

21 Jun. 2004 13:25

W J CHRISFIELD

No. 2628 P. 3

039899 2070

**GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTSWATER
FORM NO. 2 - To be submitted with detailed design for construction certificate**

Development Application for _____
Name of Applicant _____
Address of site 1357 Pittwater Road Bayview

Declaration made by Structural or Civil Engineer in relation to the incorporation of the Geotechnical issues into the project design
W.J. Chrisfield on behalf of Chrisfield Nettle Consulting Engineers
(Name) (Firm name)
on this the 21-6-04

I certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$500,000. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development.

Geotechnical Report Details

Report Title: RISK ANALYSIS & MANAGEMENT
Report Date: 3 March 04
Author: Jack Hodgson Consultants P/L

Structural Documents List

Plans 1321 S1 to S3
Computations 1321 Page 122 A1 to A5 E1 to E4
GI to G5

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for endorsing that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure unless at least 100 years unless otherwise stated and justified.

W.J. Chrisfield
(Name)

W.J. Chrisfield
(Signature)

Declaration made by Geotechnical Engineer or Engineering Geologist in relation to Structural Drawings

I prepared and/or technically verified the above-mentioned Geotechnical Report on per Form 1 dated _____ and now certify that I have viewed the above listed structural documents prepared for the same development. I am satisfied that the recommendations given in the Geotechnical Report have been appropriately taken into account by the structural engineer in the preparation of these structural documents. I am aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for endorsing that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure unless at least 100 years unless otherwise stated and justified in the Report and that reasonable and prudent measures have been identified to remove or minimise risk.

Signature W.J. Chrisfield
Name WILLIAM JAMES CHAUFIELD
Chartered Professional Status MIE ACP Eng. NPER. AEngSc FIEA
Membership No. 50273

J. D. Hodgson
149788

**JJ BRIGGS
ASSOCIATES**
PO BOX 800 BROOKVALE 2100

This Plan / Detail is
to be read in
conjunction with

CONSTRUCTION CERTIFICATE

Pittwater Council - Structural Engineering Risk Management Policy For Pittwater
Council Policy - No 144

Page 20

0684Cei

Pittwater Council

ABN: 61340837871

TAX INVOICE
OFFICIAL RECEIPT

R/144791

30/06/2004 Receipt No 144791

To JOHN BRIGGS ASSOCIATES PTY
LTD

\$30.00

Qty/ Applic	Reference	Amount
1957	RMIC-Rcld	\$27.27
GL Rec	1957 PITTWATER RD	
	BST	\$2.73
GL Rec		
To GL Receipt:		

Total Amount:	\$30.00
Includes GST of:	\$2.73

P	Amounts Tendered	
	Cheque	\$30.00
	Total	\$30.00
	Rounding	\$0.00
	Change	\$0.00
	Nett	\$30.00

Printed 30/06/2004 1:10:45 PM
Cashier GH111

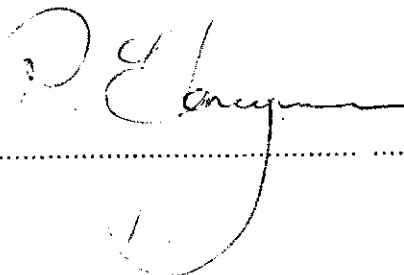
2004

To Whom It May Concern

I/we Philip Hennehan authorise John Briggs of John J Briggs Associates P/L to issue a Construction Certificate and to act as the Principal Certifying Authority (prior to 1/7/04) for the proposed dwelling at 1957 Pittwater Road Bayveiw.

I/we also advise that I/we have met all conditions of Consent required to be undertaken prior to commencement of work.

Yours sincerely


.....

Application for a construction certificate

John J Briggs Associates P/L
PO Box 800
Brookvale NSW 2100
Phone (02) 9907 1018
Fax (02) 9907 1344
jjbassoc@bigpond.com.au

If you want to carry out some building work or subdivision work (such as building roads or a stormwater drainage system), you need a construction certificate before you can start work. You can use this form to apply for a construction certificate. To complete the form, please place a cross in the boxes ☐ and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information. You need to apply to a certifying authority (either your council or a private certifier).

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Mr P

Family name

Honeyman (Director)

Flat/street no.

1957

Street name

Pittwater Road

Suburb or town

Bayview

State

NSW

Postcode

2104

Daytime telephone

Fax

Mobile

Email

2. Identify the land

Flat/street no.

1957

Street name

Pittwater Road

Suburb or town

Bayview

Postcode

Lot no.

Section

DP/MPS no.

Volume/folio

You can find the lot no., section, DP/MPS no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

3. Estimated cost of the development

\$ including GST

4. Describe the development

What type of work do you propose to carry out?

Building work ☐

Subdivision work ☐

Describe the work

For building work, what is the class of the building under the Building Code of Australia?

This can be found on the development consent

Has development consent been granted for the development?

No ☐

Yes ☒

What is the development application no.?

What date was development consent granted?

5. Information to be attached to the application

You need to provide material with your application that is relevant to the type of work you propose to do. Please indicate the material you have attached by placing a cross in the appropriate boxes ☐.

1. If you are going to carry out **building work**:

- ☐ a copy of any compliance certificates on which you rely
- ☐ detailed plans of the building (4 copies)

The plans must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- show a plan of each floor section
- show each elevation of the building
- show the level of the lowest floor, the level of any yard or unbuilt area on that floor and the level of the ground
- indicate the fire safety and fire resistance measures (if any), and their height, design and construction

Where you propose to alter, add to or rebuild a building that is already on the land, or modify plans that have already been approved, please mark the general plan (by colour or otherwise) to show the change you propose to make.

- ☐ detailed specifications of the building (4 copies)

The specifications are to:

- describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used.

Where you propose to modify specifications that have already been approved, please mark the approved specifications (by colour or otherwise) to show the modification.

- ☐ a plan of the existing building, drawn to scale, where the application involves building work to alter, enlarge or extend that building

This plan will assist the certifying authority to assess whether the work will reduce the fire protection capacity of the building.

5. continued

- ☐ where you propose to meet the performance requirements of the Building Code of Australia (BCA) by using an alternative solution to the deemed-to-satisfy provisions of the BCA:

- a list of the performance requirements you will meet by using the alternative solution
- the details of the assessment methods you will use to meet those performance requirements
- a copy of any compliance certificates on which you rely

- ☐ evidence of any accredited component, process or design on which you seek to rely

Components, processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000.

- ☐ details of the fire safety measures, unless you are building a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool). These details are to include:

- a list of any fire safety measures you propose to include in the building or on the land
- if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land

The lists must describe the extent, capability and the basis of design of each measure.

- ☐ the attached schedule, completed for the development

The information in the schedule will be used by the Australian Bureau of Statistics to report each quarter on the building activity that occurs in the economy. Building statistics allow governments and businesses to accurately identify main areas of population growth and demand for products and services

You may also need to pay a long service levy under section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or where such a levy is payable by instalments, the first instalment of the levy) before the certifying authority can issue a certificate to you.

2. If you are going to **carry out work to do a subdivision** (eg building roads or a stormwater drainage system):

- ☐ the details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)

- ☐ the details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (like water, road, electricity, sewerage)

- ☐ the existing ground levels and the proposed ground levels when the subdivision is completed

- ☐ copies of any compliance certificates on which you rely

- ☐ detailed engineering plans (4 copies). The detailed plans might include the following:

- earthworks
- roadworks
- road pavement
- road furnishings
- stormwater drainage
- water supply works
- sewerage works
- landscaping works
- erosion control works

Where you propose to modify plans that have already been approved, please mark the approved plans (by colour or otherwise) to show the modification.

5. continued

3. If you are going to **change the use of a building** or the classification of a building under the Building Code of Australia and you are doing building work (unless the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool)):
- ☐ a list of any fire safety measures you propose to include in the building or on the land
 - ☐ if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land
 - ☐ details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia

The lists of fire safety measures must describe the extent, capability and the basis of design of each measure.

6. Signatures

The owner(s) of the land must sign this application if:

- at the time the owner signed the development application, the owner did not give consent to the applicant to lodge a construction certificate, or
- the owner of the land has changed since the owner signed the development application.

As the owner(s) of the above property, I/we consent to this application:

Signature

See attached letter

Signature

Name

Name

Date

Date

The applicant, or the applicant's agent, must sign the application.

Signature

Name, if you are not the applicant

In what capacity are you signing if you are not the applicant?

Date

7. Privacy policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact the council if the information you have provided in your application is incorrect or changes.

Schedule to application for a construction certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

2.
148.55.
954.8.

Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?
(NB dual occupancy = two dwellings on the same site)

1
1
1

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s):

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	☒ 11	Tiles	☐ 10	Concrete or slate	☒ 20	Timber	☒ 40
Brick (veneer)	☐ 12	Concrete or slate	☐ 20	Timber	☒ 40	Steel	☐ 60
Concrete or stone	☐ 20	Fibre cement	☐ 30	Other	☐ 80	Aluminium	☐ 70
Fibre cement	☐ 30	Steel	☒ 60	Not specified	☐ 90	Other	☐ 80
Timber	☐ 40	Aluminium	☐ 70			Not specified	☐ 90
Curtain glass	☐ 50	Other	☐ 80				
Steel	☐ 60	Not specified	☐ 90				
Aluminium	☐ 70						
Other	☐ 80						
Not specified	☐ 90						

1957 Pittwater Road, Bayview.

DILAPIDATION REPORT (PHOTOS).





JOHN J BRIGGS

ASSOCIATES

ACCREDITED BUILDING CERTIFIERS
ABN 99 089 896 159

Mr P Honeyman (Director)
1957 Pittwater Road
BAYVIEW NSW 2104

Construction Certificate

Certificate

I certify that if the work is completed in accordance with the attached plans and specifications which have been approved, it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A (5) of the Environmental Planning and Assessment Act 1979. This certificate is issued without any conditions for the following premises:

Address of Property: 1957 Pittwater Road Bayview

Plan Numbers Approved: Dwg 04/1/ 04/2/04/3/04/5 dated February 04
Sheet 9/ of 10

NOTE: REFER TO THE ATTACHED 'SCHEDULE A' LIST OF DETAILS TO BE
READ IN CONJUNCTION WITH THIS CONSTRUCTION CERTIFICARE.

