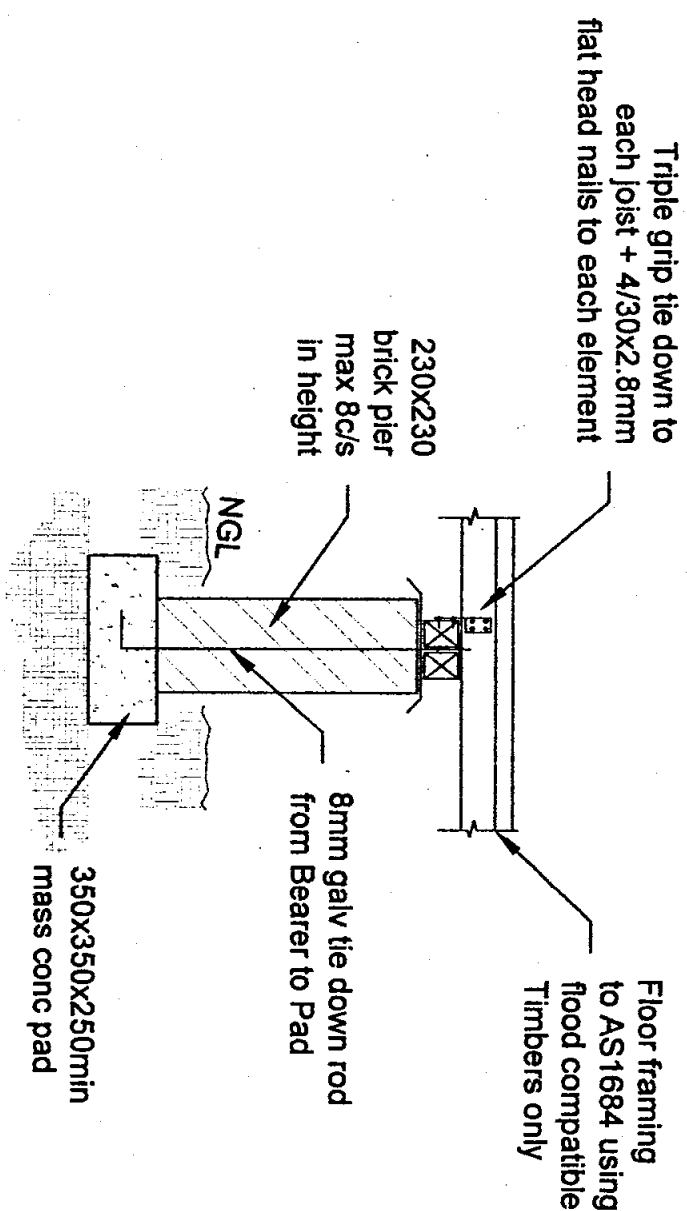
Document Certification
 Barrenjocy Consulting Engineers Pty Ltd
 per
 Lucas Molloy MICA CPENG NFER DIRECTOR

Lucas Molloy
 2011



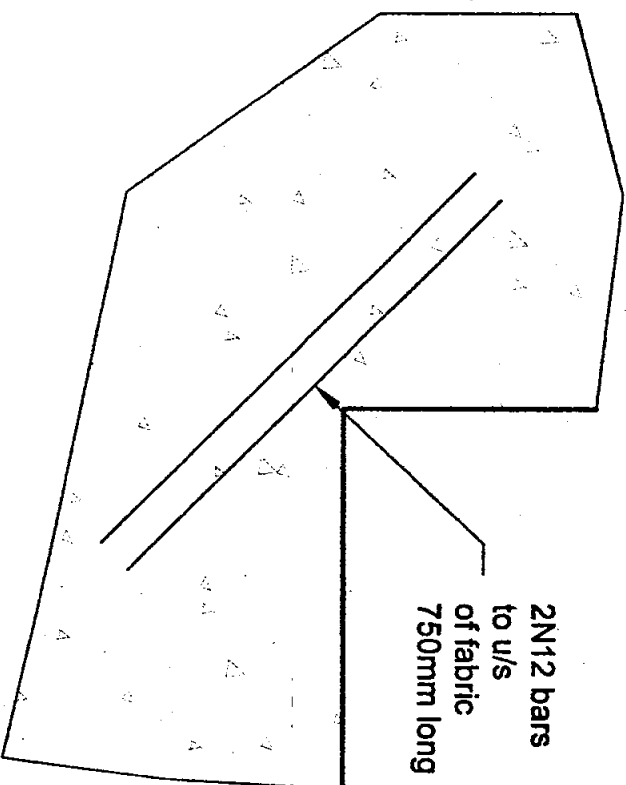
SECTION 3 - S2.00

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PAD FOUNDATION DETAIL

1:20



INTERNAL SLAB CORNER DETAIL

1:20

Barrenjoey Consulting Engineers Pty Ltd

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PROJECT:

PROPOSED

ALTERATIONS & ADDITIONS

8 NAILON PL

MONA VALE

DRAWING :

SLAB & FOUNDATION

DETAILS 2

Job No :

