

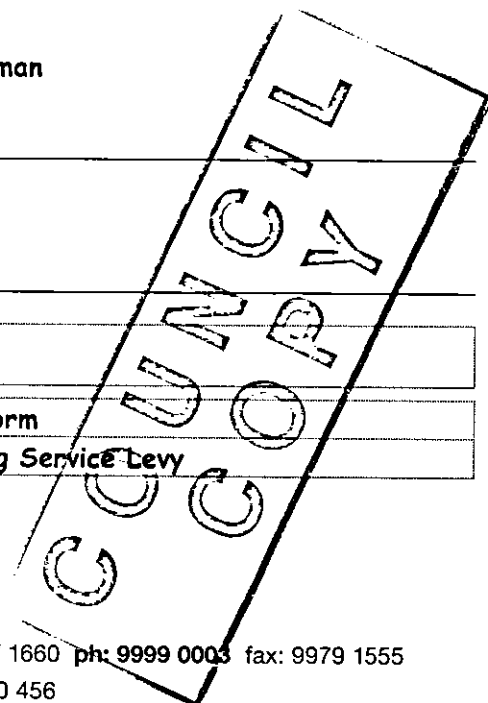
Construction Certificate Determination

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

Certificate No. 2007/2169

Council	Pittwater
Determination date of issue	Approved 13 July 2007
Subject land Address Lot No, DP No.	10 Bareena Road, Avalon Lot 23 DP 21243
Applicant Name Address Contact No. (phone)	Richard Wiseman 10 Bareena Road, Avalon NSW 2107 9918 2264 / 0409 304 928
Owner Name Address Contact No. (phone)	Richard Wiseman & Rowena Wiseman 10 Bareena Road, Avalon NSW 2107 9918 2264 / 0409 304 928
Description of Development Type of Work	Alterations & Additions to Existing Dwelling including Carport
Builder or Owner/Builder Name Contractor Licence No/Permit	Richard John Wiseman 322187P
Value of Work Building	\$140,000.00
Attachments	
• Copy of completed Construction Certificate Application Form • Pittwater Council receipt no. 218790 for payment of Long Service Levy	

Rec: 218876 \$30 paid
13-7-07



Plans & Specifications certified

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

- Site Plan, Architectural Plans, BASIX Details & Construction Specifications, reference 207 (5 sheets), dated March 2007, prepared by Shimdesign.
- Structural Engineer's Plans & Details, reference 24550, Drawing nos. S1 & S2, dated 2 July 2007, prepared by Jack Hodgson Consultants Pty Ltd.
- Sydney Water approval dated 3 July 2007.
- Amended Landscape Plans & Details, reference 0400898744, prepared by Kerrie Shimeld.
- Vehicular Access Plans & Details, reference 24550-C1, prepared by Jack Hodgson Consultants Pty Ltd & Pittwater Council issued Access Driveway Profiles, dated 22 June 2007.
- Schedule of Roof Finishes reference AA, dated July 2007

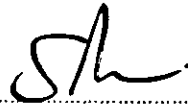
Certificate

I hereby certify that the above Plans, documents or Certificates, satisfy:

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

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

Signed



Date of endorsement
Certificate No.

17 July 2007

2007/2169

Certifying Authority

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

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

Development Consent

Development Application No.
Date of Determination

N0091/07
17 May 2007

BCA Classification

1a & 10a

TAX INVOICE

OFFICIAL RECEIPT

12/07/2007 Receipt No: 218790

TO ROWENA WISEMAN

10 BAREENA RD
AVALON

Qty/ Applic	Reference	Amount
	QLSL-Builders	\$490.00
GL Receipt	LSL # N0091/07; 10 BAREENA	
1	CCGST-CCard +	\$4.45
GL Receipt 1		
	GST	\$0.45
GL Receipt		
To GL Receipt:		

Total Amount: \$494.90
Includes GST of: \$0.45

Amounts Tendered

Db/Cr Card	\$494.90
Total	\$494.90
Rounding	\$0.00
Change	\$0.00
Nett	\$494.90

Printed 12/07/2007 10:26:04 AM

Cashier: SBrowne

COUNCIL
COPY

APPLICATION FOR A CONSTRUCTION CERTIFICATE

1 Applicant's details

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

Mr ☒ Mrs ☐ Ms ☐ Dr ☐ Other ☐

Given Names (or ACN)

RICHARD

Family Name (or Company)

WISEMAN

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

10 BAREENA RD AVALON NSW

Post Code 2107

Daytime telephone

9918 2264

Alternate no.

Mobile no.

0409 304 928

2 Owner's consent

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

Owner(s)

RICHARD WISEMAN - ROWENA WISEMAN

Address

10 BAREENA RD

AVALON NSW 2107

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

Signature(s)

R. Wiseman *R. Wiseman*

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

3 Location of property

Unit/Street no.

10

Street name

BAREENA RD

Suburb

AVALON

NSW

Post code

2107

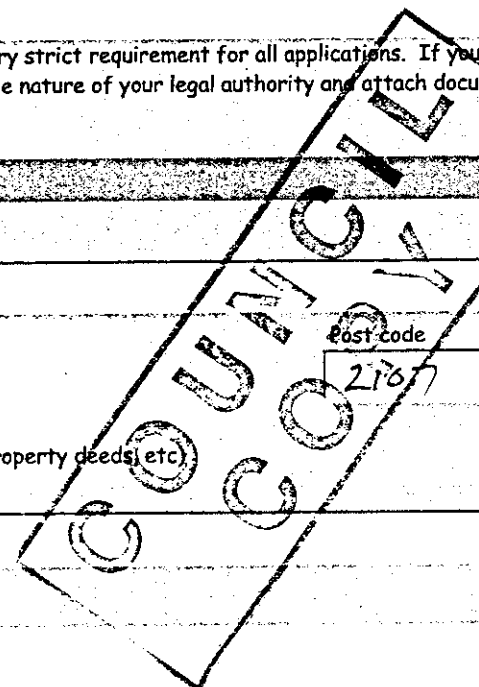
Legal Property Description (these details are shown on your rate notices, property deeds etc)

Lot no.

23

DP no.

21243



4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

RENOVATION AS PER PA. N0091/07
"ALTERATIONS + ADDITIONS" to an existing dwelling plus
a carport

5. Estimated cost of work

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

Estimated cost of work

\$ 140,000

6. Development Consent

Council Consent no.

N0091/07

Date of Determination

17/05/07

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification

1a + 10a

8. Builder's details

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

Name

Richard John Wignan

License no.

Owner/builder permit no.

322187P

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that all the information in this application and checklist is, to the best of my knowledge, true and correct.

Signature

Richard Wignan

Date

2/7/07

SUBMISSION REQUIREMENTS

A. GENERAL

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

Yes ☒ No ☐

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

Yes ☒ No ☐

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

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

Yes	No	Not Applicable	<u>In the case of an application for a Construction Certificate for building work:</u>
☒	☐	☐	Three (3) copies of detailed architectural plans and specifications
☒	☐	☐	The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1:200. The general plan of the building is to: a) show a plan of each floor section b) show a plan of each elevation of the building c) show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground d) indicate the height, design, and full construction details e) indicate the provision for fire safety and fire resistance (if any)
☒	☐	☐	Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building, all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.
☒	☐	☐	3 copies of a specification: a) to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply b) state whether the materials proposed to be used are new or second hand and give particular
☐	☐	☒	Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the Accredited Certifier to adequately distinguish the modification.
☐	☐	☒	If the proposed building work involves a modification to previously approved plans and specification which were subject of a Development Consent, has the original Development Consent been modified by Council?
☐	☐	☒	Except in the case of an application for, or in respect of domestic building work: a) a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and b) if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. This list must specify the standard of design of each of those fire safety measures to which they were originally installed. c) This list must describe the extent, capability and basis of design of each of the measures concerned.
☒	☐	☐	Copy of BASIX Certificate & Report.
☒	☐	☐	All other documentation to satisfy conditions of Development Consent.

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

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

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

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

LONG SERVICE LEVY (applies to all classes of buildings)

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

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

PARTICULARS OF THE PROPOSAL

What is the area of the land (m ²)? 696.8 m²	Gross floor area of building (m ²) as proposed: 230.28 m² (Inc driveway)
What are the current uses of all or parts of the building(s)/land? Residential	Location: 10 Burren Rd North Anson Use: Residential
Does the site contain a dual occupancy? No	What is the gross floor area of the proposed addition or new building (sq metres)? 34.6 m²
What are the proposed uses of all parts of the building(s) land? Residential	Number of pre-existing dwellings: One
Number of dwellings to be demolished: None	How many dwellings proposed? One
How many storeys will the building consist of? One	Will the new building be attached to the existing building? Yes
	Will the new building be attached to any new building? No.

