

DEVELOPMENT UNIT

Peter Steph

DATE: 2.1.85

FILE NO: 4106/129

D.A. NO:

FOLIO: 5-D-636

SUBJECT: APPLICATION FOR DEVELOPMENT CONSENT

PROPOSAL: (Full details to be stated)

AMENDED RANS - SHIPWAY, PONTOON RAMP
JETTY

APPLICANT: J. Cameron

LOT NO: 1 SECTION: - D.P. 182109 STREET NO: 129

STREET: RIVERVIEW ROAD SUBURB: AVALON

HEALTH AND BUILDING/ENGINEERS COMMENTS: 2.6

No objections from H+B

P. Stephenson
14/1/86

DEVELOPMENT APPLICATION AMENDMENT

RE: RK. TH PF 4106/129 1004S

D.A. Boatshed & Slipway

Lot 1 DP 18269

129 Riverview Road, Avalon

 Please delete the boatshed from the above application and add pontoon, ramp, jetty and ~~berth area~~, as per attached plan. The boatshed has been relocated entirely above MHWM and is currently subject to a building application.

Attached environmental impact statement.

ENVIRONMENTAL IMPACT STATEMENT

PROPOSED:

Slipway, pontoon, ramp, jetty, ~~berth area~~ 

SLIPWAY:

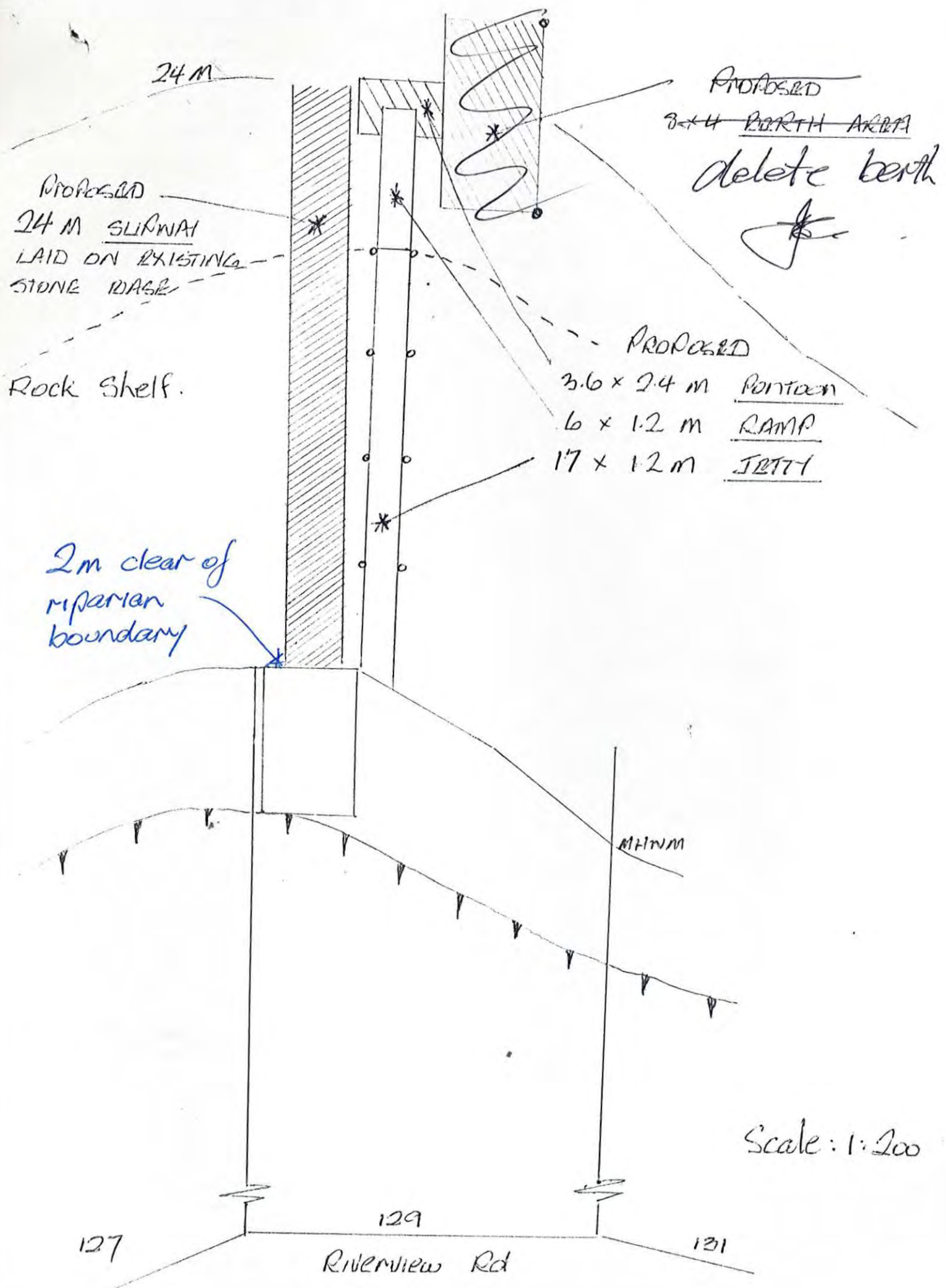
will be located at ground level on an existing rock base. It will cause minimal interference to public access or cross flow of water.

JETTY, RAMP, PONTOON: the subject property is on a small point between Paradise Beach and Stokes Point. There are existing jettys on either side of the proposal. The area immediately surrounding the proposal is filled with moorings and the structure will not interfere with passing vessels.

 The ~~berthing position and~~ pontoon have a depth of water of 1.0 metres below zero tide. ~~It will be aligned at right angles to the shore and will be used to berth a small motor yacht. The berth is not visible from any houses.~~

The structure will not have hand rails and will comply in all respects to the Pittwater Foreshore Development Policy.

DEVELOPMENT APPLICATION



WARRINGAH SHIRE COUNCIL BUILDING APPLICATION

Local Government Act, Ordinance 70

OFFICE

App. No.

180/86

HB, 4106, 129 - A

N.B. Failure to complete this form in its entirety may result in the application being returned for completion.

1.—PLANS AND SPECIFICATIONS: Plans and Specifications shall be submitted in at least duplicate. A General Plan, drawn to a min. scale of 1:100, shall show all floor plans, elevations, sections, related ground levels, height, design, construction, provision of fire safety, figured dimensions of all rooms and a drainage diagram showing the proposed treatment of household wastes and roof water. A Site Plan, drawn to a min. scale of 1:200, shall show the relation of the proposed building and any existing buildings to all boundaries of the allotment and the street to which it fronts and/or is bounded. Indicate on block plan the position of any allotment drainage easement, natural water course, existing buildings and drainage associated therewith. Where alterations or rebuilding is proposed two copies of plans shall be coloured to distinguish the alterations or rebuilding. All plans must be drawn on opaque paper. Plans drawn in pencil will not be accepted.

2.—The General Manager

Sir,— Application is hereby made to Council for the approval of attached Plans and Specifications for the erection of a building.

3.—PARTICULARS OF LAND:

Lot No.

1

SEC. No.

D.P. No. 18269

HOUSE NAME/No. 129

FRONTAGE 50'

STREET RIVERVIEW RD LOCALITY AVALON

DEPTH 300'

Between cross streets

and

4.—PARTICULARS OF BUILDING:

CLASS OF BUILDING

(See Class I, II, etc., or combination of Classes—See Cl. 6.1.)

ESTIMATED COST

OF BUILDING \$4000

DESCRIPTION OF BUILDING

BOATSHED, SAWMILL

(Dwelling, res. flats, shop and dwelling combined, garage, additions, pools, etc.)

Floor space 26 m²

EXTERNAL MATERIALS

Walls: TIMBER

Roof: METAL

Fences to Public Place: Height

Materials

(Note: Footing levels of fences are to relate to finished levels of footway.)

Has Development Application been submitted? YES/NO.

Consent No.

Has a previous correspondence been submitted to Council: YES/NO. Reference No.

5.—FULL NAME OF OWNER (BLOCK LETTERS)

(or Company)

JOHN DAVID CAMERON

First Names

(Surname)

FULL NAME OF BUILDER (BLOCK LETTERS)

(or Company)

JOHN DAVID CAMERON

First Names

(Surname)

ADDRESS 129 RIVERVIEW RD
AVALON

129 RIVERVIEW RD
AVALON

'PHO. No. 918-7002

'PHONE No. 918-7002

6.—I undertake to comply with the provisions of the Local Government Act 1919 & Ordinances, especially Ordinances Nos. 30, 39 and 44 and all amendments thereto, and the Rules and Conditions of the Council of the Shire of Warringah.