110101

Drawing No

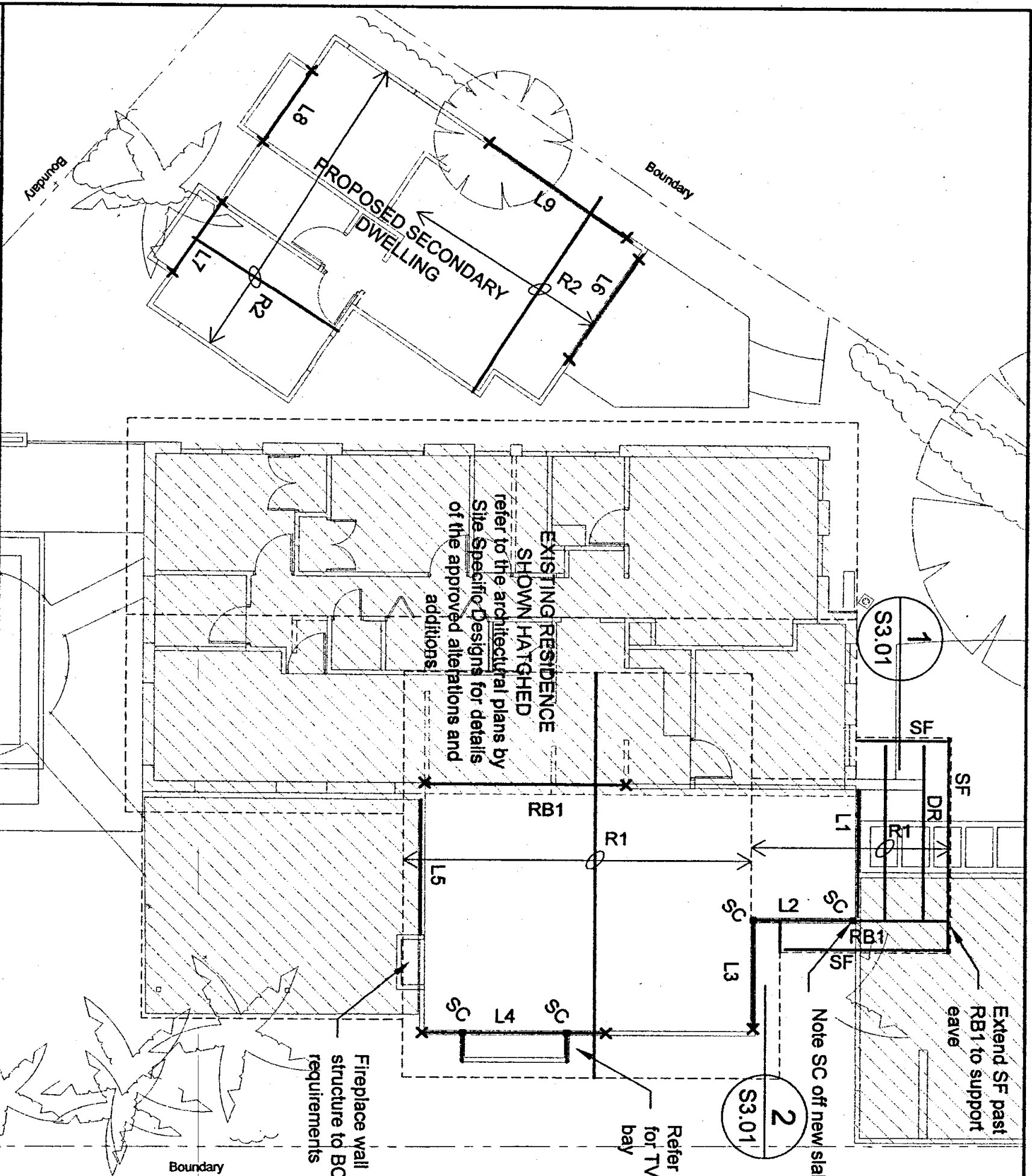
S2.02

Document Certification

Barrenjoey Consulting Engineers Pty Ltd

per Lucas Molloy MICA CPENG NPER Director

18 Feb 2011



ROOF FRAMING PLAN

1:100

MEMBERS

- 200x45 Hyspan Ivl Rafters @ 600 cts
- 200x45 Hyspan Ivl Rafters @ 900 cts
- 2 / 200x45 Hyspan Ivl
- 200x45 Hyspan Ivl Structural Fascia
- 2 / 300x45 Hyspan Ivl Hanging/Strutting Beam
- 200UB29 Beam
- 2 / 200x45 Hyspan Ivl Lintels
- 2 / 240x45 Hyspan Ivl Lintel
- 89x89x4.5 SHS Column
- double studs + tie down to floor framing
- Ply brace all corners of the Secondary Dwelling
- Ply brace all wall framing of the addition to the Existing structure

