

*PAID 3/11/2011 R/ 312178 *



PITTWATER COUNCIL

CONSTRUCTION CERTIFICATE APPLICATION

Environmental Planning and Assessment Act 1979, Section 109C
EP&A Regulation 2000, Clauses 139 (1) and 148

PO Box 882 Mona Vale NSW 1660

Tel (612) 9970 1111

Fax (612) 9970 7150

Internet www.pittwater.nsw.gov.au/

Email pittwater_council@pittwater.nsw.gov.au

Please tick one

- ☒ New Construction Certificate
☐ Modification of previously issued Construction Certificate

CC 0417/11

SITE DETAILS

Unit/Suite	Street No	Street
	21	ELAINE AVENUE
Suburb	Lot No	Deposit /Strata Plan
AVALON		

DEVELOPMENT CONSENT

Development Application No	Determination Date
N0658/10	2/03/2011

APPLICANT DETAILS

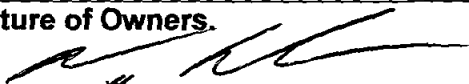
Name/Company	Contact Person
NIGEL SINCLAIR	NIGEL SINCLAIR
Postal Address	Contact Numbers
PO BOX 833 MONA VALE NSW 1660	Phone (H/B) 99732266, 99700010 Mobile 0404465044 Fax 99700001
Signature of Applicant	Date

OWNERS DETAILS

Name	If Company, contact person
NIGEL & CATHY SINCLAIR	
Postal Address	Contact Numbers
PO BOX 833 MONA VALE NSW 1660	Phone (H/B) 99732266, 99700000 Mobile 0404465044 Fax 99700001
As the owner of the land to which this application relates I consent to this application I also give consent for the authorised Council Officer to enter the land to carry out inspections	

Signature of Owners.

Date




2/11/2011 ANDY 2011
2/11/2011

If more than one owner, every owner must sign. If the owner is a company the form must be signed by an authorised director and the common seal must be stamped on this application.
If the property has been recently purchased written confirmation from the purchaser's Solicitor must be provided.
If the contracts have been exchanged for the purchase of the land the current owner is to sign the application.



See reverse of form for instructions

LEVY PAYMENT FORM

FORM NO

OFFICE USE ONLY

PLEASE PRINT ALL DETAILS USING CAPITALS

Surname (if person)
or Company/Organisation name

SINCLAIR

Given names (if person)

NIGEL

POSTAL ADDRESS

No and street or PO Box

PO BOX 833

MONA VALE

Town/suburb

State

NSW

Postcode

1660

Bus hours phone

99700000

Number and street

21 ELAINE AVENUE

Town/suburb

AVALON

State

NSW

Postcode

2107

Estimated start date

D 30 M 11 Y 2011

Estimated finish date

D 30 M 11 Y 2013

Local Council Area

PITWATER

1 DA/CC/CDC No

N065810

Estimated value

of work (see note on back)

\$ 7600000

Levy payable \$ 26700

1 If you have provided a CC above please provide DA number here

Name of Officer/Private Certifier

Business hours phone

Department/Authority

Contract/DA No (circle which)

Contract amount \$

Levy payable

\$

Contact person (Print)

Phone number

Contact person (Signature)

Date

D M Y

Any false or misleading information provided on this form may result in prosecution under Section 58A

I hereby declare that the information provided on this form is true and correct to the best of my knowledge

Name

NIGEL SINCLAIR

Signature

Date

D 03 M 11 Y 2011

Exemption Approval Certificate No

* PA10 3/11/2011 R/312178



LEVY PAYMENT FORM

The levy rate is 0.35% of the cost of building work valued at \$25 000 or more (inclusive of GST). Where sending payment by mail a cheque/money order should be used. If paying at Corporation Office cash or cheque/money order is acceptable. An 'online' payment facility is also available at www.lspc.nsw.gov.au. Conditions apply.

INSTRUCTIONS

When completing this form please print all details using CAPITAL LETTERS and write within the boxes.

PART A – DETAILS OF PERSON/COMPANY/ORGANISATION LIABLE TO PAY LEVY

To be filled in by the person liable to pay the levy if this is an individual. If a company or organisation an authorised officer should fill in.

PART B – ADDRESS OF BUILDING/CONSTRUCTION WORK

The person completing Part A should also complete this section. Show the address where the building/construction work is to take place and include an estimated date for start and completion of the work.

PART C – DETAILS OF WORK – To be completed by consenting/certifying authority with whom plans lodged for approval

DA – Development Approval under the Local Government Act 1993 or Development Consent under Environmental Planning and Assessment Act 1979

CC – Construction Certificate under the Environmental Planning and Assessment Act 1979

CDC – Complying Development Certificate under the Environmental Planning and Assessment Act 1979

Estimated Value of work – The value must relate to the DA/CC/CDC appearing above.

This section is to be completed by an officer of the Council or accredited certifier with which plans are lodged for approval.

The Consenting/Certifying Authority is to indicate whether a Development Application, Construction Certificate or Complying Development Certificate has been submitted by circling either DA, CC or CDC on the form and include estimated value of the building work covered by the application. The levy payable should also be included. It can be worked out by multiplying the value of the work by 0.35%. When calculating the levy round down to the nearest dollar eg \$485 260 @ 0.35% = \$1698.41 levy = \$1698.

PART D – DETAILS – To be completed by Dept/Authority where applicable

This section is to be completed where approval granted by a Crown body or body established by an Act of parliament (other than local councils).

Please include the contract or DA number (if applicable), the contract/DA amount, levy payable (at 0.35% of the contract/DA amount) inclusive of GST.

PART E – DECLARATION – To be signed by person liable to pay levy or authorised officer if company/organisation

Must be signed and dated by the person or authorised officer of the company/organisation liable to pay the levy.

NOTE: Any false or misleading information provided on this form may result in prosecution under Section 58A of the Building and Construction Industry Long Service Payments Act 1986 (as amended).

PART F – TO BE COMPLETED WHERE APPLICABLE

Owner Builders or Non-profit organisations who have obtained a partial levy exemption should enter the Exemption Approval Certificate No. in this section.