MATERIALS TO BE USED

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

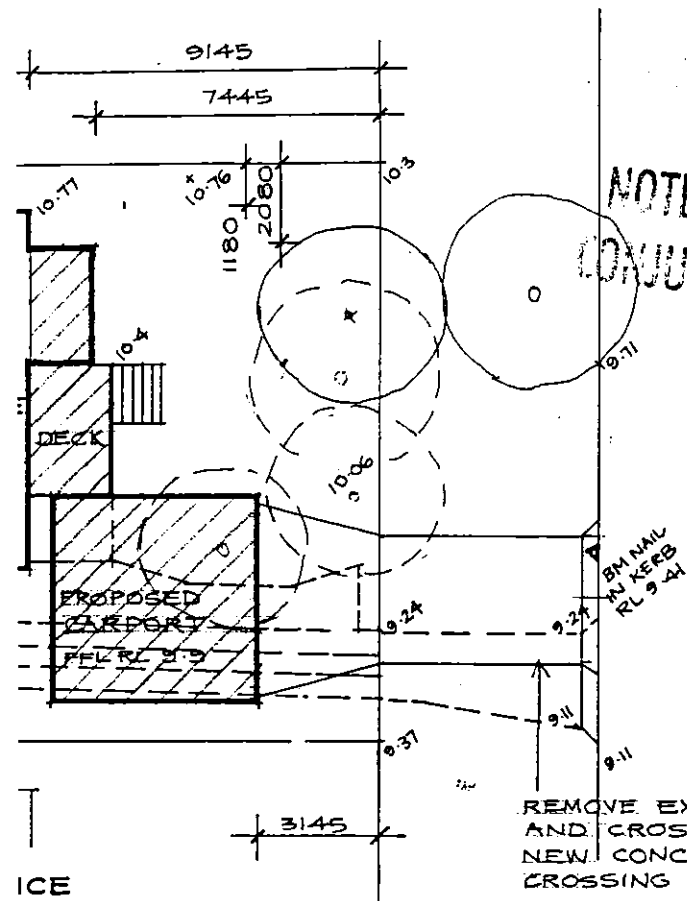
Place a tick (✓) in the box which best describes the materials the new work will be constructed of:

WALLS		FLOOR		ROOF		FRAME	
Brick veneer	☐	Concrete	☐	Aluminium	☐	Timber	☒
Full brick	☐	Timber	☒	Concrete		Steel	☐
Single brick	☐	Other	☐	Concrete tile	☐	Other	☐
Concrete block	☐	Unknown	☐	Fibrous cement	☐	Unknown	☐
Concrete/masonry	☐			Fibreglass	☐		
Concrete	☐			Masonry/terracotta shingle	☐		
Steel	☐			Tiles	☐		
Fibrous cement	☐			Slate	☐		
Hardiplank	☐			Steel	☒		
Timber/weatherboard	☒			Terracotta tile	☐		
Cladding-aluminium	☐			Other	☐		
Curtain glass	☐			Unknown	☐		
Other	☐						
Unknown	☐						

PITTSWATER COUNCIL APPROVED DEVELOPMENT CONSENT PLANS

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

BAREENA ROAD



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/drainier.
- 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.
- Gullies, 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. 3399360

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

reece

3.7.07

PROPOSED ALTERATIONS AND ADDITIONS

10 BAREENA ROAD NORTH AVALON FOR MR & MRS WISEMAN

march 2007 dwg 207 sheet 1/5

SHIMDESIGN architectural design and drafting 51 careel head rd avalon ph 0400 898 744

REAR & PERIMETER PLANTING IS ESTABLISHED.



EXISTING LANDSCAPING IS SUBSTANTIAL AND WELL ESTABLISHED AND SHALL BE RETAINED IN ITS ENTIRETY.

3 TREES AT FRONT TO BE REMOVED 1. BRUSH BOX 2. JACARANDA 3. ANGOPHORA COSTATA

AMENDED 5/7/07 BY KERRIE SHIMELD - SHIMDESIGN
0400 898744

5. ROLLING HILLS AND LOWER SLOPES (RH)

This landform consists of rolling hills and the lower sections of the Shale Slopes. It has been extensively cleared for residential development with very little original vegetation remaining.

A. Open Forests and Forests:

COMMON NAME	SCIENTIFIC NAME	CHARACTERISTIC
Trees:		
Sweet Scented Wattle	<i>Acacia suaveolens</i>	Pale yellow perfumed flower balls.
Black She-Oak	<i>Allocasuarina littoralis</i>	Deep fissured bark, its cones cylindrical with a flat apex.
Forest Oak	<i>Allocasuarina torulosa</i>	Deep fissured bark its cones ball-like in shape.
Sydney Red-gum/Smooth-barked Apple	<i>Angophora costata</i>	Orange to salmon coloured bark. Branches contort and twist.
Rough-barked Apple	<i>Angophora floribunda</i>	Bark is brown and fibrous on all limbs with contorted upper limbs.
Coastal Banksia	<i>Banksia integrifolia</i>	Leaves are stiff, leathery and dark-green above with white hairs below.
Spotted Gum	<i>Eucalyptus maculata</i>	Tall tree with smooth, spotted bark.
Bangalay Gum	<i>Eucalyptus botryoides</i>	Rough reddish bark and salt resistant leaves.
Grey Gum	<i>Eucalyptus punctata</i>	Grey bark with large cream patches. Significant koala food source.
Swamp Mahogany	<i>Eucalyptus robusta</i>	Rough fibrous bark on all branches and a favoured koala food.
Bastard Mahogany	<i>Eucalyptus umbra</i>	Deep fibrous bark and thick/tough leaves.
Turpentine	<i>Syncarpia glomulifera</i>	Straight trunk with deep fibrous bark and flowers in cream/white clusters.

Shrubs:

Hairpin Banksia	<i>Banksia spinulosa</i>	Banksia flower and major food source for birds and possums.
Narrow leaved bottlebrush	<i>Callistemon linearifolium</i>	Leaves stiff and hairless and flowers with bright red filaments providing nectar for birds.
NSW Christmas Bush	<i>Ceratopetalum gummiferum</i>	Small white flowers with attractive bright red fruits.
Hop Bush	<i>Dodonaea triquetra</i>	Soft leafy shrub with thin -textured leaves.
Pink Spider Flower	<i>Grevillea sericea</i>	Flowers an attractive pink to purple in colour.
Trailing Guinea Flower	<i>Hibbertia empetrifolia</i>	Sprawling multi-stemmed shrub.
Showy Guinea Flower	<i>Hibbertia linearis</i>	Erect shrub with straight and hairless leaves.
Paperbark Tea-tree	<i>Leptospermum trinervium</i> (formerly <i>L.attenuatum</i>)	Stout trunk with papery-flaky bark and white flowers.
Lemon Scented Tea-tree	<i>Leptospermum polygalifolium</i>	Leaves lemon-scented with bark hard not flakey.
Burrawang Palm	<i>Macrozamia communis</i>	Large tufted fern-like shrub with long spiky leaves and fleshy red seeds.
Maytenus	<i>Maytenus silvestris</i>	Leaves are tough with toothed upper ends and flowers are small white to pale green.

Paperbark	<i>Melaleuca hypericifolia</i>	Oily aromatic leaves with large rusty-red flower spikes.
Mock Olive	<i>Notelaea longifolia</i>	Flowers yellowish with black olive-like fruits.
Bleeding Heart	<i>Omalanthus populifolius</i>	Large heart-shaped leaves turning red before falling in Autumn.
Native Holly	<i>Oxylobium ilicifolium</i>	Erect spikey shrub bearing yellow flowers with red markings.
Flat-pea	<i>Platylobium formosum</i> ssp. <i>formosum</i>	Scrambling pea-shrub with heart-shaped leaves.
Native Parsnip	<i>Platycscae lanceolata</i>	Flowers white and compact.
Elderberry Panex	<i>Polyscias sambucifolia</i>	Flowers are green to yellow in clusters and fruit is purple when ripe.
Pultenaea	<i>Pultenaea daphnoides</i>	Slender shrub with flower clusters dense yellow with red markings.
Pultenae	<i>Pultenaea elliptica</i>	Small erect shrub with rich yellow flowers with dark red markings.
Rapanea	<i>Rapanea variabilis</i>	Tiny pale yellow flowers clustered on old wood.
Native Peach	<i>Trema aspera</i>	Leaves rough and toothed and flowers can be bisexual.
Grass Tree/Blackboy	<i>Xanthorrhoea</i> spp.	Long grass-like leaves with a tall flower spike. The rich nectar is food for birds and insects.
Wilkiea	<i>Wilkiea huegelii</i>	Stiff leathery leaves with yellow flowers.
Zieria	<i>Zieria smithii</i>	Strong fragrant foliage with tiny pink flowers.

Herbs, Climbers and Scramblers:

Appleberry	<i>Billardiera scandens</i>	Slender climber or scrambler with edible purple fruits.
Desmodium	<i>Desmodium rhytidophyllum</i>	Scrambler with rusty felt all over leaves and tiny pink flowers.
Water vine/ Native Grape	<i>Cissus hypoglaucha</i>	Robust woody vine with edible fruits and stems several metres long.
Wombat Berry	<i>Eustrephus latifolius</i>	Climber with striate green stems and edible succulent orange berries.
Tall Saw-sedge	<i>Gahnia clarkei</i>	Tall leafy sedge which forms dense thickets.
Love Creeper	<i>Glycine clandestina</i>	Slender twiner with variable flower colours.
Spiny-headed Mat rush	<i>Lomandra longifolia</i>	Large tufted herb with tough strap-like leaves.
Wonga-Wong Vine	<i>Pandorea pandorana</i>	Tall woody climber with cascades of flowers in Spring.
Leafy Purple Flag	<i>Patersonia glabrata</i>	Tufted herb with large purple flowers and grass-like leaves.
Native Sarsaparilla / Sweet Tea	<i>Smilax glycyphylla</i>	Small scrambler with wiry stems and leaves boil to a bush tea.
Fringe Lily	<i>Thysanotus tuberosus</i>	Sprawling herb with an edible tuberous root.

Ferns:

Rasp Fern	<i>Doodia aspera</i>	Small erect fern with rough fronds.
Common Maidenhair	<i>Adiantum aethiopicum</i>	Delicate fern found in dense colonies.

