Coff's Harbour Shire Council

BUILDING APPLICATION

Local Government Act Ordinance 71

APP. No. 112/65

PLANS AND SPECIFICATIONS: Plans and Specifications shall both be drawn and written in ink and submitted in duplicate. A General Plan, drawn to a scale of ¼in. to 1ft., shall show all floor plans, elevations, sections, figured dimensions of all rooms and the heights of ceilings, and a drainage diagram showing the proposed treatment of household wastes and roof waters. A Site Plan, drawn to the scale of 1in. to 40ft., shall show the relation of the proposed building and any existing buildings to all boundaries of the allotment and the street to which it fronts and/or is bounded.

The Shire Clerk,
Coff's Harbour Shire Council,
COFF'S HARBOUR

Sir,—

I, the undersigned, hereby make application to Council for the approval of Plans and Specifications of a building, which I propose to erect and complete within TWELVE MONTHS from the date of approval.

Particulars as under:—

CLASS OF BUILDING Dwelling
(Here state dwellings, flats, shop and dwelling combined, garage, additions, alterations, as the case may be).

TYPE OF CONSTRUCTION Fibro
(State whether brick, brick veneer, etc.)

ESTIMATED COST OF BUILDING, £ 2100 AREA OF BUILDING, 720 sq. ft.

LOT No. 15 SEC. No. 1 STREET 18th Ave HOUSE NAME/No. 18

LOCALITY Sawtell FRONTAGE 66 DEPTH 130

FULL NAME OF OWNER A. L. & E. Howard NAME OF B'LDER Lewis & Carne

PERMANENT ADDRESS 76 Tyrrell St Newcastle ADDRESS E. Gabriel C/- Sawtell

MATERIALS OF ROOF Col Iron TYPE OF ROOF Gable
(Hip, Gable, Flat)

DESCRIPTION OF FENCES FRONTING PUBLIC PLACES:—

HEIGHT MATERIALS

I undertake to comply with the provisions of the Local Government Act 1919 and Ordinances Nos. 71, 30, 31, 44 and 46, and all amendments thereto.

Date 24th May 1965 Signature of Applicant L. & E. Carne

State whether applicant is owner, builder, or architect Builder

OFFICE USE ONLY

BUILDING FEE: One Fifth of one per centum, of contract price of building. If no contract price, the value of the building to be estimated by Council.

	£	s.	d.	Rect. No.	Date
House No		1	0	2951	7/5/65
BUILDING FEE	7	4	0		
DEPOSIT covering likely Damage to paving, kerb and guttering, etc.					
TOTAL	7	7	0		

O.K. for Approval

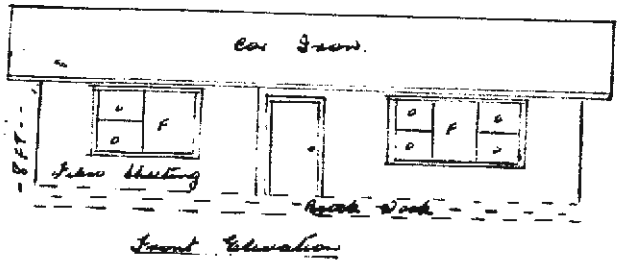
J. Johnston

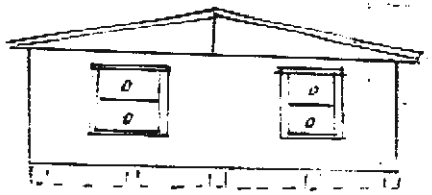
12/5/65

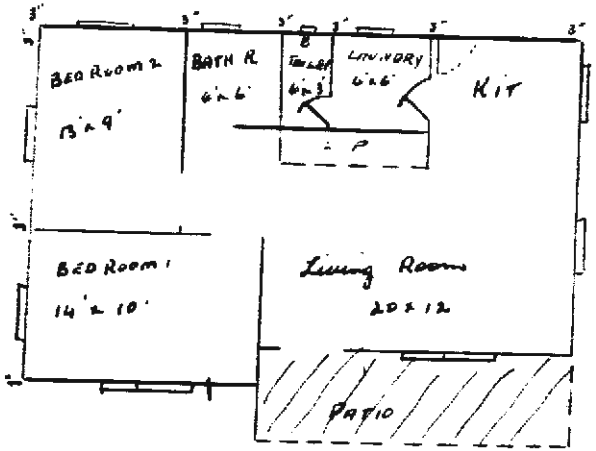
Proposed Dwelling for S. L. & E. J. Howard

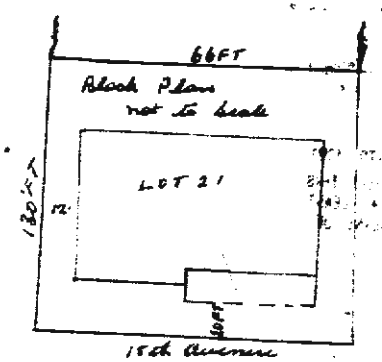
18th Avenue

Sartell









Coff's Harbour Shire Council

BUILDING APPLICATION

Local Government Act Ordinance 71

APP. No. 55/68

PLANS AND SPECIFICATIONS: Plans and Specifications shall both be drawn and written in ink and submitted in duplicate. A General Plan, drawn to a scale of ¼in. to 1ft., shall show all floor plans, elevations, sections, figured dimensions of all rooms and the heights of ceilings, and a drainage diagram showing the proposed treatment of household wastes and roof waters. A Site Plan, drawn to the scale of 1in. to 40ft., shall show the relation of the proposed building and any existing buildings to all boundaries of the allotment and the street to which it fronts and/or is bounded.