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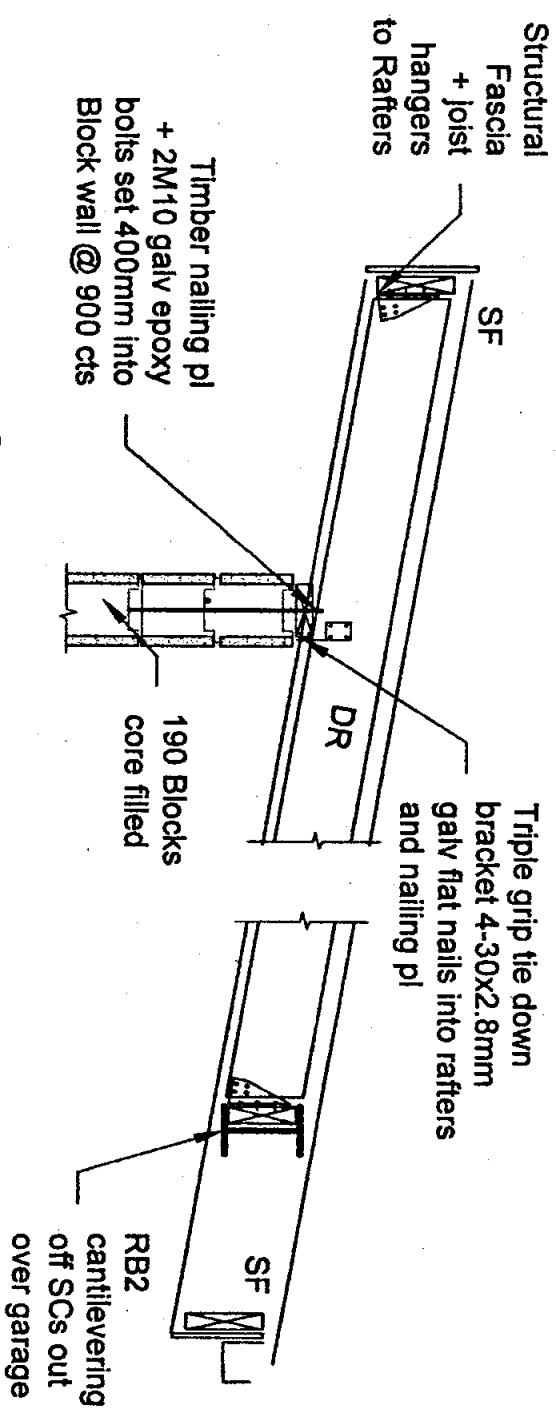
PROJECT:
**PROPOSED
ALTERATIONS & ADDITIONS
8 NAILON PL
MONA VALE**

DRAWING:
**ROOF FRAMING
PLAN**

Job No: 110101
Drawing No S3.00

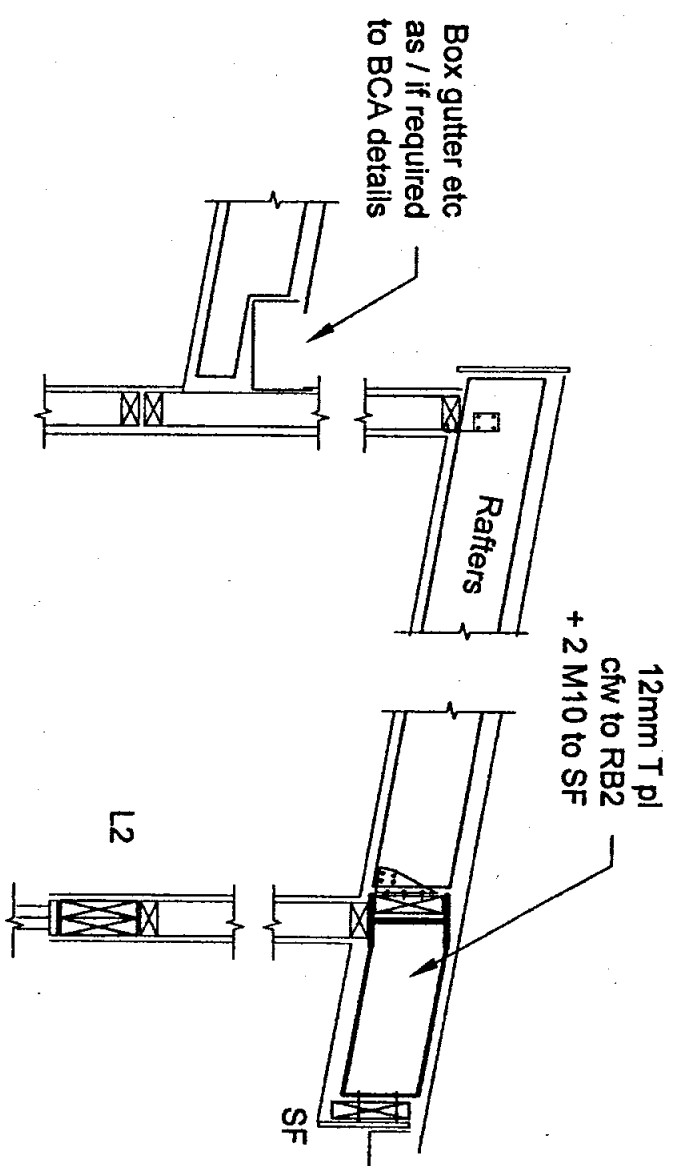
Document Certification
Bartenojoc Consulting Engineers Pty Ltd
per
Lucas Molloy MBEA CPENG NREN Director