Information attached to this decision:



A Fire Safety Schedule



The Conditions of the Certificate

Construction Certificate No: 0684CC1

**Date of this Decision
and Certificate:** 30th June 2004

Certifying Authority: John J Briggs Associates Pty Ltd

Signature:

Name of accredited Certifier:

John Briggs

Accreditation Body: Dept Infrastructure, Planning & Natural Resources
Accreditation No: 3825

Proposal: Demolition of existing dwelling and
construction of new dwelling

Development Consent No: NO143/04
Date of Determination: 27/5/04
Council Area: Pittwater

Applicant's right of appeal – If the certifying authority is a council, a Minister or a public authority and the certifying authority has issued a construction certificate subject to conditions, you can appeal against these conditions to the Land and Environment Court within 12 months from the date of the decision.

PO Box 800 Brookvale 2100
Phone: 02 9907 1018 Fax: 02 9907 1344
jjbassoc@bigpond.com.au

JOHN J BRIGGS

ASSOCIATES

ACCREDITED BUILDING CERTIFIERS
ACN 089 896 159

Construction Certificate No.: **0684CC1**

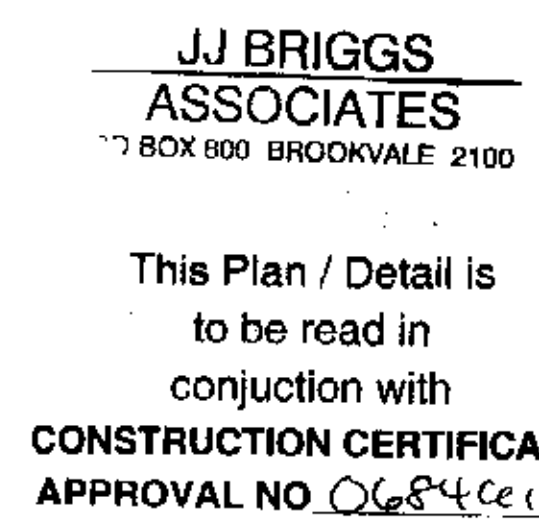
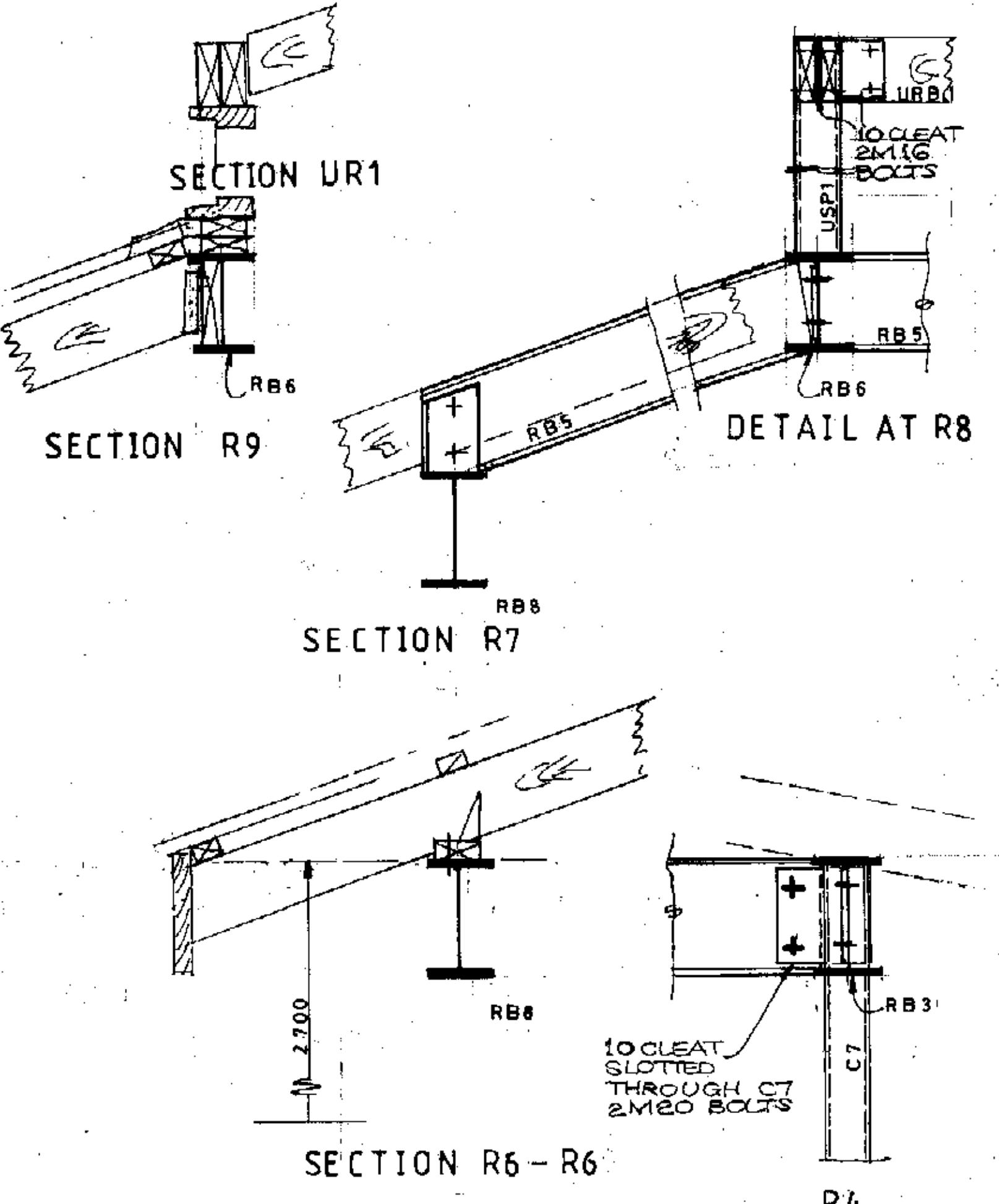
Address: **1957 Pittwater Road Bayview**

Applicant: **Mr P Honeyman**

SCHEDULE A

The following is a list of details/plan references that should be read in conjunction with Construction Certificate No. 0684CC1:

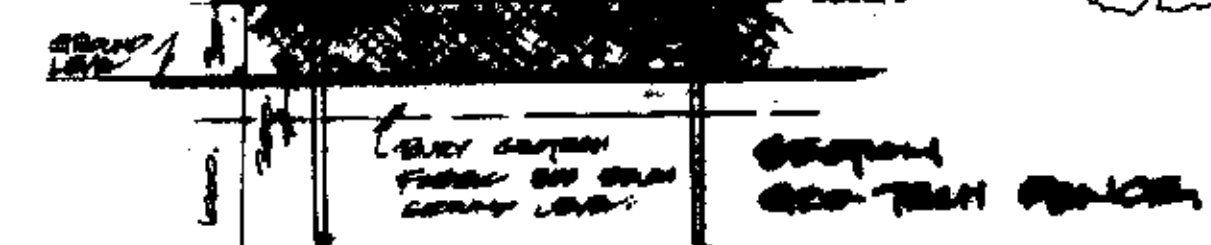
- Structural details, drawing No's S1 to S3 dated 6/5/04 certified by Chrisfield Nettle
- Driveway profile prepared by P Honeyman
- Demolition plan and erosion control plan drawing 04/5 dated February 04
- Landscape plans, drawings 1(A) and 2(A) datd May 2004 and certificate dated 23/6/04 prepared by Pepper's Garden, Landscape Design, Arboriculture and Horticulture consultancy
- Geotechnical Risk Management Policy – Form 2 prepared by J Hodgson Consultants Pty Ltd
- Stormwater drainage plans, sheet 7 of 10 dated March 04 and certificate prepared by Warren Bell, licenced plumber (Licence No.144184C)



<table><tr><th>NO</th><th>AMD</th><th>ISSUED TO</th><th>DATE</th><th>BY</th></tr><tr><td>1</td><td></td><td>P. HONEYMAN</td><td>28 APR 2004</td><td>PHH</td></tr><tr><td>2</td><td></td><td>P. HONEYMAN</td><td>28 APR 2004</td><td>PHH</td></tr><tr><td>3</td><td></td><td>P. HONEYMAN</td><td>28 APR 2004</td><td>PHH</td></tr><tr><td>4</td><td></td><td>P. HONEYMAN</td><td>28 APR 2004</td><td>PHH</td></tr><tr><td>5</td><td></td><td>P. HONEYMAN</td><td>28 APR 2004</td><td>PHH</td></tr><tr><td>6</td><td></td><td>P. HONEYMAN</td><td>28 APR 2004</td><td>PHH</td></tr><tr><td>7</td><td></td><td>P. HONEYMAN</td><td>28 APR 2004</td><td>PHH</td></tr><tr><td>8</td><td></td><td>P. HONEYMAN</td><td>28 APR 2004</td><td>PHH</td></tr><tr><td>9</td><td></td><td>P. HONEYMAN</td><td>28 APR 2004</td><td>PHH</td></tr><tr><td>10</td><td></td><td>P. HONEYMAN</td><td>28 APR 2004</td><td>PHH</td></tr><tr><td>11</td><td></td><td>P. HONEYMAN</td><td>28 APR 2004</td><td>PHH</td></tr><tr><td>12</td><td></td><td>P. 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JOB TITLE			
NEW MASONRY VENEER RESIDENCE			
1957 PITTSWATER ROAD			
BAYVIEW			
DRAWING TITLE: STRUCTURAL - FIRST FLOOR, ROOF DETAILS, SECTIONS			

BUILDING DESIGN : DRAWN PHILIP HONEYMAN			
Date 30 APR 2004	Drawn RPH/PH	Checked PHH	Scale 1: 10 20
Drawing Number Job No.		Sheet No	
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MACHINERY TO BE LOANED & MAINTAINED BY STATE.
 THE CAT, THE MOWER, THE TRACTOR, THE PUMP, THE SPRAYER, THE BACK HOISTING
 AND THE TRUCK
 MOWER - TRACTOR: 7 AM - 6 PM (MAY) 7 AM - 4 PM (MAY LATER)
 BACKHOIST: 7:30 AM (MAY THE 2ND DAY)
 PUMP: USE THE PUMP
REPAIRS TO BE MADE BY STATE
 REPAIRS TO BE MADE BY STATE AND/OR PRIVATE CONTRACTOR
 AT A LATER DATE, APPROVED BY CHIEF OF THE STATE AND BUREAU OF
 CONSTRUCTION TO BE MAINTAINED BY CHIEF OF THE STATE (MAY, CONSTRUCTION ETC.)