PITTWATER COUNCIL

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

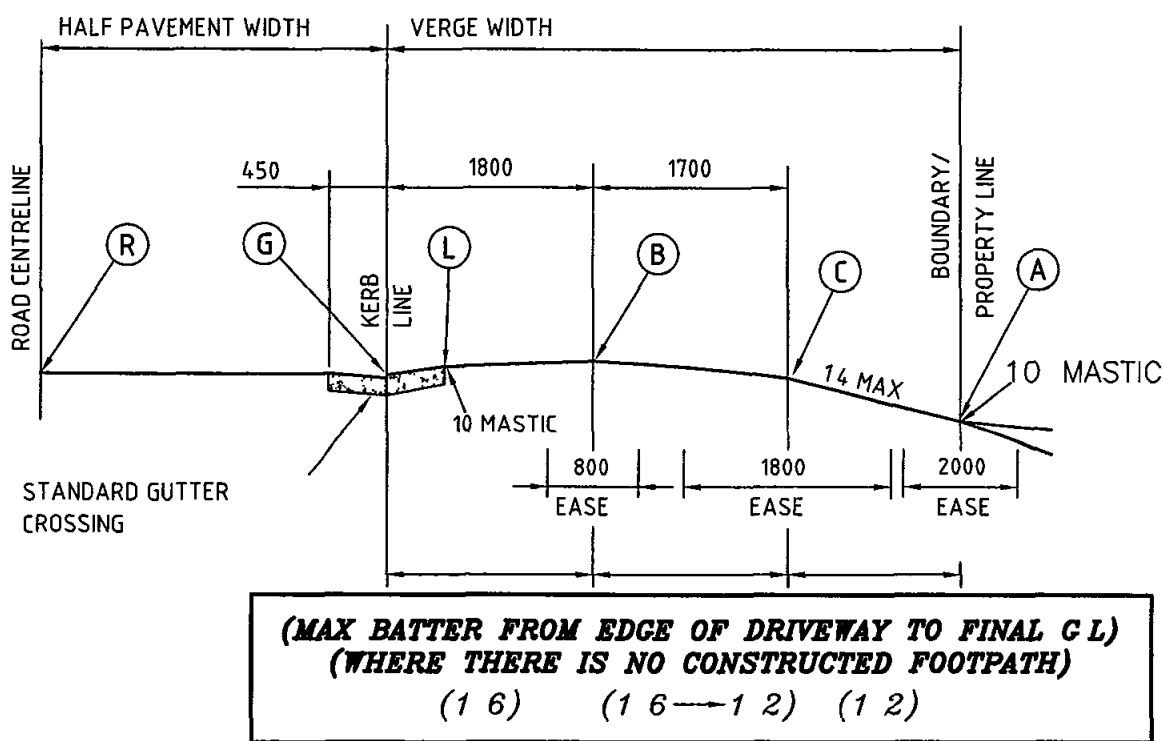
- | | |
|---|--|
| 1 | NOTE THAT THIS INFORMATION SHEET DOES NOT CONSTITUTE AN APPROVAL TO COMMENCE OR PROCEED WITH ANY WORK ON SITE |
| 2 | A SECTION 139 CONSENT UNDER THE ROADS ACT – 1993 IS REQUIRED (FORM UI302) |
| 3 | FAILURE TO OBTAIN SUCH CONSENT PRIOR TO COMMENCING WORK WILL INCUR A PENALTY |

R McWhirter

Ross McWhirter
PROJECT LEADER – URBAN INFRASTRUCTURE
Telephone 9970 1207

EXTRA LOW (EL)

FOR USE ONLY FOR SINGLE DWELLINGS
OR DUAL OCCUPANCIES



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

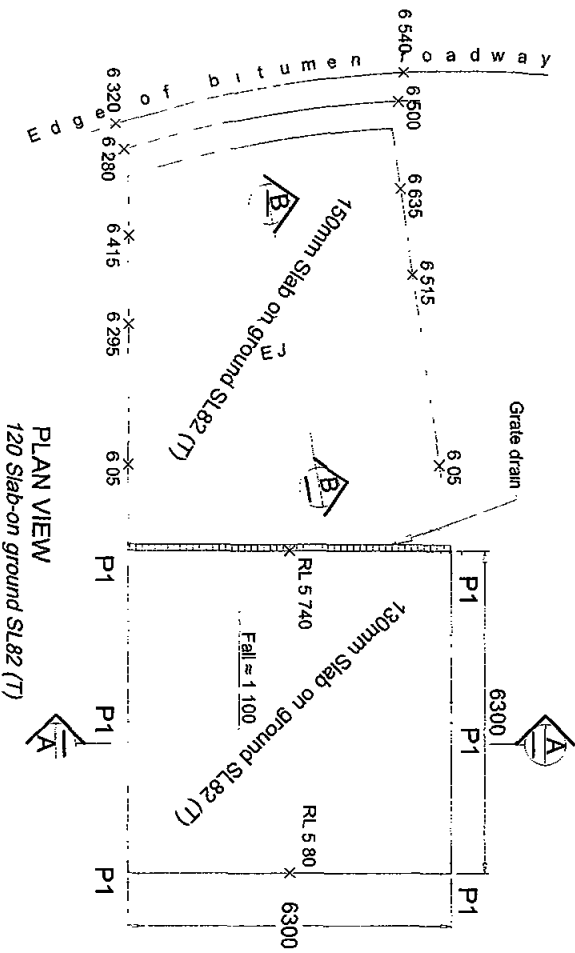


PITTWATER COUNCIL

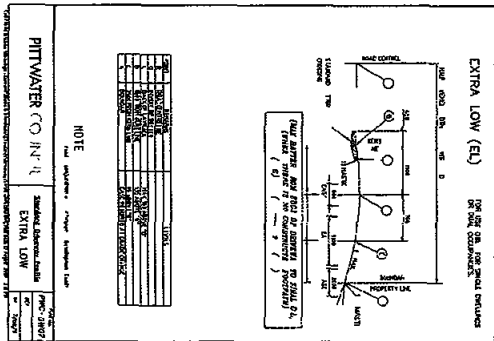
Standard Driveway Profile

EXTRA LOW

PLAN No	PWC-DW07
REV No	B
DATE	17/08/07

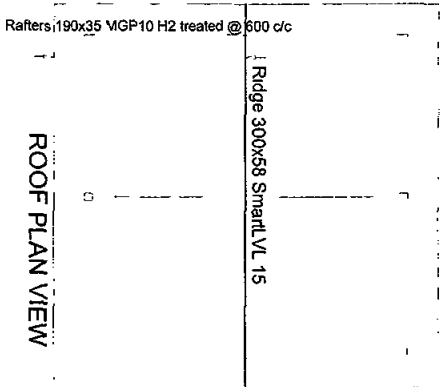


PLAN VIEW
120 Slab-on ground SL82 (T)

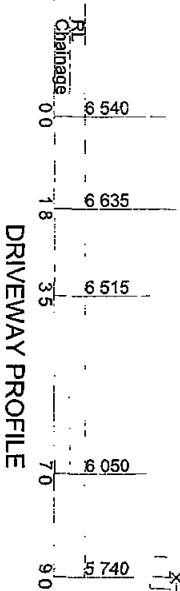


SL82 (T)
supported on plastic bar chairs
@700 cts E W
Ø12 dowels round bars @ 250c/c
ensure on end is capped and greased