Lucas Molloy
2011



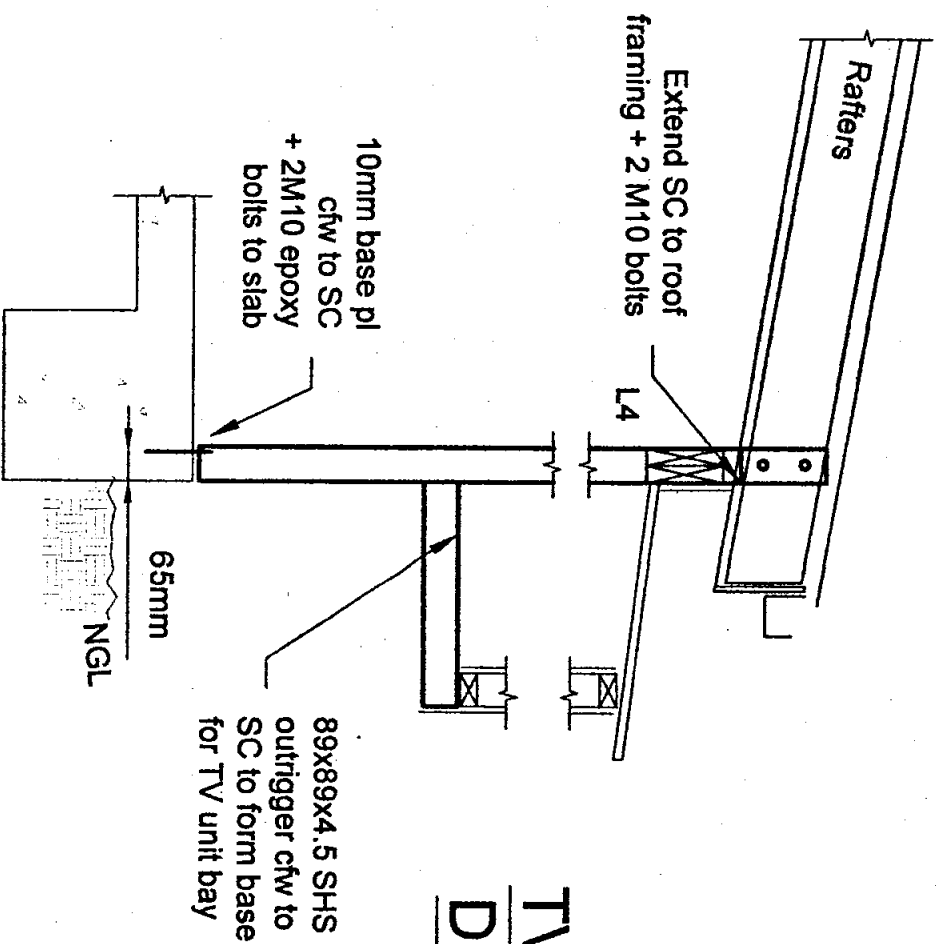
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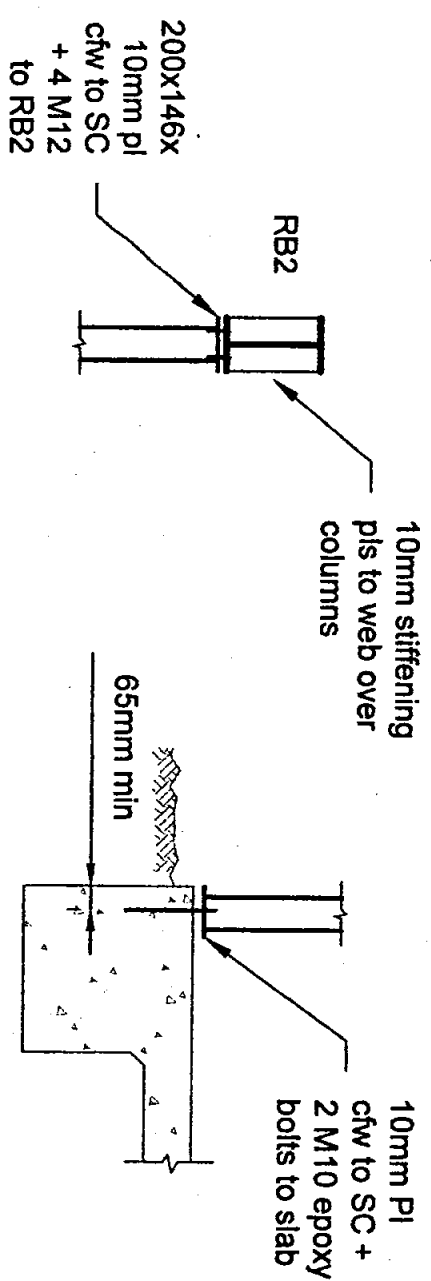
SECTION 2 - S3.00

1:20



TV UNIT DETAIL

1:20



STEEL CONNECTION DETAILS

1:20

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PROJECT:

PROPOSED ALTERATIONS & ADDITIONS
8 NAILON PL
MONA VALE

DRAWING:

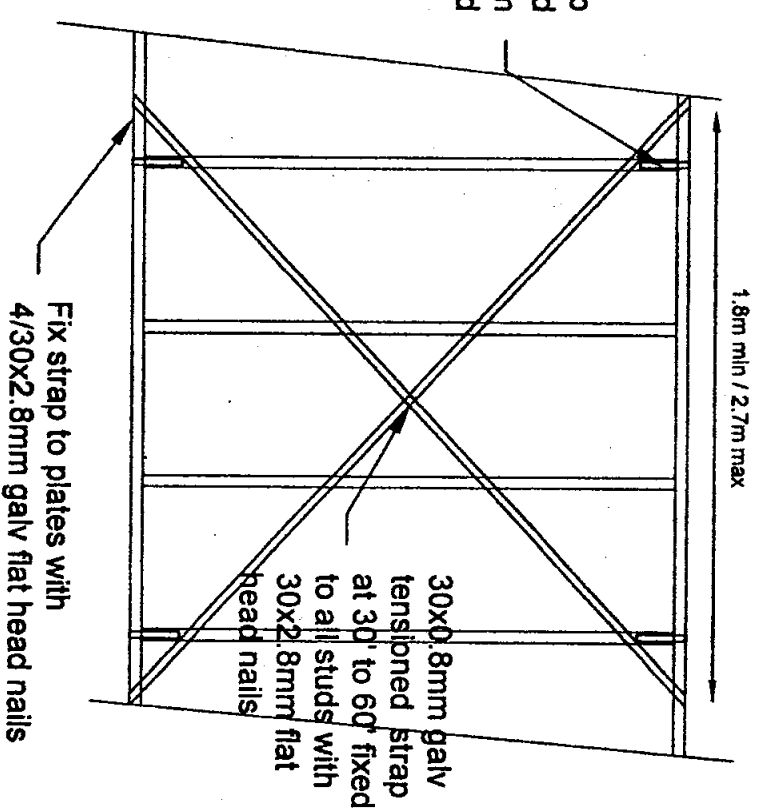
ROOF FRAMING
DETAILS 1

Job No:
110101

Drawing No
S3.01

Document Certification
 Barronjoe Consulting Engineers Pty Ltd
 per
 Lucas Molloy MIEA CPENG NFER Director

Lucas Molloy
 2011



ALL NAILS 30X2.8mm GALV FLAT HEAD
REFER TO AS1684 FOR OTHER JOINT GROUP REQUIREMENTS

9mm
F8
Plywood

Drawing No
S3.02

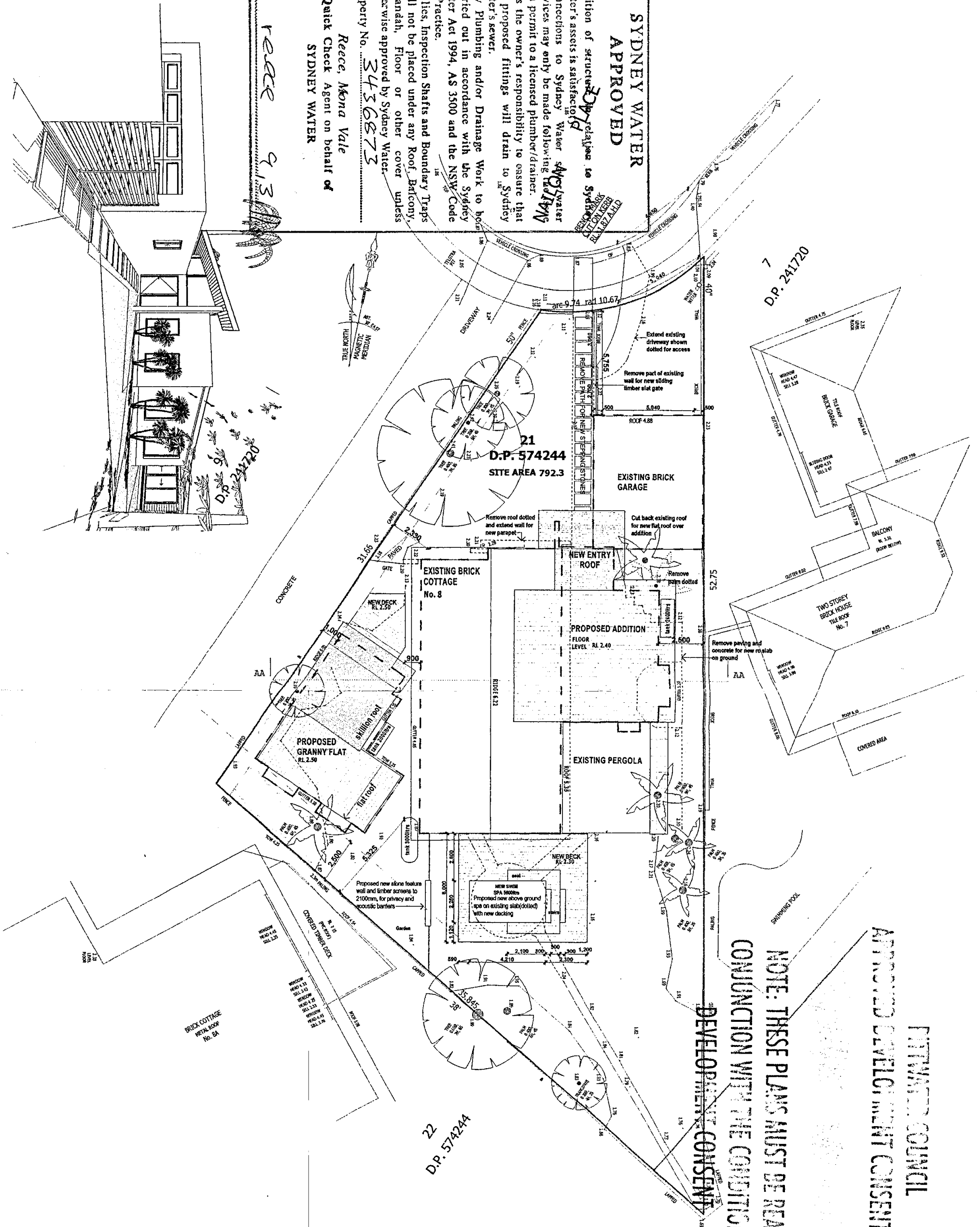
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per
Lucas Molloy MIEA CPENG NER Director