**EXTERNAL ROOF COLOUR
SCHEDULE**

Address: **10 BAREENA ROAD**
NORTH AVAKON

COLORBOND "WOODLAND GREY"

REF AA

JULY 2007

**COUNCIL
COPY**

COLORBOND® steel Range

Whatever your lifestyle, wherever you live.

See COLORBOND® steel solution for your

... 20 years to sun



Pittwater Council
Information for Access Driveway Profiles
1 July 2006 – 30 June 2007

To: Richard Wiseman
Postal Address: 10
Bareena Road
Avalon 2107

Date: 22nd June 2007

Receipt No: 217893
Amount: \$66.00

ACCESS DRIVEWAY PROFILE AT: 10 Bareena Road, Avalon 2107

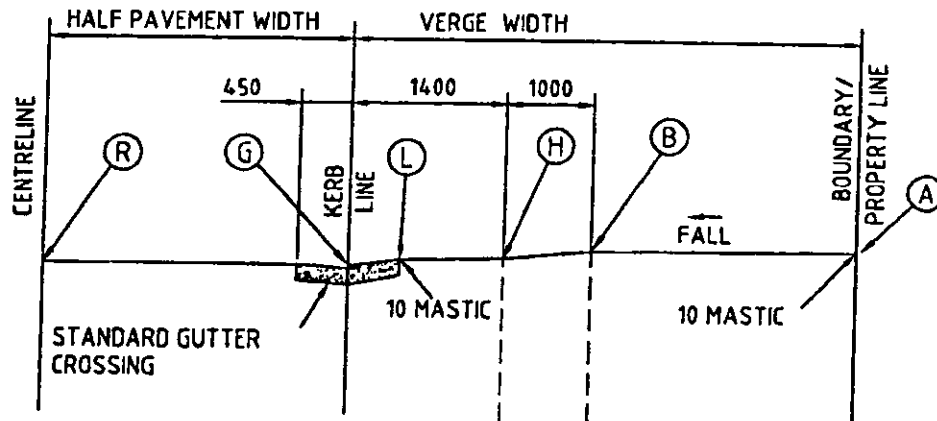
- The proposed vehicular access driveway profile shall be as per the enclosed plan **NH**
- **Type of Construction:** Domestic
- **Slab Construction:** Vehicular access slab 5.6m long, 3.5m wide at gutter crossing to 3.5m wide at the boundary.
- Council will only permit an absolute maximum gradient of 25% (1 in 4) measured at any point on the driveway and that an ease may be required for access into the car stand area, carport or garage. Refer to relevant attached profile.
- All work within the road reserve (including excavation) in connection with the above, is to be carried out by authorised Contractors only;
- Quotations for the work specified above should be obtained from any of the contractors on Council's list and should be for the whole of the work stated;
- Construction of vehicular access will be strictly in accordance with the profile supplied; and
- A formwork inspection by Council is required prior to construction. (Provide minimum 24 hours notice)

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

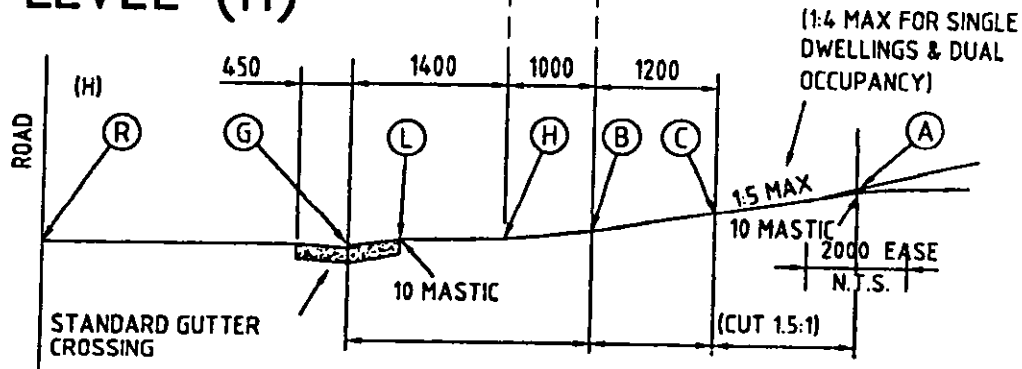
Sigi Melderis
ASSETS / RESTORATIONS OFFICER
Telephone: 9970 1348

COUNCIL COPY

NORMAL (N)



HIGH LEVEL (H)



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

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

NOTE

- To be read in conjunction with Pittwater 21 Development Controls.



PITTWATER COUNCIL

Standard Driveway Profile
NORMAL TO HIGH

PLAN No.

PWC-DW01

REV No. **B**

DATE **5/9/05**



Pittwater Council
Consent to Work in Road Reserve
When Not Associated with Driveway
1 July 2006 - 30 June 2007

Form No UI 205

PLEASE PRINT

Applicant: _____

Postal Address: _____ Postcode: _____

Phone (W): _____ (M): _____

Owner's Name (if different): _____

Property Address: _____

Nature of Work: ☐ Retaining wall
☐ Stairs
☐ Landscape treatment
☐ Other

Plans Attached ☐ Yes ☐ No

Details as per Form UI204 dated: _____

Comments: _____

SECTION 139 – ROADS ACT 1993

CONSENT BY ROAD AUTHORITY FOR WORK IN ROAD RESERVE

The Applicant is hereby permitted to work in the Road Reserve, in strict accordance with the **CONDITIONS** overleaf and attached comments.

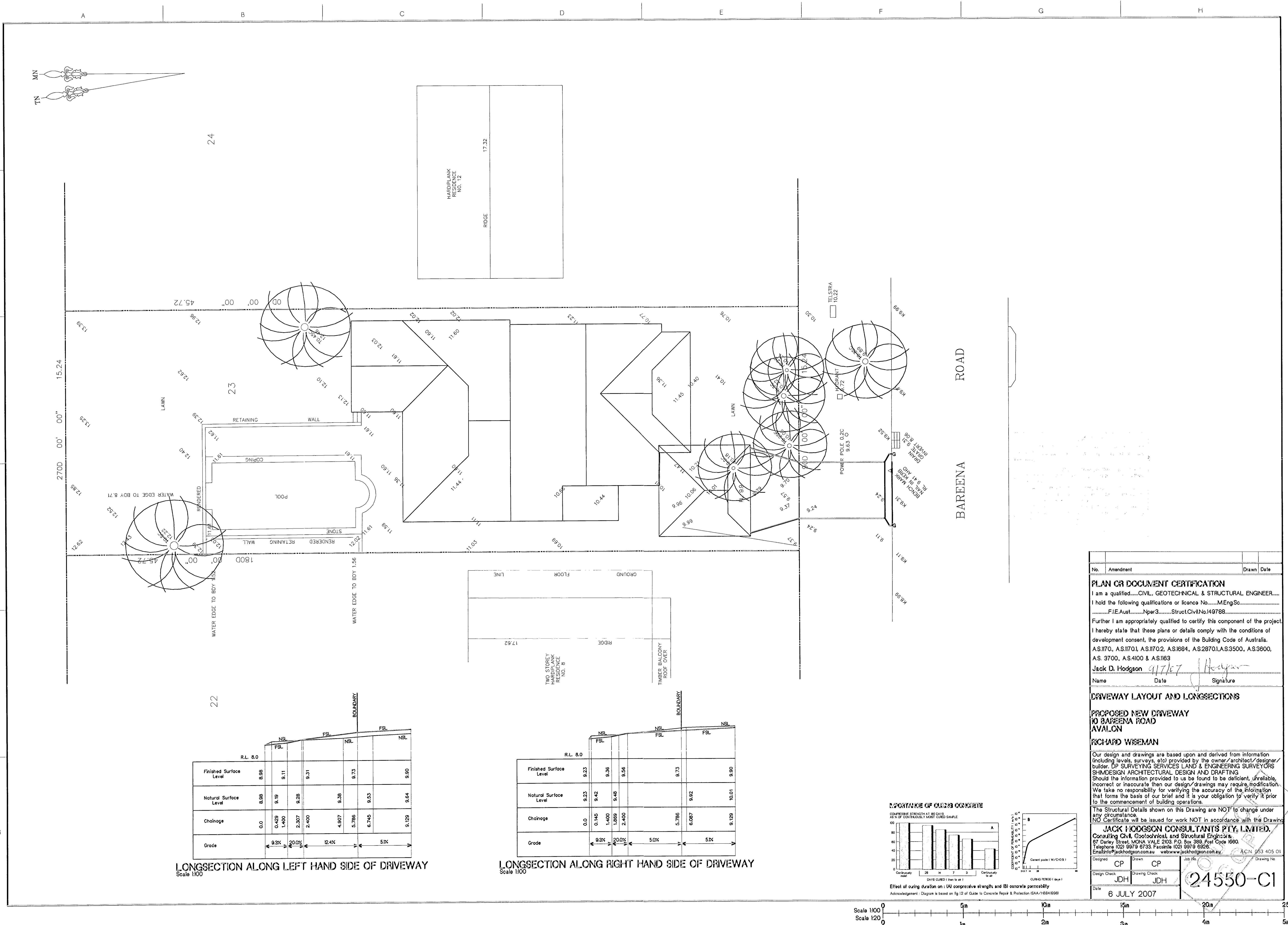
Signed: Position in Council:

Date:

SECTION 139 – ROADS ACT 1993

CONDITIONS OF CONSENT

1. The Applicant shall, at all times, keep indemnified Council from and against all actions, suits, proceedings, losses, costs, damages, changes, claims and demands in any way arising out of or by reason of anything done or omitted to be done by the Applicant in respect of the work in question.
2. The Applicant, at all times for the duration of this Consent, will not interrupt or otherwise disturb the traffic flow on the road without first obtaining the consent of Council.
3. The applicant shall make good any damage caused to the property of any person or any property of Council by reason of the carrying out of any work by the Applicant under the Conditions of this Consent.
4. Should the Applicant fail to comply with any of these conditions or any requirement of Council as provided then this Consent shall permanently lapse and any part of the work remaining within the road at that time shall be deemed to be an obstruction or encroachment under Section 107 of the Roads Act 1993.
5. This Permit/Consent receipt must be held on the job and produced to any officer of Council when called upon.
6. The Applicant shall accept all responsibility for public safety during the construction of the works.
7. Any structural work shall have been designed by a suitably qualified and experienced Chartered Structural Engineer and the completed structure shall be suitably certified by same.
8. In designated slip areas, structures may (if required by Council) have to be certified by a Geotechnical Engineer as conforming to Council's Geotechnical Guidelines.
9. Landscaping treatment will only be approved if deemed by Council to be appropriate to the local environment.
10. Plans/sketches of the proposed works shall be submitted to Council's Urban Infrastructure prior to construction.