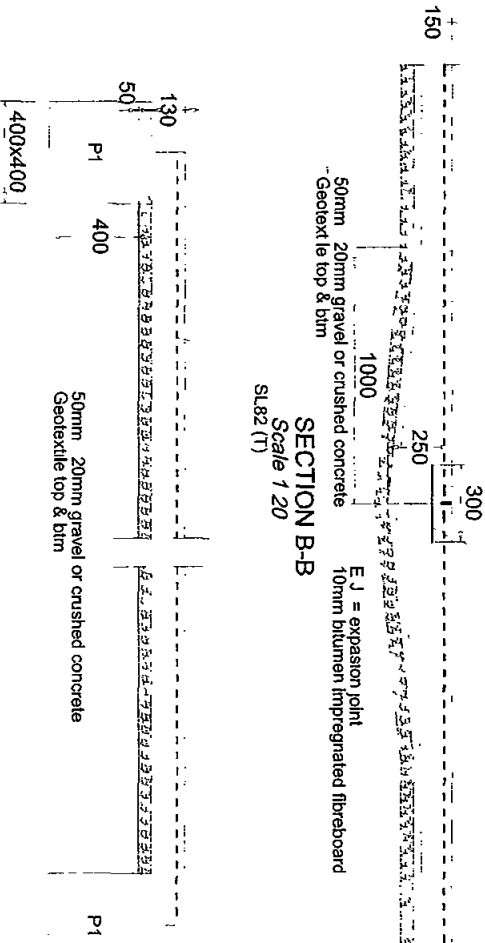
150x150 MGP10 treated H3
See detail A A page 3



ROOF PLAN VIEW



DRIVEWAY PROFILE



SECTION A-A
Scale 1:20

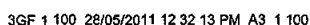
SECTION B-B
Scale 1:20

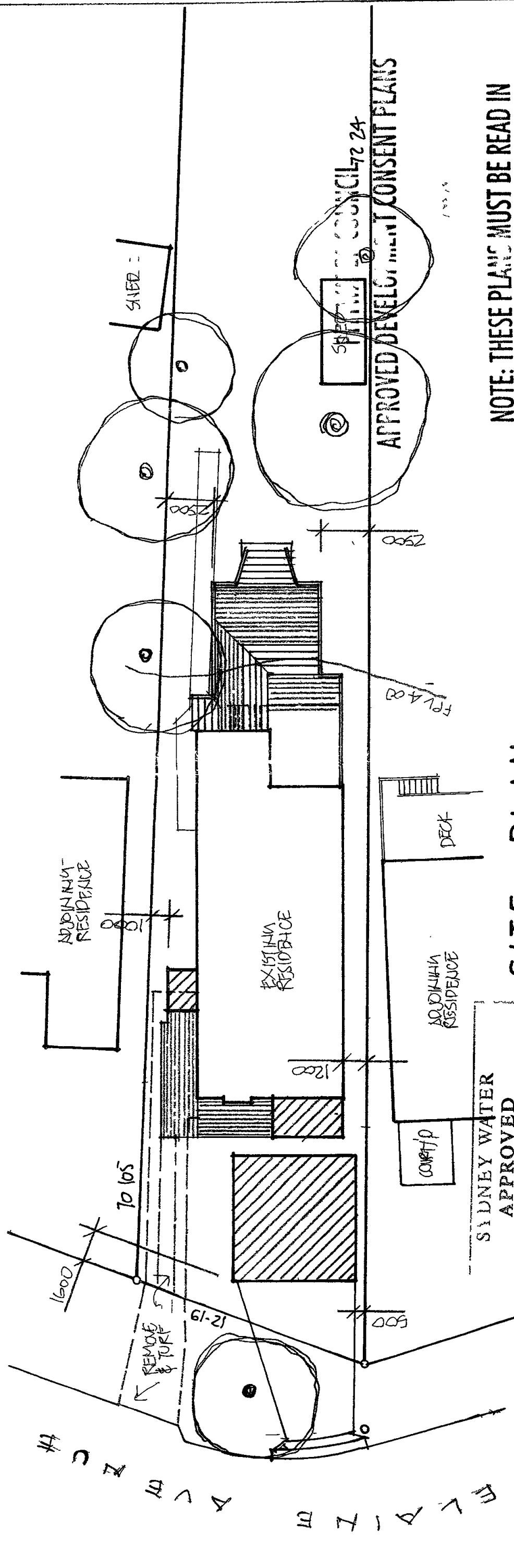
A3

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VDM
94 Bessett Street
Melbourne VIC 3000
Ph: (03) 8699 4285
Fax: (03) 8699 0183
ACN 101 544 783
ABN 40 101 544 783

1	100	200	300	400	500	600	700	800	900	1000
1	100	200	300	400	500	600	700	800	900	1000
1	100	200	300	400	500	600	700	800	900	1000
1	100	200	300	400	500	600	700	800	900	1000
1	100	200	300	400	500	600	700	800	900	1000





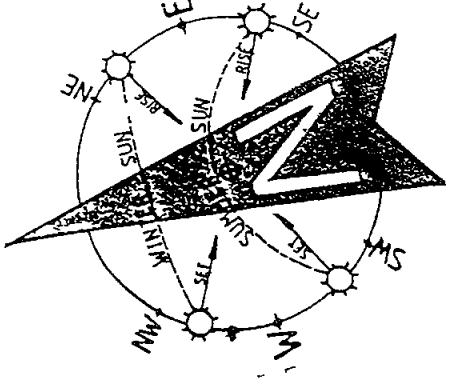
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

SITE PLAN
- LOT 40 H.L.D.P. 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. All plumbing and/or drainage work to be carried out in accordance with the Sydney Water Act 1994 AS 1500 and the NSW Code of Practice. Gallies, 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 3414070

Reece, Mona Vale
Quick Check Agent on behalf of
SYDNEY WATER



- 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%)	

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 the boundaries and levels on site are subject to verification by the surveyor.

3. All work to be carried out in accordance with the Building Code of Australia and to the satisfaction of the local council.

4. All work to be carried out in accordance with the Building Code of Australia and to the satisfaction of the local council.

5. All work to be carried out in accordance with the Building Code of Australia and to the satisfaction of the local council.

6. All work to be carried out in accordance with the Building Code of Australia and to the satisfaction of the local council.

7. All work to be carried out in accordance with the Building Code of Australia and to the satisfaction of the local council.

8. All work to be carried out in accordance with the Building Code of Australia and to the satisfaction of the local council.