This Plan / Detail is
to be read in
conjunction with
CONSTRUCTION CERTIFICATE
APPROVAL NO 0684001

DEATH: P HONEYMAN
DATE: FEB. 04

DATA N.º 24/5

SECRET 6 of 10

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Pepper's Garden

Landscape Design, Arboriculture and Horticulture consultancy

51 Staples Street,
Kingsgrove, NSW 2208
Phone: 02 9502 1866
Fax: 02 9502 1889

E-mail: peppers_garden@optusnet.com.au

John Briggs
Building Surveyor
23 June 2004

Dear Mr Briggs

Please note the Landscape Construction Drawings 1 and 1 prepared by myself for Honeyman project at 1967 Pittwater Road, Bayview, were prepared in accordance with parts B45 & B45a of Pittwater Council's Conditions of Consent.

Should you have any queries regarding the above don't hesitate to call me on (02) 9502-1866

Regards

Venasser Oakes

BRIGGS
ASSOCIATES
PO BOX 300 BROCKVALE 2100

This Plan / Detail is
to be read in
conjunction with
CONSTRUCTION CERTIFICATE
APPROVAL NO 0684001

LANDSCAPE SPECIFICATION NOTES:

site preparation

Site topsoil to be stripped from areas used during construction period, prior to construction commencing. Stripped topsoil to be stockpiled onsite and aerated weekly.
Tree protection fencing to be installed as per 'Flora, Fauna & Tree Assessment' report prepared by GIS Environmental Consultants

planting area preparation and cultivation:

Thoroughly eradicate all weeds from planting areas. Garden areas on grade are to be cultivated to a minimum depth of 300mm, but not with the drip line of trees to be retained. Stockpiled topsoil to be applied and incorporated evenly to all planting areas. See Planting Area Preparation Detail 3.

planting:

Individual: Excavate a hole to twice the diameter of the root ball and the same depth as the root ball. Break up the base and sides of the hole to prevent confinement of root growth. No plant is to be staked. See Planting Detail 5.
Mass: Excavate planting rows to twice the diameter of the root ball and the same depth as the root ball. Clear weeds and other vegetative material within 300 mm radius of the plants. If planting holes are excavated by mechanical means increase the hole size by 100 mm and loosen compacted sides to prevent confinement of root growth.

plants:

All plants purchased must be grown in accordance with NATSPEC specifications. All plants must have the following characteristics:

- Healthy, adequate root system that fully occupies the volume of the root ball in which it is being purchased, ie the root ball should stay together when removed from its container
- Root crown must be at level with the soil surface
- Foliage size, texture and colour should be consistent with that of a healthy specimens of nominated species
- Pest and disease free
- Self supporting
- Free from injury

mulch:

All garden beds are to be mulched with 75mm depth composted leaf litter. Finished level of mulch is to be level with adjacent surfaces.

turf:

All stones and rubbish are to be removed from areas to be turfed. The area is to be cultivated to a depth of 200mm to produce a fine tilth. 100mm of first quality topsoil is to be spread across the area and thoroughly incorporated into the existing soil. Turf is to be nominated by owner and is to be obtained from a recognised supplier. Turf must be free of weeds or other foreign matter. Lay turf within 36 hours of it being cut. Close butt joints and make flush with all adjacent surfaces and levels. Water as necessary until turf becomes established.. See Detail 1.

timber edge:

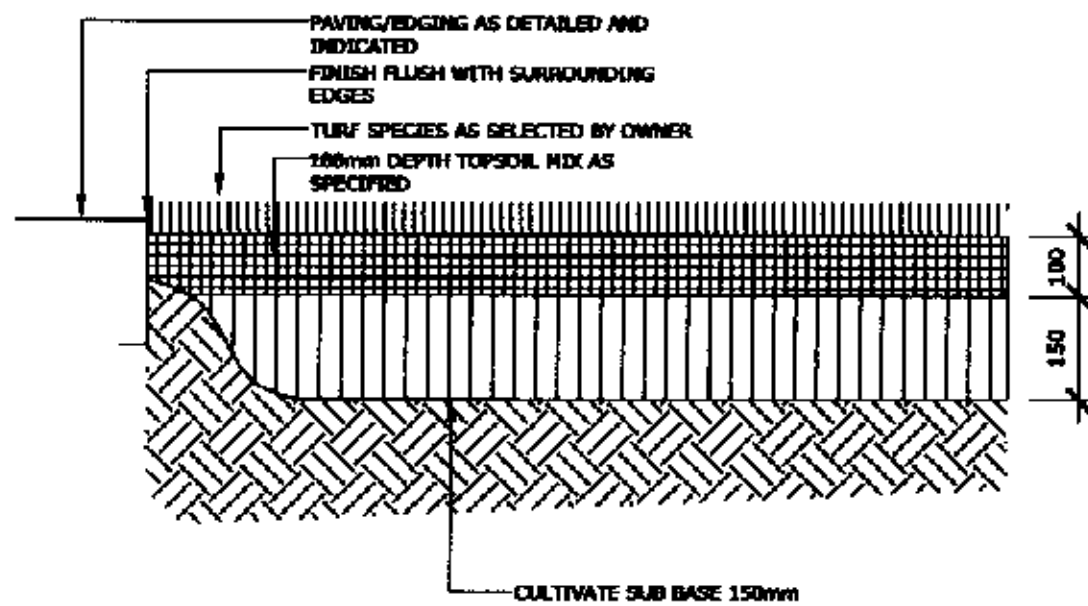
All garden beds that adjoin grass areas are to be edged with a rough sawn, recycled hardwood timber edge, 35mm x 150mm. See Timber Edge Detail 4

fertiliser:

Fertiliser is to be a slow release fertiliser equivalent to 'Osmocote' and is to be applied at the time of planting, to manufacturer's recommended rates.

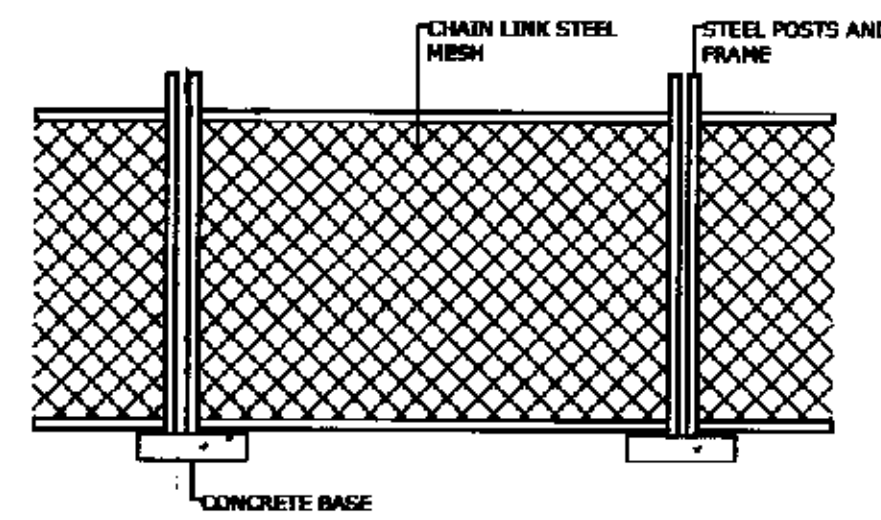
maintenance:

All landscape works are to be maintained for a minimum period of 3 months after construction. Plants which have failed to thrive are to be replaced. Mulch is to be maintained at specified depths. All planting is to be watered on a regular basis to maintain moisture levels required for optimum growth. All beds and areas around plants are to be maintained free from weeds.