State whether applicant is Owner/Builder/Architect/

Structural Engineer or Managing Director/Manager/

Secret: Where a company is applicant company seal to be affixed.

stamp

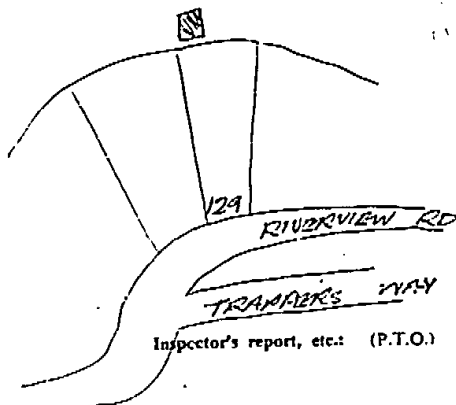
Signature of Applicant

Date 17/12/85

Inspectors may be interviewed between 8.30 a.m. and 10 a.m. daily, or by appointment. Telephone 982-0333.
(For scale of Building Fees see overleaf.)

LOCATION SKETCH

(Show nearest cross street and compass north.)



OFFICE USE ONLY

	Fee/Deposit	\$	c	Receipt No.	Date
H. & B.D. Dept.	Building	20.00	00	92,91	17.12.85
	Additional Plans				
	Builder's San. Service				
Eng. Dept.	Builder's Road/Kerb Damage	5.00	00	-	-
	Road Levels				
	Road Opening				
	Bldg. Lic. Bldg. Insurance				
	TOTAL	25.00	00		

SUBJECT	COMMENTS	
ZONING	201	
F/S P AREA	YES	
EASEMENTS	N/A	
SEWER	N/A	
SLIP	YES - portion of property above proposed boatshed	
BUILDING LINE	6.5m, DISORDERLY EXCISE BOARD	
VEHICULAR ACCESS	OK	268438
Date when applicant has submitted sufficient information to enable Application to proceed 10/1/86		

Proposed boat shed within property. Boat shed to be erected on reclaimed portion of property - No excavations hence no effect on stability of alluvium.

Town Planners have agreed & requested conditions of approval

Requirements of OTC house been satisfied

Recommended approval subject to following conditions
 1. The proposed boatshed shall be located wholly above the water level.
 2. The location of the boatshed on the property.
 3. Survey Stamp

1) The external finish of the deck & boat shed shall be a natural tone of low reflective quality

2) The sea wall shall be the same height as the platform surrounding the boat shed

3) The height of the timber deck & boat shed floor shall not exceed the height of the platform surrounding the boat shed

4) The construction of all timber members being in accordance with the provisions of Pt 41 OTC 10. The 16.84 Timber Framing Code

5) The structures are to be located wholly within the property & above MTHW. An application for a survey report showing the location of the structures shall be submitted to Council upon completion of building works

9.—BUILDING FEES.

New applications.

- Cost not exceeding \$5,000 — 0.5% (= 50c/\$100 or \$5/\$1,000).
- Cost exceeding \$5,000, but not exceeding \$100,000 —
 First \$5,000 — 0.5% (= 50c/\$100 or \$5/\$1,000).
 Next \$95,000 — 0.3% (= 30c/\$100 or \$3/\$1,000).
 In excess of \$100,000 — 0.2% (= 20c/\$100 or \$2/\$1,000).
- Cost exceeding \$100,000 but not exceeding \$250,000 —
 First \$5,000 — 0.5% (= 50c/\$100 or \$5/\$1,000).
 Next \$95,000 — 0.3% (= 30c/\$100 or \$3/\$1,000).
 Next \$150,000 — 0.2% (= 20c/\$100 or \$2/\$1,000).
- Cost exceeding \$250,000 —
 First \$5,000 — 0.5% (= 50c/\$100 or \$5/\$1,000).
 Next \$95,000 — 0.3% (= 30c/\$100 or \$3/\$1,000).
 Next \$150,000 — 0.2% (= 20c/\$100 or \$2/\$1,000).
 Over \$250,000 — 0.1% (= 10c/\$100 or \$1/\$1,000).
- Cost minimum fee — \$5.00.

Building Permit Renewal—Commercial, Industrial and Residential Flat Buildings—10% of normal fee (min. \$5). Dwellings \$5. Amended plans—25% of fee as per new applications. Extra Plans 0.50c per copy additional to the statutory two copies. 'Cost': Means contract price or, failing this, cost as determined by Council.

20/1/86

Hammond Smeallie & Co. Pty. Limited

CONSULTING SURVEYORS AND TOWN PLANNERS

J F HAMMOND
MIS AUST DIP SURV SCIENCE
G. R. SMEALLIE
MIS AUST
PLANNING ASSOCIATE
COLLIN C. DONGES
MIS AUST DIP TCP MRAPI



MEMBERS OF THE INSTITUTION OF SURVEYORS AUST

16 EDGEWORTH DAVID AVE
HORNSBY NSW 2077

TELEPHONES 477 1577
476 6774
DX 9663 HORNSBY

OUR REF 4458/85
13th. December, 1985

Mr. J. Cameron,
129 Riverview Road,
CLAREVILLE N.S.W. 2107

WARRINGAH SHIRE COUNCIL
— CENTRAL RECORDS —
20 DEC 1985
REF. TO: ✓ Barrington
FILE WITH: ✓ Barrington 13-11-85
FILE No. PF 9106/129

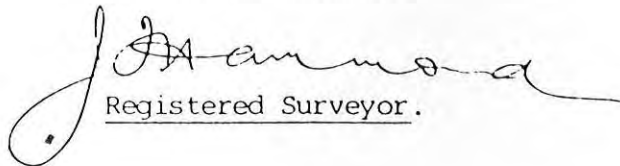
Dear Sir,

Re: Proposed foreshore development *
Lot 1, D.P. 18269.
129 Riverview Road, CLAREVILLE.

I have surveyed the south-western boundary of the above land being the mean high water mark of Pittwater. A steep bank exists to the north-east of this boundary and has been located in the course of my survey.

I am of the opinion that it is possible to build a boatshed of standard dimensions wholly within the boundaries of the subject land below the bank referred to.

Yours faithfully,


Registered Surveyor.

DIAGRAM

(SEE SAMPLE HEREWITH)
ON NEXT SHEET)

LOCALITY Stokes Point SHIRE/MUN. Warrnambool

N.B. THE LOT AND DEPOSITED PLAN NUMBERS AND STREET ADDRESS MUST BE SHOWN ON THE DIAGRAM.

THE NAME OF STREETS, ROADS, WATERCOURSES AND ANY OTHER FEATURES TO ASSIST IN IDENTIFICATION OF THE PROPERTY SHOULD BE SHOWN.

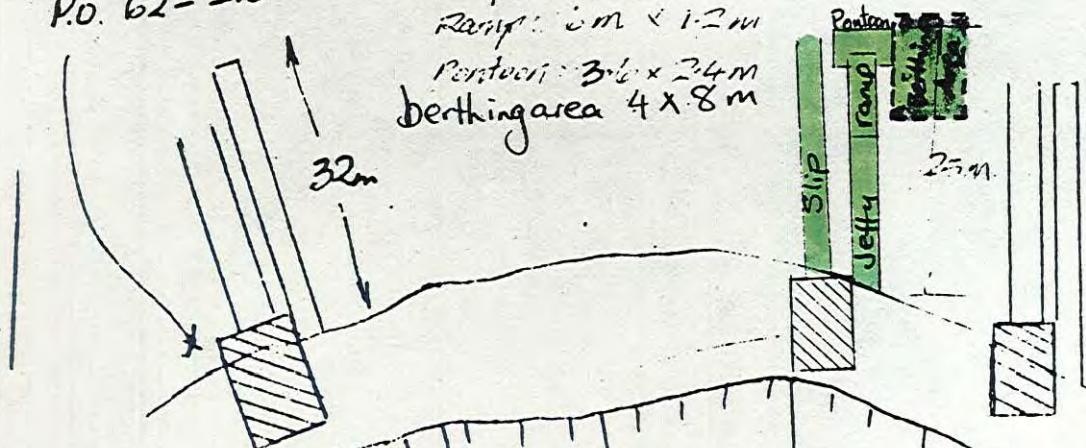
THE DIAGRAM MUST BE PREPARED TO A REASONABLE STANDARD OF ACCURACY, NEATNESS AND PREFERABLY TO SCALE. DIMENSIONS MUST BE SHOWN IN METRES AND NORTH POINT SHOULD BE INDICATED. THE POSITION OF BUILDINGS AND STRUCTURES SHOULD BE SHOWN IN RELATION TO THE BOUNDARIES OF THE APPLICANT'S FREEHOLD LAND.

