



PITTWATER COUNCIL

COPY

ABN61340837871
Telephone 02 9970 1111
Facsimile 02 9970 1200
Postal Address
PO Box 882
Mona Vale NSW 1660
DX 9018 Mona Vale

Environmental Compliance
8am to 5 30pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1111

14 November 2011

Mr Nigel Sinclair
PO Box 833
MONA VALE NSW 1660

Dear Mr Sinclair

**Re Construction Certificate CC0417/11
Property 21 ELAINE AVENUE, AVALON NSW 2107**

Please find enclosed your approved Construction Certificate and stamped plans

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

To assist you please find enclosed a "Notification of Commencement and Principal Certifying Authority Service Agreement" form to enable you to appoint Pittwater Council as your Principal Certifying Authority (PCA)

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

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

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

Yours faithfully
Development Compliance Group

Per

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

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

Avalon Customer Service Centre
59A Old Barrenjoey Road Avalon

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

Boondah Depot
1 Boondah Road Warriewood



PITTWATER COUNCIL

COPY

Construction Certificate No CC0417/11

Site Details **21 ELAINE AVENUE AVALON NSW 2107**

Legal Description **Lot 48 DP 16153**

Type of Development **Building Work**

Description **Additions to dwelling, detached carport and timber deck**

Associated Development Consent No **N0658/10** Dated **2 March 2011**

Building Code of Australia Certification **Class 1a, 10a & 10b**

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

- **Architectural details plan No's 1333-1 to 10 dated 1 November 2010 by J D Evans & Co Pty Ltd**
- **Access driveway profiles dated 28 March 2011 by Pittwater Council**
- **Structural details plan No's 1/3 to 3/3, Job No° SD1105-001, prepared by VDM Consulting Structural Engineers Pty Ltd**

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

- The relevant provisions of the Building Code of Australia, and
- The relevant conditions of Development Consent No **N0658/10**

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 and Assessment Regulation, referred to in section 81A(5) of the Environmental Planning and Assessment Act, 1979

Andrew Caponas
Development Compliance Group

14 November 2011
Date of Endorsement

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



PITTWATER COUNCIL

Notification of Commencement & Principal Certifying Authority Service Agreement

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

About this form

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

Who can complete this form?

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

Applicant's Checklist

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

Payment of fees

- Critical Stage Inspection fees (refer to Part 6e of this form) must be paid at the time of booking the inspection
- Issue of Interim/Final Occupation Certificate fee (refer to Part 6e of this form) must be paid prior to release of the certificate to the applicant

Pittwater Council

Tel (612) 9970 1111

Fax (612) 9970 1200

Mona Vale Customer Service

Village Park, 1 Park Street
MONA VALE NSW 2103

Avalon Customer Service

59A Old Barrenjoey Road
AVALON NSW 2108

Mailing Address

PO Box 882
MONA VALE NSW 1660

This form is valid from
1 July 2011 to 30 June 2012

1 DEVELOPMENT INFORMATION

1a) DEVELOPMENT CONSENT

Development Application No N0658/10	Determination Date 2 March 2011
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1b) CONSTRUCTION CERTIFICATE

Construction Certificate No CC0417/11	Date of Issue 14 November 2011
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1c) DEVELOPMENT DETAILS

Type of Work ☐ New Building ☐ Additions / Alterations ☐ Subdivision	Brief description of development
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1d) SITE DETAILS

Unit/Suite	Street No 21	Street Elaine Avenue
Suburb AVALON		Lot No 48 Deposit /Strata Plan 16153

1e) VALUE OF PROPOSED DEVELOPMENT

Estimated value of proposed works \$

1f) DATE WORK IS TO COMMENCE

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

2 APPLICANT DETAILS

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

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

3 PRINCIPAL CERTIFYING AUTHORITY

PITTWATER COUNCIL	
PO Box 882 Mona Vale NSW 1660	Ph 9970 1111 Fax 9970 1200

4 COMPLIANCE WITH DEVELOPMENT CONSENT

Have all conditions to be addressed prior to the commencement of works been satisfied?	
☐ YES	☐ NO (see Note below)
Note If NO work must not commence	
Please be aware that failure to address these conditions may leave you liable and in Breach of the Environmental Planning and Assessment Act 1979 (as amended) Penalties may include an on the spot fine and/or legal action	
If you are uncertain as to these requirements please contact Council's Development Compliance Group	

5 WHO WILL BE DOING THE BUILDING WORKS?

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

OR

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

6 RESPONSIBILITIES OF THE PRINCIPAL CERTIFYING AUTHORITY (PCA)

- 6a) Quality of Service
Pittwater Council will carry out PCA and inspection services in a professional manner and in accordance with the requirements of the Environmental Planning & Assessment Act 1979 and Council's Code of Conduct
- 6b) Site Signage
Pittwater Council will erect a sign on the site to advise the general public of the contact details of the PCA. The sign will be erected during the Commencement Inspection, on Council's acceptance of appointment as PCA
- 6c) Inspections
Pittwater Council officers will undertake the Critical Stage Inspections of the work during construction and prior to issuing an Occupation Certificate to ascertain compliance of specified stages of construction with the Development Consent, Construction Certificate, Building Code of Australia & relevant standards of construction. On appointment as the PCA, Pittwater Council will notify the applicant in writing of the Critical Stage & other Inspections
- 6d) Critical Stage and other inspections
The following stages of construction are required to be inspected by Council (as indicated by a ✓ in the relevant box)

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

Office Use Only

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



Office Use Only

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

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

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

Each inspection fee must be paid at the time of requesting the inspection

Fee Scale current to 30 June 2011

Critical Stage or other Inspection and re-inspections, including Final	\$265	(Code HINR)
Issue of Interim Occupation Certificate	\$365	(Code FOCC)
Issue of Final Occupation Certificate	\$365	(Code FOCC)

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

6f) Inspection Results

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

7 RESPONSIBILITIES OF THE APPLICANT

7a) Inspections

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

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

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

7b) Booking of Inspections

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

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

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

7c) Site Signage

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

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

7d) Compliance with the Development Consent and Construction Certificate

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

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

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

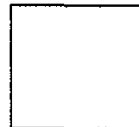
7e) Structural Engineering and Other Specialist Details

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

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

Office Use Only

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



Office Use Only

7f) Certification of Works

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

Each certification must

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

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

- Office Use Only

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

Office Use Only

7g) Occupation Certificate

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

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

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

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

7h) Miscellaneous requirements

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

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

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

8 YOUR SIGNATURE

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

Signature

Date

9 COUNCIL'S AGREEMENT TO APPOINTMENT

The relevant details in Parts 6d, 7e & 7f of this agreement have been completed. Home Owners Warranty Insurance Certificate or Owner/Builders Permit or Statement has been provided where necessary and I acknowledge the appointment of Pittwater Council as the Principal Certifying Authority.