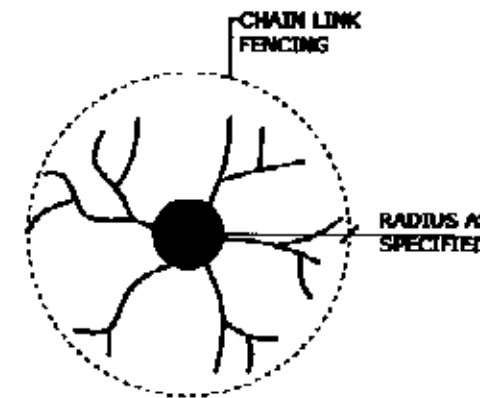


NOTE:
THIS DETAIL TO BE READ IN CONJUNCTION WITH SPECIFICATION AND DRAWINGS

1. turf grass area preparation not to scale

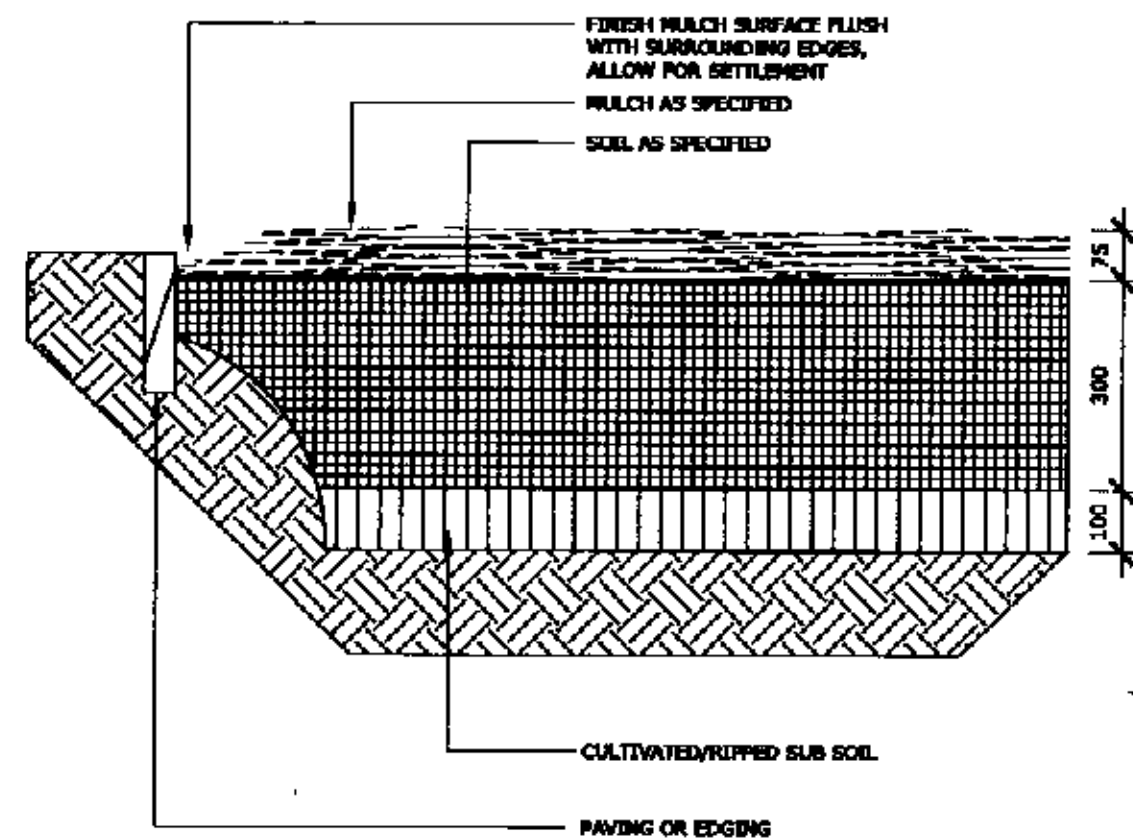


ELEVATION



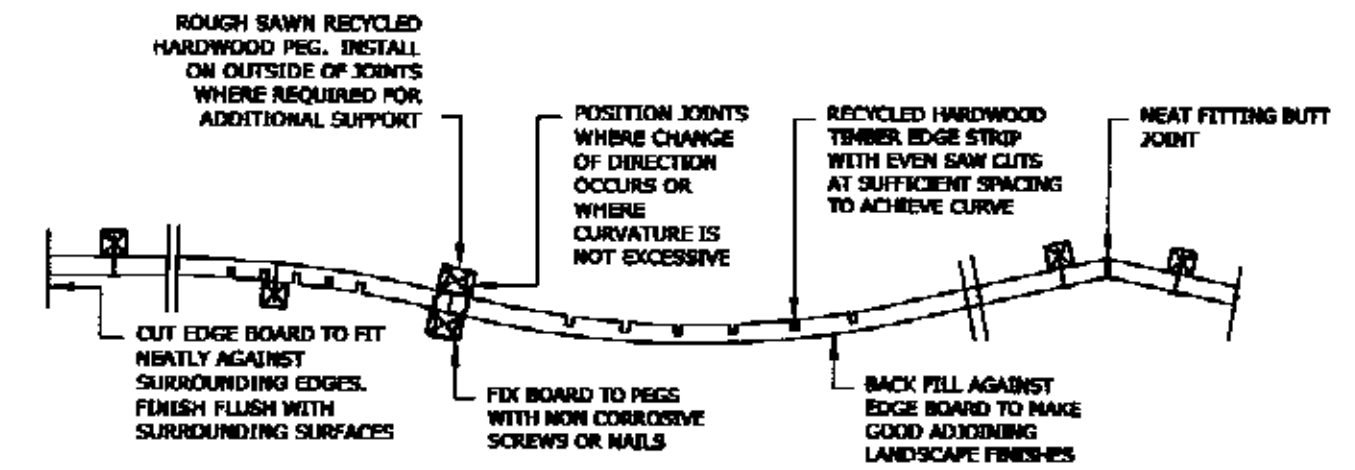
PLAN

2. tree protection not to scale

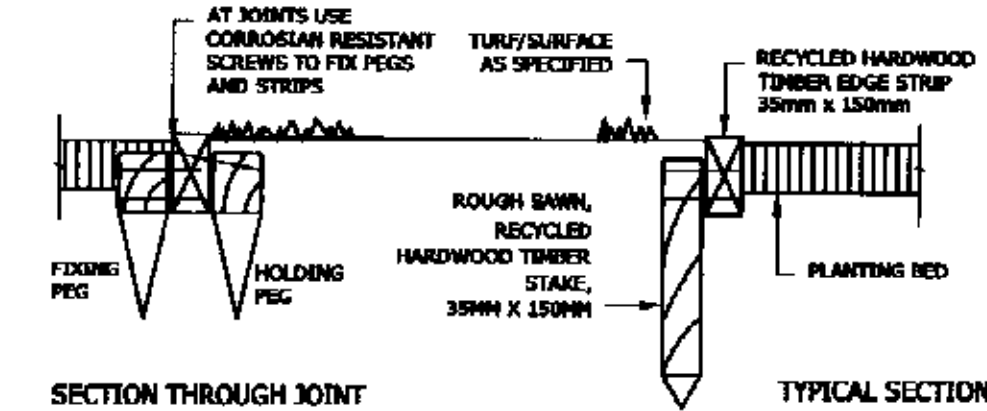


NOTE:
THIS DETAIL TO BE READ IN CONJUNCTION WITH SPECIFICATION AND DRAWINGS

3. planting area preparation not to scale



PLAN OF TIMBER EDGING



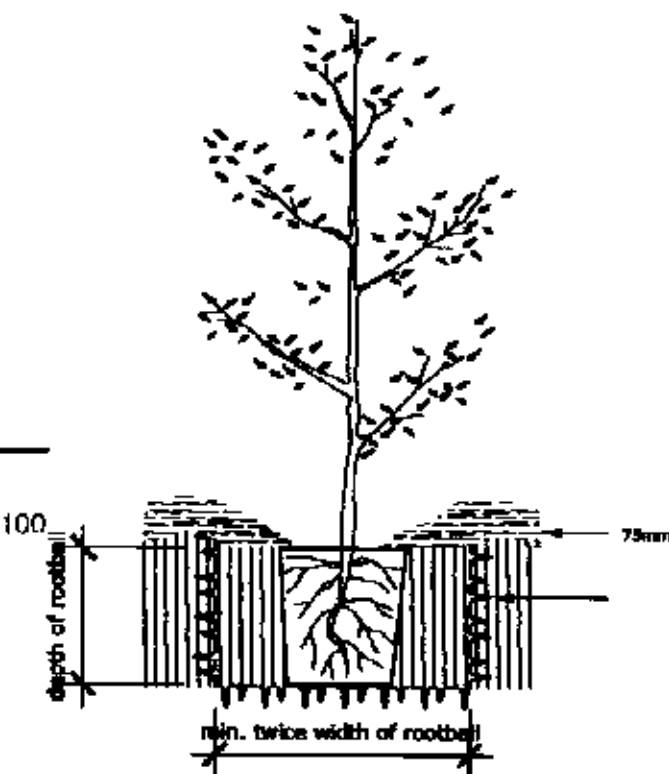
SECTION THROUGH JOINT

TYPICAL SECTION

4. timber edge not to scale

JJ BRIGGS
ASSOCIATES
PO BOX 800 BROOKVALE 2100

This Plan / Detail is
to be read in
conjunction with
CONSTRUCTION CERTIFICATE
APPROVAL NO. 06084001



NOTE:
THIS DETAIL TO BE READ IN CONJUNCTION WITH SPECIFICATION AND DRAWINGS
ERADICATE ALL WEED GROWTH PRIOR TO PLANTING
REFER TO SEPARATE DETAIL FOR PLANTING AREA PREPARATION

5. planting detail not to scale

Date	Sign	Amendment	Notes						
			1. Do not scale from drawings						
			2. Contractor to verify site conditions prior to start of works						
			3. This drawing issued for tender/construction purposes						



Pepper's Garden
Landscape Design, Horticulture &
Arboriculture Consultancy
51 Staples Street
Kingsgrove 2208
Ph: 02-9502-1866
Fax: 02-9502-1899
E-mail: peppers_garden@optusnet.com.au

Project:
P Hennessy, 1957 Pittwater Road, Bayview

Drawing:
Landscape Construction Drawing

Checked	Dwn by	Job No	Scale/s	Date	Dwg no: 2 of 2
	V.Oakes	PH052004	1:100	May 2004	Issue: A

plant schedule

symbol	habit	Botanic name	Common Name	no.
dc	herb	<i>Dianella caerulea</i>	Blue Flax Lily	30
el	grass	<i>Eustrephus latifolius</i>	Wombat Berry	25
es	vine	<i>Entolasia stricta</i>		15
ga		<i>Gymnostachys anceps</i>	Settlers Flax	20
hp		<i>Hydrocotyle peduncularis</i>		15
il		<i>Lomandra longifolia</i>	Mat Rush	15
pp		<i>Pandorea pandorana</i>	Wonga Wonga Vine	15
ta		<i>Themeda australis</i>	Kangaroo Grass	20
di	shrub	<i>Dodonaea triquetra</i>	Hop Bush	4
nl		<i>Notelaea longifolia</i>	Mock Olive	11
oi		<i>Oxylobium ilicifolium</i>	Native Holly	8
pf		<i>Platylobium formosum</i>	Handsome Flat-Pea	8
pu		<i>Pultenaea flexilis</i>	Graceful Bush Pea	7
sg		<i>Synoum glandulosum</i>	Scentless Rosewood	9
er		<i>Elaeocarpus reticulatus</i>	Blueberry Ash	9
af	tree	<i>Acacia floridunda</i>	White Sallow Wattle	3
cm		<i>Corymbia maculata</i>	Spotted Gum	3
ep		<i>Eucalyptus punctata</i>	Grey Gum	4
gf		<i>Glochidion ferdinandi</i>	Cheese Tree	3
sg		<i>Syncarpia glomulifera</i>	Turpentine	3

notes:

- all garden beds/areas to be mulched with 75mm composted leaf litter
- as all plants will be supplied from locally indigenous stock where possible, pot sizes will be tube stock. Where possible larger specimens will be sourced

tree schedule

no.	species	action
T1	<i>Eucalyptus punctata</i>	remove
T2	<i>Glochidion ferdinandi</i>	retain
T3	<i>Cinnamomum camphora</i>	remove
T4	<i>Ligustrum lucidum</i>	remove
T5	<i>Glochidion ferdinandi</i>	remove
T6	<i>Eucalyptus punctata</i>	remove
T7	<i>Eucalyptus punctata</i>	remove
T8	<i>Eucalyptus punctata</i>	remove
T9	<i>Brachychiton acerifolius</i>	retain
T10	<i>Melaleuca quinquenervia</i>	retain
T11	<i>Eucalyptus paniculata</i>	retain
T12	<i>Chamaecyparis sp</i>	remove
T13	<i>Eucalyptus paniculata</i>	retain
T14	<i>Cupressus macrocarpa</i> 'Brunniana'	remove
T15	<i>Cupressus macrocarpa</i> 'Brunniana'	remove
T16	<i>Eucalyptus paniculata</i>	retain
T17	<i>Eucalyptus paniculata</i>	retain
T18	<i>Syzygium australe</i>	retain

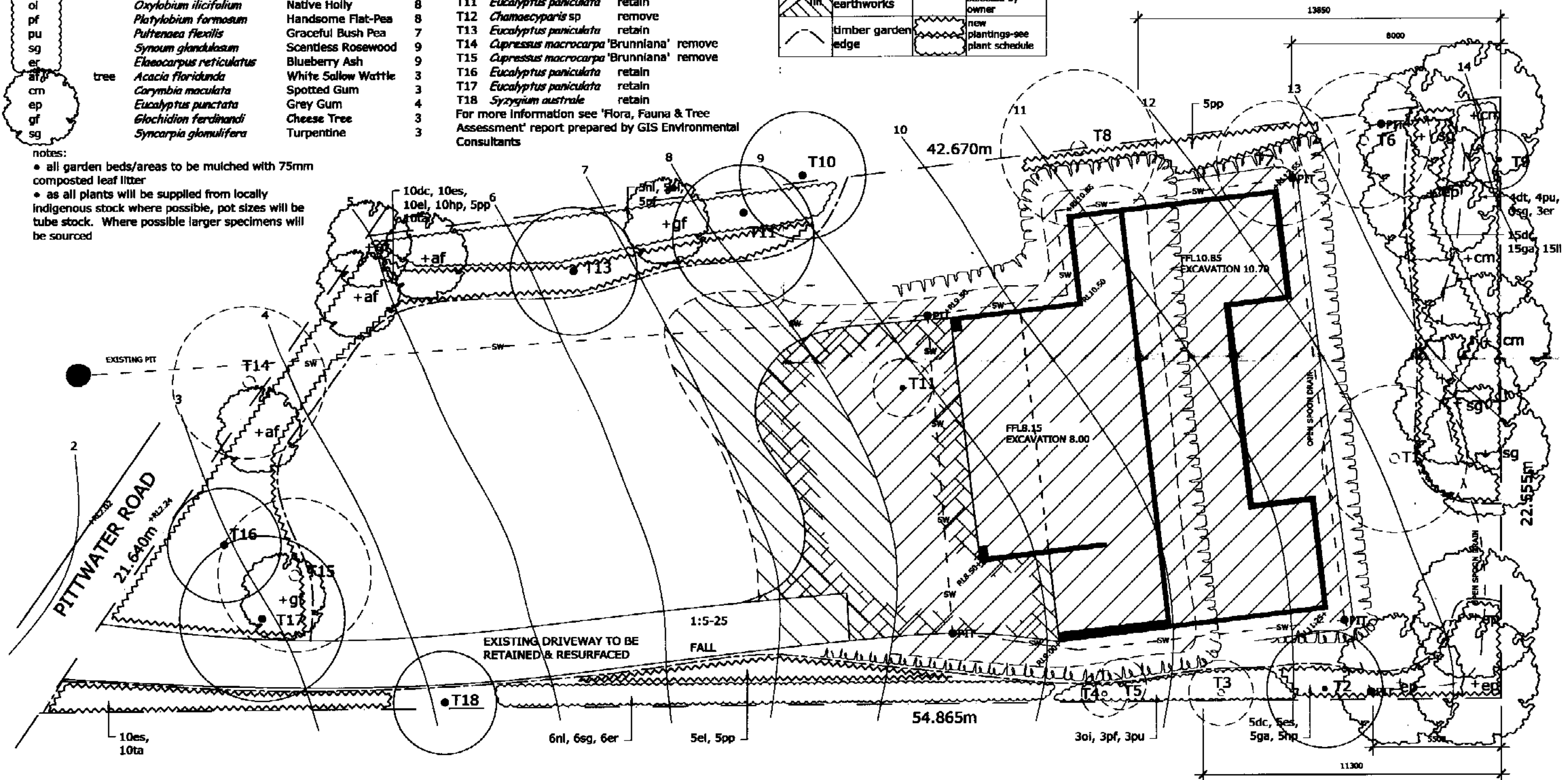
For more information see 'Flora, Fauna & Tree Assessment' report prepared by GIS Environmental Consultants

legend

	existing contour		stormwater/drainage
	existing RL		tree to be retained
	paving to be selected by owner		tree to be removed-see tree schedule
	excavation/earthworks		turf to be selected by owner
	timber garden edge		new plantings-see plant schedule

ASSOCIATED
2000 BY ENDORSEMENT 2100

This Plan / Detail is
to be read in
conjunction with
CONSTRUCTION CERTIFICATE
APPROVAL NO 062400

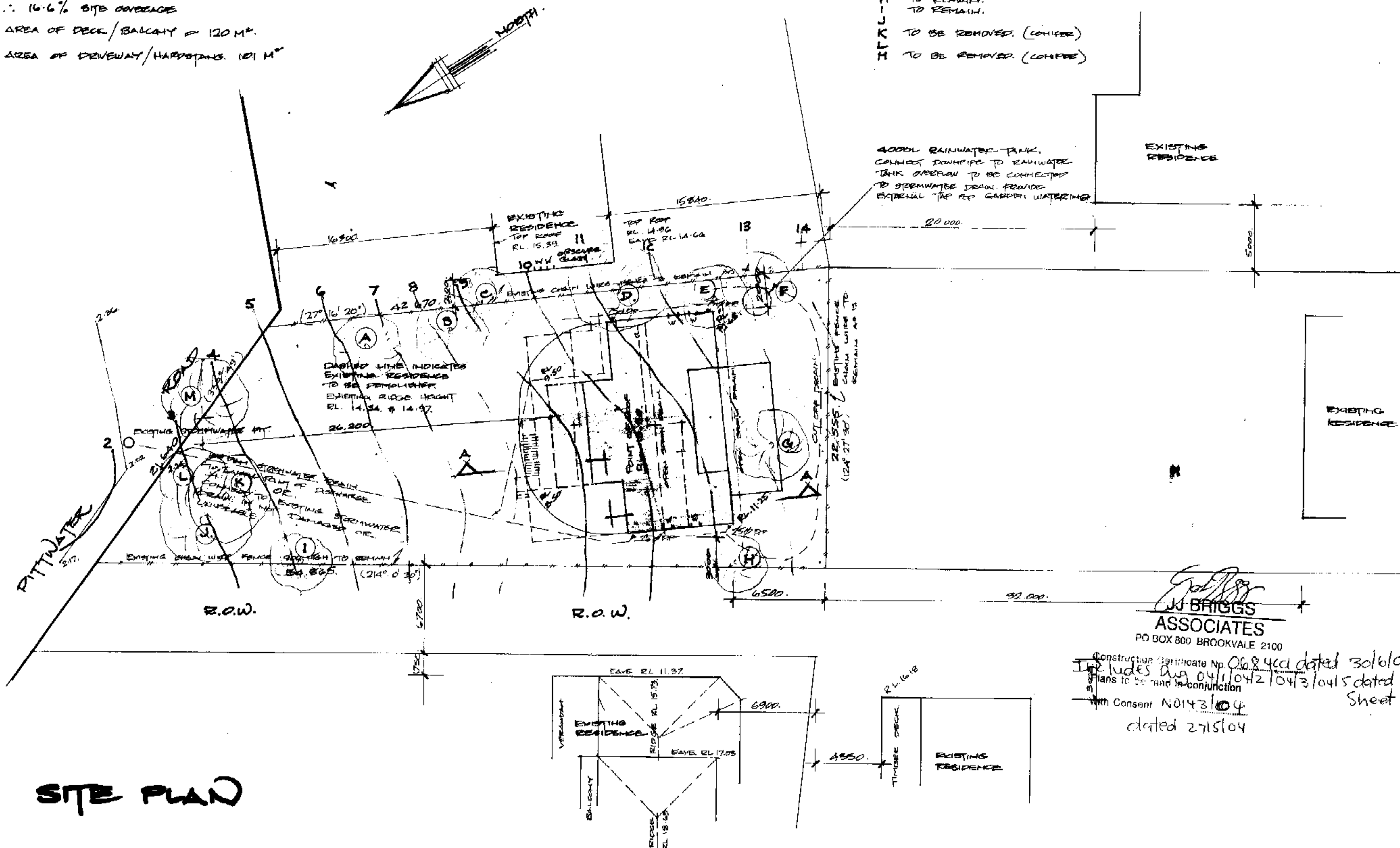


SITE ANALYSIS.