The Shire Clerk,
Coff's Harbour Shire Council,
COFF'S HARBOUR

Sir,—

I, the undersigned, hereby make application to Council for the approval of Plans and Specifications of a building, which I propose to erect and complete within TWELVE MONTHS from the date of approval.

Particulars as under:—

CLASS OF BUILDING ADDITIONS.
(Here state dwellings, flats, shop and dwelling combined, garage, additions, alterations, as the case may be).

TYPE OF CONSTRUCTION FIBRO
(State whether brick, brick veneer, etc.)

ESTIMATED COST OF BUILDING $ 200 AREA OF BUILDING, 42 Sq FT. sq. ft.

LOT No. 19 SEC. No. 1 STREET 18th AVE HOUSE NAME/No. 18

LOCALITY SAWTELL FRONTAGE 66' DEPTH 130' 9"

FULL NAME OF OWNER E.G. & S.L. HOWARD NAME OF BUILDER SELF

PERMANENT ADDRESS No. 18 - 18th AVE SAWTELL ADDRESS

MATERIALS OF ROOF GALVANISED IRON TYPE OF ROOF SKILLION
(Hip, Gable, Flat)

I undertake to comply with the provisions of the Local Government Act 1919 and Ordinances Nos. 71, 30, 38, 44 and 46, and all amendments thereto.

Date 24 - 5 - 68 Signature of Applicant E.G. Howard

State whether applicant is owner, builder, or architect

OFFICE USE ONLY

BUILDING FEE: Where cost does not exceed $2,000—one half of one per centum of the cost. Where the cost exceeds two thousand ($2,000) dollars but does not exceed $100,000—one half of one per centum of the 1st $2,000 of the cost plus one-fifth of one per centum of the amount by which the cost exceeds $2,000. If no contract price, the value of the building to be estimated by Council.

	$	c	Rect. No.	Date
BUILDING FEE	1	00	1030	24/5/68
DEPOSIT covering likely Damage to paving, kerb and guttering, etc.				
TOTAL				

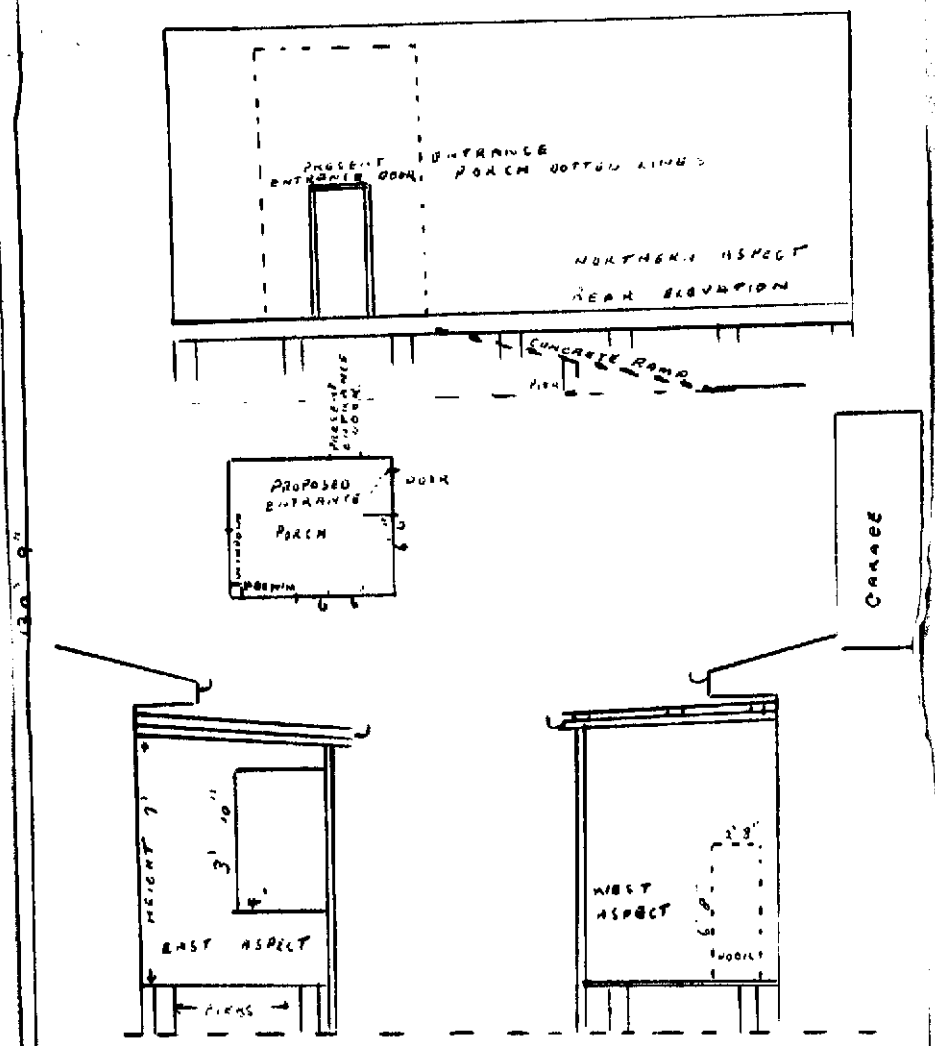
O.K. for approval
[illegible]
22/5/68

BLOCK PLAN

PROPOSED ADDITION OF REAR ENTRANCE PORCH

E.G. AND S L HOWARD 18 - 18th AVE SANTELL LOT 16 SECT 1

ESTIMATED COST $260



BEARERS 4x3
PIERS BARN 9x9
FOOTINGS 15"
PLATES 3"x2"
STUDS 3"x2" 16" CENTRES
JOISTS 4"x2" " "
BATTENS 3x1½

CONCRETE REINFORCED RAMP
SLOPE LINE
4 INCHES THICK
2 FT WIDE
10 FT LONG

TWO 3' 10" HIGH x 4' WIDE WINDOWS (ALUMINIUM)
ENTRANCE DOOR 6' 8" x 2' 8"
GALVANISED IRON ROOF EAVES 12"
FIBRO CEMENT INSIDE AND OUTSIDE LINING.