Officer's name

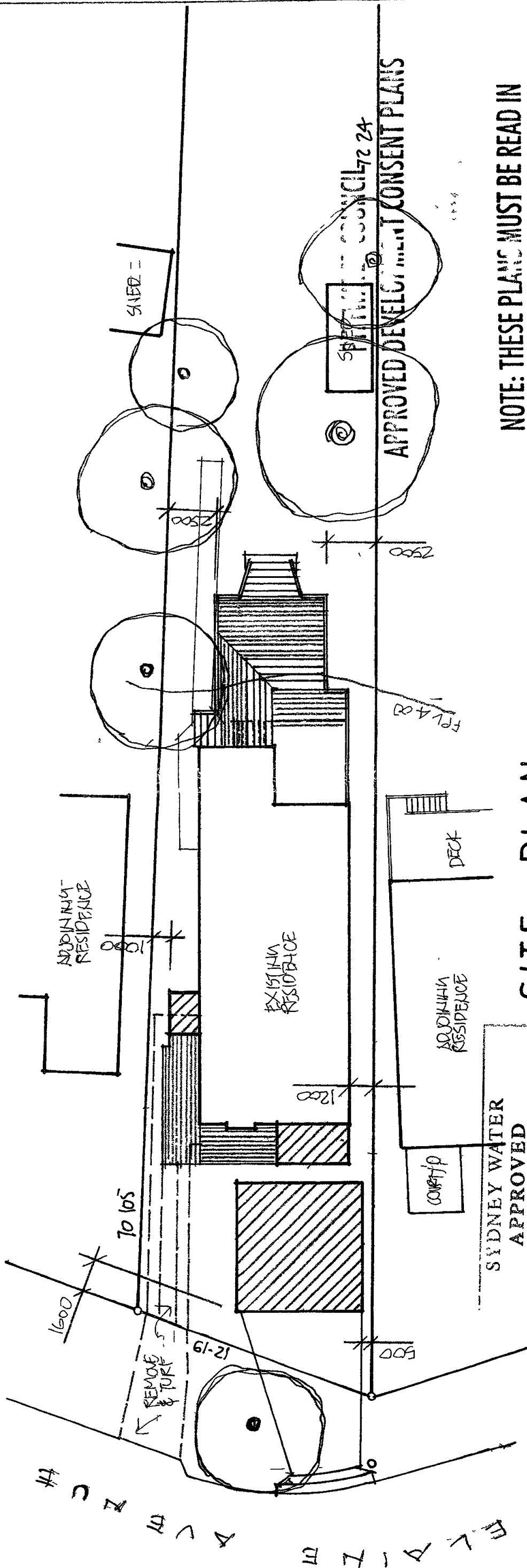
on behalf of Pittwater Council

Officer's signature

Date

PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE

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



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

SITE PLAN

LOT 40 H.A. DP 16152

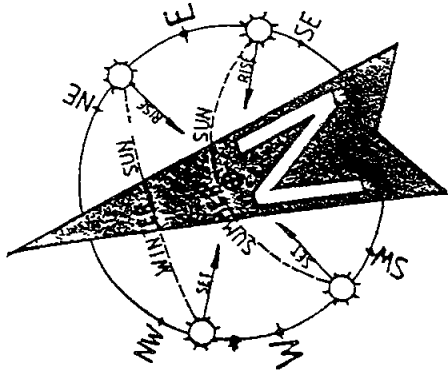
SYDNEY WATER APPROVED

Position of structure in relation to Sydney Water's assets is satisfactory. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainage. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer. 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. Gases Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water. Property No 3414670

Reece Mona Vale
Quick Check Agent on behalf of
SYDNEY WATER

[Signature]

- NOTES
- 1 THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
 - 2 SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.



DEVELOPMENT CALCULATIONS			
SITE AREA	737 40 SQUARE METRES		
DESCRIPTION	EXISTING SQM	PROPOSED SQM	
FLOOR	114 10	124 78	
ROOF	114 10	124 78	
VERANDAH	42 80	35 80	
PARKING SPACE	16 00	—	
CARPORT	—	40 00	
DRIVEWAY	—	15 00	
SHED	13 20	13 20	
DECKING	—	40 00	
TOTAL HARD SURFACE	186 10 (25 24%)	268 88 (36 40%)	

PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number	CC 0417 (1)
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate	
Endorsed by	
Date	14 NOV 2011

1. Builder to check and confirm all necessary dimensions on site prior to ordering materials and commencing construction. Do not scale off the drawing.
2. All dimensions that relate to site boundaries and easements are subject to verification by the surveyor.
3. All work to be in accordance with BUILDING CODE, AUSTRALIA & to the satisfaction of the Council Engineer.
4. All work to be in accordance with the BUILDING CODE, AUSTRALIA & to the satisfaction of the Council Engineer.
5. All work to be in accordance with the BUILDING CODE, AUSTRALIA & to the satisfaction of the Council Engineer.
6. Road water & sub-surface drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light cables to be determined by an electrician.
8. Making good and repair of existing features damaged by new work. Repair work to be made as near as possible to original condition.

NO.	AMENDMENT	DATE

J D EVANS and COMPANY PTY LTD
BUILDING DESIGN CONSULTANTS
21 RIVERSIDE AVENUE
P.O. BOX 9918 ST. LEONARDS
N.S.W. 1585
TEL: (02) 9970 2454
FAX: (02) 9970 2453
M.F.I. 0018 976 536 WWW.JDEVANS.COM.AU

MEMBER OF THE BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

PROPOSED ALTERATIONS/ADDITIONS
No 21 ELAINE AVENUE
AVALON BEACH N S W 2107
CLIENT
NIGEL & CATHY SINCLAIR

DATE 1/11/2010 SCALE 1:200
DRAWN JDE. CHECKED
DRAWING No 1333-1
ISSUE

WINDOW & GLAZED DOOR SCHEDULE

No	HEIGHT	WIDTH	AREA
W1	1.20	1.60	1.92
W2	2.10	1.60	3.36
W3	2.10	0.70	1.47
W4	2.10	2.70	5.67
W5	1.20	2.40	2.88
W6	2.10	0.70	1.47

NOTE

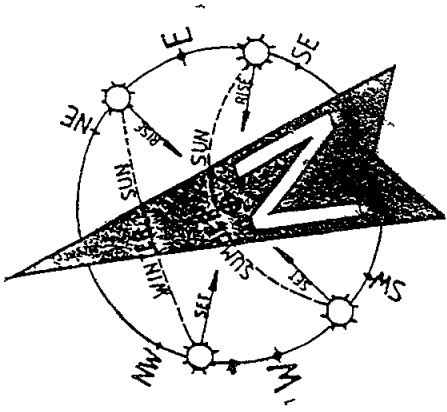
- ALL WINDOWS & GLAZED DOORS TO BE TIMBER FRAMER
- WINDOWS & GLAZED DOORS TO BE FITTED WITH SINGLE CLEAR GLAZED (U - VALUE 5.71 SHGC 0.66)

SKYLIGHT / ROOF WINDOW SCHEDULE

No	HEIGHT	WIDTH	AREA
S1	0.78	1.18	0.92

NOTES

- SKYLIGHT TO BE A VELUX OPENABLE SKYLIGHT VS 0074 / 306



NOTES

- THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION DO NOT SCALE OFF THE DRAWING
- SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to site boundaries are subject to verification by a suitably qualified surveyor.
3. All work to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
4. All work to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
5. All work to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
6. All work to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
7. All work to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
8. Make good and repair all existing finishes damaged by new work. Reseal existing materials where possible.