Document Certification
Barrenjocy Consulting Engineers Pty Ltd
per
Lucas Molloy MIEA CPENG NER Director

SYDNEY WATER APPROVED

1. Position of structure to be related to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water's sewer services may only be made following the issue of a permit to a licensed plumber/drainlayer. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
3. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.
4. Gutters, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
5. Property No. 3436873
6. Reece, Mona Vale
Quick Check Agent on behalf of
SYDNEY WATER

For 9/13/10



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

INTIMATED COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

Site Specific **SSD** Designs

02 9979 3434
sher_tim@bigpond.com

Principal : Sheralee Hogan B.(Arch)

client: Mr and Mrs Stonell

location: 8 NAILON PLACE
MONA VALE NSW 2103

dwg: SITE PLAN & STREET PERSPECTIVE

dwg: DA01

NB. All dimensions to be
verified on site. Do not scale
from drawing.

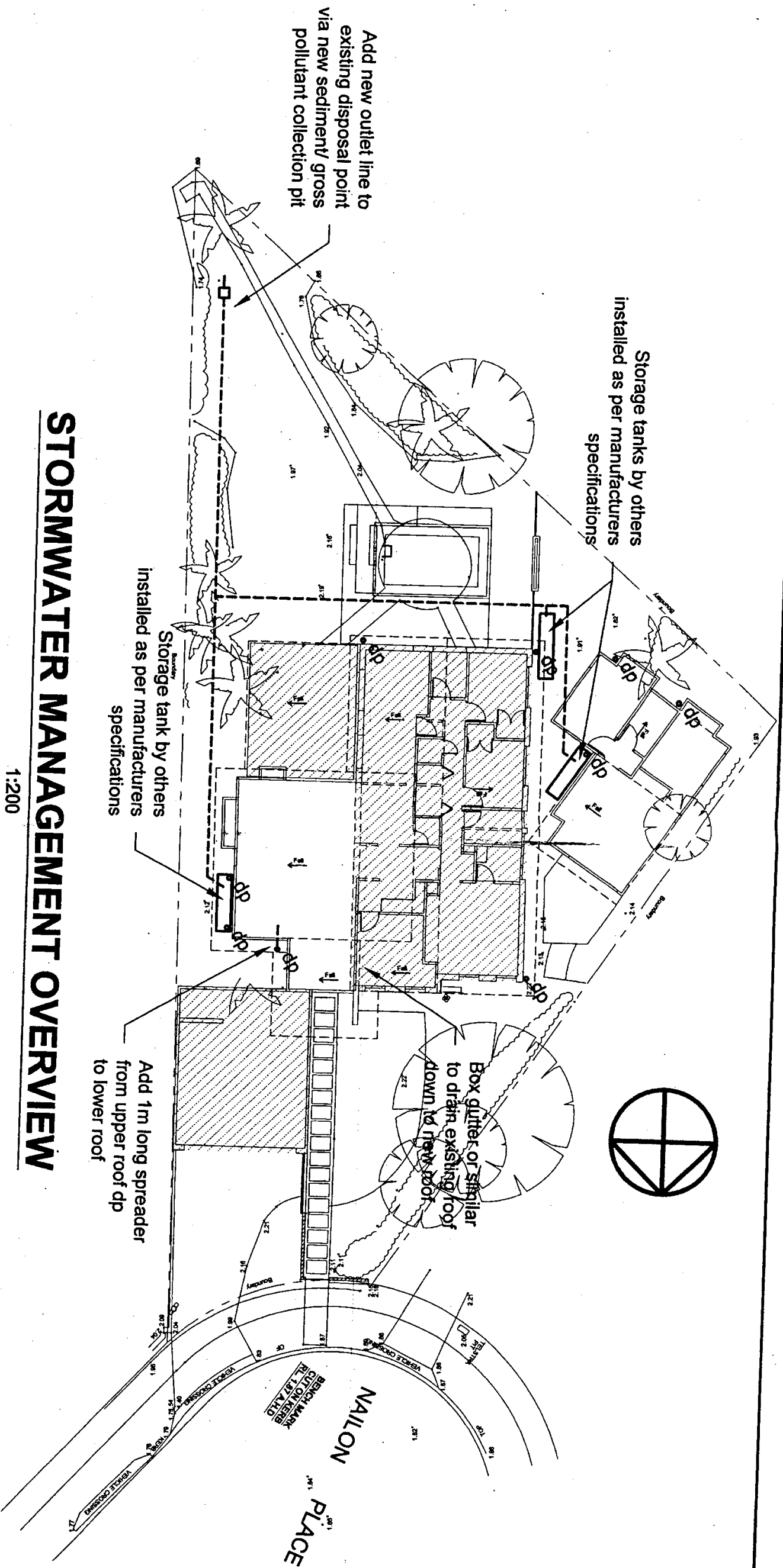
SEPT-2010 - A

date: 04/09/2010

scale: 1:200

issue: A

Development Application



STORMWATER MANAGEMENT OVERVIEW

1:200

Indicative system collecting roof run-off via new storage tanks and discharging to the existing outlet system via a new sediment / gross pollutant pit.
All pipes to be 100mm dia uPVC min falling at 1% or if shallower add 300x300 sediment pits @ 10m cts.
NOTE - the system is to be reviewed during construction to ensure compatibility with the existing and may require upgrading / additional works than that detailed above.