66 FEET LANE WAY

OFFICE USE ONLY

INSPECTIONS	OUT-STANDING MATTER	DATE & INSPECTOR
1. BUILDERS SANITARY SERVICE Arrangements		
2. TRENCHES/REINFORCEMENT IN SITU PRIOR TO POURING CONCRETE		
(i) Location O.K./Survey		
(ii) Bearing Yellow Tag		
(iii) Erosion Control satisfactory yes ☑ no ☐		
(iv) Site Drainage O.K./Further work reqd.		
(v) Footing Details Eng's detail		
(vi) Eng. Details (Yes)/No Cert Reqd: Yes/(No)		
(vii) Reinforcement. Conform with Eng. Detail: (Yes)/No See below		
(viii) Floor Level (A) Flooding		
(B) General Drainage		
Other Inspections		
*But photocopy of eng's detail sighted on job, work was as per detail (2 VP2 deleted). Full detail to be submitted to Council.		Pope 3/6/98
3. STRUCTURAL FRAMEWORK		
(i) Sub-floor Existing		
(ii) Ventilation (U/Floor) OK (Open)		
(iii) External Studs (size c/c grade) 90 x 35 @ 450		
(iv) Internal Studs (size c/c grade) 90 x 35 @ 450		
(v) Roof: Truss/Conventional		Pope 4/8/98
Detail/Certificate Reqd. Yes/No - On file.		
(vi) Water Plumbing:		
4. DRAINAGE		
(i) Internal SEE PLAN ON BACK OF APPLICATION FORM		
(ii) External		
(iii) Licenced Plumber/Drainer		
(iv) Septic Tank/ Effluent Disposal		
(v) Stormwater		
5. SANITARY PLUMBING/STACK WORK		
6. FINAL		3/7/98
(i) Occupation permitted Yes / No.		Outside of drainage to east and needs to be filled & drains water down
(ii) Checklist completed Yes / No.		
(iii) Final certificates submitted Yes / No.		② Patio - concrete not constructed
(iv) Driveway crossing satisfactory Yes / No.		
(v) Drainage / Floor / Levels satisfactory Yes / No.		
(vi) Complied with conditions of approval Yes / No.		
CAMPING PERMIT GRANTED DATE		

COFFS HARBOUR CITY COUNCIL

BUILDING APPLICATION

LOCAL GOVERNMENT ACT.
BUILDING CODE OF AUSTRALIA

B/A No. 374/98

NOTE: FOR INSTRUCTIONS & LOCALITY SKETCH - SEE OVER

FOR OFFICE USE ONLY

FILE HEADER NO. 49930

PROPERTY NO. 26-3500

COMPUTER ENTRY.

DRAINAGE APPLICATION NO:

PROPERTY DESCRIPTION

LOT 15 Sec. 1 D.P 14900

STREET 18TH AVE HOUSE No. 18

TOWN OR LOCALITY SANTELL

DESCRIBE EXISTING BUILDINGS ON LAND 2 BEDROOM, F.C SHEETED, METAL ROOF DWELLING.

N.B. EASEMENTS, DRAINS, WATERCOURSES, SERVICES, RIGHTS OF WAY, OR COVENANTS IN FAVOUR OF THE COUNCIL **MUST** BE SHOWN ON SITE PLAN.

OWNER (LAND)

MR, MRS, MISS, MS*	FAMILY NAME	GIVEN NAMES
	BRADEY	AMANDA

POSTAL ADDRESS 18, 18TH AVE, SANTELL — POSTCODE 2452 — PHONE ( ) FAX ( )

BUILDER

NAME BRIAN BRADEY — LICENCE No. 69247C

POSTAL ADDRESS 2 CORONATION AVE, SANTELL — POSTCODE 2452 — PHONE (02)6653 3980 FAX (02)6653 3980

PARTICULARS OF BUILDING WORK

TYPE OF WORK

New	
Alt	
Additions	✓
Reloc	

Dwelling Addition

CLASS OF BUILDING RENOVATION + EXTENSION TO ORIGINAL DWELLING (73m²)
(Here state Dwelling, Flats, Shops, Garage, Additions, Factory, Office etc.,)

NUMBER OF NEW OR ADDITIONAL DWELLING UNITS NONE

FLOOR AREA OF PROPOSED BUILDING(S) 145m² FLOOR AREA OF EXISTING BUILDING(S) 73m²

MATERIAL TO BE USED

FLOOR (eg R. Conc., Timber)	EXTERNAL WALLS (eg Timber, Brick Ven., Bricks, A.C., VibRcnd., Conc. Block, etc.)	ROOF CLADDING (eg Conc. or tile, metal, etc)
TIMBER	N/BOARD	METAL

NUMBER OF PLANS SUBMITTED 2 NUMBER OF SPECIFICATIONS 2

I, make application for the approval of the Council to plans and specifications of a building which I propose to substantially commence within TWELVE months from the date of approval and I hereby authorise inspections by Council Officers at any time during the course of erection of the building and agree to comply with the requirements of the Council, Local Government Act & Regulations, and Building Code of Australia

Date 20/4/98 Owner's Signature AMANDA Signature of Applicant (BUILDER)