COPYRIGHT AND DRAWINGS ARE SUBJECT OF THIS PLAN AND ANY ATTEMPT OR ACTUAL INFRINGEMENT BY USING REPRODUCING OR COPYING SAME WHOLLY OR IN PART WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL PROCEEDINGS
J D EVANS and COMPANY PTY LTD
11 BATHURST ST, SYDNEY NSW 2000
Tel: (02) 9518 9206 Fax: (02) 9773 4454
Mobile: 0400 976 596 WWW.JDEV.COM.AU

No.	REVISION	DATE



J D EVANS and COMPANY PTY LTD
BUILDING DESIGN CONSULTANTS
24 RIVIERA AVE. AVALON BEACH 2107
Pho: (02) 9518 9206 E x (02) 9773 4454
Mob: 0400 976 596 WWW.JDEV.COM.AU

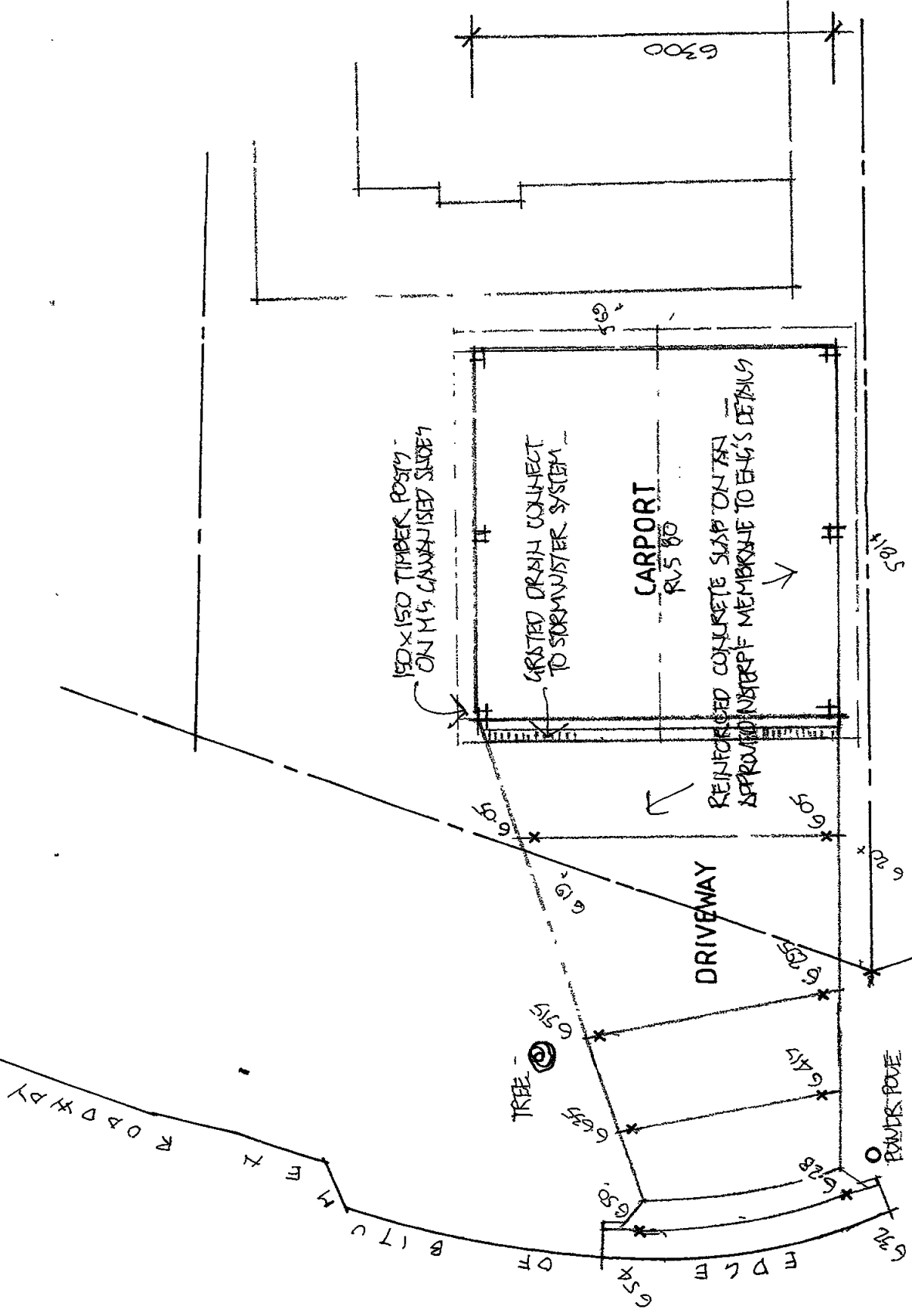
PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No 21 ELAINE AVENUE
AVALON BEACH N S W 2107
CLIENT
NIGEL & CATHY SINCLAIR

DATE 1/11/2010 SCALE 1:100
DRAWN JOE
CHECKED
DRAWING NO 1333-2
ISSUE

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

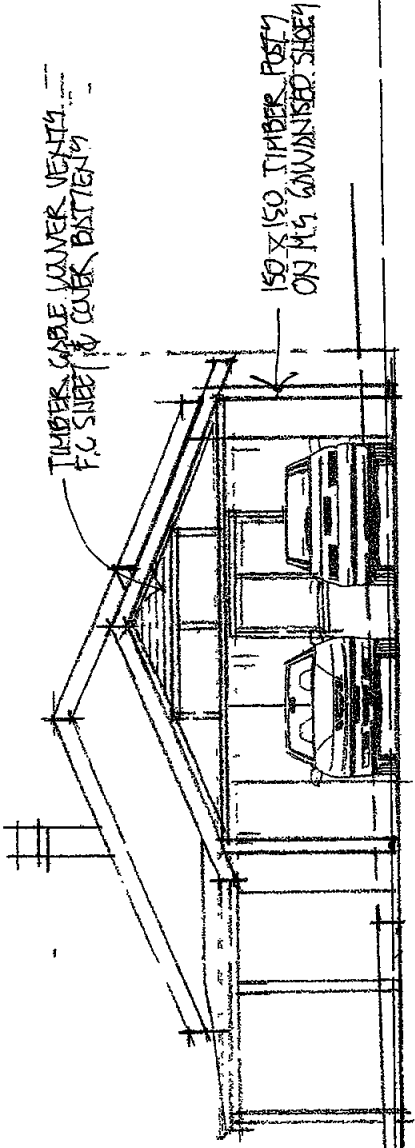
PITTWATER COUNCIL CONSTRUCTION CERTIFICATE
Number CC 0417/11
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate
Endorsed by
Date 14 NOV 2011

CARPORT FLOOR PLAN CONSENT PLANS
PITTWATER COUNCIL





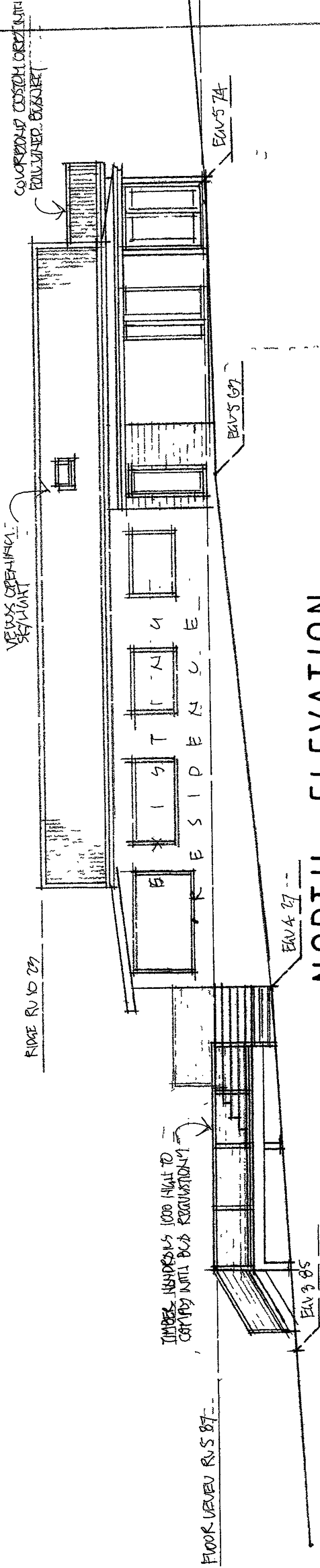
- | | |
|-------------------|-------------|
| DATE 1/11/2010 | SCALE 1 100 |
| DRAWN JOE | CHECKED |
| DRAWING No 1333-3 | |
| ISSUE | |



FLOOR VENEER RUS 87

WEST ELEVATION

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



NORTH ELEVATION

- NOTES**
- 1 THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION DO NOT SCALE OFF THE DRAWING SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS
 - 2

1. Builder to ensure all necessary dimensions on site prior to construction for all areas the drawing is based on.
2. All dimensions are to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
3. All dimensions are to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
4. All dimensions are to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
5. Any drawing in addition to what is required shall be provided between the owner and the builder to the owner's approval except for any structural details for design which is to be supplied by a Structural Engineer.
6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Please submit materials where possible.