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

PROJECT
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
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

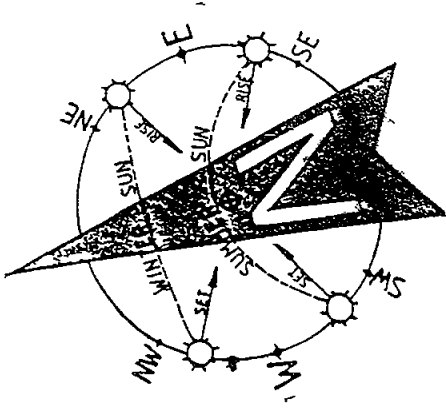
- ALL WINDOWS & GLAZED DOORS TO BE TIMBER FRAMER
- WINDOWS & GLAZED DOORS TO BE FITTED WITH SINGLE CLEAR GLAZED (U - VALUE 5.71 SHGC 0.66)

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 refer to the building are subject to verification by the surveyor.
3. All dimensions that refer to the site are subject to verification by the surveyor.
4. All dimensions that refer to the building are subject to verification by the surveyor.
5. Any detailing in addition to that which is shown on the drawing shall be the responsibility of the Structural Engineer.
6. Roof, floor & sub-floor levels to be determined by the approved manner or as directed by local council inspectors.
7. All selected points & light points to be determined by the approved manner or as directed by local council inspectors.
8. All be good and repair of existing features damaged by new work. Replace existing material in where possible.

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J D EVANS AND COMPANY PTY LTD
BUILDING DESIGN CONSULTANTS
74 RIVIERA AVE AVALON BEACH 2107
Pho : (02) 9918 9206 F : (02) 9712 2454
M : 018 976 596 WWW.JDECO.COM.AU

No.	REVISION	DATE

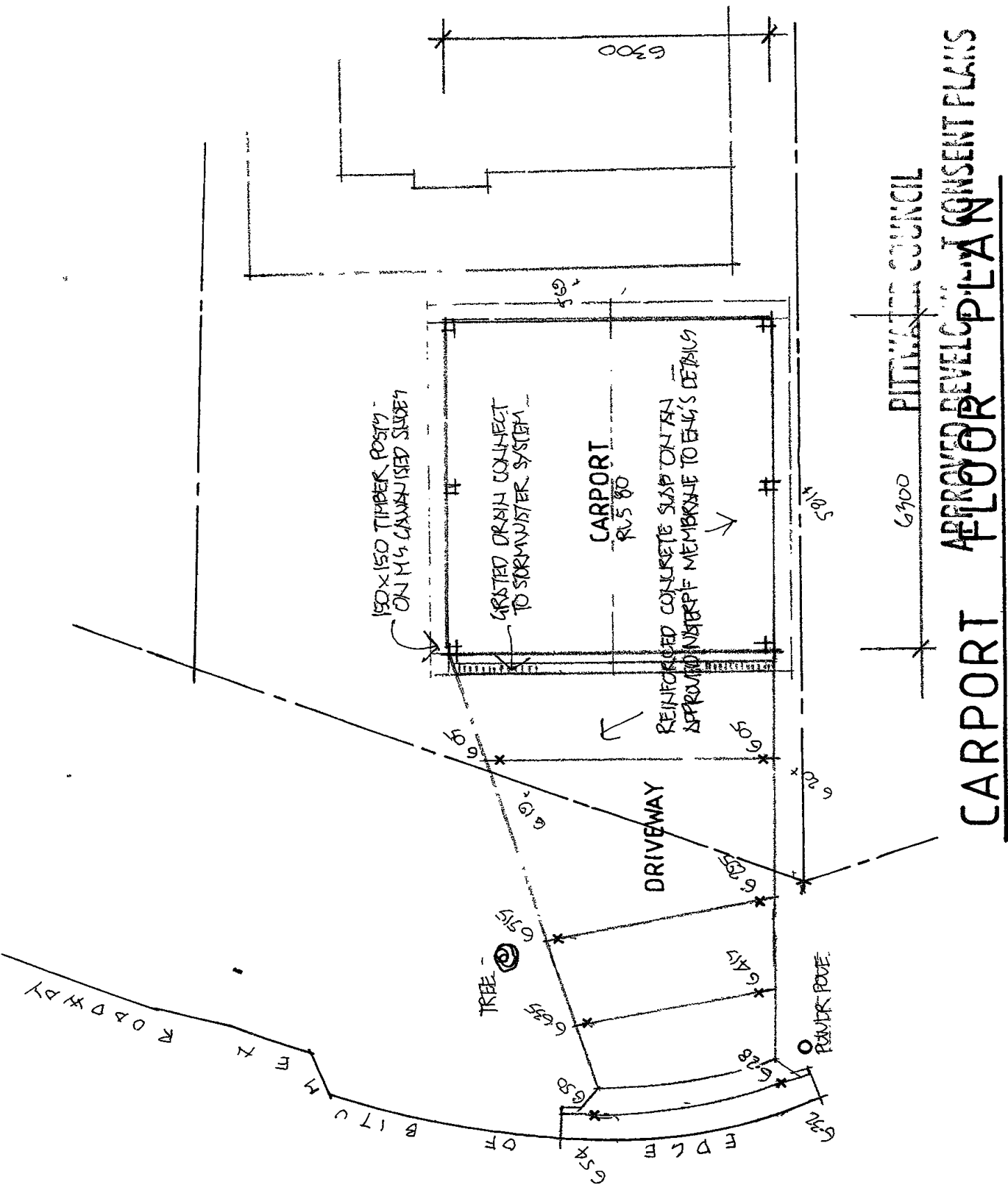
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BUILDING DESIGN CONSULTANTS
74 RIVIERA AVE AVALON BEACH 2107
Pho : (02) 9918 9206 F : (02) 9712 2454
M : 018 976 596 WWW.JDECO.COM.AU

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No 21 ELAINE AVENUE
AVOLON BEACH N S W 2107

CLIENT
NIGEL & CATHY SINCLAIR

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

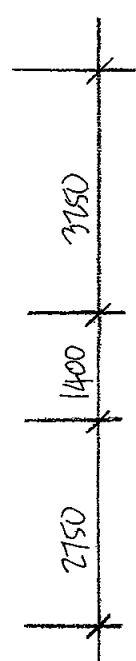
DRAWING NO
1333-2
ISSUE



PITMAN COUNCIL

CARPORT FLOOR PLAN

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



NOTES

- 1 SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3 7 2 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZS 3786 / 1993
- 2 TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH PART 3 1 3 OF THE BUILDING CODE OF AUSTRALIA
- 3 SOUND INSULATION TO BE IN ACCORDANCE WITH PART 3 8 6 OF THE BUILDING CODE OF AUSTRALIA
- 4 ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%
- 5 ALL GLAZED ASSEMBLIES TO COMPLY WITH AS 2047 AND AS 1288



- 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

THERMAL COMFORT COMMITMENTS

- 1 THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER **A99032** AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS
- 2 **WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS**
- 1 THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER **A99032** RELEVANT TO OVERSHADOWING. SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.
- 2 FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.
- ENERGY COMMITMENTS**
- 1 **LIGHTING**
- 1 THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT COMPACT FLUORESCENT OR LIGHT-EMITTING DIODE (LED) LAMPS
- NATURAL LIGHTING**
- 1 THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION

[illegible]