DIAGRAM ATTACHING TO APPLICATION DATED 12/12/85

BY J. Cameron

Boatshed, Jetty
and Slipway
P.O. 62-210

Slipway: 25m
Jetty: 18m
Ramp: 6m x 1.2m
Pontoon: 3.6 x 2.4m
Berthing area 4 x 8m



Boatshed
Along MHWMM
Quays

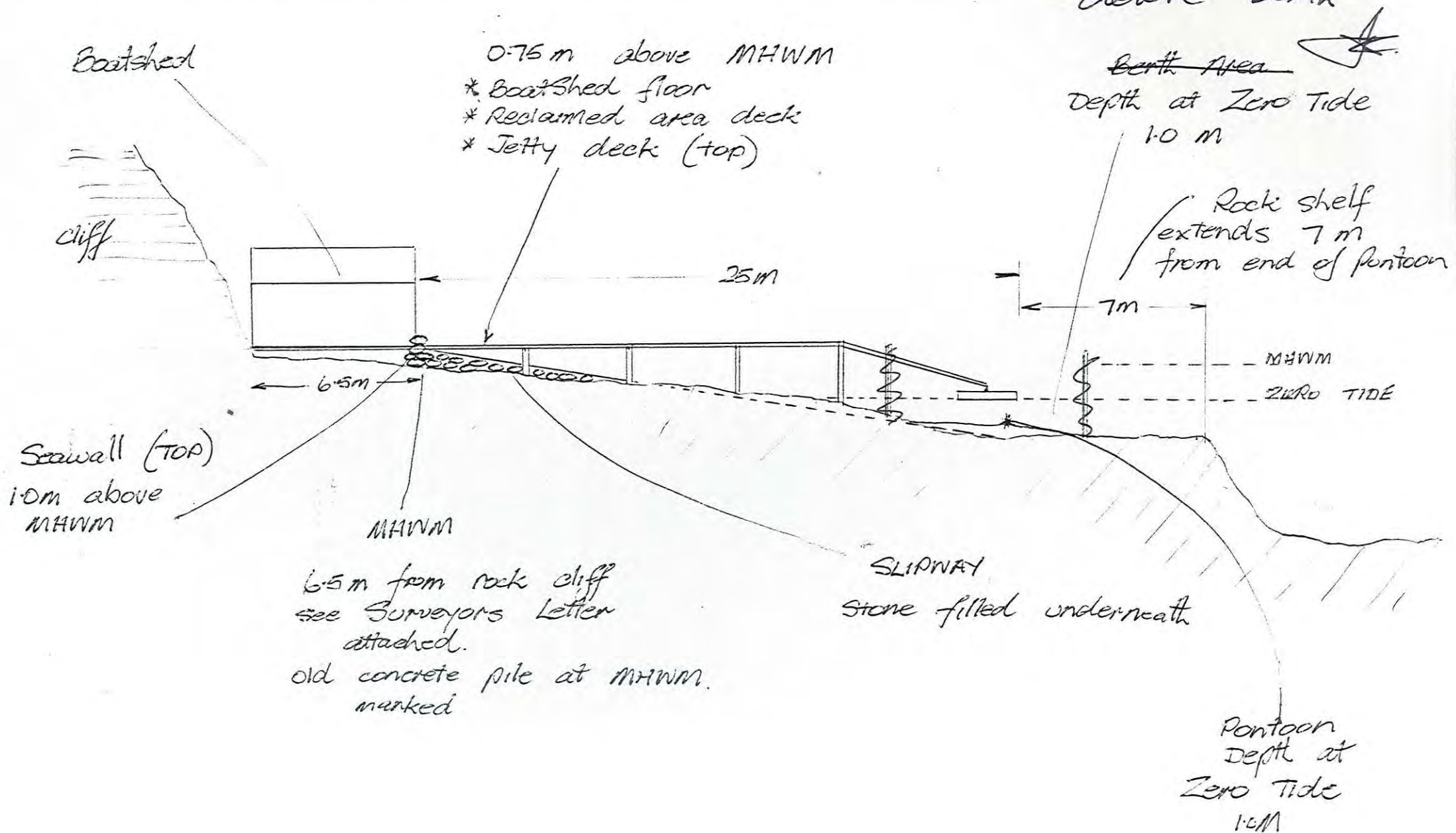
16 DEC 1985

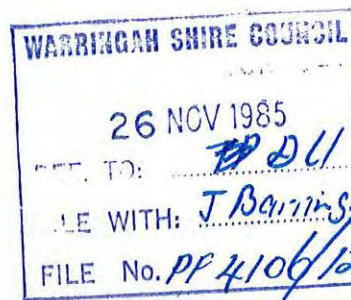
This is a copy of the diagram
attached to the application dated
12th December 1985 by John D. CAMERON
for amendment to Permissive Occupancy.



Scale 1:200

DEVELOPMENT APPLICATION - 129 RIVERVIEW RD AVALON
delete berth





REF: RK.TH PF 4106/129 1004S

DEVELOPMENT APPLICATION
BOATSHED AND SLIPWAY P.O. 1959/98
129 RIVERVIEW ROAD, CLAREVILLE
LOT 1 DP 18269

STATEMENT OF ENVIRONMENTAL IMPACT

NOVEMBER 20, 1985

CONTACT: JOHN CAMERON 918-7002

PRESENT LANDSCAPE

The storm which destroyed the previous boatshed also eroded the access steps down the cliff face. Subsequent weathering has resulted in the waterfront area becoming a pile of rubble and a source of erosion of the cliff.

The proposed development will improve the present landscape as well as being designed to blend with the present environment as much as possible.

Many similar boatsheds and slipways exist in the area of the proposed boatshed. The proposal is in conformity with the existing development.

P.O. 1959/98

18' x 12' boatshed and slipway.

This development was in existence from 1940 until 1984, until it was destroyed in a violent storm. It is proposed to reconstruct to the same size and location as P.O. 1959/98.

VISUAL IMPACT

The exterior timber will be allowed to fade to a natural grey colour. The roof will be steel grey colourbond. Special attention has been paid to the roof pitch and proportions to ensure that the overall appearance is of a traditional boatshed. The boatshed has been architect designed and will be the best on Pittwater.

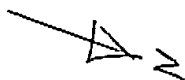
PUBLIC ACCESS

The area in question is a rock shelf between Paradise Beach and Stokes Point. The area has little value for the public as further access along the foreshore is not possible below M.H.W.M.

PITTWATER FORESHORE DEVELOPMENT POLICY

The proposed development is in complete compliance with the above policy.

BUILDING APPLICATION BOATSLID + RECLAMATION



PROPOSED STONE SEAWALL
AT MHHWM

PROPOSED TIMBER DECK
RECLAMATION
TIMBER BEAMS 450 CTS
STONE PIERS

STEPS TO WATER

MHHWM

STEIN
BANK

EXISTING STONE
STAIRS

CROSS-SECTION
6.5M x 4M x 3M

129 Riverview Rd

Clareville

Lot 1 DP. 18269

Scale 1:100

INTER-DEPARTMENTAL COMMENT FORM

(VIA DEVELOPMENT UNIT)

MEMO TO:

* TOWN PLANNING DEPARTMENT

FROM:

Pete Stephenson

NAME

6.1.86

DATE

Your Department's comments are required in respect of:

attached 2.1.

Do you have any objections to this proposal or do you wish to impose any conditions of approval

TYPE OF STRUCTURE PROPOSED (WHERE APPLICABLE):

Boatshed

SUBJECT LAND/ADDRESS: LOT

DP

STREET NO.

129

STREET

Riverside Rd

SUBURB

Kualan

COMMENT:

Residential 2(a), FSPA, 15m FBL. ~~water~~

All structures located above MTHM therefore development consent not required.

Advised by applicant that no excavation work proposed.

Following an inspection of the subject land, the applicant advised:-

(1) seawall to be constructed of stone

(2) seawall + deck ~~not~~ to be at the same level as the platform surrounding boatshed to north

Both the above are considered satisfactory.

Design of boatshed considered satisfactory.

No objection subject to the following conditions:-

1. The proposed development shall be located wholly above MTHM, & in this respect a registered surveyor shall verify that all work is located above MTHM prior to completion of work. ~~Refer~~: Or words to this effect if
2. The external finish of the deck & boatshed shall be a natural tone of low reflective quality. There is a standard building condition

Development Unit Endorsement Stamp

3. The height of the seawall shall be ~~the same~~ as at the same level the platform surrounding the boatshed to the north. above MTHM

4. The timber deck & boatshed floor shall not exceed that of the surrounding platform surrounding the boatshed to the north.

5. Dimensions of the boatshed shall comply with the requirements not exceed 6.5m long x 4m wide x 3m high (to top of walls).