ALL PLANS AND DRAWINGS ARE SUBJECT OF COPYRIGHT AND ANY ATTEMPT OR ACT OF REPRODUCTION IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL PROCEEDINGS
J.D. EVANS & COMPANY PTY LTD
74 RIVERVIEW AVE AVALON BEACH, NSW
Ph: 02 976 596 Fax: 02 976 596

NO.	REVISION	DATE

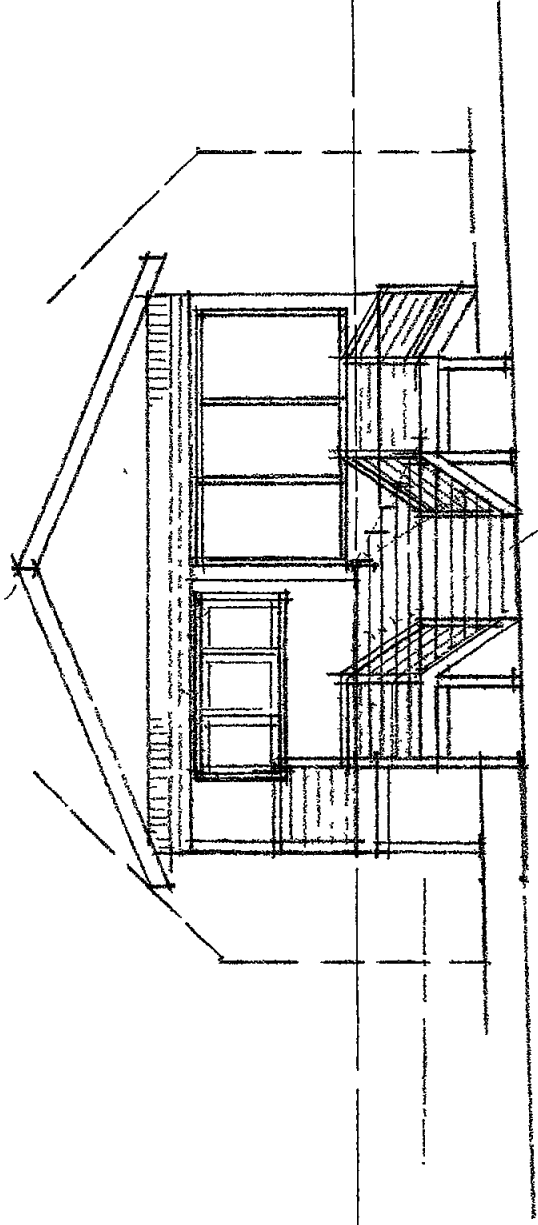
J.D. EVANS and COMPANY PTY LTD
BUILDING DESIGN CONSULTANTS
74 RIVERVIEW AVE AVALON BEACH 2107
Ph: 02 976 596 Fax: 02 976 596
Mob: 040 976 596 WWW.JDECO.COM.AU

REGISTERED BUILDING DESIGNER
No. 123456789

PROPOSED ALTERATIONS/ADDITIONS
No 21 ELAINE AVENUE
AVALON BEACH N S W 2107
CLIENT
NIGEL & CATHY SINCLAIR

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE
Number CC 0414/11
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate
Endorsed by
Date 14 NOV 2011

DATE 1/11/2010 SCALE 1:100
DRAWN JOE
CHECKED
ISSUE
DRAWING N
1333-4



FLOOR VIEW R/L 5 87

PITTSBURGH COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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

EAST ELEVATION

CONCRETE ROOF OVER ROOF SURFACE
WITH POLYURETHANE INSULATION

CONCRETE ROOF OVER ROOF SURFACE
WITH POLYURETHANE INSULATION

FLOOR VIEW R/L 5 87

EA 4-35

EA 4-35

SOUTH ELEVATION

- NOTES**
- 1 THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
 - 2 SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

1. Builder to check and confirm all necessary dimensions, on all prior to construction. Do not scale the drawing.
2. All dimensions that relate to the building and its elements are subject to verification by a site survey.
3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All work to be in accordance with the "TENDER FRAME" code.
5. Any building in addition to what is specified shall be the responsibility of the owner and the builder to the owner's approval, except for the building of a new structure which shall be the responsibility of a Structural Engineer.
6. The building shall be designed to be approved of by the approved council or as directed by local council inspectors.
7. All work shall be done in accordance with the Building Code of Australia.
8. All work shall be done in accordance with the Building Code of Australia.

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JD EVANS and COMPANY PTY LTD.
1. AVALON BEACH, VIC.

No.	AMENDMENT	DATE



JD EVANS and COMPANY PTY LTD
BUILDING DESIGN CONSULTANTS
74 RIVERVIEW AVE AVALON BEACH 2107
Phon (02) 9918 9206 Fax (02) 9973 7434
Mob 066 970 536 WWW.JDECO.COM.AU



BIAA
BUILDING INDUSTRY ASSOCIATION OF AUSTRALIA

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No 21 ELAINE AVENUE
CLIENT
NIGEL & CATHY SINCLAIR

DATE 17/11/2010 **SCALE** 1:100
DRAWN JDE **CHECKED**
DRAWING NO 1333-5
ISSUE

PITTSBURGH COUNCIL CONSTRUCTION CERTIFICATE	
Number	CC041311
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Date	14 NOV 2011

TIMBER EXHAUSTION (WOODLAND)
TO COPING WITH EXISTING

EA 3-62

1. Name of the person: [Redacted]
2. Date of birth: [Redacted]
3. Place of birth: [Redacted]
4. Nationality: [Redacted]
5. Religion: [Redacted]
6. Education: [Redacted]
7. Occupation: [Redacted]
8. Marital status: [Redacted]
9. Address: [Redacted]
10. Contact details: [Redacted]
11. Other information: [Redacted]

EGG 37

NORTH ELEVATION

THE

APPROVED DEVELOPMENT CONSENT PLANS

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

150041-1
CYSPDIN TO MISC

150X-15071918R
POSTED 05/17/2006
4:30PM

FLOOR LEVEL RN 587.