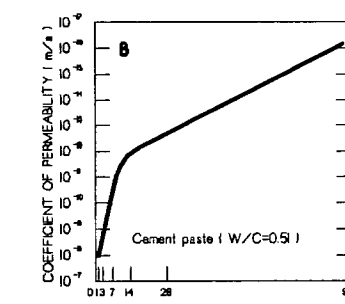
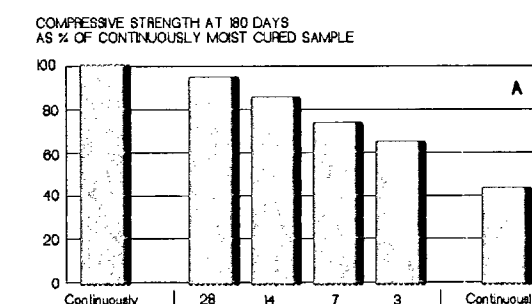
	NSL	FSL	NSL	FSL	NSL
Finished Surface Level	8.98	9.11	9.31	9.73	9.90
Natural Surface Level	8.98	9.19	9.28	9.35	9.64
Chainage	0.0	0.429	1.400	2.307	2.400
Grode	0.0	0.145	1.400	1.859	2.400

LONGSECTION ALONG LEFT HAND SIDE OF DRIVEWAY
Scale 1:100

	NSL	FSL	NSL	FSL	NSL
Finished Surface Level	9.23	9.36	9.56	9.73	9.90
Natural Surface Level	9.23	9.42	9.48	9.62	10.01
Chainage	0.0	0.145	1.400	1.859	2.400
Grode	0.0	0.145	1.400	1.859	2.400

LONGSECTION ALONG RIGHT HAND SIDE OF DRIVEWAY
Scale 1:100

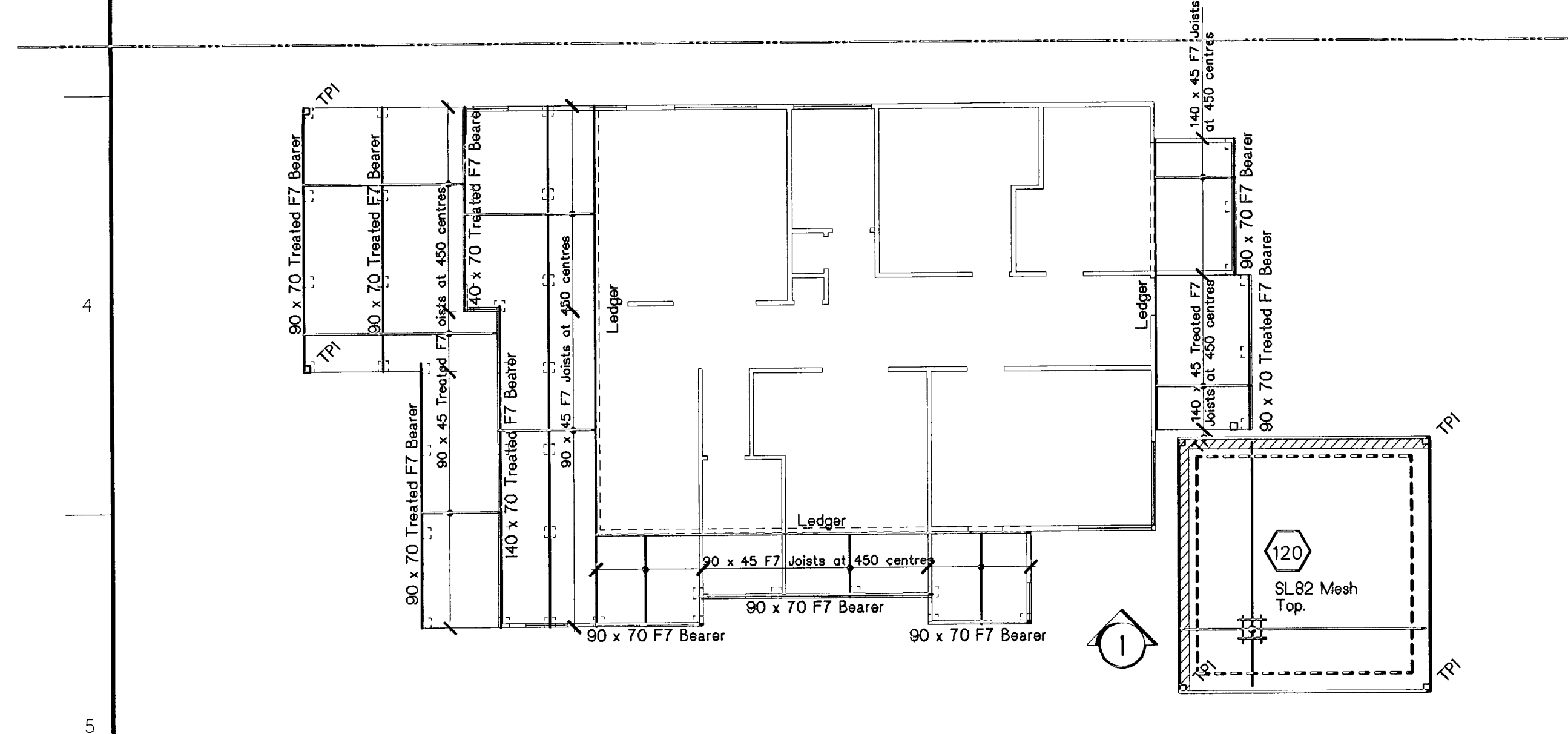
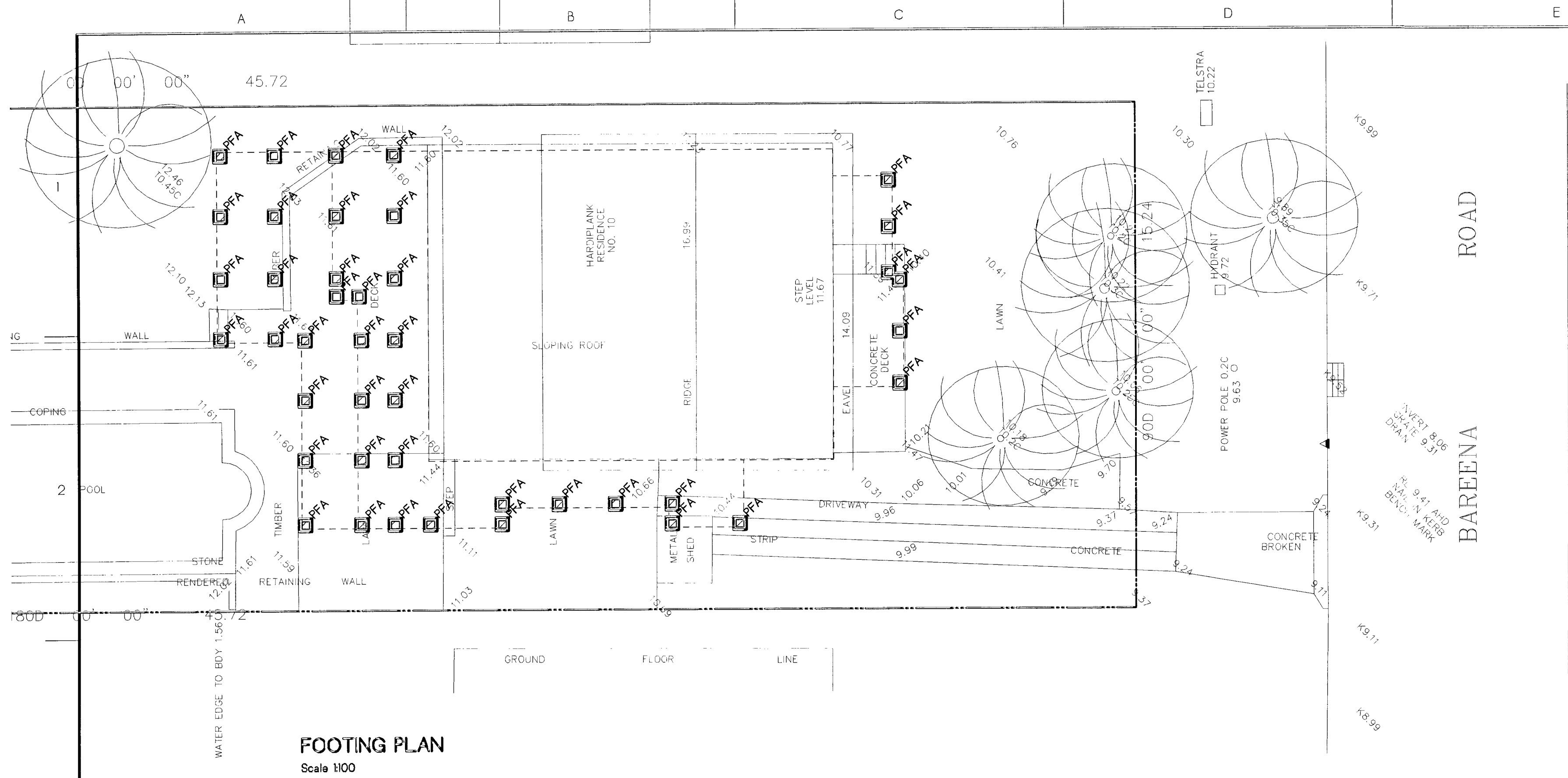
COMPARISON OF CURVE STRENGTH