SIGNATURE

DATE

[Signature]
10/1/86

RECEIVED	DEPARTMENT
8/1	
J.B.	
RE	

THE COUNCIL OF THE SHIRE OF WARRINGAH AS THE LOCAL
AUTHORITY UNDER THE LOCAL GOVERNMENT ACT, 1919, AS

AMENDED, HEREBY APPROVES PLAN No. 180/86
ADDITIONS NO 129

FOR THE ERECTION OF ON LOT

SECTION D.P.19269 STREET RIVERVIEW

LOCALITY AVALON
UNDER THE PROVISIONS
OF PART XI OF SUCH ACT, SUBJECT TO THE FOLLOWING CON-
DITIONS:

- (1) Local Government Act, 1919, as amended, and Ordinances there-
under being complied with.
- (2) Council's Rules, Specifications and Conditions relative to the erec-
tion of buildings being complied with.
- (3) "Special Conditions of Approval" as indicated hereunder being com-
plied with.
- (4) Street Levels in relation to driveways, fences, garages, etc., being es-
tablished from Shire Engineer before construction commences.
- (5) Notice in Writing being given on completion of building before occu-
pation in accordance with Cl. 3.3 Ordinance 70.
- (6) Garage and/or other non-residential section of the building not being
used for human habitation or occupation or let out for such
purposes.
- (7) IMPORTANT This approval shall be void if building work is not sub-
stantially commenced within 12 months after the date of approval.

21.1.86

F.L.H. GENERAL MANAGER

Date of Approval Per BUILDING SURVEYOR

SPECIAL CONDITIONS OF APPROVAL

1. The external finish of the deck and boatshed shall
be a natural tone of low reflective quality.
2. The sea wall shall be the same height as the platform
surrounding the boat shed.
3. The height of the timber deck and boatshed floor
shall not exceed the height of the platform surrounding
the boatshed.

4. The construction of all timber members being in
accordance with the provisions of Part 41 of Ordinance
70, ie AS 1684 "Timber Framing Code".

5. The structures are to be located wholly within the
property and above the Mean High Water Mark. A survey
report showing the location of the structures shall be
submitted to Council upon completion of the building
works.

WARRINGAH SHIRE COUNCIL

YOUR ATTENTION IS DIRECTED TO THE NECESSITY
TO LOCATE THE STRUCTURE COMPLETELY WITHIN
THE BOUNDARIES OF YOUR PROPERTY AND IN
ACCORDANCE WITH THE APPROVAL. IT IS RECOM-
MENDED THAT YOU ENGAGE THE SERVICES OF
A REGISTERED SURVEYOR BEFORE CONSTRUCTION
COMMENCES, TO ENSURE ENCROACHMENTS DO NOT
TAKE PLACE AS DEMOLITION OF ANY ENCROACHING
STRUCTURE WOULD BE ENFORCED.

WARNING

These building plans must be submitted to
the Metropolitan Water, Sewerage and Drainage
Board, Cnr. Pitt and Balhurst Streets, Sydney
or at 687 Pittwater Road, Dee Why, at least 14
days before the commencement of work.

The applicant will need to complete a Building
Application on which the following
information is required—

- (1) The address of the property (including Lot
No. and Deposited Plan No.) and its
location in relation to the nearest cross-
street. If these particulars are not known,
a sketch will need to be supplied.
- (2) The name and address of the owner and
the builder.
- (3) The type of building and type of con-
struction, the estimated cost and the
probable date of completion.

The plan and application will be submitted
to the First Floor, FIRSTLY to the Building
Plan Section to ensure that the proposed
structure meets with the requirements of the
Board's By-Laws concerning—

1. Location of Sanitary Fixtures;
2. Relationship of the building to water mains,
sewers and stormwater channels;
and SECONDLY to the Valuations Section
for valuation purposes in connection with
Sections 7(1) and (7) of the Board's Act and
for the calculation of a Building Fee in
accordance with By-Law 7 (1) (2) of the
Board's Act.

FAILURE TO SUBMIT THESE PLANS
BEFORE COMMENCING WORK
WILL RENDER THE OWNER LIABLE TO A
PENALTY AND MAY RESULT IN THE
DEFERMENT OF THE WORK AT THE
BUILDERS RISK.

Report to Development Unit, 27 MAR 1986

DEVELOPMENT APPLICATION (No. 1985/661)
(Lodged 11.11.85, amended 20.12.85)

FILE PF 4106/129

PROPOSAL Slipway, jetty, ramp, pontoon

LOCATION AND LAND DESCRIPTION

Land below mean high water mark adjacent to Lot 1, DP 18269,
No 129 Riverview Rd, Avalon

PRESENT DEVELOPMENT

Vacant land: Permissive Occupancy 1959/98 exists for slip and
boatshed.

APPLICANT'S NAME AND ADDRESS

J Cameron
129 Riverview Rd
CLAREVILLE NSW 2107

PLANNING CONTROL

Land below mean high water mark is unzoned under Warringah
Local Environmental Plan 1985. Proposal permissible with
Council's consent under Clause 10(c) of LEP 1985.

INTRODUCTION

A development application was lodged with Council on 11.11.85 to construct a
boatshed and slipway. The application was amended on 13.11.85 to the extent
that a side elevation of the boatshed was submitted and a Statement of
Environmental Impact was submitted on 26.11.85.

On 20.12.85 the application was further amended by deleting the boatshed and
incorporating a jetty, ramp and pontoon. The proposal now before Council is
to construct a jetty 17m x 1.2m, ramp 6m x 1.2m, pontoon 3.6m x 2.4m and
steel rail slipway 24m x 2m. The slipway will extend from a boatshed which,
together with a timber deck and a stone seawall, was the subject of Building
Approval 180/86 issued on 21.1.86. The boatshed, deck and seawall are all
located above mean high water mark.

HEALTH AND BUILDING COMMENTS (18.11.85)

Awaiting properly drawn elevation plans and site plan.

(14.1.86)

No objections from Health & Building.

Report to Development Unit,

ENGINEERING COMMENTS (5.12.85)

No objections or conditions.

(27.2.86)

No objections or conditions subject to preservation of longshore access.

ENVIRONMENTAL PLANNING COMMENTS

The dimensions of the jetty, ramp and pontoon, and their location relative to riparian boundaries comply with the requirements of Council's Pittwater Foreshore Development Policy. However, the height of the jetty above AHD should be confirmed by a registered surveyor at the building application stage. The sliprails are proposed to be elevated by approximately 500mm at the boatshed. This situation is common in the vicinity and in light of the seawall and boatshed being constructed in conformity with the building application (this work being generally completed at the time of writing this report), it is not considered prejudicial to the future implementation of this aspect of the Pittwater Policy should Council vary the guideline in this instance.

In respect of the Engineer's comments:

- a) It is appropriate that construction details of the slipway should be submitted with the building application.
- b) A safe means of pedestrian access across the slipway can be provided by way of a timber platform between the sliprails and extending either side of the rails. The Lands Office verbally advised Council on 20.3.86, that it had no objection to such a platform. This may be addressed by condition.

By letter received 18.12.85, the Lands Office consented to the lodgement of the development application for the structures the subject of this report. The Lands Office also consented to a berthing area but the applicant is not seeking development consent for this structure. The length of the structures comply with the Lands Office limit line length for the area.

Having considered the proposal in the context of existing developments in the area and under the relevant heads of Section 90(1) of the EP&A Act, it is considered that the proposal is satisfactory subject to conditions.

RECOMMENDATION (Consent)

A. That the application to construct a slipway, jetty, ramp and pontoon on land below mean high water mark adjacent to Lot 1, DP 18269, No 129 Riverview Road, Avalon, be granted consent subject to the following conditions:

Report to Development Unit, 27 MAR 1986

1. Model condition:
1A Development being generally in accordance with plans unnumbered, undated, submitted 20.12.85 as modified by any conditions of this Consent.
2. The height of the jetty deck shall not exceed 1.25m AHD, details to be submitted with a building application with the level verified by a registered surveyor.
3. To ensure safe public and private access, a timber platform with steps on either side shall be constructed seaward from the boatshed and below mean high watermark, for a minimum distance of 2m, located between the sliprails and extending either side of the rails for a distance of approximately 1m, details of which shall be incorporated on the building application.
4. The building application shall be accompanied by a copy of the amended Permissive Occupancy issued by the Lands Office and this amendment shall incorporate all structures. The subject of this development consent, including the timber platform required by condition 3 above.
5. No work or implementation of the Consent to occur until Council has approved a building application under Part XI of the Local Government Act, 1919.
6. A notice indicating the number of the Permissive Occupancy shall be placed on the structures so as to be clearly visible from Pittwater.
7. All structures hereby granted consent shall be maintained in good order to the satisfaction of Council.
- B. A copy of this Consent and plan be referred to the Lands Office and the Department of Public Works.

J. L. McKittrick (signed) 27.3.86 (date)

DECISION OF DEVELOPMENT UNIT 27 MAR 1986 :

ADOPTED

INSTRUMENT OF EXERCISE OF DELEGATED AUTHORITY

The within application for DEVELOPMENT CONSENT is hereby DETERMINED as set out above, including any additional conditions/reasons, pursuant to delegated authority granted by Council on 25.7.79.