EAST ELEVATION

RECEIVED BY THE ROYAL CANADIAN MOUNTED POLICE

EGV 6-200-

2015.80

SOUTH ELEVATION

NOTES

1 THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION DO NOT SCALE OFF THE DRAWING

2 SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS

[illegible]

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312-2ND AVENUE, SUITE 1700, NEW YORK, N.Y. 10017

J D EVANS AND COMPANY PTY LTD

 MEMBER
 BUILDING
 ENGINEERS
 ASSOCIATION
 AUSTRALIA
 BUILDING DESIGN CONSULTANTS
 74 RIVERIA AVE LVALON BEACH 2107
 Phone (02) 9918 286 F (02) 973 2454
 Mob 1 080 976 596 www.jdeco.com.au

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No 21 ELAINE AVENUE
AVALON BEACH N S W 2107
CLIENT
NIGEL & CATHY SINCLAIR

DATE 1/11/2010	SCALE 1/100
DRAWN JDE	CHECKED

DRAWING No 1333-6
 ISSUE

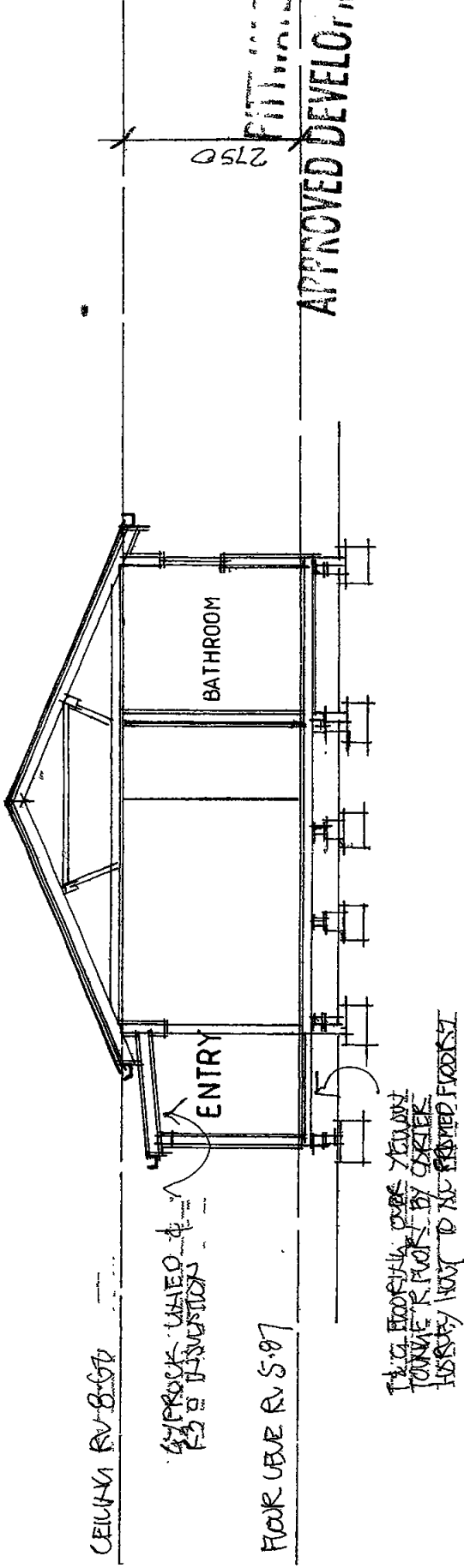
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Number- CC 0417/11

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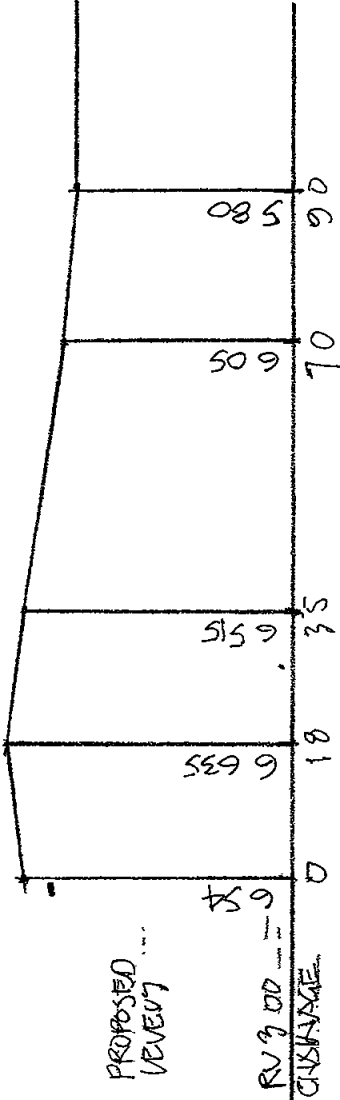
Endorsed by

Date 14 NOV 2011



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

SECTION A - A



LONGITUDINAL SECTION THROUGH DRIVEWAY

- NOTES
- 1 THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION DO NOT SCALE OFF THE DRAWING
 - 2 SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
3. All dimensions that relate to building footprints are subject to verification by a building survey.
4. All dimensions that relate to building levels are subject to verification by a building survey.
5. Any dimensions that relate to building levels are subject to verification by a building survey.
6. Any dimensions that relate to building levels are subject to verification by a building survey.
7. All dimensions that relate to building levels are subject to verification by a building survey.
8. All dimensions that relate to building levels are subject to verification by a building survey.

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100 RIVERVIEW RD
MELBOURNE VIC 3000

NO	REVISION	DATE



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74 RIVERVIEW AVE AVALON BEACH 2107
Ph one (02) 9918 9206 Fax (02) 9912 2454
M 61 098 976 526 WWW.JDECO.COM.AU

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No 21 ELAINE AVENUE
CLIENT
AVALON BEACH N S W 2107
NIGEL & CAJHY SINCLAIR

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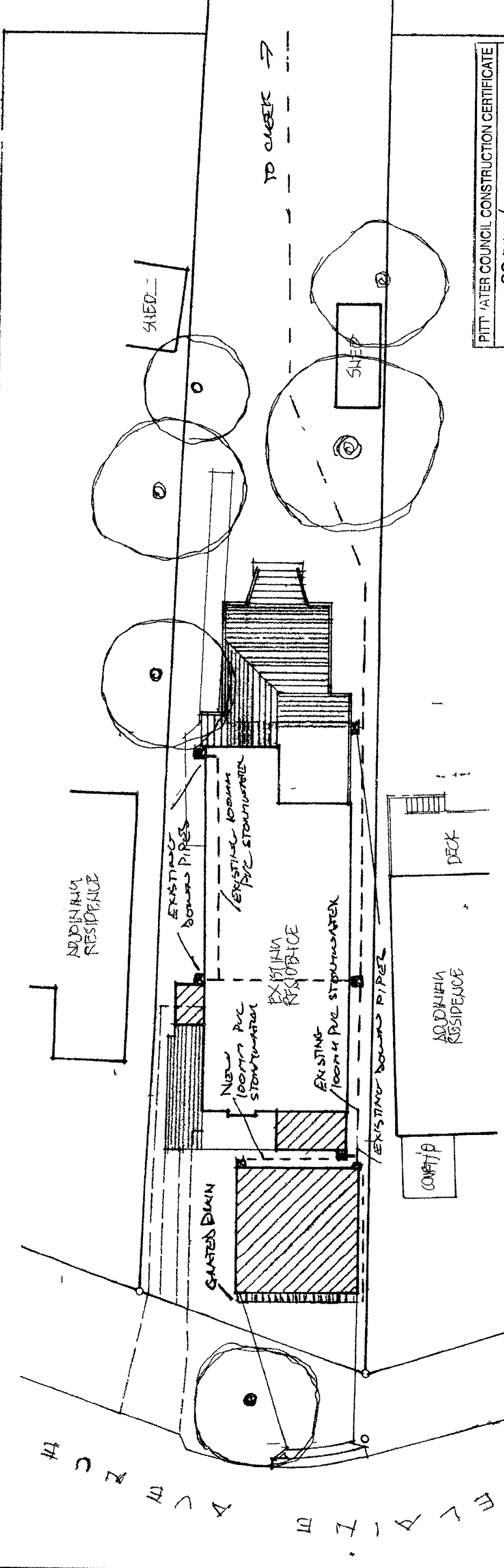
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Date **14 NOV 2011**