Effect of curing duration on 100 concrete strength and 100 concrete permeability
Acknowledgement: Diagram is based on fig 12 of Guide to Concrete Repair & Protection (SAA/1-88/4-89/8)

No.	Amendment	Drawn	Date
PLAN OR DOCUMENT CERTIFICATION			
I am a qualified.....CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER.....			
I hold the following qualifications or licence No.....MEngSc.....			
.....F.I.E.Aust.....Nper3.....StructCivlNo149788			
Further I am appropriately qualified to certify this component of the project.			
I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia.			
AS.1170, AS.1170.1 AS.1170.2, AS.1684, AS.2870.1, AS.3500, AS.3600, AS.3700, AS.4100 & AS.1683			
Jack D. Hodgson 9/7/07			
Name	Date	Signature	
DRIVEWAY LAYOUT AND LONGSECTIONS			
PROPOSED NEW DRIVEWAY TO BAREENA ROAD AVALON			
RICHARD WISEMAN			
Our design and drawings are based upon and derived from information (including levels, surveys, etc) provided by the owner/architect/designer/builder. DP SURVEYING SERVICES LAND & ENGINEERING SURVEYORS SHINDIGSON ARCHITECTURAL DESIGN AND DRAFTING			
Should the information provided to us be found to be deficient, unreliable, incorrect or inaccurate then our design/drawings may require modification. We take no responsibility for verifying the accuracy of the information that forms the basis of our brief and it is your obligation to verify it prior to the commencement of building operations.			
The Structural Details shown on this Drawing are NOT to change under any circumstances.			
NO Certificate will be issued for work NOT in accordance with the Drawing			
JACK HODGSON CONSULTANTS PTY. LIMITED.			
Consulting Civil, Geotechnical, and Structural Engineers			
87 Darley Street, VICTORIA VALE 2003 P.O. Box 388, Post Code 1600.			
Telephone (02) 9979 6733, Facsimile (02) 9979 6928			
Email info@jackhodgson.com.au web@www.jackhodgson.com.au			
ACN: 953 405 011			
Designed	CP	Drawn	CP
Design Check	JDH	Drawing Check	JDH
Date	8 JULY 2007		

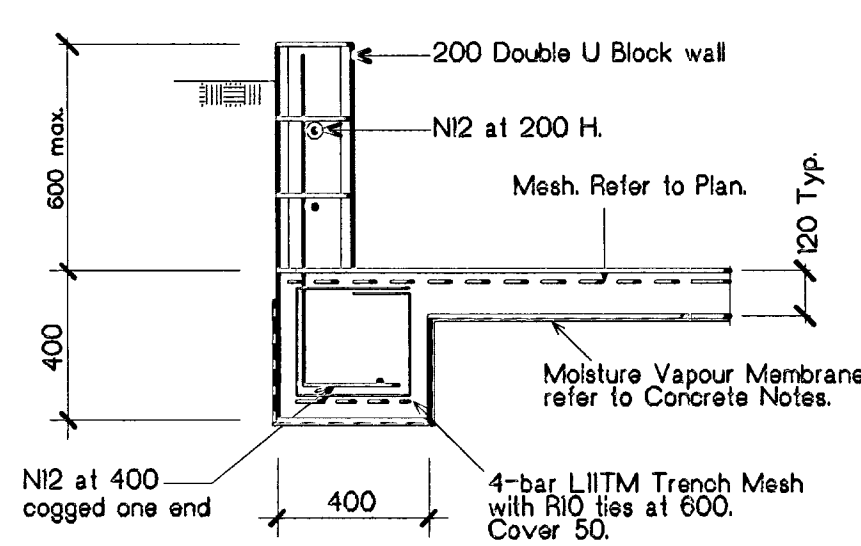
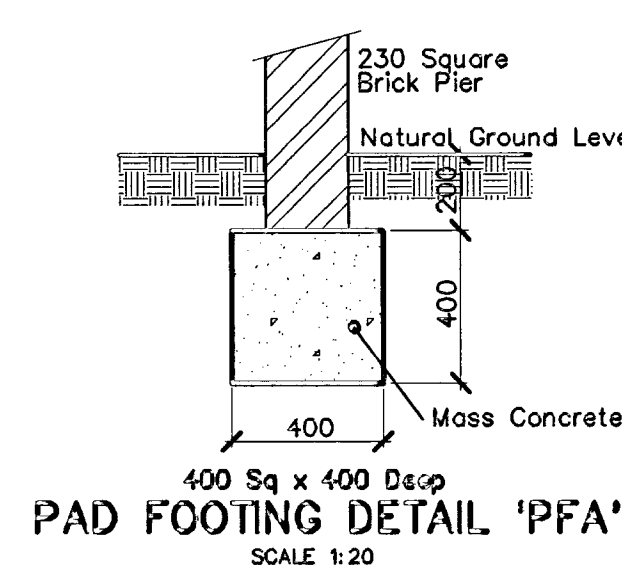
24550-C1



TPI Indicates 145 x 145 F17 Timber Post
90 x 70 F7 Treated Ledger Beam fixed with
with Suitable M16 anchors at 450 centres.

120 Indicates Slab Thickness

GROUND FLOOR MARKING AND CARPORT SLAB PLAN
Scale 1:100



TYPICAL SLAB EDGE DETAIL
SECTION 1
Scale 1:20

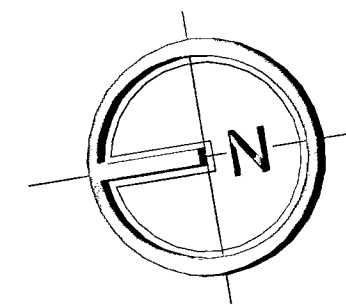
- TIMBER NOTES:**
- All work (including bracing, wind bracing & tie downs) shall be carried out in accordance with AS 3660, AS 1684.2, AS 1720.1 and the specification.
 - Refer to the Architects Drawings and the specification for all timber sizes not shown on these drawings.
 - All timber shall be free of Gum vains, pockets, knots holes or splits within 255mm of any connection.
 - Refer to specification for preservatives and finishes to timbers.
 - All bolts, nuts, washers and timber connectors shall be hot dip galvanized unless noted otherwise.
 - All F7 timber shown are nominal sizes only.

- CONCRETE NOTES:**
- All concrete work to be in accordance with AS 3600.
 - Refer to table.
 - Maximum aggregate size = 20 for footings, slabs & beams = 10 for block filling.
 - Slump = 90.
 - All concrete, including block filling to be vibrated.
 - Slabs to be kept damp for at least 14 days after placing or to be protected by an approved curing membrane.
 - Bar Chairs to be no more than 800mm c/c to c/c spacing.
 - Reinforcing Steel to comply with AS/NZS 4671:2001, and to be 500N unless noted otherwise. (where 500 = strength grade in megapascals & N = Normal ductility class).
 - Steel Reinforcement to be cut & bent in accordance with AS 3600.
 - Reinforcement to be tied at every other intersection minimum.
 - Moisture Vapour Membrane to be 200 Microns thick.
 - UV Resistant and to be in accordance with AS 2870-1998.
 - Acceptable manufacturers and processors of steel reinforcement must hold a valid certificate of approval, issued by the Australian Certification Authority for Reinforcing Steel Ltd (ACRS), or to an equivalent certification system as may be approved in writing by the specifier. Evidence of compliance with this clause must be obtained when the contract bids are received.

Element	Cover (mm)	F _c at 28 days
	Protected	Exposed
Piers	65	25 MPa
Footings	50	25 MPa
Block Filling	refer to detail	25 MPa
Slab on Ground	30	32 MPa
- Top	45	32 MPa
- Bottom	50	40 MPa
Beams	50	40 MPa
Columns	50	40 MPa
Slabs	30	40 MPa
Walls	30	40 MPa

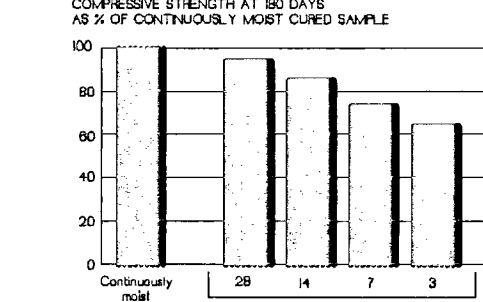
The minimum clear cover is to reinforcement ties and stirrups

WARNING
The structural design shown on this plan is the responsibility of the designer and is not to be used for any other purpose without the written consent of the designer.