AREA OF SITE = 954.8 M²
40% AREA OF SITE = 381.92 M²
AREA OF RESIDENCE = 148.55 M²
∴ 16.6% SITE COVERAGE
AREA OF DECK/BALCONY = 120 M²
AREA OF DRIVEWAY/HARDSTANDING = 101 M²

EXISTING TREES

1. TO REMAIN.
 2. TO REMAIN.
 3. TO REMAIN.
 4. TO BE REMOVED.
 5. TO BE REMOVED.
 6. TO REMAIN.
 7. TO BE REMOVED.
 8. TO REMAIN.
 9. TO REMAIN.
 10. TO BE REMOVED. (CONFIRM)
 11. TO BE REMOVED. (CONFIRM)



SITE PLAN

PROPOSED MASONRY JEWELL RESIDENCE,
AT 1957 PITTSBURGH ROAD, BAYVIEW.
FOR HONEYMAN & SON PTY. LTD.

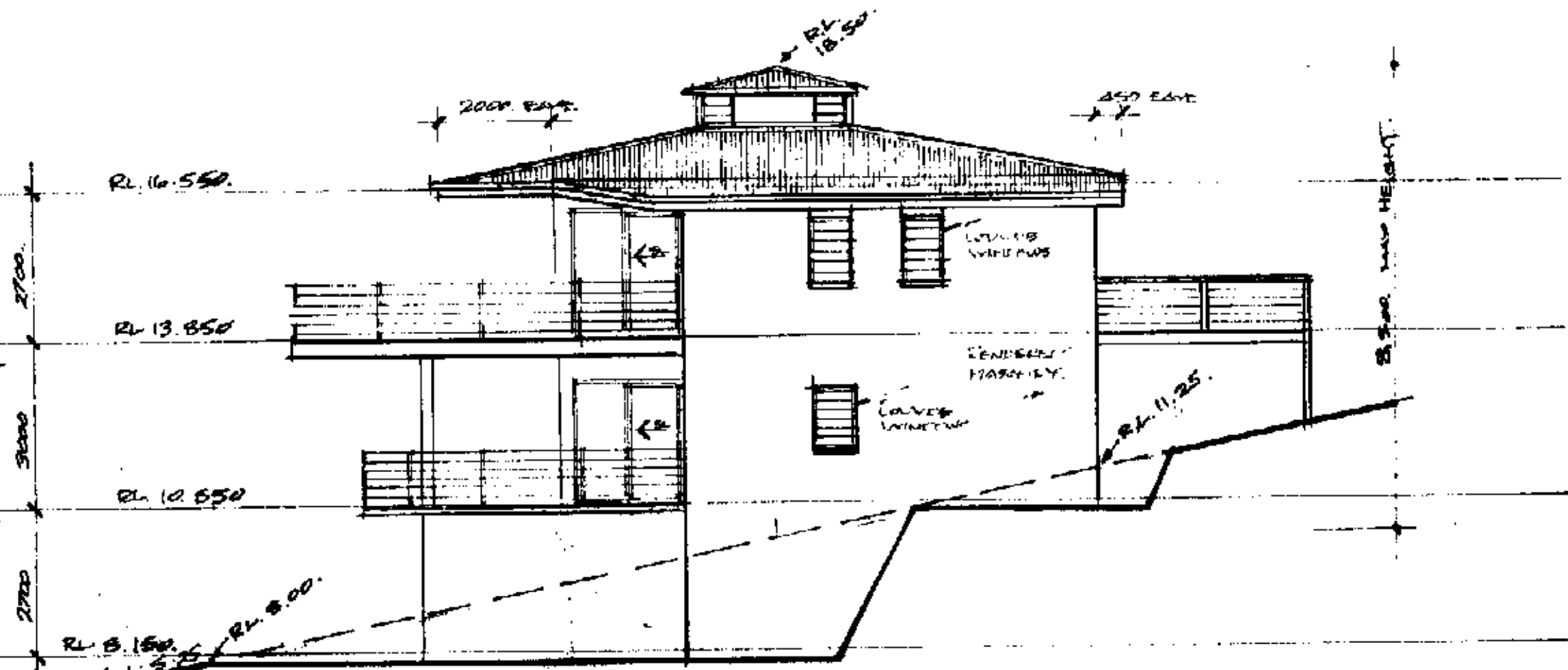
DRAWN: P. HONEYMAN.
DATE: FEB. 04.

PRG. N° 04/13.1

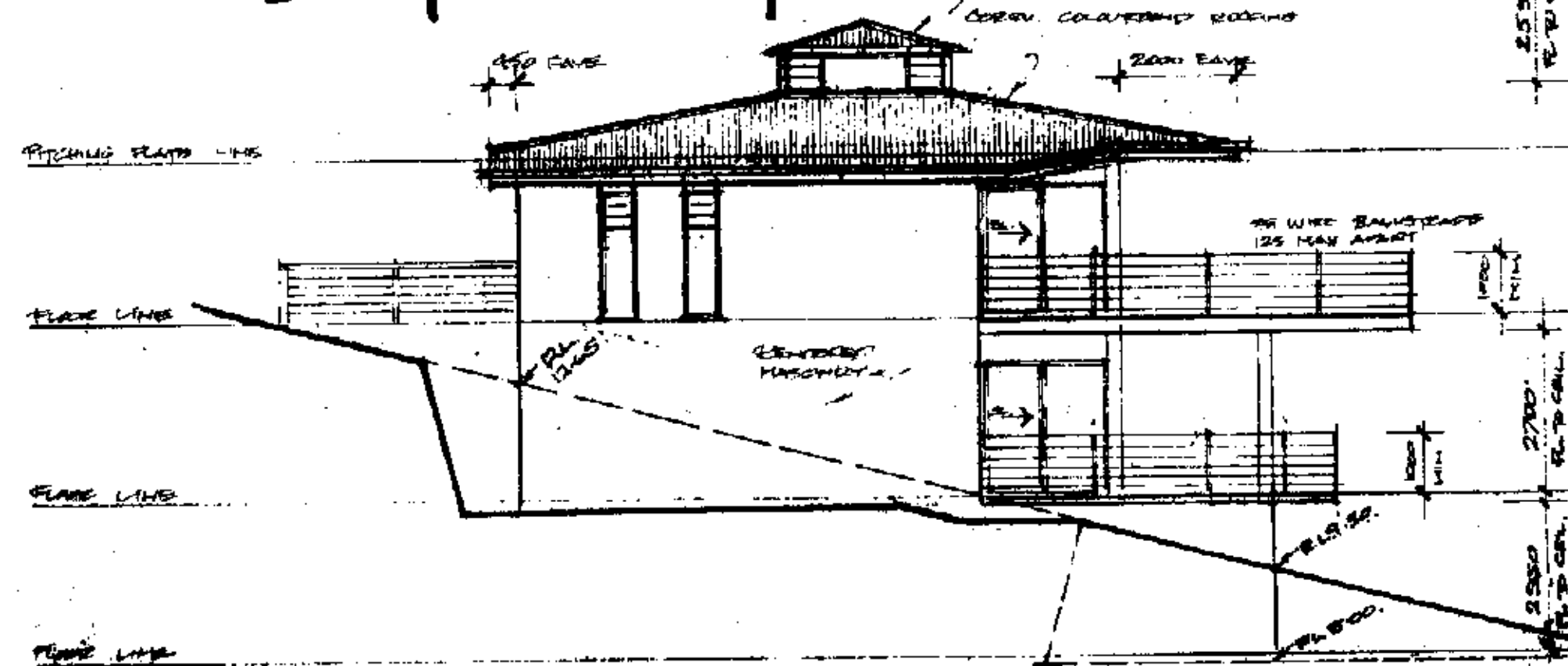
SHEET: 3 OF 10

SCALE : 1 : 200.