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PROJECT:
PROPOSED ALTERATIONS & ADDITIONS
8 NAILON PL
MONA VALE

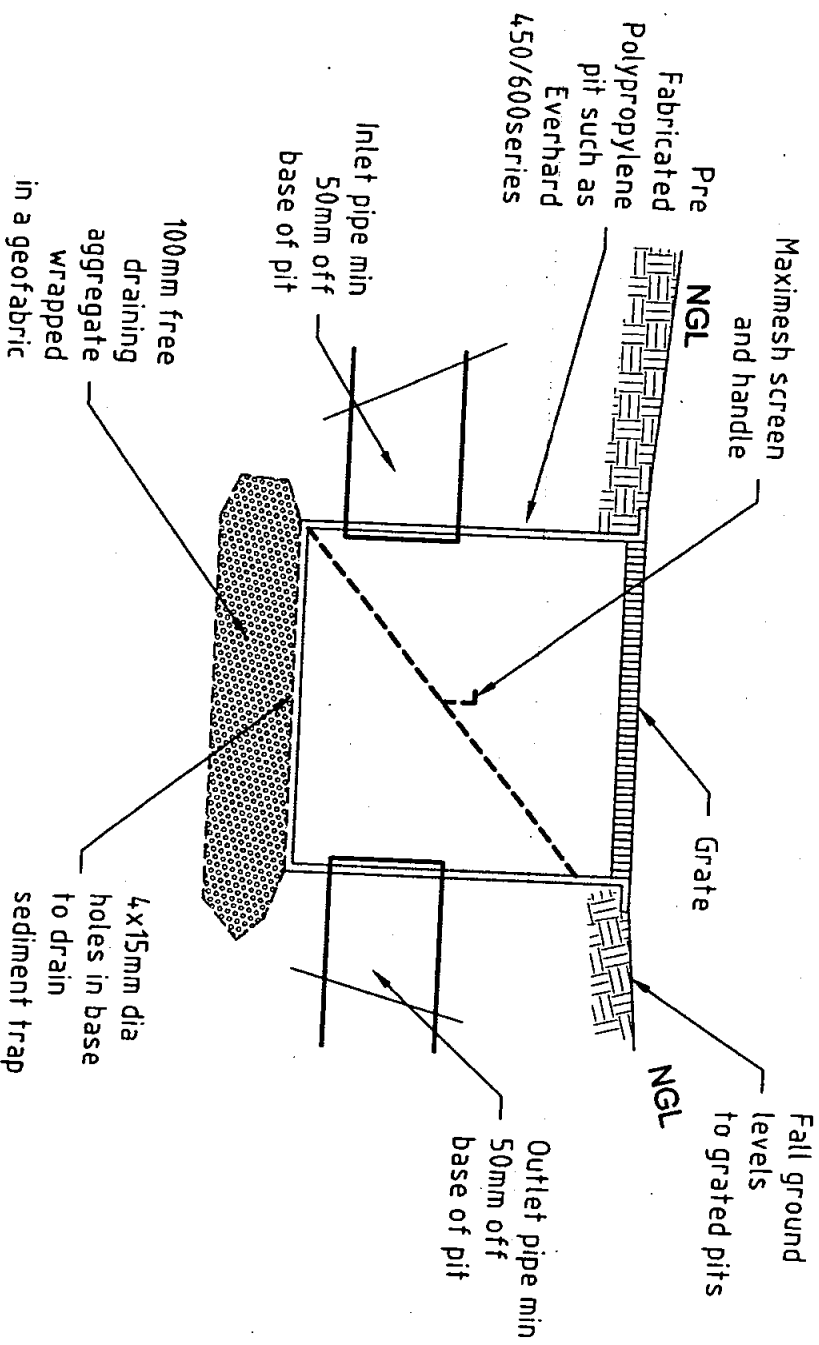
DRAWING:
STORMWATER MANAGEMENT PLAN

Job No:
110101
Drawing No
SW1
Document Certification
Barronjocoy Consulting Engineers Pty Ltd
per
Lucas Molloy MIEA CPENG NPER Director