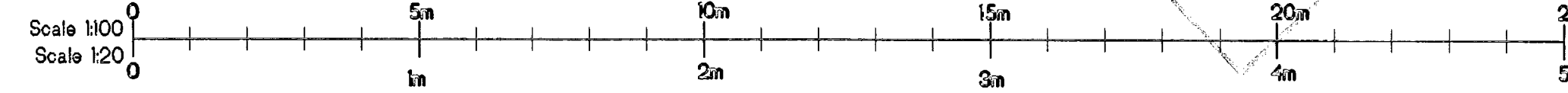
No.	Amendment	Drawn	Date
PLAN OR DOCUMENT CERTIFICATION I am a qualified...CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER.... I hold the following qualifications or licence No.MEngSc F.I.E.Aust.Nper3.....Struct.Civ.No.149788 Further I am appropriately qualified to certify this component of the project. I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia, AS.1170.1, AS.1170.1, AS.1170.2, AS.1684, AS.2870.1, AS.3500, AS.3600, AS.3700, AS.4100 & AS.1183 Jack D. Hodgson 2/7/07 <i>J. Hodgson</i> Name Date Signature			
FOOTING, GROUND FLOOR MARKING AND CARPORT SLAB PLAN AND DETAILS PROPOSED ALTERATIONS AND ADDITIONS 10 BARENA ROAD AVACON RICHARD WISEMAN Our design and drawings are based upon and derived from information (including levels, surveys, etc) provided by the owner/architect/designer/builder. SHIMDESIGN DWG NO. 207 (S) DATE: MARCH 2007. Should the information provided to us be found to be deficient, unreliable, incorrect or inaccurate then our design/drawings may require modification. We take no responsibility for verifying the accuracy of the information that forms the basis of our brief and it is your obligation to verify it prior to the commencement of building operations. The Structural Details shown on this Drawing are NOT to change under any circumstance. NO Certificate will be issued for work NOT in accordance with the Drawing. JACK HODGSON CONSULTANTS PTY. LIMITED. Consulting Civil, Geotechnical, and Structural Engineers 87 Darby Street, MONA VALE 2005, P.O. Box 389, Post Code 1680. Telephone (02) 9279 8133 Facsimile (02) 9279 8208 Email info@jackhodgson.com.au web www.jackhodgson.com.au A.C.N. 063 405 011 Designed: JDH Drawn: LS Check: JDH Drawing Check: JDH Date: 28 JUNE 2007			

PERMEABILITY OF CURED CONCRETE



Effect of curing duration on (A) compressive strength and (B) concrete permeability

Acknowledgement: Diagram is based on Fig 12 of Guide to Concrete Repair & Protection (SAA/BBK/1998)



BASIX Certificate

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

Alterations and Additions

Certificate number: A8058

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

Director-General
Date of issue: Monday, 12. March 2007



NSW GOVERNMENT
Department of Planning

Project address	
Project name	10 Bareena Road Avalon
Street address	10 Bareena Avenue Avalon 2107
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 21243
Lot number	23
Section number	0
Type type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$100,000 or more, but I am not installing a new pool (and/or spa).

Basix and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

		Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check
Insulation requirements				
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.		✓	✓	✓
Construction	Minimum insulation required (R-value)	Other specifications		
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
flat ceiling, pitched roof	ceiling: R1.95 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)		

Requirements						Show on DA Plans	Show on CC/ODC Plans & Specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:								
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.							✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.						✓	✓	✓
Windows and glazed doors glazing requirements								
Window ID	Orientation	Area of glass (m ²)	Height (m)	Distance (m)	Shading device	Frame and glass type		
W1	E	2.34	3.5	3	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W2	E	1.02	2.5	3	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)		
W3	E	2.16	2	3	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W4	E	1.45	1	1	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		

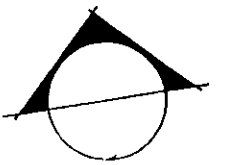
Requirements						Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check
Window	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
W5	E	1.45	1	1	eave/verandah/ pergola/ balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W6	N	10	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W7	W	1.45	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W8	N	1.97	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W9	N	10	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W10	W	1.45	2.5	2.5	eave/verandah/ pergola/ balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W11	W	1.64	3.5	4.4	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)		
W12	W	3.47	3.5	4.4	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W13	W	0.85	3.5	3.8	eave/verandah/ pergola/ balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)		
W14	S	0.85	0	0	eave/verandah/ pergola/ balcony >=600 mm	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)		

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

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

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

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



No 12

PITMAN COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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

THE APPLICANT'S RESPONSIBILITY TO OBTAIN
APPROVAL FROM SYDNEY WATER OR OTHER
UTILITIES.
The Applicant, Structural Engineer or other
Professional of their responsibility to
ensure these stamped details are
consistent with the issued Construction
Certificate Architectural Details.

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/drainier.
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 1500 and the NSW Code
of Practice.

Written Inspection Sheets and Secondary Plans
shall not be placed under any roof, eaves, or
other structure, or other cover unless
otherwise approved by Sydney Water.

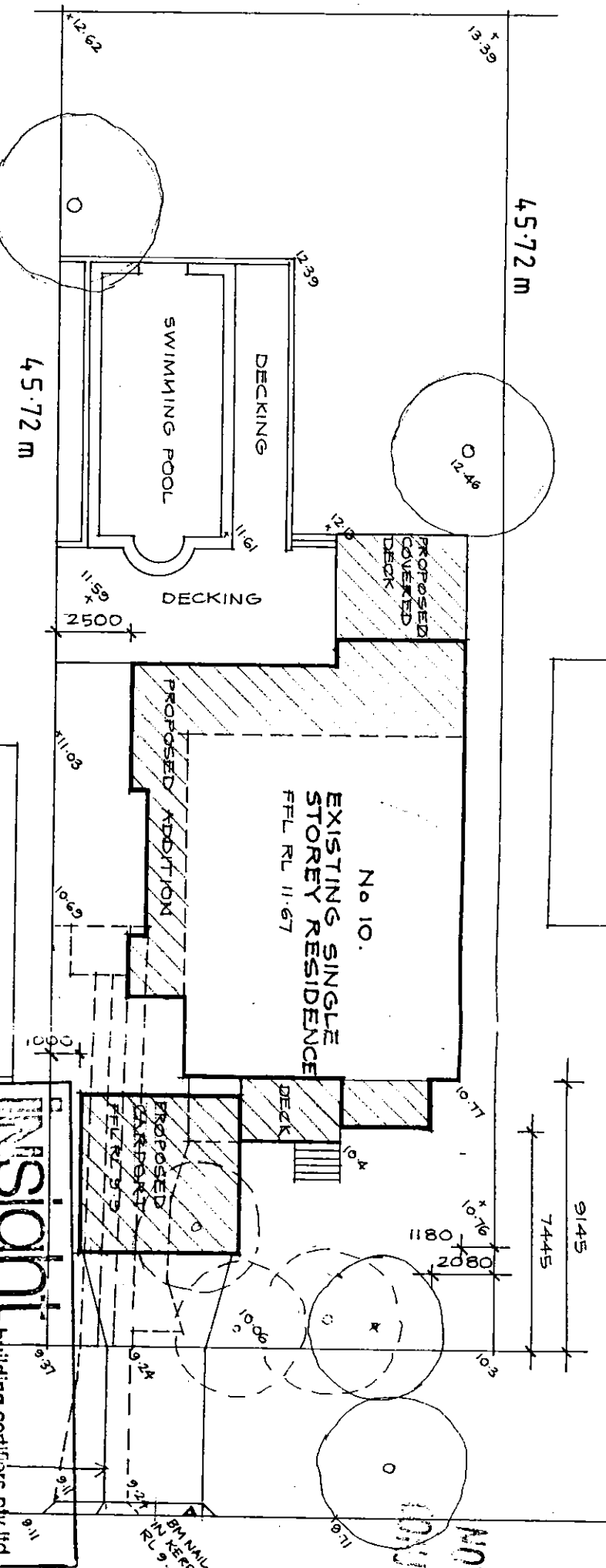
Property No. 3399360

Reece, Mona Kate
Design Clerk, Agent on behalf of
SYDNEY WATER

Reece 3/7/07

PROPOSED ALTERATIONS AND ADDITIONS
10 BARENA ROAD NORTH AVALON FOR MR & MRS WISEMAN
march 2007 dwg 207 sheet 1/5
SHIMDESIGN architectural design and drafting 51 carroll head rd avalon ph 0400 898 744

15.24m



SITE PLAN 1:200

AREA 696.8m
LOT 23 DP 21243

IT IS CONFIRMED THAT THE BASIC
CERTIFICATION NO: A8058 COMMITMENTS
APPLY TO THE CONSTRUCTION
CERTIFICATE PLANS & DOCUMENTATION

SETBACKS

STREET TO HOUSE 7.445M
TO DECK 7.0M AS EXISTING
TO CARPORT 3.145M
REAR TO HOUSE 2.11M
TO DECK 1.71M
EAST SIDE AS EXISTING 1.18M
WEST TO HOUSE 2.5M - 3.1M
TO CARPORT 1.0M

SITE COVERAGE (MAX ALLOWED 50% OR 348.4M²)