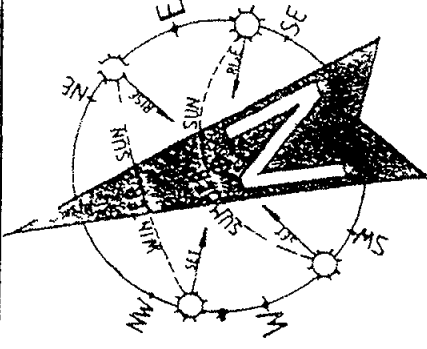
DATE **17/11/2010** SCALE **1:100**

DRAWN **JDE** CHECKED _____

DRAWING NO **1333-7** ISSUE _____



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STORMWATER CONCEPT PLAN

CONNECT ALL NEW STORMWATER
LINES TO THE EXISTING SYSTEM

- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL STRUCTURAL DRAWINGS AND THE SPECIFICATION
 - PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY THEMSELVES OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE DRAWINGS AND ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE
 - THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN OFF
 - ALL SWD PIPES ARE 100 mm UPVC AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE
 - THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION & SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT
 - TOPSOIL SHALL BE STRIPED & STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED
 - THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS

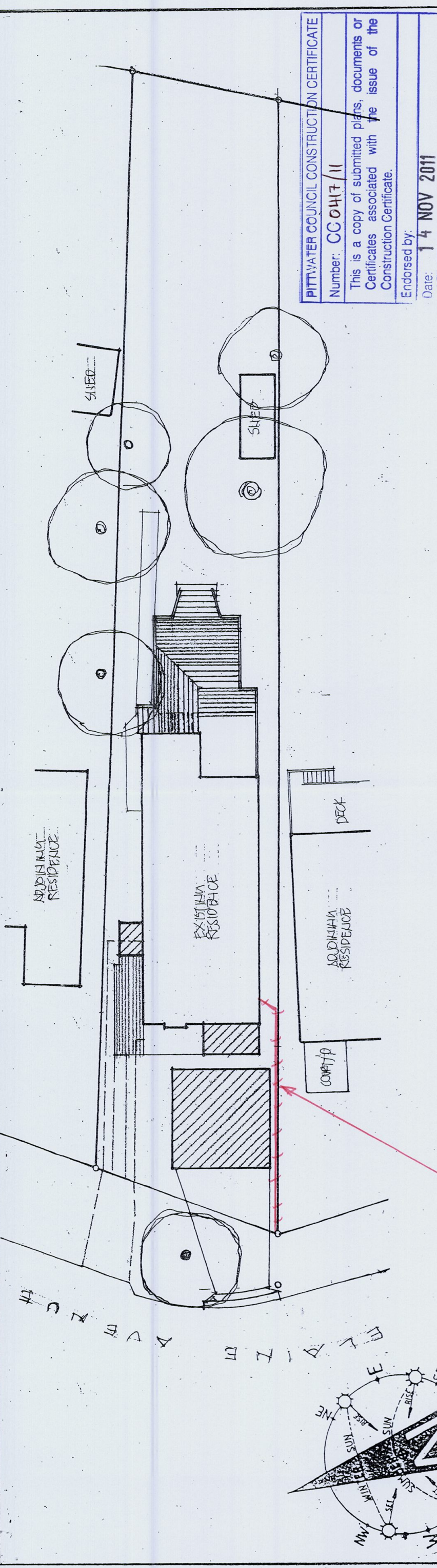
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DESIGNED BY	J.D. EVANS
DRAWN BY	J.D. EVANS
CHECKED BY	J.D. EVANS
DATE	14 NOV 2011

J.D. EVANS and COMPANY PTY LTD
BUILDING DESIGN CONSULTANTS
1111 ELAINE AVENUE, AVALON BEACH 2107
PH: (02) 9773 2454
FAX: (02) 9773 2455
EMAIL: info@jdevans.com.au

PROJECT	
PROPOSED ALTERATIONS/ADDITIONS	
No 21 ELAINE AVENUE	
AVALON BEACH N S W 2107	
CLIENT	
NIGEL & CATHY SINCLAIR	

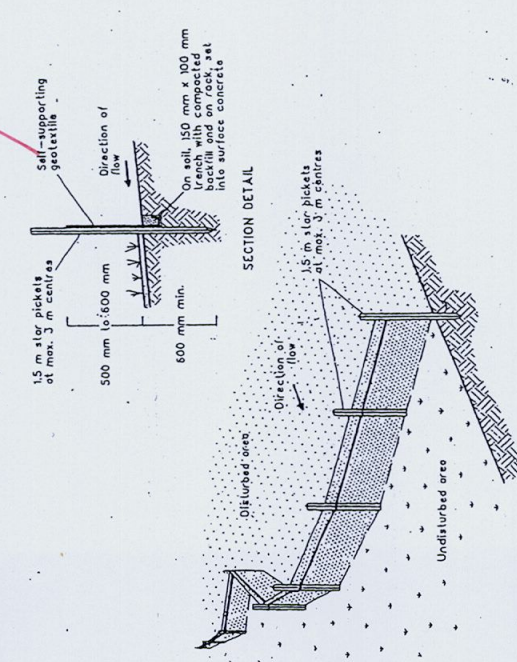
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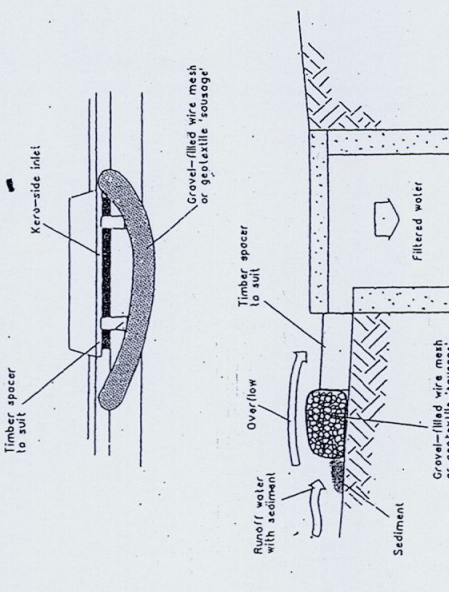
EROSION AND SEDIMENT MANAGEMENT PLAN

SEDIMENT FENCE



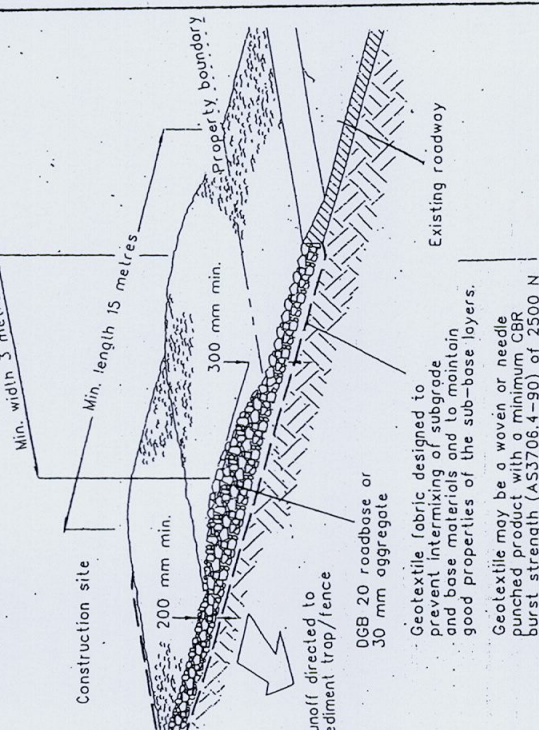
- ### CONSTRUCTION NOTES
1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
 2. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3.0 METRES APART.
 3. DIG A 150MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE. FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 4. BACKFILL TRENCH OVER BASE OF FABRIC.
 5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
 6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.