CHAIRMAN



THE COUNCIL OF THE SHIRE OF WARRINGAH

All correspondence to be addressed to The General Manager,
Civic Centre, Pittwater Road, Dee Why, 2099 DX 9118 Dee Why
Telephone: (02) 982 0333 Fax: (02) 982 4770

File No: HB 4106/129-A CG.AJ/0269h

Your Ref:

3rd July 1986

IN THE MATTER OF THE LOCAL GOVERNMENT ACT AND ORDINANCES

Mr J D Cameron
129 Riverview Road
AVALON BEACH NSW 2107

re: Building - Approval No 180/86 - Lot 1, DP 18269, No 129
Riverview Road, Avalon

Recent inspection of the above reveals contraventions of the Local Government Act/Ordinance thereunder/Council's building code in relation to the erection of buildings and your special attention is directed to the undermentioned work to be carried out.

You are hereby instructed to carry out the required work in accordance with the provisions of the Local Government Act, 1919, within thirty (30) days of the date hereof.

A further inspection will be made immediately after the expiration of the specified time and your co-operation is requested.

WORK TO BE CARRIED OUT:

1. Submit a survey from a Registered Surveyor, showing the approved deck and boatshed are built wholly within the boundaries of the property.

J. Macdonald
CHIEF HEALTH AND
BUILDING SURVEYOR

Enquiries:
Mr C Guy, Health & Building Dept
8.30-10am, Mon-Fri

Hammond Smeallie & Co. Pty. Limited
CONSULTING SURVEYORS AND TOWN PLANNERS

J. F. HAMMOND
MIS. AUST. DIP. SURV. SCIENCE
C. R. SMEALLIE
MIS. AUST.
PLANNING ASSOCIATE
COLLIN C. DONGES
MIS. AUST. DIP. TOWN PLANNING



MEMBERS OF THE INSTITUTION OF SURVEYORS AUST.

16 EDGEWORTH DAVID AVE.
HORNSBY, N.S.W. 2077

TELEPHONES 477 1577
476 6774
DX 9663 HORNSBY

OUR REF.
1st. August, 1986

Mr. J. Cameron,
129 Riverview Road,
CLAREVILLE N.S.W. 2107

WARRINGAH SHIRE COUNCIL
CENTRAL LANDS
11 AUG 1986
REF. TO: 1186
FILE WITH:
FILE No.

HEALTH & BUILDING
14 AUG 1986
4106/129-A
MARKED:

Dear Sir,

Re: Boatshed and deck at the above address.

This letter is to advise you that I am of the opinion that the above improvements viz. the weatherboard boatshed with corrugated iron roof together with the timber deck and stone seawall, are entirely upon lot 1 in D.P. 18269.

Yours faithfully,

J. Hammond
Registered Surveyor.



Pittwater Council

All correspondence to be addressed to General Manager

Unit 8, 9, 11 & 14
5 Vuko Place,
WARRIEWOOD, N.S.W., 2102

Postal Address
P.O. Box 882
Mona Vale NSW 2103

Telephone (02) 970 7222
Facsimile (02) 970 7150
DX 9118 MONA VALE

HB 4106/129-A BL.AJ/8941h

Mr B Logue, Health & Building Dept
8.00-10.00am, Mon-Fri

8th August 1994

Bauer-Bisits
Architects
11 Morden Street
CAMMERAY NSW 2062

Attention: K Bisits

Dear Sirs

Re: Proposed Additions - Lot 1, No 129 Riverview Road, Avalon

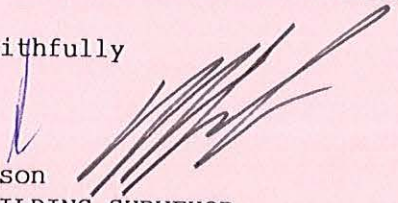
Receipt is acknowledged of a building application for the above proposal and it is advised that certain additional information is required and the following aspects clarified prior to further consideration being given:-

1. The submission of a report from a geotechnical engineer stating the proposal will not adversely affect site stability. This report is required in view of the property's location within an area recorded by Council as being subject to possible landslip.
2. Complete architectural details of the proposed double garage, together with driveway details, including gradients relative to natural ground level and a long section.
3. Submission of a certificate from a Council listed structural engineer, certifying the adequacy of the existing structure to support the additional loads.
4. The submission of a survey diagram from a registered surveyor indicating the location of the existing dwelling in relation to the boundaries.
5. The submission of a Tree Preservation Order form for the removal of any trees. It is noted where the proposed driveway is to be located, there are significant trees.
6. The submission of amended plans indicating:
 - (a) all new work to be a minimum of 1.5m from the boundaries of the allotment in accordance with Clause 57 of the Local Government (Approvals) Regulations 1993;
 - (b) the maximum height of the dwelling being 10m to the underside of the uppermost ceiling measured from the natural ground line.

You are advised that if after a period of 30 days from the date of this letter the additional information has not been received or contact made with Council advising when the additional information will be submitted the building application will be formally refused.

Should you have any further enquiries, please do not hesitate to contact the abovementioned Officer who will be pleased to assist you.

Yours faithfully


R S Carlson
CHIEF BUILDING SURVEYOR

per:

PARTRIDGE PARTNERS

~~Consulting Structural and Civil Engineers~~
Harry Partridge BE M Eng Sc MIE Aust MI Struct E
Nick Joannides BE Hons M Eng Sc MIE Aust
Rud Brönnig BE Hons MIE Aust
Dick Sinclair

30 January 1995

C & M Vaughan
129 Riverview Rd, CLAREVILLE

ATTN : Colin Vaughan

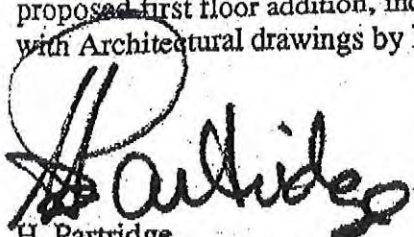
STRUCTURAL CERTIFICATION

Site Address: 129 Riverview Road, CLAREVILLE

Owner: C & M Vaughan

Description: 1st Floor Addition

This is to certify that we, Partridge Partners Pty Limited, practising consulting structural engineers, have inspected the existing building on the above site and certify that the existing footings and structure are capable of withstanding the increased loading due to the proposed first floor addition, incorporating timber construction at the rear, in accordance with Architectural drawings by Bauer Bisits as supplied to us.