NOTE: THE OWNER'S WRITTEN CONSENT IS REQUIRED TO LODGE THIS APPLICATION

STATE WHETHER Owner, Architect, Structural Engineer or Builder

CONTRACT PRICE OR MARKET VALUE OF WORK
$ 44,900-00

IF APPLICANT IS OTHER THAN OWNER OR BUILDER STATE
NAME
ADDRESS
POSTCODE PHONE FAX

CHECKLIST

Site Plan	☐
Floor Plans	☐
Elevations	☐
Sections	☐
Specifications	☐
Legals Plans	☐
H.L.V. N/A	☐
Septic App. N/A	☐
Owners Consent	☐
Form Completed	☐
Construction Cost	☐
Fees Paid	☐
Initials	

B/A No. 374/98

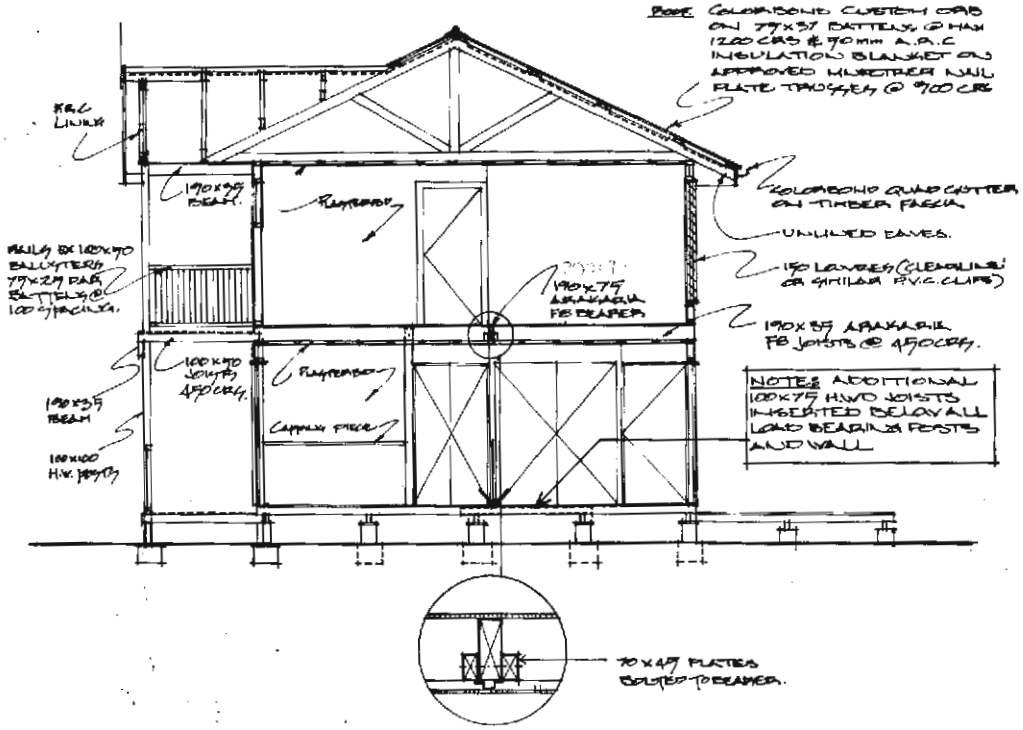
FOR COUNCIL USE ONLY

	$	¢	Rec. No	Date
Building Application Fee	114	50		
Advertising Fee	99	80		
Building Line Fee				
Kerb, Guttering and Footpath Bond				20 APR 1998
Servicing Fees	196	00		
Total	410	30		

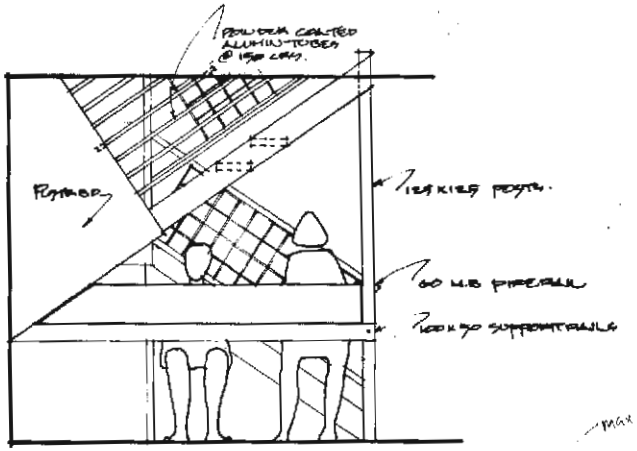
Building Services Corporation
Owner Builders Permit No
Date
Insurance Receipt No 37486
Date 20-4-98
Amount
CONTRACT YES / NO

A2 cm 0 1 2 3 4 5 6 7 8 9 10 GOSFORD MICROGRAPHICS PTY LTD UNIT 3, 12 DON - MACE CL, BERKELEY VALE, N.S.W. 2261 AUSTRALIA A5 A4 A3 A2