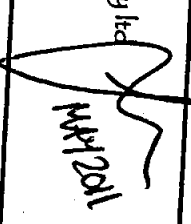
[Signature]
MAY 2011

STORMWATER NOTES

1. All roof collection components (ie gutters / DPs etc) are to be located / sized by the Developments Hydraulic Consultant for a 5% AEP event capacity. For example a 90x100 gutter draining to a 90mm dia dp has a capacity to drain 45m2 of roof area.
2. All Trunk Drainage pipes as shown on this plan to be minimum of 100mm dia uno.
3. All pipes to be upVC to AS 1254:2002.
4. All pipes to be laid at the grade required to match pit invert levels.
5. All pipes to be installed and laid in accordance with AS 3500.3:2003.
6. All roof guttering/ down pipes / valley gutters / box gutters etc are to be sized and installed in accordance with AS 3500.3:2003.
7. All pits are to be proprietary uv resistant polypropylene or similar unless noted (approved by the Engineer) and are to include a min 50mm sediment trap in the base and a maximesh screen laid at 45° across the pit to protect the outlet pipe.
8. All pits greater than 600mm in depth are to be proprietary precast concrete (approved by the Engineer).
9. All pits greater than 1000mm in depth are to have adequate access requirements in accordance with OH&S/Workcover requirements (ie: minimum dimensions 900x900mm with step lrons).
10. All works are to be inspected and certified by the Principle Certifying Authority prior to backfilling.
11. All works requiring certification by the Engineer will require a works as executed survey prepared by a registered Surveyor detailing all levels etc as on the Engineering plans.
12. The system is too be flushed and cleaned of all sediment and debris annually.
13. The system will require regular cleaning and maintenance to ensure its ability to function is maintained.
14. To ensure the system's ability to function is maintained it is to be inspected and certified as operating effectively by a licensed plumber every 5 years, and a engineer every 20yrs.
15. All existing predevelopment catchment area run-off conditions exiting the site are to be maintained with no run-off flows being diverted from the predevelopment condition.



TYPICAL PIT DETAIL
NTS

Barenjoey Consulting Engineers Pty Ltd Stormwater PO Box 672 Avalon NSW 2107 P: 9918 6264 F: 9918 3841 M: 0418 620 330 E: lucas@bce@bigpond.com ABN: 13124694917 ACN: 124694917		PROJECT: PROPOSED ALTERATIONS & ADDITIONS 8 NAILON PL MONA VALE		DRAWING: STORMWATER MANAGEMENT DETAILS		Job No: 110101		Drawing No SW2	
Structural Civil						Document Certification Barenjoey Consulting Engineers Pty Ltd per Lucas Molloy MIEA CPENG NPER Director		 14/1/2011	



PITTWATER COUNCIL

Information for Access Driveway Profiles 1 July 2010 – 30 June 2011

To: Robyn Stonell
Postal Address: 8 Nailon Place
MONA VALE 2103

Date: 1 March 2011

Receipt No: 298083
Amount: \$100

ACCESS DRIVEWAY PROFILE AT: 8 Nailon Place, Mona Vale

- The proposed vehicular access driveway profile shall be as per the enclosed plan N.
- **Type of Construction:** Domestic
 - **For Residential single & dual occupancy** - 20MPa Concrete, 150mm thick with SL82 mesh
- **Slab Construction:** Vehicular access slab 3.2 metres long, 4 metres wide at gutter crossing to 4.5 metres wide at the boundary.
- 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 UI302).
3. FAILURE TO OBTAIN SUCH CONSENT PRIOR TO COMMENCING WORK WILL INCUR A PENALTY.

Ross McWhirter
PROJECT LEADER – URBAN INFRASTRUCTURE
Telephone: 9970 1207

PO Box 882
Mona Vale NSW 1660
DX 9018, Mona Vale

Ross McWhirter, Project Leader – Road Reserve Management
8am to 4:30pm Mon - Fri
Phone 9970 1207 Mobile 0419 629 007

3 March 2011

Robyn & Ralph Stonell
8 Nailon Place
MONA VALE NSW 2103

Dear Sir / Madam,

Re: SECTION 139 CONSENT (*Roads Act 1993*) – 8 Nailon Place, Mona Vale

Council grants the applicant(s), Robyn & Ralph Stonell, consent to construct a driveway crossing at 8 Nailon Place, Mona Vale.

This Section 139 Consent is granted subject to the following conditions: -

1. The Applicant(s) shall, at all times, keep indemnified Council from and against all actions, suits, proceedings, losses, costs, damages, changes, claims and demands in any way arising out of or by reason of anything done or omitted to be done by the Applicant(s) in respect of the work in question.
2. The Applicant(s), at all times for the duration of this Consent, will not interrupt or otherwise disturb the traffic flow on the road without first obtaining the consent of Council.
3. In the event that the driveway construction requires the use of a mobile concrete pump in the road reserve, separate approval must be obtained from Council for that activity. Form No UI 313 (*Application to Stand Construction Plant on a Public Road Reserve*) must be lodged with the applicable fees.
4. The Applicant(s) shall be responsible for the cost of all service and utility adjustments associated with the construction of the driveway. Contact Dial Before You Dig (1100) at least two working days before the works are due to start for information on the location of underground pipes and cables.
5. The Applicant(s) shall make good any damage caused to the property of any person or any property of Council by reason of the carrying out of any work by the Applicant(s) under the Conditions of this Consent.
6. Should the Applicant(s) fail to comply with any of these conditions or any requirement of Council as provided then this Consent shall permanently lapse and any part of the work remaining within the road at that time shall be deemed to be an obstruction or encroachment under *Section 107* of the *Roads Act 1993*.