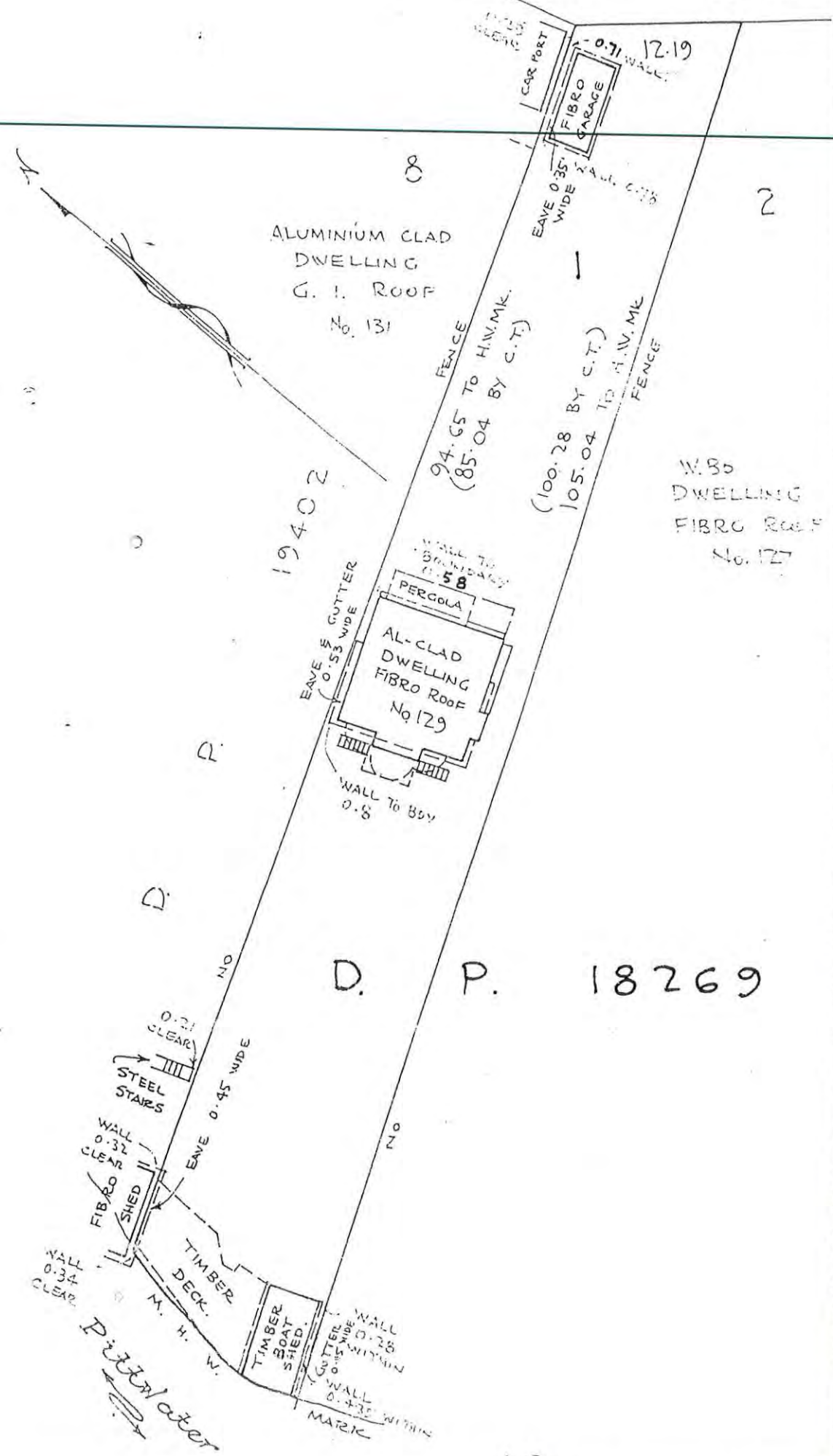


H. Partridge
BE, MIE Aust
Managing Director

C.c. Kathy Bisits
11 Morden St
CAMMERAY 2062



INTERVIEW ROAD (16.155 M. WIDE)



SURVEY DATED: 20TH, MARCH 1992
RED^N RATIO: 1:400
REFERENCE: 5626/86

J. Hammond
REGISTERED SURVEYOR

Jeffery and Katauskas Pty Ltd



CONSULTING GEOTECHNICAL ENGINEERS
A.C.N. 003 550 801

Directors
R. P. JEFFERY B.E. DIC M80
D. F. WALKER B.E. DIC M80
P. STUBBS B.Sc. MICE FGS

Associates
R. HAWKINS B. Eng. M. Eng. Sc.
D. IREWEEK Dip. Tech.
F. VEGA B. Eng. Grad. Dip.

39 BUFFALO ROAD
GLADESVILLE
NSW 2111

Tel: 02-809 7322
Fax: 02-809 7626

17 March 1995
Ref: 10865W/a

Mr & Mrs C Vaughan
129 Riverview Road
AVALON NSW 2107

Dear Mr & Mrs Vaughan

129 RIVERVIEW ROAD, AVALON

We understand that Council have raised some concern as to the third item on Page 5 of our Report No 10865W of 21 December 1994. Specifically they want the need for exploratory test pits to be confirmed.

We consider that the satisfactory performance of the balcony to date, together with its relatively minor additional loading and its relatively flexible construction are all factors which indicate that exploratory pits are not needed provided the owner can accept there will be a small risk that the footings may not be on sandstone bedrock. Hence there is a risk that the proposed alterations may cause additional footing movements. Given the above, together with the relative cost of such exploratory pits, we are of the opinion that it is reasonable to accept this risk as being within normal building limits.

Therefore we confirm that in our opinion such exploratory pits are not necessary and are not required before the work can proceed.

Should you require any further clarification of the above, please do not hesitate to contact the undersigned.

Yours faithfully
JEFFERY AND KATAUSKAS PTY LTD

Bruce F Walker

B F Walker
Director

Copy to: Bauer Bisits

FOUNDATION and SLOPE STABILITY INVESTIGATIONS, ENGINEERING GEOLOGY and ENVIRONMENTAL INVESTIGATIONS, PAVEMENT DESIGN, DRILLING SERVICES and EARTHWORKS COMPACTION CONTROL, MATERIALS TESTING, N.A.T.A. REGISTERED LABORATORIES.



NEW FENCE, ENTRANCE
STANDING TO DETAIL

EXISTING
RESIDENCE
No 127

PROPOSED
GARAGE

RIVERVIEW

EXISTING
2 STOREY RESIDENCE
No 131

ROAD

RIVERVIEW

1219

100.28 TO HWN

94.65 TO HWN

0.5m Gravelly
Clay Cut

Boundary

Boundary

EXIST APPROX

0.8m High Log
Retaining Wall

Sandstone Shelf

1.0m

Sandstone
Outcrop

Rubble Wall
1.2m High

Slump

580 EXIST

Sandstone
Outcrops

800 EXIST



24°

SITE PLAN 1:200

27°

For details beyond this point
see 1:500 site plan below

Sandstone Tidal Platform

SCALE 1:500
0 10m

SCALE 1:200
0 5m

SITE PLAN 1:500
DITTIVATER

NOTE: Refer to Figure 2 for Legend



ENVIRONMENTAL DIVISION

TO: Wayne Treble

SUBJECT: 129 Riverview Rd Ararat

FILE: HB 4106/129A DATE: 2/11/95

These plans are now acceptable & may
be stamped. A BLV is required for the carport.
Recommended for approval subject to:-

- HD 7 "10865 w/a" "21/12/94 & 17/3/95"
- HD 5
- HD 6 add "floor, wall & roof frame"
- HD 8
- HD 16 "2.1" "Riverview Road for the carport"
- HD 18
- HD 19a
- HD 21
- HD 22 "RL 100.44 for the dwelling & RL 108.60
for the carport"
- HD 30
- HD 32 "Balcony"
- HD 51 amend to read "Floor to ceiling
heights to habitable rooms etc."
- HD 52
- HD 53
- HD 49
- HD 62
- HD 63
- HD 64
- HD 65 "toilet compartment"
- All stormwater being piped to Pittwater.
- HD 84
- HD 91
- HD 92 "2"

HD 94

The inclinator is not approved. This is to be the subject of a separate Building Application

HD 129

HD 142 add "Balustrades are to be 1 metre minimum height"

HD 148

The carport roof is to be of flat roof design as shown in red on the plans.

HD 180 (1) (2) (3) (4) (5)

HS 1

HS 2

HS 4

HS 6

HD 172

Clarifier

2/11/95

N. L. 7.11.95

**Pittwater Council**

All correspondence to be addressed to General Manager

Units 8,9,11 & 14
5 Vuko Place
WARRIEWOOD NSW 2102
File No: HB 4106/129-A 2

Postal Address
P.O. Box 882
MONA VALE NSW 2103

Telephone (02) 9970 7222
Facsimile (02) 9970 7150
DX 9018 MONA VALE

Business Hours:
8.00am to 6.00pm Monday to Thursday
8.00am to 5.00pm Friday

08/11/1995

BAUER - BISITS
11 MORDEN ROAD
CAMMERAY 2062 9999

Dear Sir/Madam

Re: Approval No. P72843/95
129 RIVERVIEW ROAD, AVALON 2107

Pittwater Council is pleased to advise that a building application for the above premises was approved on 08/11/1995 and is valid for 12 months from this date.

However, the Local Government Act does not permit the council to release the approved plan or permit the commencement of work until EITHER the Building Services Corporation insurance premium listed below has been paid OR an Owner/Builder's permit has been obtained from the Building Services Corporation.

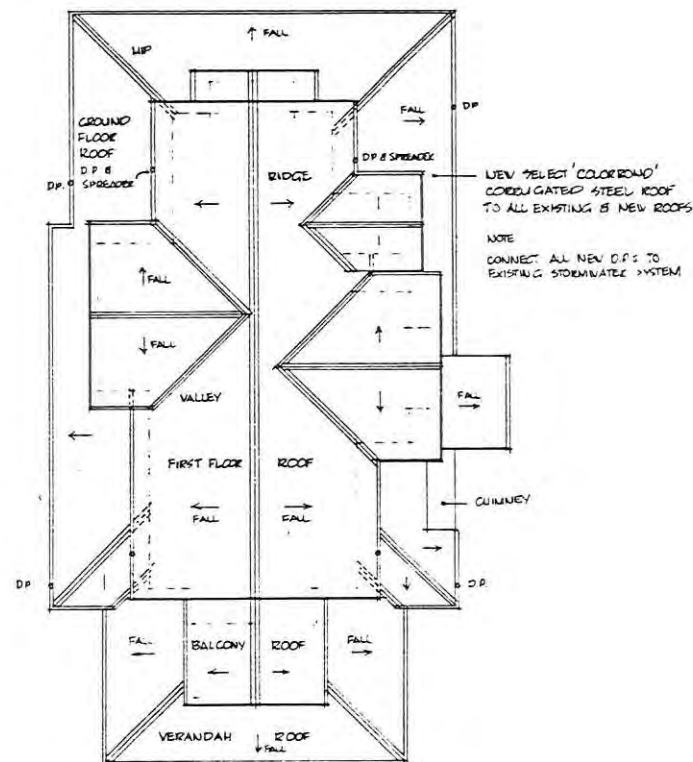
The approval may contain special conditions which, upon request in writing, may be reviewed under Section 100 of the Local Government Act 1993. A copy of the conditions of approval is attached. The review must be made within 28 days of the approval date. Materials should not be purchased until the approved plans have been collected, and BUILDING WORK MUST NOT BE COMMENCED.