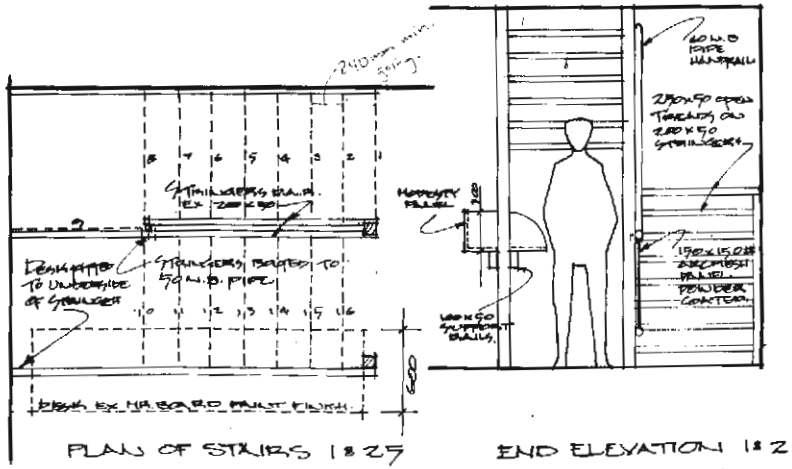
374/98



SECTION AA 1:50



ELEVATION OF STAIRS TO LOUNGE



PLAN OF STAIRS 1:25

END ELEVATION 1:2

Frank Scahill
ARCHITECT
North Street
Eatonsville N.S.W. 2460
Phone (066) 448 496

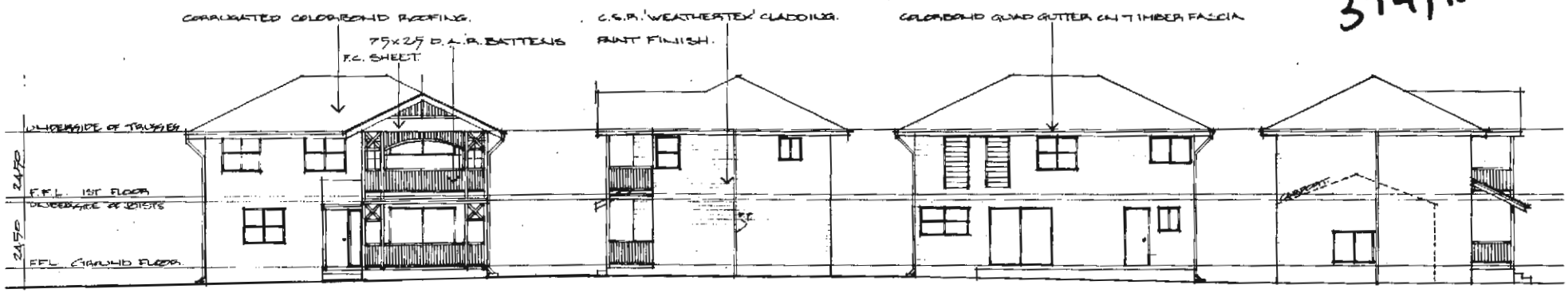
Project: RENOVATION & EXTENSIONS OF EXISTING COTTAGE
NO 18 LOT 19 SEC 1
18th AVE D.P. 14800
SAWTELL
FOR, AMANDA BRAGG

All drawings remain the Copyright of the Architect ©

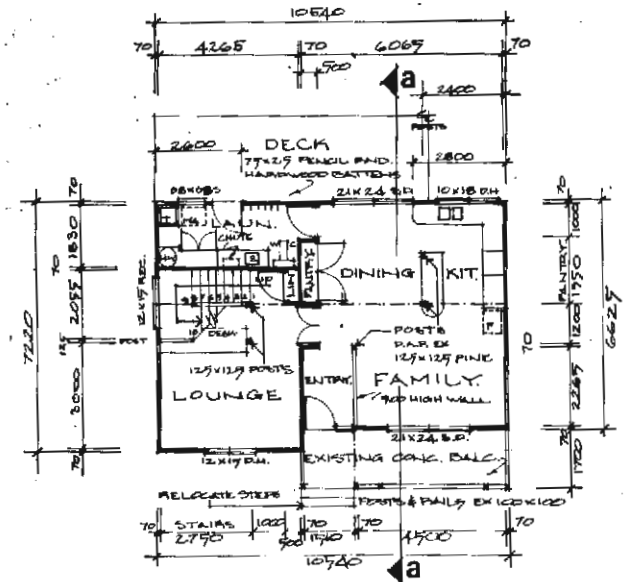
Status: As Shown Date: APRIL 1998
Job No. 98/10 Drawn: SCAHILL
Drawing Title: SECTION & STAIR DETA
Drawing No. 98/10/2. Revision No.

A2 cm 0 1 2 3 4 5 6 7 8 9 10
GOSFORD MICROGRAPHICS PTY LTD
UNIT 3, 1/2 BOIN - MACE CL. BERKELEY VALE, N.S.W. 2261 AUSTRALIA
TEL:(02) 4389 6066 FAX:(02) 4389 6077 EMAIL:
A5 A4 A3 A2

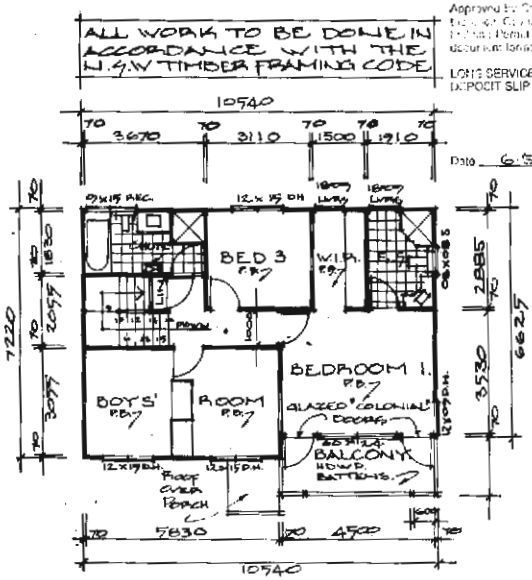
374/98



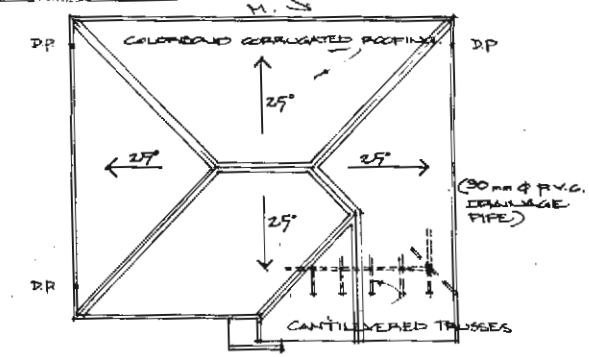
SOUTH ELEVATION. EAST ELEVATION. NORTH ELEVATION. WEST ELEVATION.