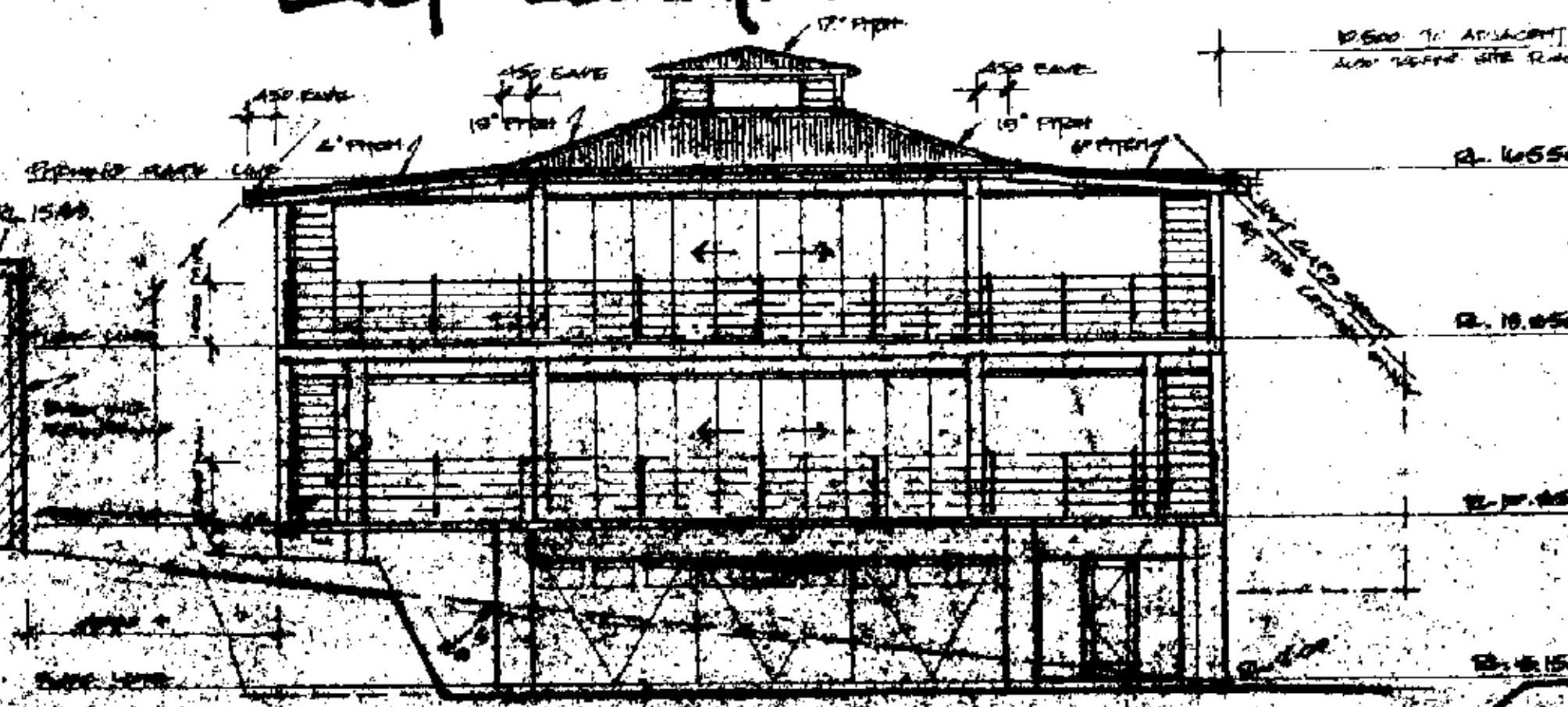
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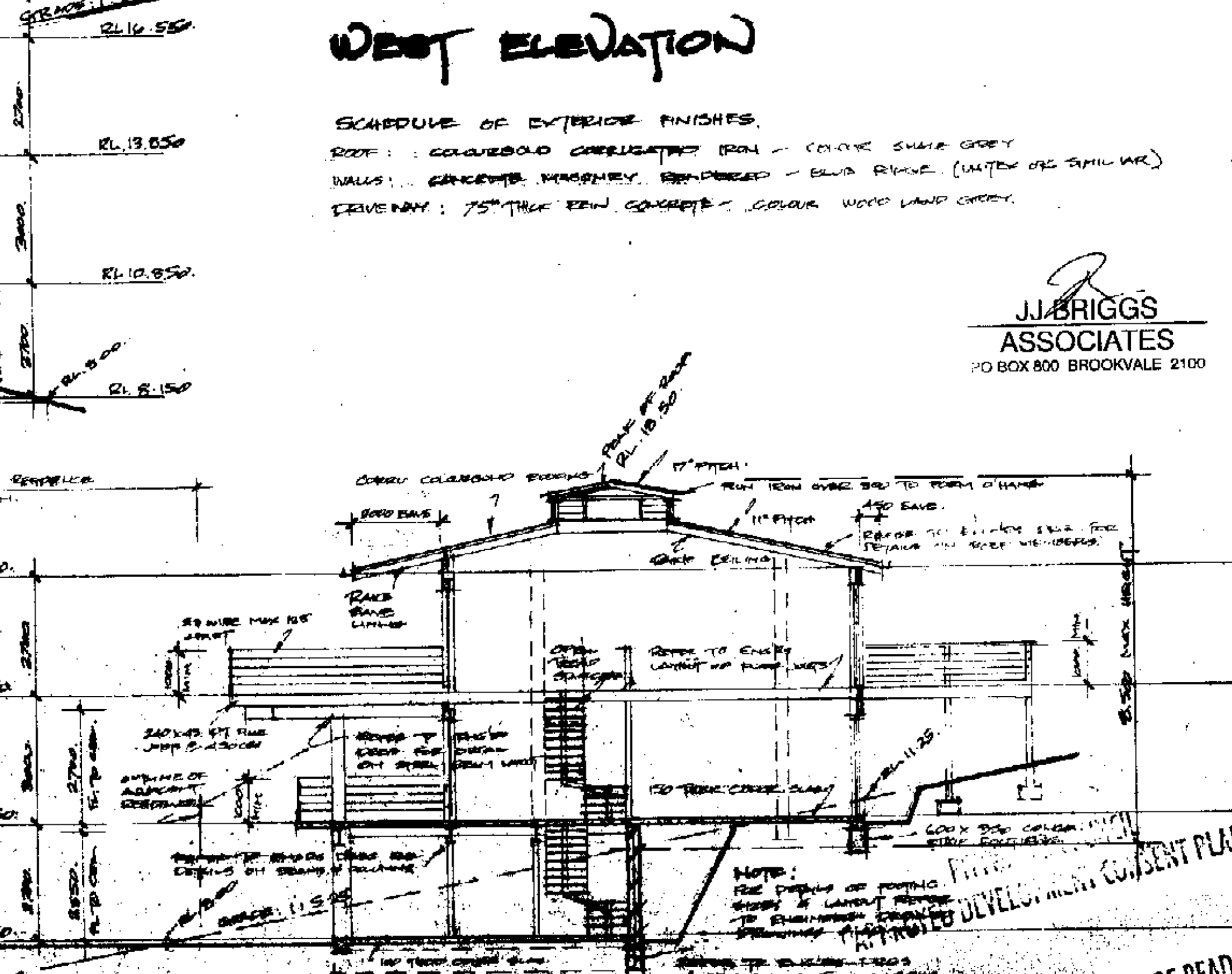
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

SCHEDULE OF EXTERIOR FINISHES.
 ROOF: : CORRUGALD CORRUGATED IRON - COLOUR SHALE GRAY
 WALLS: : CONCRETE MASONRY RENDERED - BLUE GRAY. (UNLESS OF SIMILAR)
 FLOORS: : 75" THICK FIRM CONCRETE - COLOUR WOOD LAND GRAY.

JJ BRIGGS
ASSOCIATES
PO BOX 800 BROOKVALE 2100

SECTION A-A

REMOVED MASONRY OF DEER RESIDENCE,
AT 1067 FITZGERALD ROAD, BAYVIEW,
SEA LANE, 1067 FITZGERALD

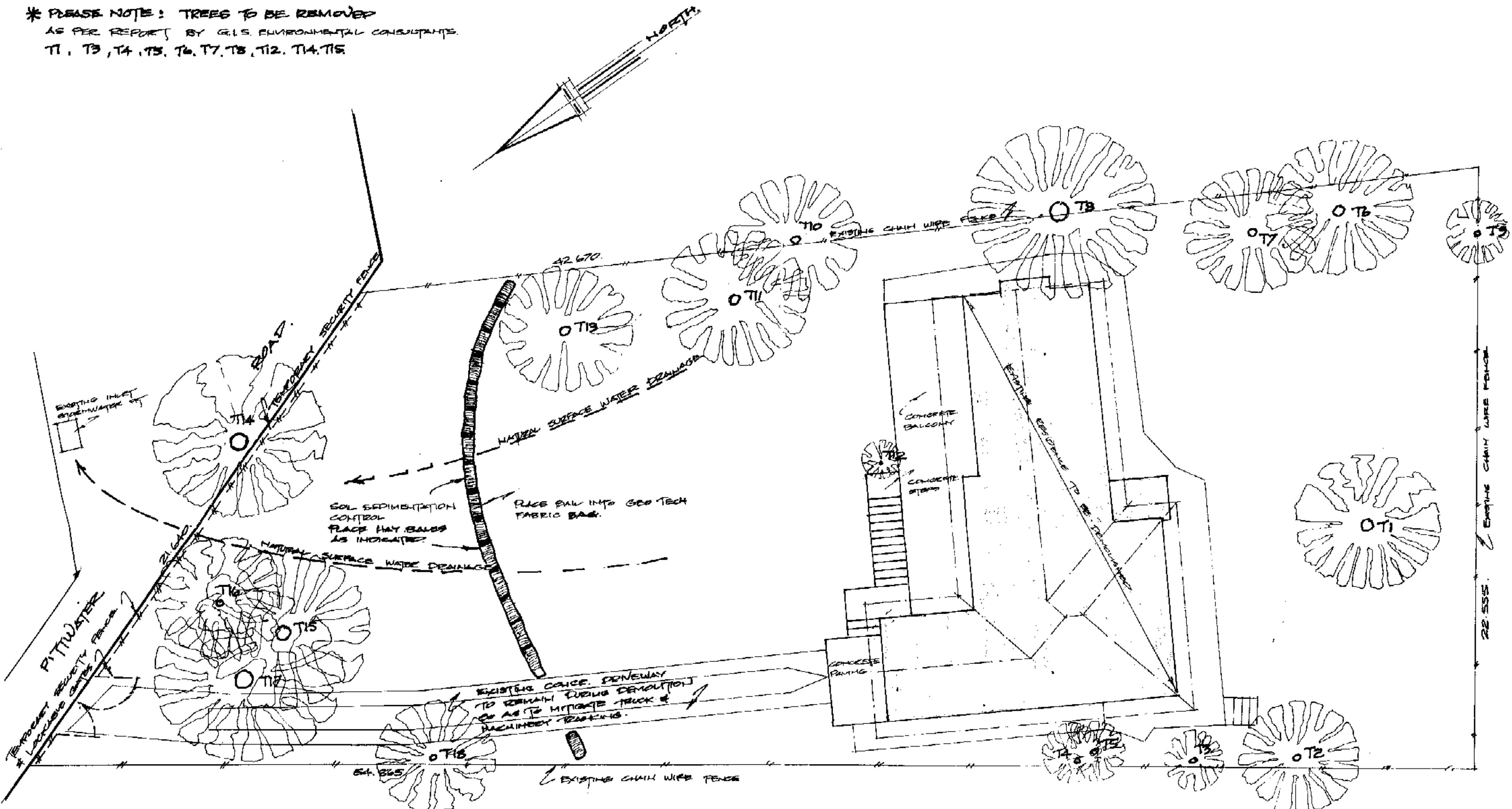
NOTE: THE DURING OF POURING
SHOULD BE MONITORED
TO ENSURE PROPER
PLACEMENT

APPROVED DEVELOPMENT CONSENT PLANS

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

DRAWN: <i>PHILIP [illegible]</i>	
DATE: FEB. 24.	
DES. NO. <i>04/2</i>	
SHEET: 2 OF 2	SCALE: 1" = 1' 0"

* PLEASE NOTE: TREES TO BE REMOVED
AS PER REPORT BY G.I.S. ENVIRONMENTAL CONSULTANTS.
T1, T3, T4, T5, T6, T7, T8, T12, T14, T15



DEMOLITION PLAN

MACHINERY TO BE USED & HOURS OF WORK.