MESH AND GRAVEL INLET FILTER



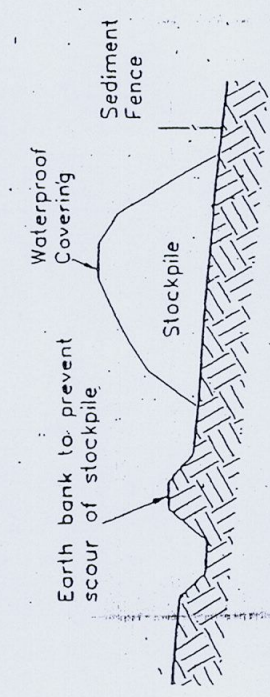
- NOTE: This practice only to be used where specified in an approved SWMP/ESCP.
- ### CONSTRUCTION NOTES
1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT.
 2. FILL THE SLEEVE WITH 25MM TO 50MM GRAVEL.
 3. FORM AN ELIPTICAL CROSS-SECTION ABOUT 150MM HIGH X 400MM WIDE.
 4. PLACE THE FILTER AT THE OPENING OF THE KERB INLET LEAVING A 100MM GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
 5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
 6. FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
 7. FIT TO ALL KERB INLETS AT SAG POINTS

STABILISED SITE ACCESS



- ### CONSTRUCTION NOTES
1. STRIP TOPSOIL AND LEVEL SITE.
 2. COMPACT SUBGRADE.
 3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
 4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
 5. CONSTRUCT HUMP IMMEDIATELY WITHIN THE BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OF OTHER SEDIMENT TRAP.

BUILDING MATERIAL STOCKPILES DETAIL



CERTIFICATION

I JOHN EVANS MEMBER No. 365-96 OF THE BUILDING DESIGNERS ASSOCIATION OF N. S. W. INC, HEREBY CERTIFY THAT THIS DRAWING HAS BEEN DESIGNED IN WITH THE REQUIREMENTS OF THE N. S. W. DEPARTMENT OF LAND AND WATER CONSERVATION'S "URBAN EROSION AND SEIMENT CONTROL" MANUAL.

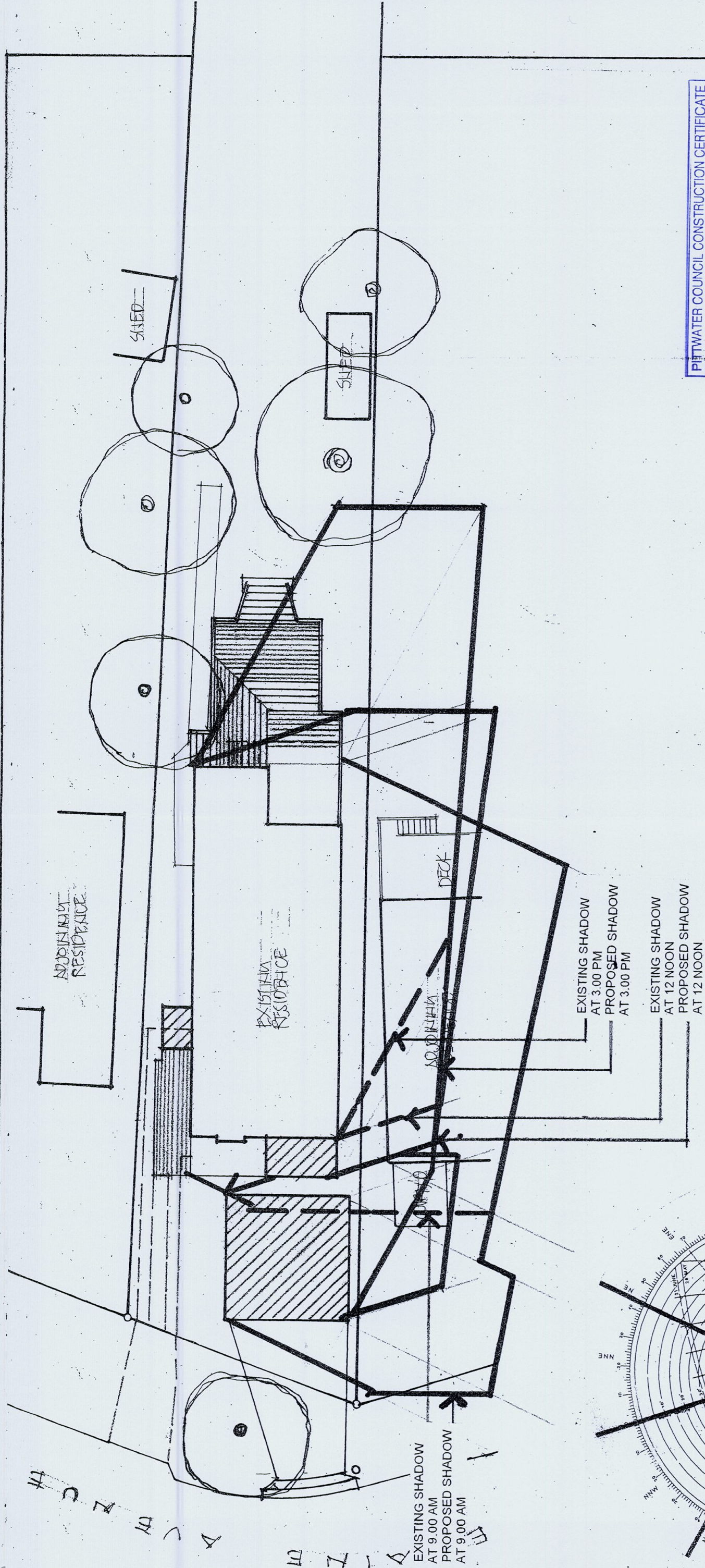
Signed: [Signature] Date: 1/11/2010

PROJECT: PROPOSED ALTERATIONS/ADDITIONS
No. 21 ELAINE AVENUE
AVALON BEACH N. S. W. 2107
CLIENT: NIGEL & CATHY SINCLAIR

DATE: 1/11/2010
DRAWN: JDE
CHECKED: [Signature]
ISSUE: 1333-9

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BUILDING DESIGN CONSULTANTS
74 RIVIERA AVE, AVALON BEACH, 2107
Phone (02) 9918 9206 Fax (02) 9973 1454
Mobile 041 976 596

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SHADOW DIAGRAM

JUNE 21

SCALE 1:200

PROJECT	DATE 1/11/2010	SCALE 1:200
PROPOSED ALTERATIONS/ADDITIONS	DRAWN JOE	RECHECKED
NO. 21 ELAINE AVENUE		
AVALON BEACH N.S.W. 2107		
CLIENT	DRAWING NO.	ISSUE
NIGEL & CATHY SINCLAIR		1333-10



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24 BUILDING DESIGN CONSULTANTS
Phone (03) 9918 9106 Fax (03) 9933 2454
Mobile 0488 976 596



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No.	AMENDMENT	DATE

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14/10/2010 11:14 AM J.D. EVANS PTY. LTD.