Fees are payable for the following items:

Building Services Corporation Insurance	\$ <u>200.00</u>
Damage Deposit (refundable on application) OR	\$ <u>855.00</u>
Engineer's Inspection Fee (non-refundable)	\$ 40.00

Please note that:

1. As Council acts as an Agent for the Building Services Corporation the insurance premium can be paid at the Council. If it is paid to the Corporation direct, the receipt must be presented to Council when collecting your plans.
2. If an Owner/Builder's permit is to be applied for, application must be made direct to the Building Services Corporation and the permit then presented to Council when collecting your plans. When applying to the Building Services Corporation for the Owner/Builder's permit you must quote Building Application Number 0072843 and supply an unstamped plan with your application.



SITE PLAN 1200

4. ALL WORKS TO BE IN ACCORDANCE WITH
BCA 90. LOCAL COUNCIL'S 5 BUILDING
CODE, SAA 1894 LIGHT TIMBER FRAMING
CODE AND ALL OTHER RELEVANT AUTHORITIES.
5. WHERE FOOTINGS OCCUR IN UNSTABLE SOILS
OR MATERIALS OF UNEVEN BEARING VALUE
FOOTING DESIGN TO BE REFERRED BACK TO
THE ENGINEER.

SITE PLAN ROOF PLAN

DATE JUN 1982

SCALE AS SHOWN

DWG NO. 1 OF 6

125/1A

Units 9,11 & 12
5 Vuko Place
WARRIEWOOD NSW 2102

Postal Address
P.O. Box 882
MONA VALE NSW 2103

Telephone (02) 9970 7222
Facsimile (02) 9970 7150
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HB - 2882

PITTWATER COUNCIL AS THE LOCAL AUTHORITY UNDER THE LOCAL GOVERNMENT ACT 1993, HEREBY APPROVES PLAN NO: P72843/95 FOR THE ERECTION OF ADDITIONS ON LOT: 1, SECTION: , DP:18269, STREET: NO 129 RIVERVIEW ROAD, LOCALITY: AVALON UNDER THE PROVISIONS OF SUCH ACT, SUBJECT TO THE FOLLOWING CONDITIONS.

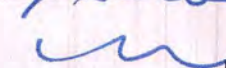
1. Local Government Act, 1993, Local Government Act (Approvals) Regulation 1993 and the Building Code of Australia thereunder being complied with.
2. Council's Policy Guidelines relative to the erection of building being complied with.
3. Street Levels in relation to driveways, fences, garages, etc, being established from the Chief Engineer before construction commences.
4. Compliance with the recommendations made in the Geotechnical Engineer's Report No 10865W/a, dated 21.12.1994 and 17.3.1995.
5. Submission of a certificate from a Geotechnical Engineer certifying that the foundations are adequate and in compliance with the recommendations contained in Report No 10865W/a dated 21.12.1994 and 17.3.1995.
6. Submission of a certificate from a Council listed Structural Engineer certifying that the footings, slabs, beams, columns, retaining walls, floor, wall and roof frame are adequate and in compliance with the Council stamped structural design details.
NOTE: Certificates must be submitted prior to the building works progressing beyond the respective stage the certificate covers.
7. Approved smoke alarms being provided in each storey of the dwelling and/or additions, in accordance with Part E1.7 of the Building Code of Australia and Australian Standard 3786-1993. Details of the type, location and method of installation of smoke alarms are to be submitted to Council prior to the commencement of building works.
NOTE: Written certification is to be submitted to Council, endorsed by a licensed electrical contractor, certifying all smoke alarms have been installed in accordance with AS 3786-1993.
8. Maintain a 2.1 metre building line to Riverview Road for the carport.
9. A survey certificate prepared by a registered surveyor being submitted to Council at the following stages of construction:
 - (a) commencement of perimeter walls, ie of the building to ensure the wall to boundary setbacks are in accordance with the approved details.
 - (c) at completion of the roof frame confirming the finished roof/ridge height is in accordance with levels indicated on the approved plans.
10. The maximum roof ridge level being RL 100.44 for the dwelling and RL 108.60 for the carport. This to be confirmed in writing by a registered surveyor to Council prior to the roof covering being applied.
11. Walls immediately adjoining or behind the bath/s or of the shower compartment/s shall be finished to a height of not less than 1,800mm above the floor with cement render, ceramic tiles or other approved impervious finish.
12. Balcony not being further enclosed without written permission from Council.
13. Floor to ceiling height to habitable rooms being a minimum 2400mm for at least 2/3 the floor area of that room, no part being less than 1500mm.
14. Wet room floors being finished in an impervious material with a grade to a suitable floor waste outlet, full details of finishes and flashings are to be submitted prior to commencement of work.
15. The construction of all timber members, bracing of stud walls, tie down and fixing requirements being in accordance with the provisions of A.S. 1684-1992 "National Timber Framing Code".

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16. Internal stair having a minimum head height of 2030mm and minimum width of 838mm.
17. Subfloor access being provided and evenly distributed cross ventilation to the sub floor area being provided in external walls (2100mm²/m of external wall).
18. A minimum of 200mm is to be maintained between the underside of all bearers and joists and ground level.
19. Provision of natural light and ventilation or mechanical ventilation and artificial light to requirements of Part F4 of Building Code of Australia.
20. Submission of details of the mechanical exhaust system serving the toilet compartment prior to installation. Complying with AS 1668 and AS 1668.2.
21. All stormwater being piped to Pittwater.
22. Driveway gradient within the private property not exceeding a maximum ratio of 1:4 with transient slopes of 1.5 metres at a grade not steeper than 1:10. Access levels across road reserve to comply with Council Engineers Department's requirements.
23. Safety Glass as defined in AS 2208-1978 being provided in all locations subject to human impact as required by AS 1288-1979.
24. All glazing being selected and installed in accordance with AS 1288-1979. Wind loading calculation being based on Terrain Category 2.
25. The metal deck roof being treated to reduce its glare factor. A chemically bonded prepainted finish similar to Lysaghts "Colourbond" is generally acceptable to Council. Details of the colour of any pre or factory coloured roofing being submitted to Council for approval prior to the commencement of work. White or similar light colours are not be accepted. Colour must have a reflectivity value of 25% or less.
26. The inclinator is not approved. This is to be the subject of a separate building application.
27. Premises not being adapted for occupation as a separate occupancy.
28. Provision of a balustrade to the balcony, deck, stairway in accordance with the requirements of Part D 2.16 of the Building Code of Australia. Balustrades are to be 1m minimum height.
29. Footpath being kept clear and free of obstruction during construction.
30. The carport roof is to be of flat roof design as shown in red on the plans.
31. The colour, texture and substance of all external components of the building and hard surfaced area being to Council's reasonable satisfaction, details to be submitted for approval prior to commencement of building works.