GROUND FLOOR 1:100



FIRST FLOOR 1:100



ROOF PLAN 1:100

COFFS HARBOUR CITY COUNCIL

Approved by Council subject to compliance with the Local Government Act and conditions noted on Building Permit No. 374/98 of which this document forms a part.

LONG SERVICE LEVY REQUIREMENT IS SATISFIED.
DEPOSIT SLIP No _____

Date 6.5.98 Per M. J.

Certificate dated 20.4.98
from HCW

Frank Scahill
ARCHITECT
North Street
Estonville N.S.W. 2460
Phone (066) 449 486

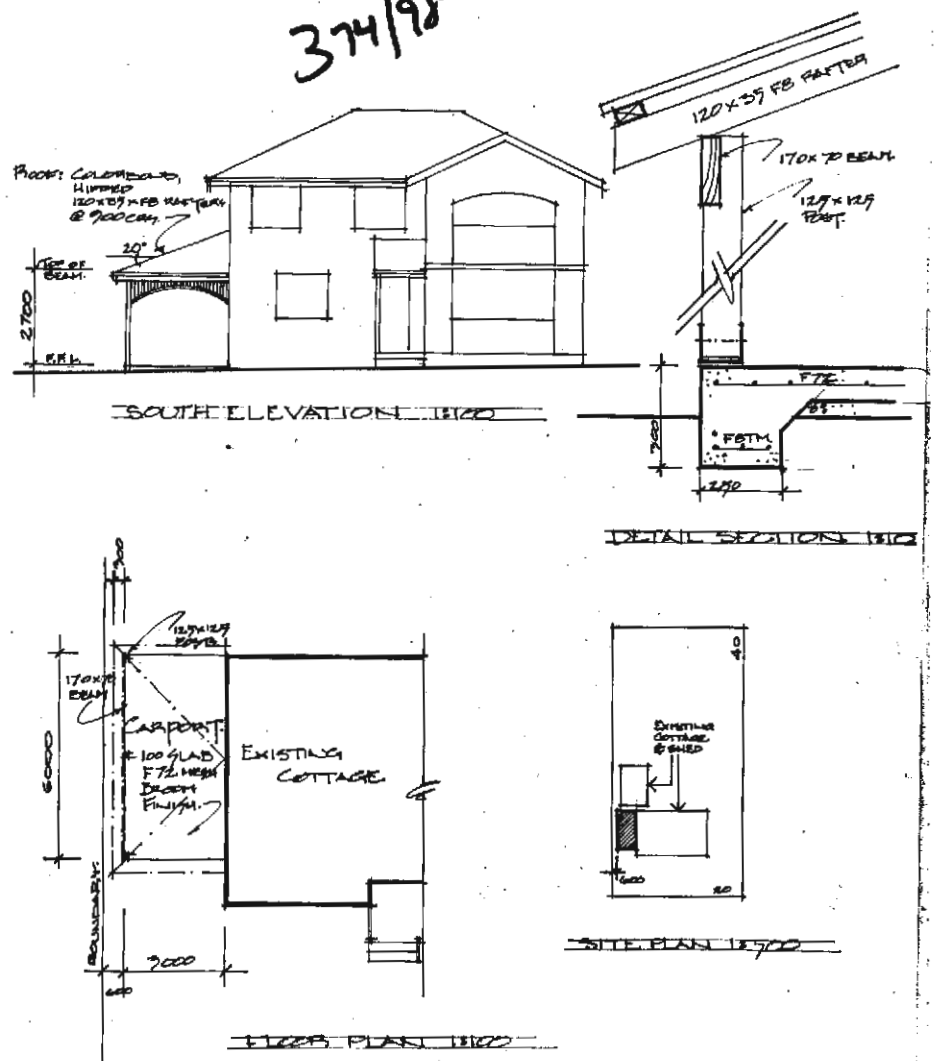
Project
RENOVATION & EXTENSION OF EXISTING COTTAGE
NO 18 LOT 15 SEC. 1
18th AVE D.P. 14800
SAWTELL FOR AMANDA BRAGG.

All drawings remain the Copyright of the Architect ©

Scale 1:100 Date APRIL 1998
Job No. 98/10 Drawn SCAHILL
Drawing Title PLANS AND ELEVATIONS
Drawing No. 98/10/1. Revision No.

GOSFORD MICROGRAPHICS PTY LTD
UNIT 3, 12 BON - MACE CL, BERKELEY VALE, N.S.W. 2261 AUSTRALIA
TEL (02) 4389 0066 FAX (02) 4389 8077 EMAIL

374/98



nk Soahill
HITECT
reet
N.S.W. 2460
(6) 449 496

Project
CARPORT ADDENDUM
NO 18 LOT 17 SEC 1
D.P 14800
SAWTELL

Scale AS SHOWN Date APRIL 1988
Job No. 98/10 Drawn SOAHILL
Drawing Title CARPORT & SITE PLAN
Drawing No. Revision No.

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GOSFORD MICROGRAPHICS PTY LTD
UNIT 3, 12 BON - MACE CL. BERKELEY VALE, N.S.W. 2261 AUSTRALIA
TEL:(02) 4389 8066 FAX:(02) 4389 8077 EMAIL:mosinfo@gosmicro.com.au

COFFS HARBOUR CITY COUNCIL

BUILDING APPLICATION

LOCAL GOVERNMENT ACT, ORDINANCE 70
BUILDING CODE OF AUSTRALIA

B/A No. 735/93

FOR OFFICE USE ONLY

FILE HEADER NO.

PROPERTY NO.