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All work to be done in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
3. All timber construction to be done in accordance with the Timber Framing Code.
4. Any detailing in addition to what is supplied with the drawings must be approved by the Structural Engineer.
5. All electrical power & light outlets to be determined by owner.
6. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.



PITTWATER COUNCIL

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

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
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Endorsed by	
Date	14 NOV 2011

To Nigel John Sinclair
Postal Address PO Box 833
MONA VALE 1660

Date 28 March 2011

Receipt No 299227
Amount \$100

ACCESS DRIVEWAY PROFILE AT 21 Elaine Avenue, Avalon

- The proposed vehicular access driveway profile shall be as per the enclosed plan EL
- **Type of Construction** Domestic
 - **For Residential single & dual occupancy** - 20MPa Concrete, 150mm thick with SL82 mesh
- **Slab Construction** Vehicular access slab 7 metres long, 3.5 metres wide at gutter crossing to 5.5 metres wide at the boundary
- **Invert of gutter "G" to be 0.5 metres from edge of bitumen and 40mm below edge of bitumen** Saw cut bitumen to provide smooth connection with concrete
- 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)

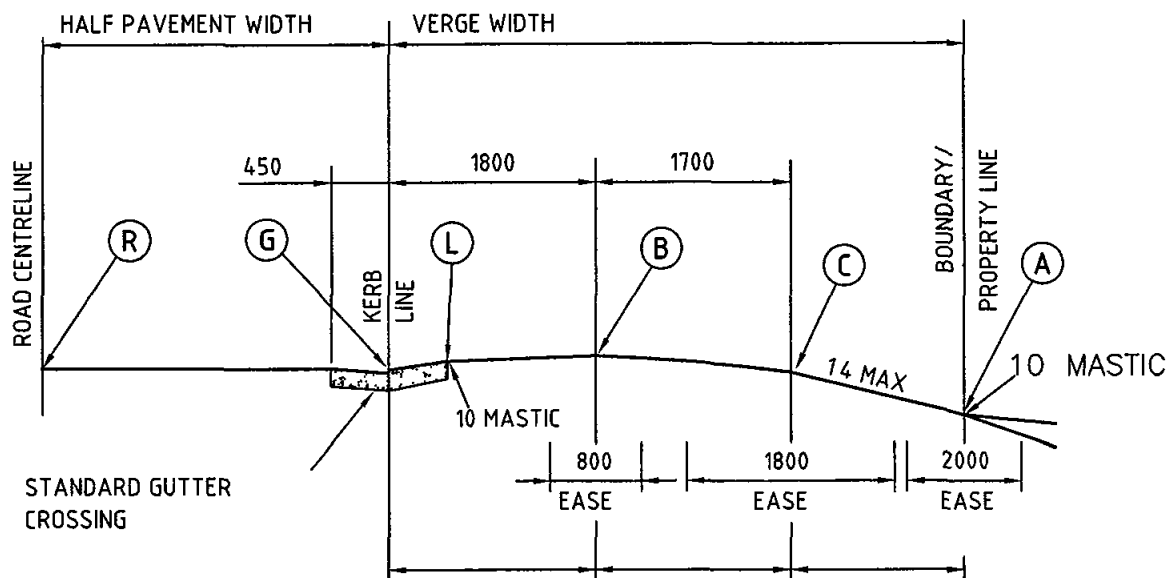
- 1 NOTE THAT THIS INFORMATION SHEET DOES NOT CONSTITUTE AN APPROVAL TO COMMENCE OR PROCEED WITH ANY WORK ON SITE
- 2 A SECTION 139 CONSENT UNDER THE ROADS ACT – 1993 IS REQUIRED (FORM UI302)
- 3 FAILURE TO OBTAIN SUCH CONSENT PRIOR TO COMMENCING WORK WILL INCUR A PENALTY

R McWhirter

Ross McWhirter
PROJECT LEADER – URBAN INFRASTRUCTURE
Telephone 9970 1207

EXTRA LOW (EL)

FOR USE ONLY FOR SINGLE DWELLINGS
OR DUAL OCCUPANCIES



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

PITTVATER COUNCIL CONSTRUCTION CERTIFICATE	
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Date	14 NOV 2011

POINT	REMARKS	LEVELS
R	ROAD CENTRELINE	
G	INVERT OF GUTTER	
L	BACK OF LAYBACK	MAX 100 ABOVE G
B	1800 FROM KERB LINE	135 ABOVE G
C	3500 FROM KERB LINE	15 ABOVE G
A	BOUNDARY	EASE REQUIRED AT GRADE CHANGE

NOTES

- To be read in conjunction with Pittwater 21 Development Controls



PITTVATER COUNCIL

Standard Driveway Profile

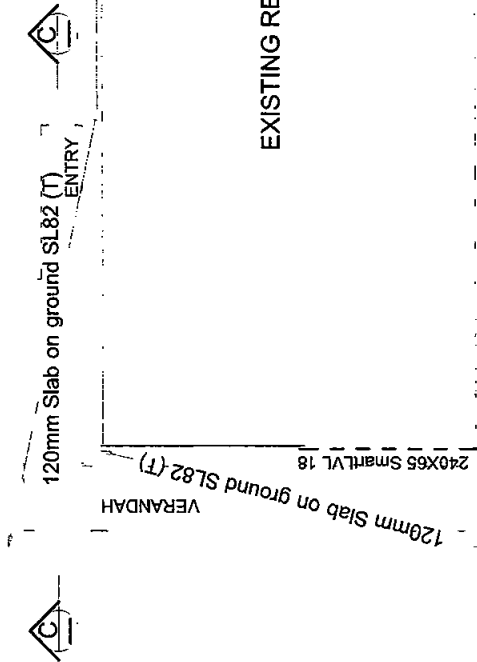
EXTRA LOW

PLAN No

PWC-DW07

REV No B

DATE 17/08/07

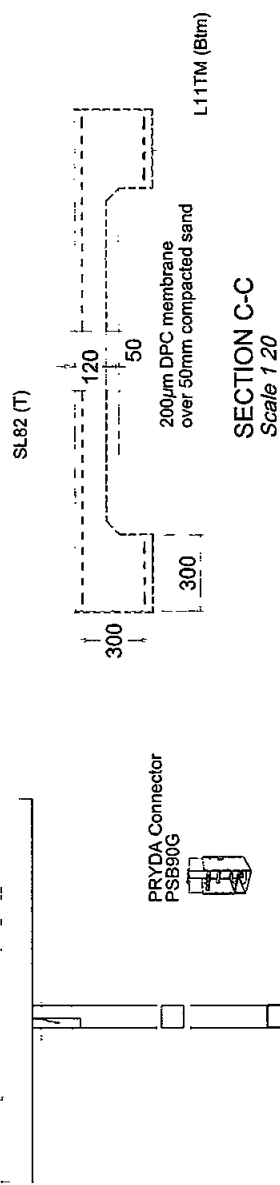


EXISTING RESIDENCE

VERANDAH
H 1576

GROUND FLOOR
Plan View

Joints 120x35 MGP10 H2 treated
Bearers 190x35 MGP10 H3 treated



PRYDA Connector
PSB90G

DETAIL A-A
Scale 1:20

400x400

400

GROUND FLOOR
Concrete Piers layout

Deck above

1800

1625

P1

P1

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