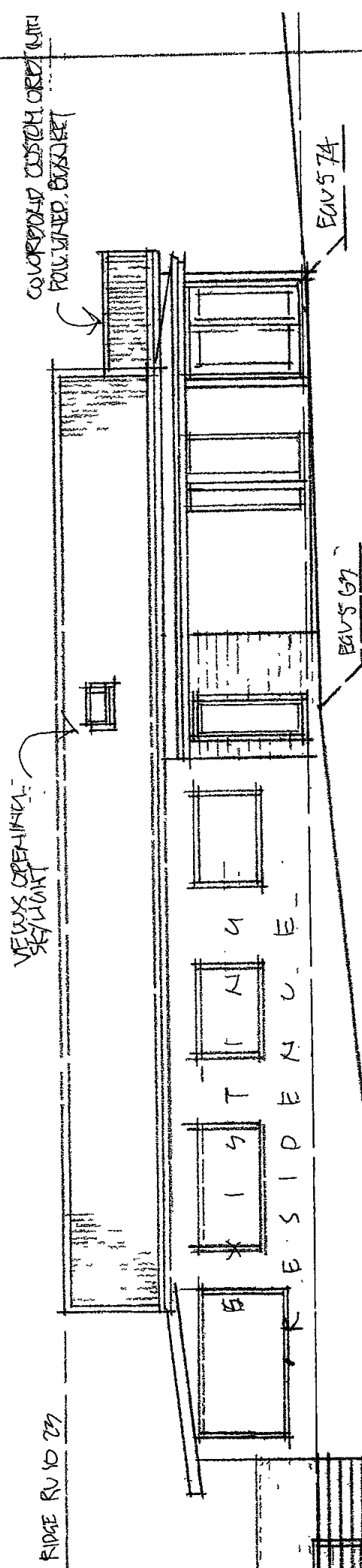
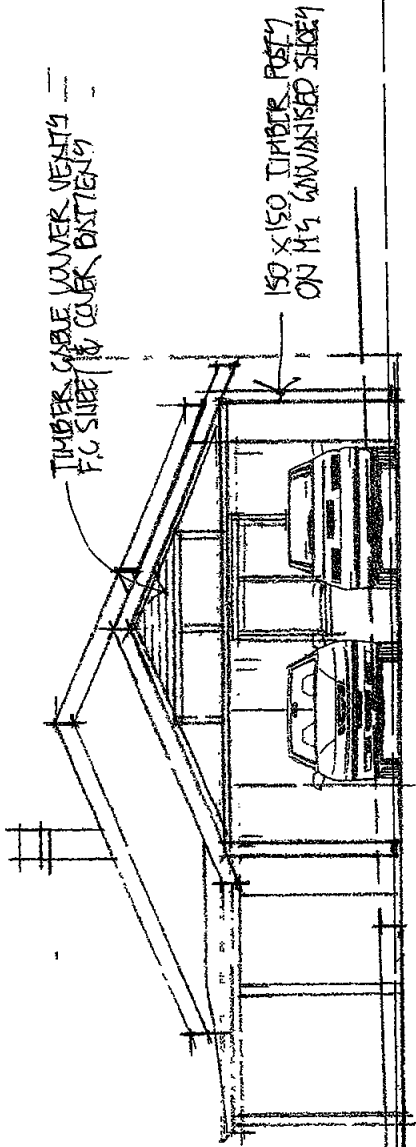
 J.D EVANS and COMPANY PTY LTD. BUILDING DESIGN CONSULTANTS 74 KILPATRA AVE AVALON BEACH, 2107 Tel 031 9918 9266 F + (03) 973 2454 M 011 086 576 536 WWW.JDECO.COM.AU		ISSUES  BUILDING DESIGN ASSOCIATION OF AUSTRALIA 100/1000 MURRAY STREET PERTH WA 6000	
PROJECT PROPOSED ALTERATIONS/ADDITIONS No 21 ELAINE AVENUE AVALON BEACH N S W 2107 CLIENT NIGEL & CATHY SINCLAIR		DATE 1/11/2010 SCALE 1/100 DRAWN JDE CHECKED ISSUED 1333-3	

City of Elavon Beach Council

APPROVED DEVELOPMENT CONSENT PLAN

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

WEST ELEVATION



NORTH ELEVATION

- NOTES
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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 N
1333-4
ISSUE

J D EVANS and COMPANY PTY LTD
BUILDING DESIGN CONSULTANTS
74 RIVIERA AVE AVALON BEACH 2107
Ph on (02) 9918 9206 Fax on (02) 9977 7251
Mob 1 080 976 996 WWW.JDECO.COM.AU

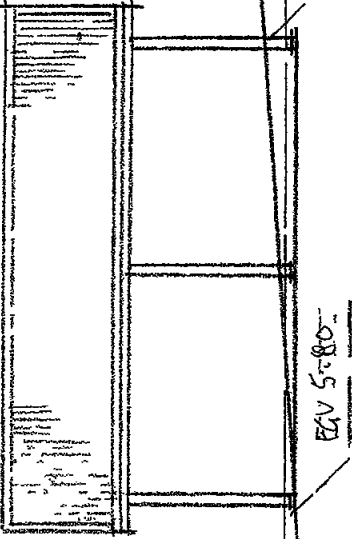
REGISTERED BUILDING SURVEYORS
ASSOCIATION
MEMBER

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J D EVANS and COMPANY PTY LTD
74 RIVIERA AVE AVALON BEACH, NSW

NO	AMENDMENT	DATE

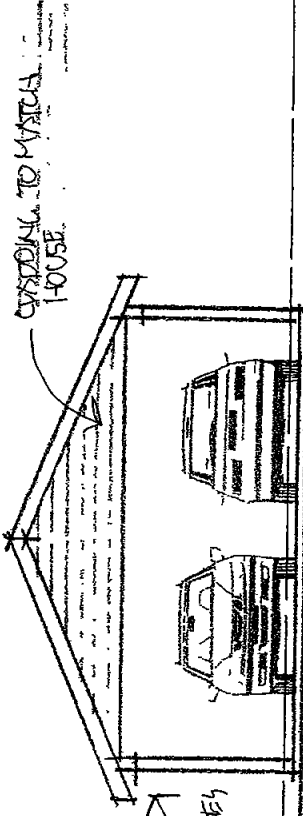
1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
3. All work to be in accordance with the BUILDING CODE of AUSTRALIA & to the satisfaction of local council. Equipment & other materials to be used in accordance with the BUILDING CODE of AUSTRALIA & to the satisfaction of local council.
4. All work to be in accordance with the BUILDING CODE of AUSTRALIA & to the satisfaction of local council.
5. All work to be in accordance with the BUILDING CODE of AUSTRALIA & to the satisfaction of local council.
6. All work to be in accordance with the BUILDING CODE of AUSTRALIA & to the satisfaction of local council.
7. All electrical power & light cables to be determined by a qualified electrician.
8. Make good and repair all existing finishes damaged by new work. Replace missing materials where possible.