EXISTING 288.62M²
PROPOSED HOUSE / COVERED DECK / DRIVEWAY 230.36M²
PLUS ALLOWED POOL (38M²) COPINGS (9.92M²) DECKING (45M²)
PROPOSED TOTAL 323.28M² OR 47% ADDITIONAL 34.6M² NO OSD
LANDSCAPED OPEN SPACE (50% OR 348.4M² REQ)
ACTUAL SOFT LANDSCAPING 314.21M²
PLUS 6% DECKING ALLOWED (20.9M²) = 335.11M² OR 48%
IF OPEN GROUND LEVEL DECKING INCLUDED = 380M² OR 55%

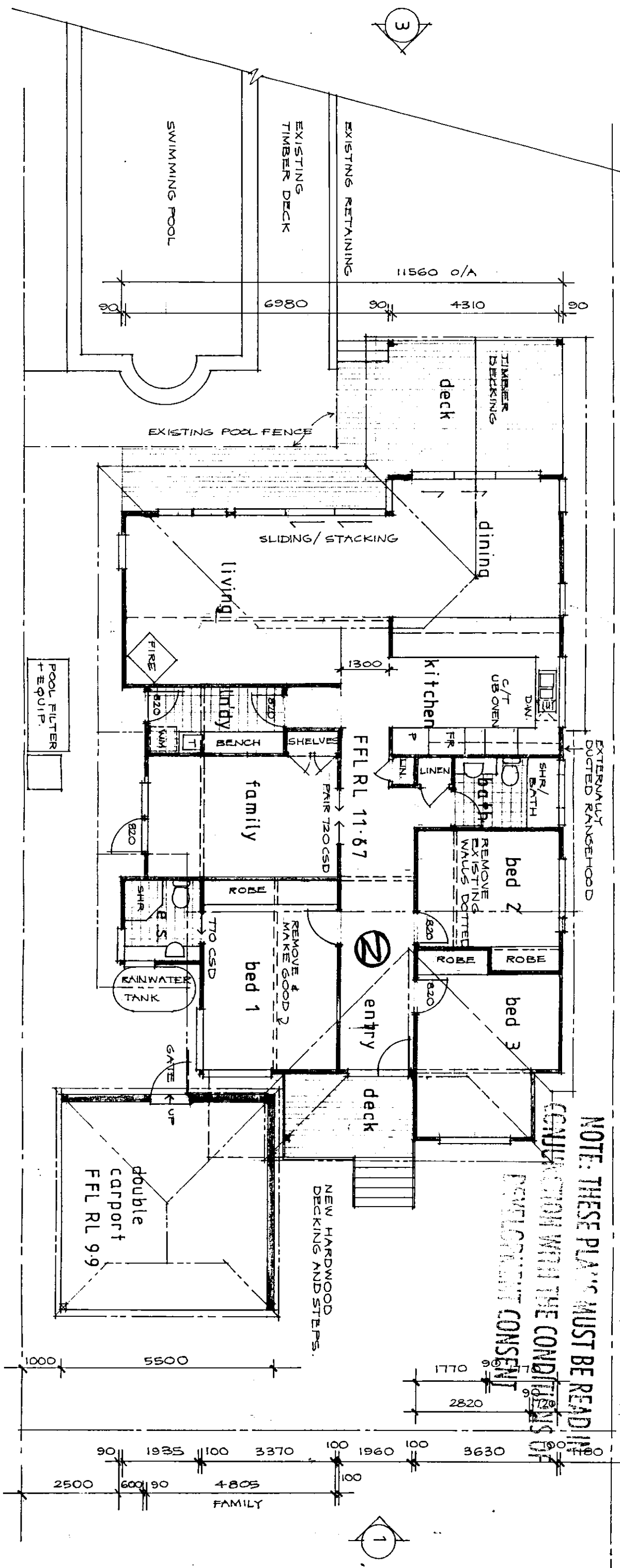
PITMAN COUNCIL

INSIGHT building certifying and stamping
CONSTRUCTION CERT. NO. 2007/2164
DATE 10 JUL 2007
S. Pinn Accreditation No. BPB 0326



PITTSBURGH COUNCIL
APPROVED DEVELOPMENT/CONSENT PLANS

NOTE: THESE PLAYS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF PARTICIPANT CONSENT

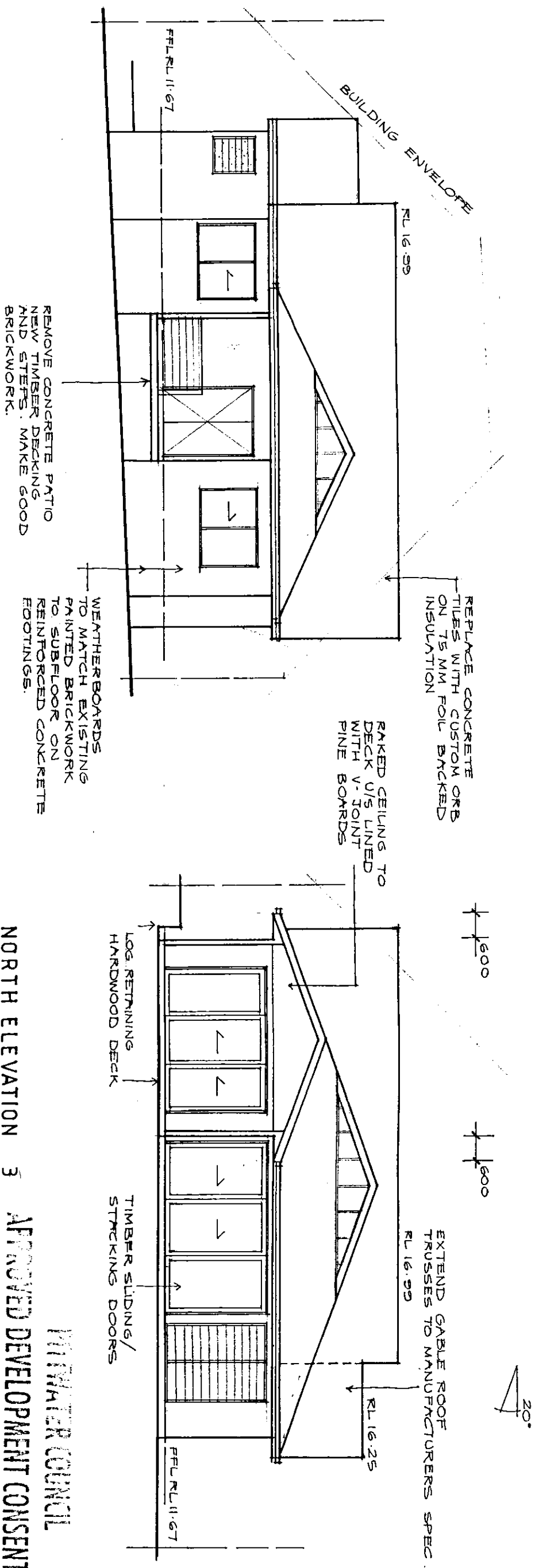


FLOOR PLAN 1:100

Snake Alarm

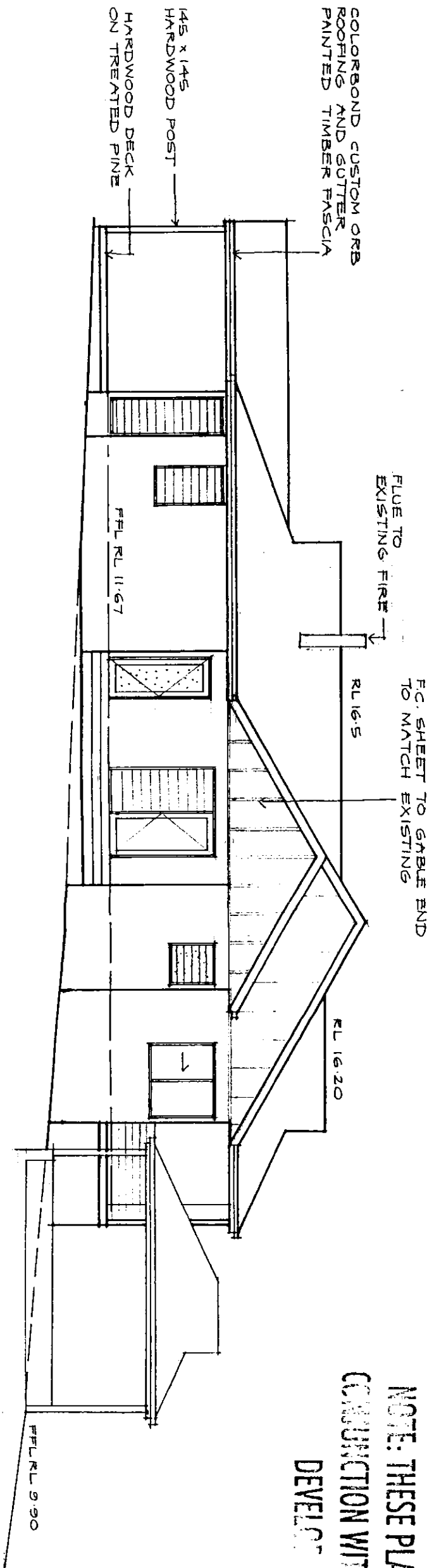
**PROPOSED ALTERATIONS AND ADDITIONS
10 BARENA ROAD NORTH AVALON FOR MR & MRS WISEMAN
march 2007 dwg 207 sheet 2/5**

SHIMDESIGN architectural design and drafting 51 career head rd avalon ph 0400 898 744