COMPUTER ENTRY

DRAINAGE APPLICATION NO:

NOTE: FOR INSRUCTIONS & LOCALITY SKETCH - SEE OVER

PROPERTY DESCRIPTION

LOT/~~PORTION~~ LOT 15 D.P [illegible] SECT 1

STREET 18 TH AVENUE HOUSE No/Name 18

TOWN OR LOCALITY SAWTELL

DIMENSIONS OF LAND 20·117 x 39·871 AREA 802 square meters

DESCRIBE EXISTING BUILDINGS ON LAND HOUSE, GARAGE, 2 FERNERIES, METAL SHED

N.B. EASEMENT, DRAINS, WATERCOURSES, SERVICES, RIGHTS OF WAY, OR COVENANTS IN FAVOUR OF THE COUNCIL **MUST** BE SHOWN ON SITE PLAN.

OWNER

~~MR~~, MRS, ~~MISS, MS~~	FAMILY NAME	GIVEN NAMES	
	WHITE	DAPHNE VIVIENNE	
ADDRESS		POSTCODE	PHONE
18 18TH AVENUE SAWTELL		2452	581534

BUILDER OWNER/BUILDER

NAME	LICENCE No	
DAPHNE VIVIENNE WHITE		
ADDRESS	POSTCODE	PHONE
18 18TH AVENUE SAWTELL	2452	581534

PARTICULARS OF BUILDING

TYPE OF WORK	
New	✓
Alt	✓
Additions	✓
Resite	

CLASS OF BUILDING: FERNERY, CARPORT/FERNERY, GARDEN SHED
(Here state Dwelling, Flats, Shops, Garage, Additions, Factory, Office, etc.)

NUMBER OF NEW OR ADDITIONAL DWELLING UNITS NIL

FLOOR AREA OF PROPOSED BUILDING 16·28 m^2 AREA OF EXISTING BUILDINGS 166 m^2

MATERIAL TO BE USED

FLOOR	EXTERNAL WALLS	ROOF CLADDING
e.g. R. Conc. Timber	e.g. Timber, Brick Vnr., Brick, A.C., W Board, Conc. Brick etc.	e.g. Conc. or t.c. tile, metal, etc.
R. Conc.	Metal, Fibreglass	Metal

NUMBER OF PLANS SUBMITTED [illegible] NUMBER OF SPECIFICATIONS [illegible]

Details of any second hand materials:

I, the undersigned, hereby make application for the approval of the Council to plans and specifications of a building which I propose to substantially commence within TWELVE months from date of approval and I hereby authorise inspections by Council Officers at any time during the course of erection of the building and agree to comply with the requirements of the Council Local Government Act & Ordinances, and Building Code of Australia.

Date 7-7-93 Owner's Signature [signature] Signature of Applicant [signature]

NOTE: THE OWNER'S WRITTEN CONSENT IS REQUIRED TO LODGE THIS APPLICATION.

STATE WHETHER Owner, Architect, Structural Engineer or Builder Owner

CONTRACT PRICE OR COUNCIL'S VALUATION OF WORK
$1000 —

IF APPLICANT IS OTHER THAN OWNER OR BUILDER, STATE
NAME
ADDRESS
POSTCODE PHONE

B/A No.

FOR COUNCIL USE ONLY

	$ c	Rec. No	Date
Building Fee	55·00	21047	12793
Notification/ Advertising Fee	65·00		
Kerb, Guttering and Footpath Bond/Inspection Fee	—		
Total	120·00		

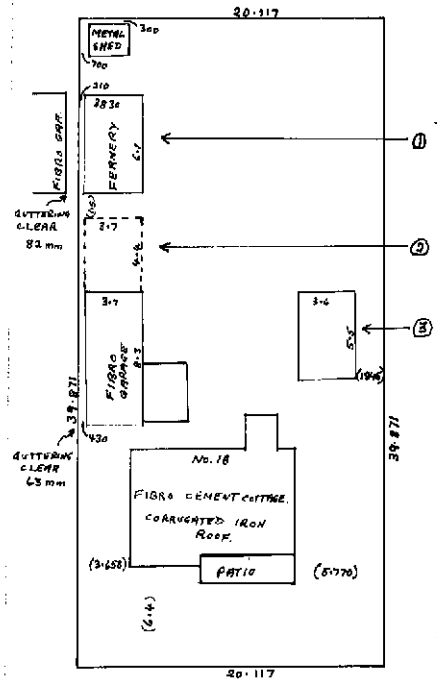
Building Services Corporation
Owner Builders Permit No
Date
Insurance Receipt No
Date
Amount
L.S.L. No.

OFFICE USE ONLY

INSPECTIONS	OUT-STANDING MATTER	DATE & INSPECTOR
1. BUILDERS SANITARY SERVICE		
Arrangements		
2. TRENCHES/REINFORCEMENT IN SITU. PRIOR TO POURING CONCRETE		
(i) Location: O.K./Survey		
(ii) Bearing:		
(iii) Erosion Control satisfactory yes ☐ no ☐		
(iv) Site Drainage: O.K./Further work reqd.		
(v) Footing Details		
(vi) Eng. Details: Yes/No Cert. Reqd: Yes/No.		
(vii) Reinforcement: Conform with Eng. Detail: Yes/No.		
(viii) Floor Level (A) Flooding		
(B) General Drainage		
Other Inspections		
carport to be demolished		
addition (rear of outbuilding)		
provided with fascia + some he'		
down - will suffice for temporary period		
owner intends final occupancy in		
future A/S 1.5.94	✓	6 2-11-93
3. STRUCTURAL FRAMEWORK		
(i) Sub-floor		
(ii) Ventilation (U/Floor)		
(iii) External Studs (size. c/c grade)		
(iv) Internal Studs (size. c/c grade)		
(v) Roof: Truss/Conventional		
Detail/Certificate Reqd. Yes/No.		
4. DRAINAGE		
(i) Internal		
(ii) External		
(iii) Septic Tank/Effluent Disposal		
(iv) Stormwater		
5. PLUMBING		
6. FINAL		
(i) Occupation permitted: Yes/No.		
(ii) Checklist completed: Yes/No.		
CAMPING PERMIT GRANTED. DATE:		

735/93

SITE PLAN



PROPOSED WORKS

① STRENGTHEN FERNERY STRUCTURE, AND RE-COVER WITH SHADECLOTH.