COVERED UP CUSTOM ORB ROOF SHEETING
FIXED OVER POLY VINYL CLIMATE



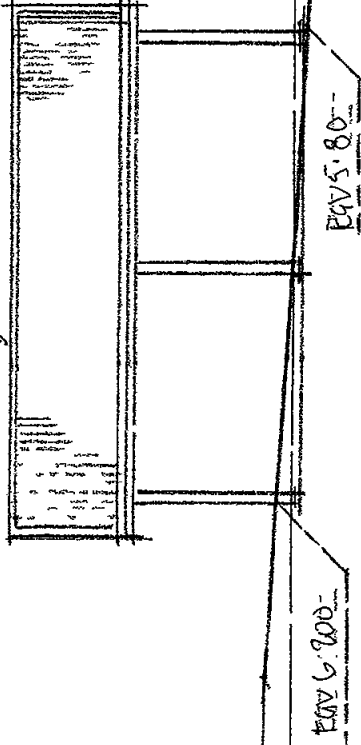
NORTH ELEVATION

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



EAST ELEVATION

COVERED UP CUSTOM ORB ROOF SHEETING
FIXED OVER POLY VINYL CLIMATE



SOUTH ELEVATION

NOTES

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- 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 and levels on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to the boundaries and levels on site must be confirmed by a survey.
3. All work to be in accordance with BUILDING CODES 1 AUSTRALIA & 10 the relevant form of local council requirements & all other authorities.
4. All further construction to be in accordance with the BUILDING CODES 1 AUSTRALIA & 10 the relevant form of local council requirements & all other authorities.
5. Any detailing in addition to what is supplied shall be reviewed between the owner and the builder to the owner's approval except for any structural details for design which it to be approved by a Structural Engineer.
6. All work to be done to the satisfaction of the approved engineer or directed by local council inspectors.
7. All work to be done to the satisfaction of the approved engineer or directed by local council inspectors.
8. All work to be done to the satisfaction of the approved engineer or directed by local council inspectors.

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J.D. EVANS AND COMPANY PTY LTD.
BUILDING DESIGN CONSULTANTS
74 RIVIERA AVE AVALON BEACH 2107
NSW 151 096 976 536 WWW.JDECO.COM.AU

NO	AMENDMENT	DATE



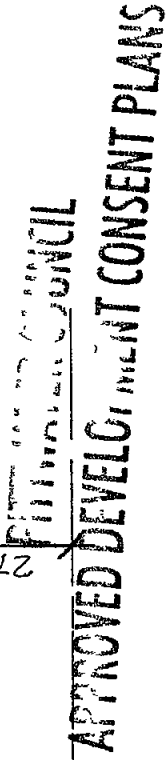
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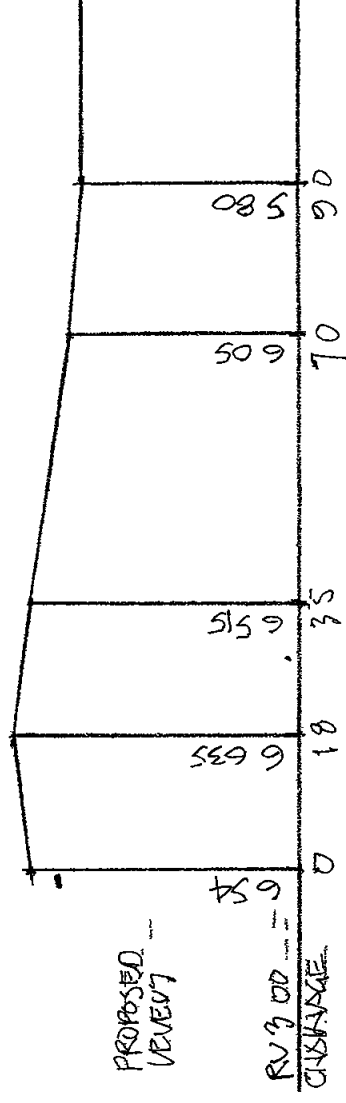
PROJECT
PROPOSED ALTERATIONS/ADDITIONS
NO 21 ELAINE AVENUE
CLIENT
NIGEL & CATHY SINCLAIR

DATE 1/11/2010 SCALE 1:100
DRAWN JOE CHECKED
DRAWING NO 1333-6
ISSUE



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

SECTION A - A



LONGITUDINAL SECTION THROUGH DRIVEWAY

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 CN OR NEAR
BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE
BY THE REGISTERED LAND SURVEYORS

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J.D. EVANS & COMPANY PVTY LTD
BUILDING RESEARCH CONSULTANTS
1, ARTHURA AVE, AVALON BEACH, 2217

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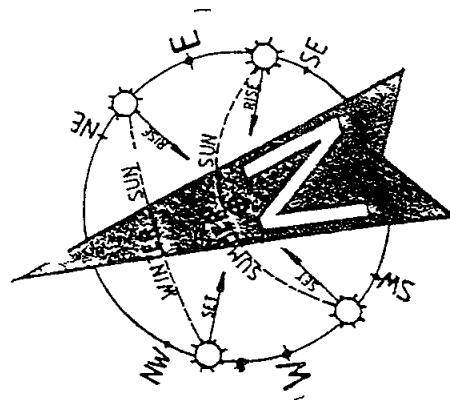
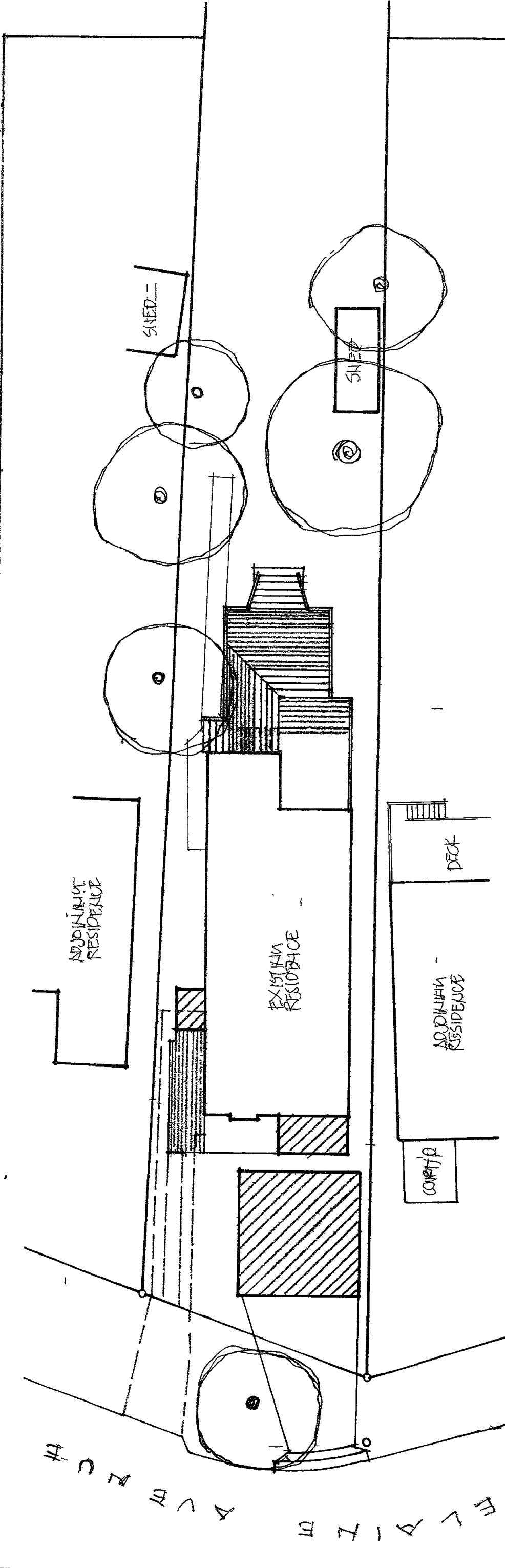
 **J D EVANS AND COMPANY PTY LTD**
BUILDING DESIGN CONSULTANTS
74 RIVERIA AVE AVALON BKAJH 2107
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M 01 098 976 526 WWW.JDECO.COM.AU