SOUTH ELEVATION 1

NORTH ELEVATION 3 APPROVED DEVELOPMENT CONSENT P17



WEST ELEVATION 2

NOTE: THESE PLANS MUST BE
CONSTRUCTION WITH
DEVELOP

600
150

25°

RL 16.20

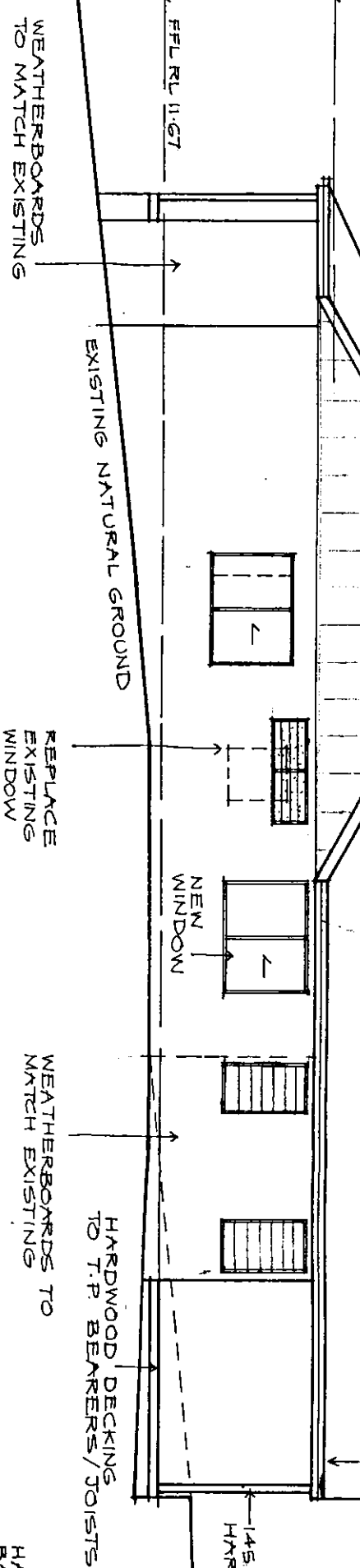
EX. RIDGE RL 16.39

RL 16.55

COLORBOND CUSTOM ORB
ROOFING
COLORBOND GUTTER
PAINTED TIMBER FASCIA

145 x 145
HARDWOOD POST

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



EAST ELEVATION 1:100

4

NORTH 3

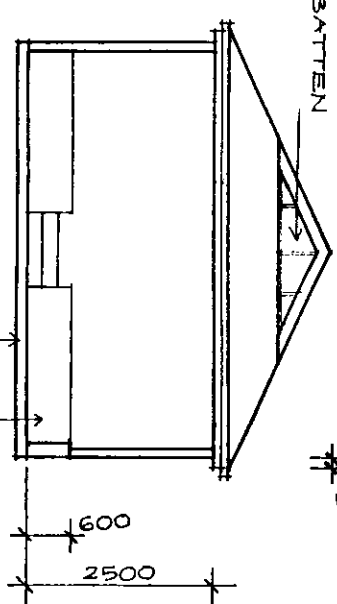
25°

150

FIG. SHEET / BATTEN
DETAIL

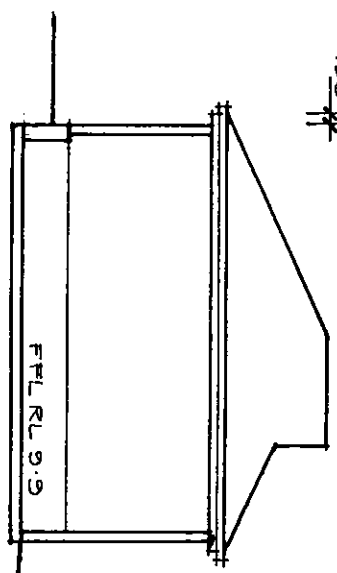
BOUNDARY

REINFORCED
CONCRETE SLAB
BLOCKWORK RETAINING WALL



CARPORT ELEVATION SOUTH 1

150



WEST 2
DRIVEWAY SECTION 1:100

BOUNDARY

3145

5800
FOOTPATH CROSSING

KERB AND
GUTTER

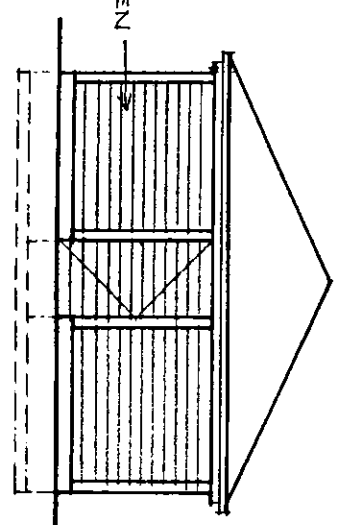
COLORBOND CUSTOM ORB ROOFING
COLORBOND GUTTER
145 x 145 HARDWOOD
POST

RL 14.0

BLOCKWORK
RETAINING WALL

EAST 4

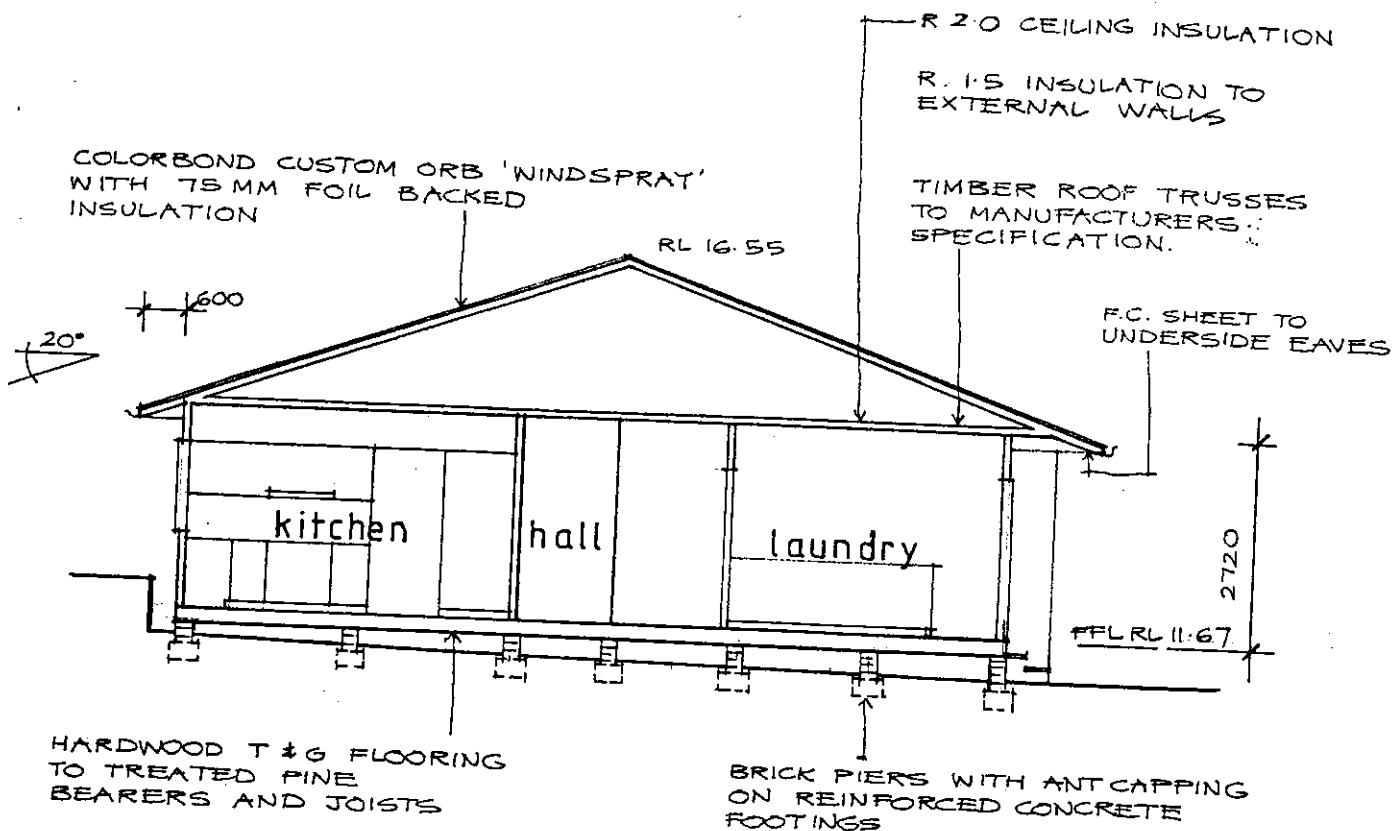
25°



HARDWOOD
BATTEN SCREEN
AND GATE

PITTMATON COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

PROPOSED ALTERATIONS AND ADDITIONS
10 BAREENA ROAD NORTH AVALON FOR MR & MRS WISEMAN
march 2007 dwg 207 sheet 4/5
SHIMDESIGN architectural design and drafting 51 careel head rd avonion ph 0400 898 744



SECTION A A 1:100

PITTWATER COUNCIL APPROVED DEVELOPMENT CONSENT PLANS

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

I, KERRIE SHIMELD, AM A QUALIFIED BUILDING DESIGNER (B.A. INT DES. 1991)
THESE PLANS COMPLY WITH THE B.C.A AND RELEVANT AUSTRALIAN INDUSTRY STANDARD:

PROPOSED ALTERATIONS AND ADDITIONS

10 BAREENA ROAD NORTH AVALON FOR MR & MRS WISEMAN
march 2007 dwg 207 sheet 5/5

SHIMDESIGN architectural design and drafting 51 careel head rd avalon ph 0400 898 744