 GENERAL MANAGER
per  BUILDING SURVEYOR

8.11.1995 RENEWED 6.1.1997
DATE OF APPROVAL

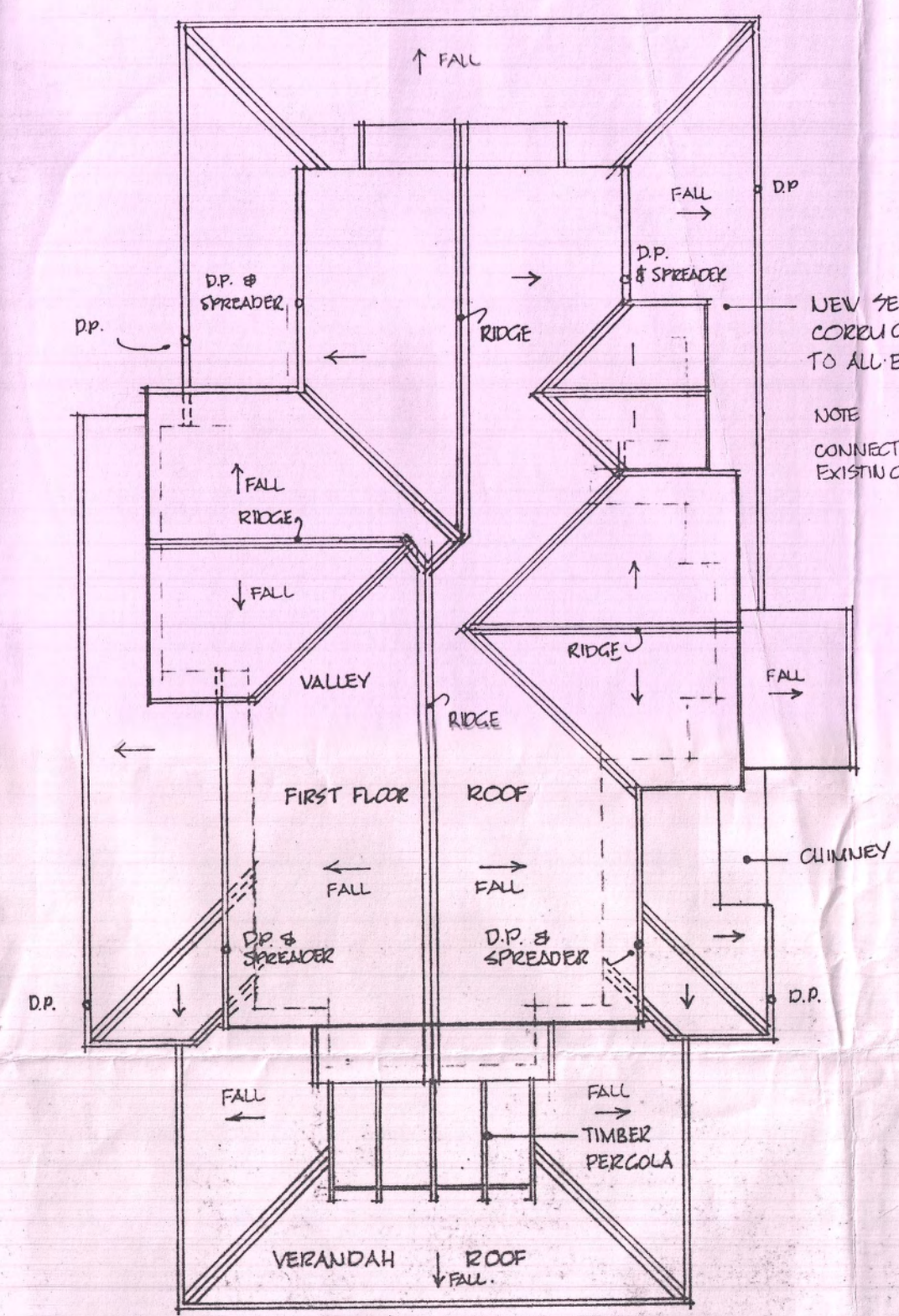
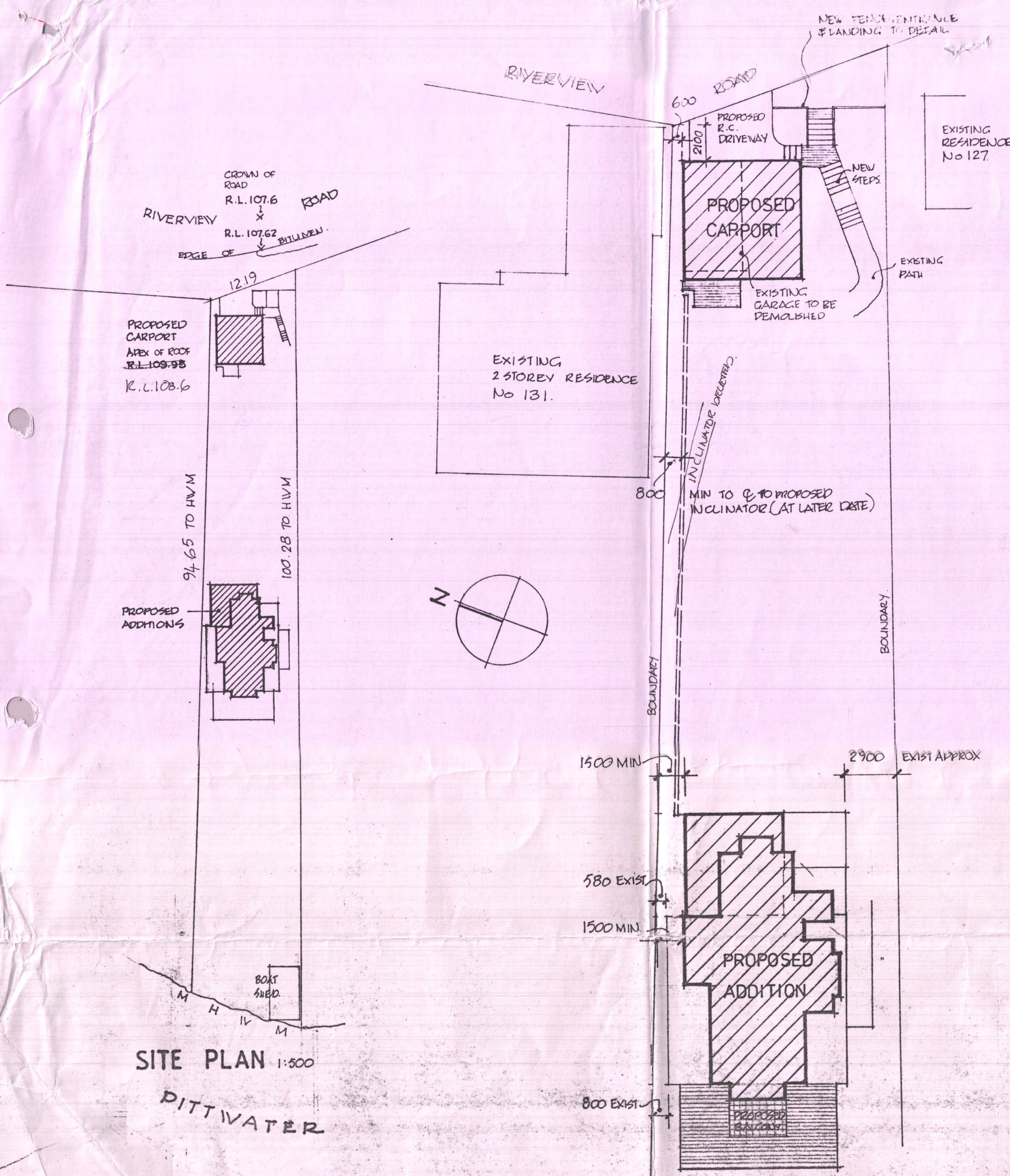
NB: Plans Approved by this Application are Numbered: 125/18, 34, 4A, 5, 6B, 7B

Building is not to be occupied before it has been completed in accordance with the plans and specifications approved by Council.

Garage and/or other non-residential section of the building not being used for human habitation or occupation or let out for such purposes.

IMPORTANT. This approval shall be void if building work is not substantially commenced within 12 months after the date of approval.

ATTENTION P72843/95
 BUILDING APPROVAL NO:
 CONDITIONS APPLY TO THIS APPROVAL AND ARE ATTACHED. PLEASE READ THEM CAREFULLY BEFORE YOU COMMENCE WORK AS THEY MAY AFFECT YOUR BUILDING PROPOSAL. EXTRA COPIES OF CONDITIONS MAY BE OBTAINED FROM PITTWATER COUNCIL ON REQUEST.



SITE PLAN 1:200

ROOF PLAN 1:100

- AMENDMENTS
- A JAN 95 - CARPORT IN LIEU OF GARAGE
 - PROPOSED INCLINATOR
 - 1500 MIN 2ND STOREY SETBACK FROM BOUNDARY.
 - B AUG 95 - 1500 MIN GROUND FLOOR SETBACK FAMILY RM.
 - C OCT 95 - CARPORT ROOF R.L. 108.6

1. THE BUILDER IS TO CHECK ALL DIMENSIONS, SIZES, SETOUTS AND DETAIL METHODS PRIOR TO COMMENCEMENT OF WORK ON SITE. 2. DO NOT SCALE DRAWINGS. IF IN DOUBT CHECK WITH ARCHITECT BEFORE PROCEEDING. 3. GROUND LINES ARE APPROXIMATE ONLY.	4. ALL WORKS TO BE IN ACCORDANCE WITH BCA 90, LOCAL COUNCIL'S BUILDING CODE, SAA 1984 LIGHT TIMBER FRAMING CODE AND ALL OTHER RELEVANT AUTHORITIES. 5. WHERE FOOTINGS OCCUR ON UNSTABLE SOILS OR MATERIALS OF UNEVEN BEARING VALUE FOOTING DESIGN TO BE REFERRED BACK TO THE ENGINEER.	PROPOSED ALTERATIONS & ADDITIONS AT 129 RIVERVIEW ROAD AVALON FOR MRS M & MR C VAUGHAN	BAUER . BISITS ARCHITECTS AND DESIGNERS 17 MORRISON STREET CAMMERAY 2052 TEL 9557931 FAX 9548636	SITE PLAN ROOF PLAN DATE JUN 1994 SCALE AS SHOWN DWG NO. 1 OF 6 125/18
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