B&B CAT, TRAXCAVATOR, KATO, LOADING MACHINERY, ROCK BREAKER
AND TIP TRUCKS

MONDAY - FRIDAY: 7AM - 6PM (MAY) 7:30AM - 4:30 (MORE LIKELY)

SATURDAY: 7:30 - 4:30 (MAX TWO DAYS ONLY)

SUNDAY: WILL NOT OPERATE

DETAILS OF WASTE DISPOSAL SITE

CONTRACTOR TO TIP EXCESS SOIL AND/OR BUILDING REFUSE

AT A LAWFUL, LEGAL, APPROVED BY COUNCIL TIP OR DEPOT. EG. BENEDICT.

RECYCLE MATERIAL TO BE TRANSPORTED TO KIMBRIKI TID (BRICKS, CONCRETE ETC)

JJ BRIGGS
ASSOCIATES
PO BOX 800 BROOKVALE 2100

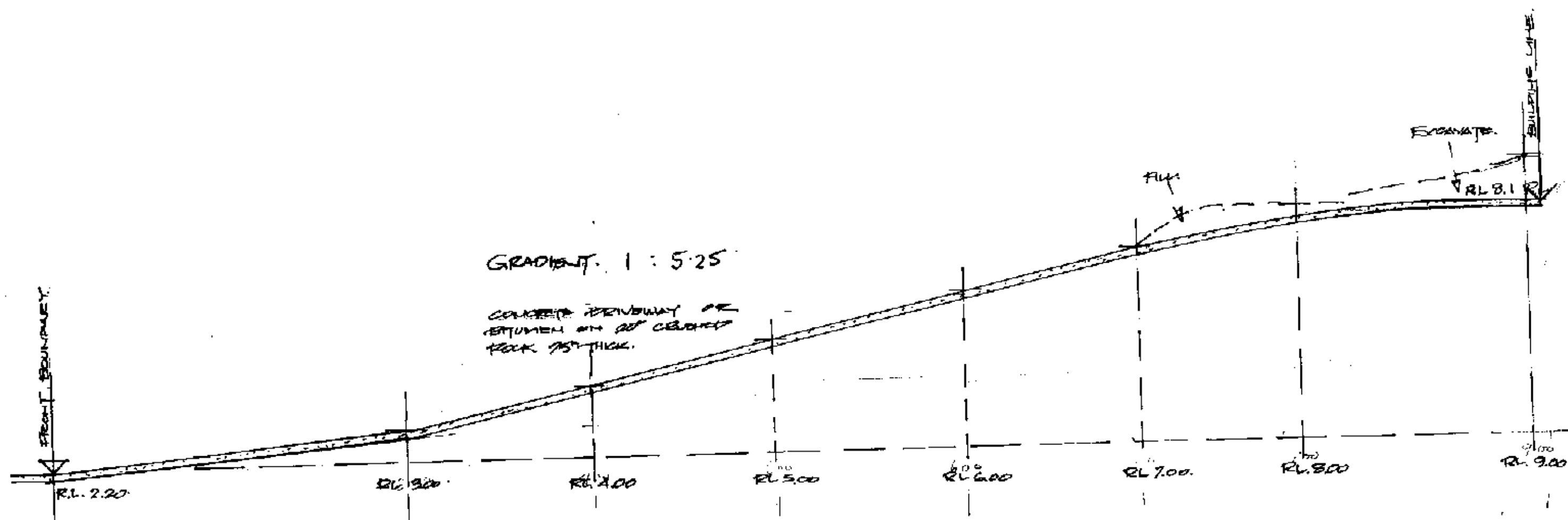
PROPOSED MASONRY VENEER RESIDENCE,
AT 1957 PITTWATER ROAD, BAYVIEW,
FOR HONEYMAN & SON PTY. LTD.

DRAWN: P HONEYMAN
DATE: FEB. 04

DWG. N: 04/5

SHEET: 6 OF 10

SCALE: 1:100.



LONGITUDINAL SECTION OF DRIVEWAY
AT 1957 PITTWATER ROAD BAYVIEW
FOR HONEYMAN & SON PTY. LTD.

JJ BRIGGS
ASSOCIATES
PO BOX 800 BROOKVALE 2100

This Plan / Detail is
to be read in
conjunction with
CONSTRUCTION CERTIFICATE
APPROVAL NO. 0684001

Chrisfield Nettle

CONSULTING STRUCTURAL & CIVIL ENGINEERS
 ADM 02 728 782 488 Unit 4, 193a Lennox Street, Richmond, 3121
 (03) 9422 9476 Fax (03) 9422 9476
 (03) 9422 9476 (03) 9422 9476
 Email: office@chrisfieldnettle.com.au

BUILDING REGULATIONS 1994

Regulation 15.7 (2)

CERTIFICATE OF COMPLIANCE-DOCUMENTS

To

Relevant building surveyor

Postal address

Postcode

From

Building practitioner

William James Chrisfield

Category/Class ENGINEER

Postal address

Unit 4 / 193a Lennox Street, Richmond

3121

Property details

1957 Pittwater Road Bayview
 Municipal District

Compliance

I did not prepare the design and I certify that the part of the design described as the structure for new brick residence complies with the following provisions of the regulations BCA Section B, Part B1, AS/NZS1170.0-2002, AS/NZS1170.1-2002, AS/NZS1170.2-2002, AS1684 Parts 1 to 4-1999, AS1720.1-1997, AS2170-1996, AS3600-2001, 3700-1998 & AS4100-1990.

Design documents

Drawing Nos. 1321 S1 to S3

Prepared by Hiscox Engineers

Date March 04

Computations 1321 1,2, R1 to R7, F1 to F32, G1 to G5 Prepared by

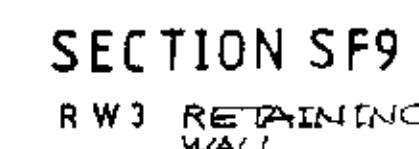
Hiscox Engineers Date May 04

Signature

Registration No. EC1012
 Signed Building Practitioner
 Date: 21-6-04

JJ BRIGGS
ASSOCIATES
 PO BOX 800 BROOKVALE 2100

This Plan / Detail is
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APPROVAL NO 0684CC1



1. Undertake bulk excavation.
2. If rock is within 400 of excavated surface, base footings in rock.
3. If rock is deeper than 400.
 - base in rock and increase footing thickness as required, say 4 – 800.
 - or - drill bored piers to rock and base footing beam in residual soil, supported on bored concrete piers.

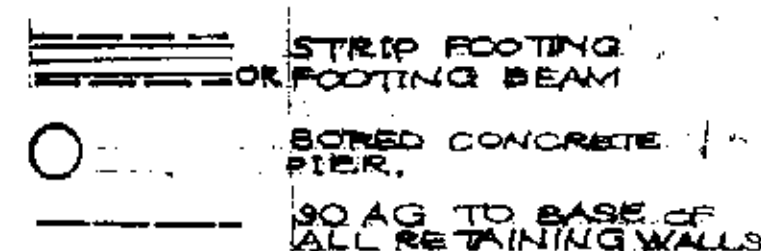


BLOCK TIES
COLGRIP OR
6 DIA ROD
WELDED TIES
EVERY 600 MAX

JJ BRIGGS
ASSOCIATES
PO BOX 800 BROOKVALE 2100

This Plan / Detail is
to be read in
conjunction with
CONSTRUCTION CERTIFICATE
APPROVAL NO. 01684ce1

SUB FLOOR PLAN



PREPARATION FOR SLAB ON GROUND. Remove top soil to a depth of 150 - Cut areas as required. - Fill if required with approved sand or f.c.s. fill. Place in 150 max thickness layers and compact well (to 85% MDD).
SLABS ON GROUND. Lap at fabric 300mm minimum (1 1/2 meshies). 2 mesh wires or Y12 bar within 75 lbs of slab edge for full perimeter. Lap 600 around all corners. Slabs in filled areas to be 130 thick, 2 layers of fabric. Pour on to a 0.2mm thick continuous polythene membrane lapped 200 at joints and lapped at laps and service outlets with 50 polythene tape and on a 50 thick sand bed. Bar chairs at 750 c/s ev. Fall all external slabs away from the building and towards all drainage outlets etc. Water cure concrete 7 days.

[illegible]

These drawings are to be read in conjunction with the actual site dimensions and the building drawings and specifications DRAWN PHILIP HONEYMAN

Take all dimensions and levels from the site, unless shown on these drawings. Take all discrepancies being resolved prior to commencement of work. These drawings will not be scaled. Take only figure dimensions. All materials and workmanship to conform to the current SAA Codes and the Building Code of Australia.

phone 03 9880 2800 fax 03 9889 2070

JOB TITLE

**NEW MASONRY VENEER RESIDENCE
1957 PITTSWATER ROAD
BAYVIEW**

DRAWING TITLE: STRUCTURAL - SUB-FLOOR, FOOTINGS
PLANS DETAILS

BUILDING DESIGN : DRAWN PHILIP HONEYMAN

Date APR 2004 G. MAN	Drawn RRJH	Checked <i>RRJH</i>	Scale 1: 100, 10, 20
<i>RRJH</i>	Drawing Number Job No. 1321		Sheet S1