MEMBER OF THE BUILDING ASSOCIATION OF AUSTRALIA


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	ISSUE
DRAWN JOE	CHECKED	

DRAWING No. 1333-7



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

1. Build / 1. back g d e c firm all necessary drawings in prior to a structure. Do not use in drawing

2. All drawings that relate to art boundaries and easements are subject to verification by the local council

3. All work to be in accordance with the Building Code of Australia & the local council requirements

4. All timber construction to be in accordance with the "Timber Framing" code

5. Any work in addition to that specified shall be reviewed by the local council and the local council engineer

6. Road works to be in accordance with the local council requirements

7. All electrical work to be in accordance with the local council requirements

8. All work to be in accordance with the local council requirements

ADJUTANT RESIDENCE

EXISTING RESIDENCE

ADJUTANT RESIDENCE

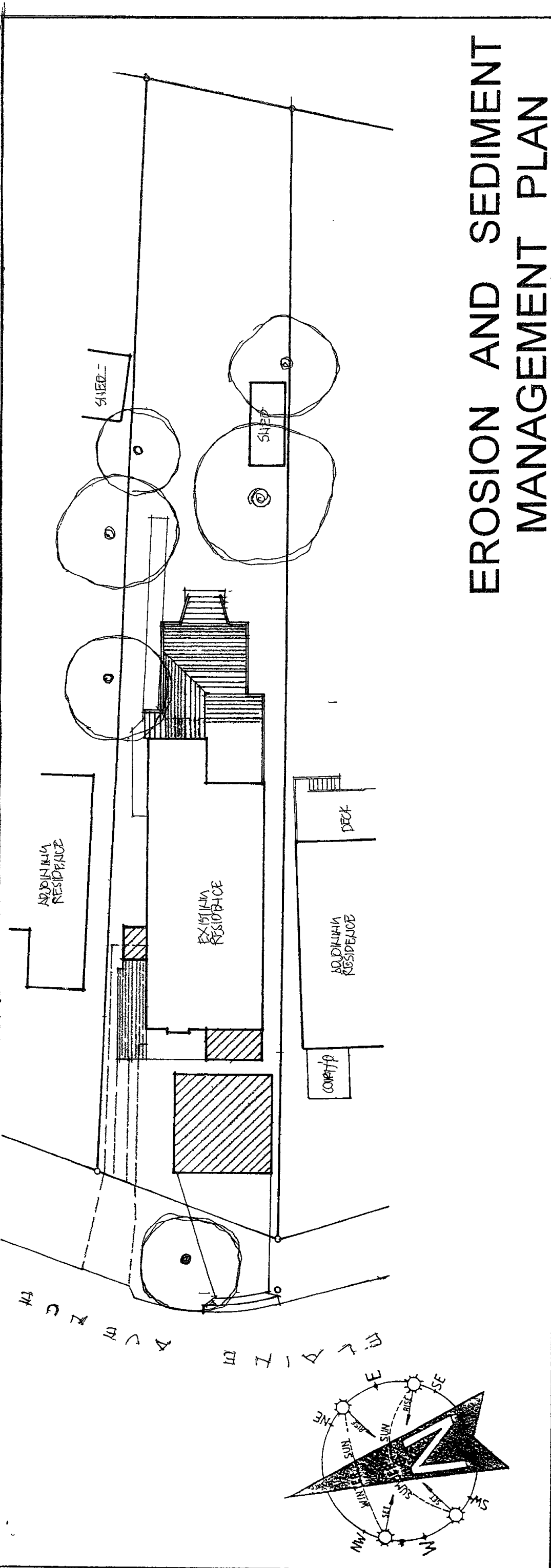
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CONCEPT

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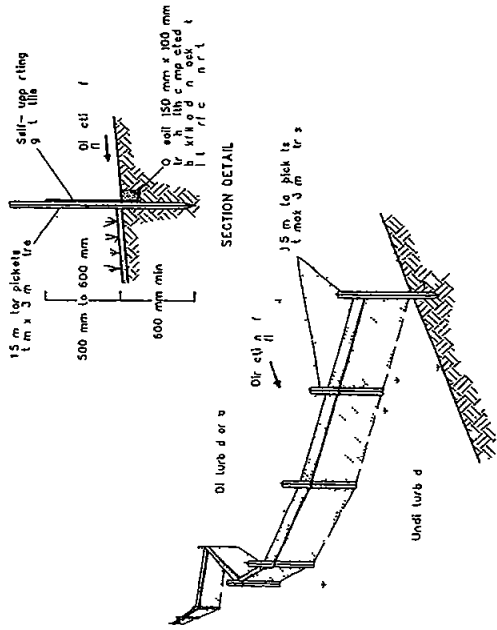
PROPOSED ALTERATIONS/ADDITIONS
No 21 ELAINE AVENUE
AVALON BEACH N S W 2107
CLIENT
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DATE 1/11/2010 SCALE 1:200
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EROSION AND SEDIMENT MANAGEMENT PLAN

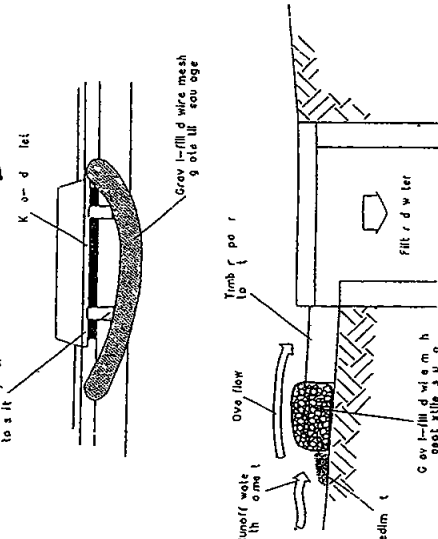
SEDIMENT FENCE



- ### 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. DIS 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

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 measurements are subject to verification by a site survey.
3. All works to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All materials to be used in construction are to be of the highest quality and must be approved by the local council.
5. All structural details are to be designed by a structural engineer and must be approved by the local council.
6. Roof water & down-slope drainage to be directed to the approved drainage system & not to be allowed to flow over the site.
7. All electrical power & light cables to be placed in the approved drainage system & not to be allowed to flow over the site.
8. Make good and repair all existing footpaths damaged by new work. Remove any debris or rubbish from the site.

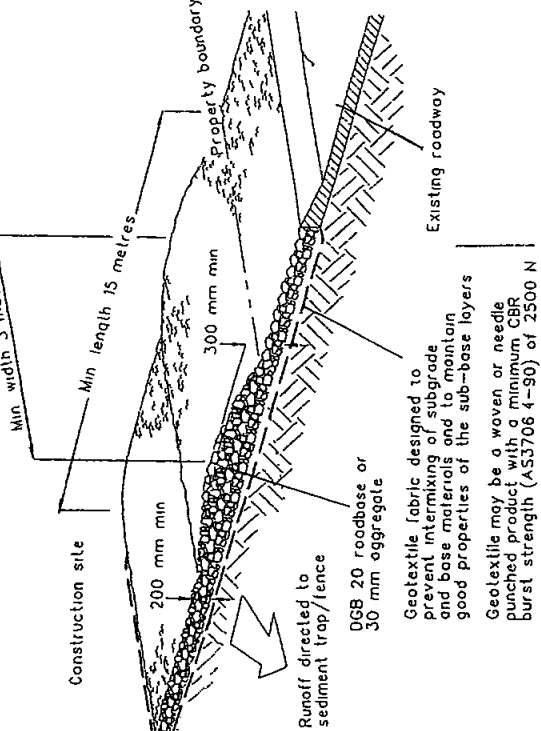
MESH AND GRAVEL INLET FILTER



- ### 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

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J D EVAN and COMPANY PTY LTD
74 RIVIERA AVE. AVALON BEACH, NSW
AUSTRALIA 2107
Ph: (02) 916 5956 Fax: (02) 916 5956
Mob: 041 916 5956

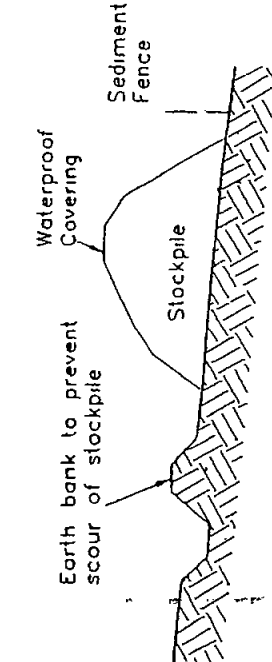
STABILISED SITE ACCESS



- ### CONSTRUCTION NOTES
- 1. STRIP TOPSOIL AND LEVEL SITE
 - 2. COMPACT SUBGRADE
 - 3. COVER AREA WITH NEEDLE PUNCHED GEOTEXTILE
 - 4. OR 300MM THICK PAD OVER GEOTEXTILE USING ROADBASE
 - 5. ALIGNMENT MINIMUM WIDTH 15 METRES OR TO BUILDING
 - 6. MINIMUM WIDTH 3 METRES
 - 7. WATER TO A SEDIMENT FENCE OF OTHER SEDIMENT TRAP

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BUILDING MATERIAL STOCKPILES DETAIL

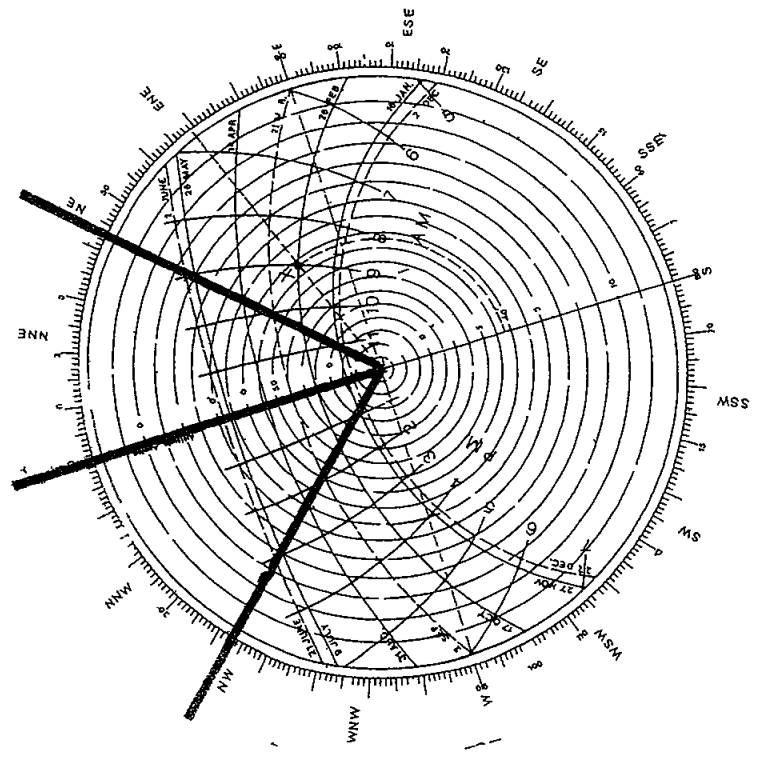


CERTIFICATION
I JOHN EVANS MEMBER No 365 96 OF THE BUILDING DESIGNERS ASSOCIATION OF N S W INC HEREBY CERTIFY THAT THIS DRAWING HAS BEEN DESIGNED IN WITH THE REQUIREMENTS OF THE N S W DEPARTMENT OF LAND AND WATER CONSERVATION'S URBAN EROSION AND SEDIMENT CONTROL MANUAL

Signed: Date: 1/11/2010

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

DATE: 1/11/2010
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BOMBAY 10, INDIA

1. Builder to check and confirm all necessary dimension on site prior to construction. Do of scale the drawing.
2. All dimensions to be confirmed by the owner's representative.
3. All dimensions to be subject to verification by all survey.
4. All work to be in accordance with BUILDING CODE, MINNESOTA.
5. All main construction to be in accordance with the "MINNESOTA FRAMEWORK CODE".
6. Any detailing in addition to what is supplied must be reviewed between the owner and the builder. The owner's approval except for minor changes.
7. All design changes or design which is to be supplied by a Structural Engineer.
8. Roof water to be disposed of in the approved manner or as directed by local council in practice.
9. All electrical power and light outlets.
10. All plumbing and gas piping to be installed in accordance with the approved plans.
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PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No 21 ELAINE AVENUE
AVALON BEACH N S W 2107
CLIENT

DATE	1/17/2010	SCALE	1 200
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