② LEAN-TO GARDEN SHED OFF END OF GARAGE.

③ RE-ROOF FERNERY AND CONVERT TO CARPORT AND FERNERY.

SCALE 5 : 1,000

18, 18TH AVENUE, SAWTELL

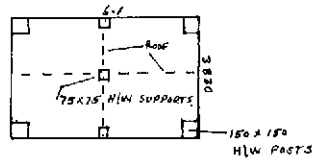
A2 A3 A4
GOSFORD MICROGRAPHICS PTY LTD
UNIT 3, 72 BOEN - MACE CL, BERKELEY VALE, N.S.W. 2261 AUSTRALIA
TEL(02) 4389 8866 FAX(02) 4389 8077 EMAIL gposinfo@gosmicro.com.au
A5 A4 A3 A2
cm 0 1 2 3 4 5 6 7 8 9 10

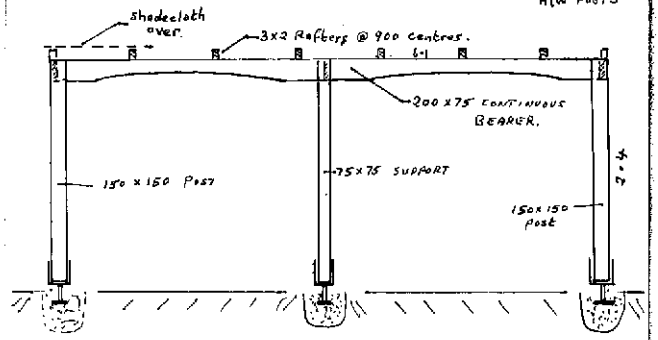
735/93

STRENGTHEN FERNERY STRUCTURE, AND RE-COVER WITH SHADECLOTH

FLOOR PLAN

SCALE 10 : 1.000

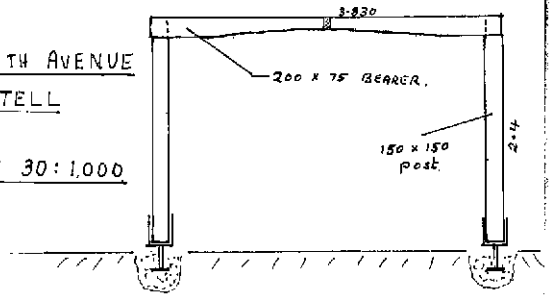




18 18TH AVENUE

SAWTELL

SCALE 30 : 1.000



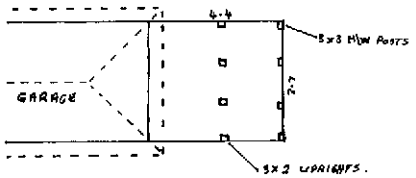
A2 A3 A4
GOSFORD MICROGRAPHICS PTY LTD
UNIT 2, 12 RON - MACE CL. BERKELEY VALE, N.S.W. 2261 AUSTRALIA
TEL:(02) 4389 8066 FAX:(02) 4389 8077 EMAIL:gosinfo@gosmicro.com.au
A5 A4 A3 A2
cm 0 1 2 3 4 5 6 7 8 9 10

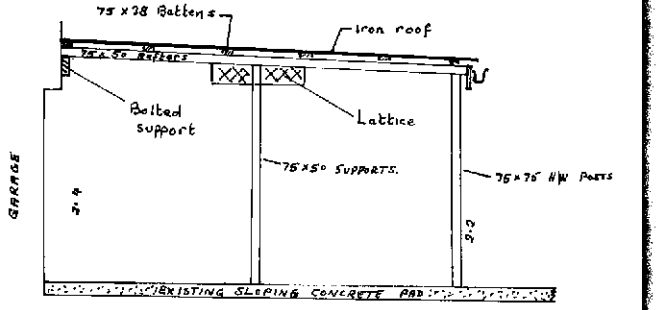
LEAN-TO GARDEN SHED OFF EXISTING FIBRO GARAGE.

735/93

FLOOR PLAN

SCALE 10 : 1.000

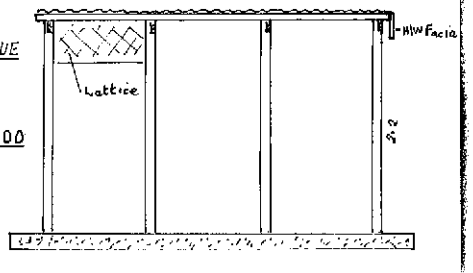




CLADDING - COLOURBOND METAL CLADDING ON NORTH + WEST WALLS - FIBREGLASS ON EAST WALL.

18 18TH AVENUE
SAWTELL

SCALE 30 : 1.000



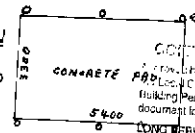
A2 A3 A4
GOSFORD MICROGRAPHICS PTY LTD
UNIT 3, 12 BOM - MACE CL, BERKELEY VALE, N.S.W. 2261 AUSTRALIA
TEL:(02) 4389 8066 FAX:(02) 4389 8077 EMAIL:gosinfo@gosmicro.com.au
A5 A4 A3 A2
cm 0 1 2 3 4 5 6 7 8 9 10

RE-ROOF FERERY AND CONVERT TO CARPORT + FERNERY

735/93

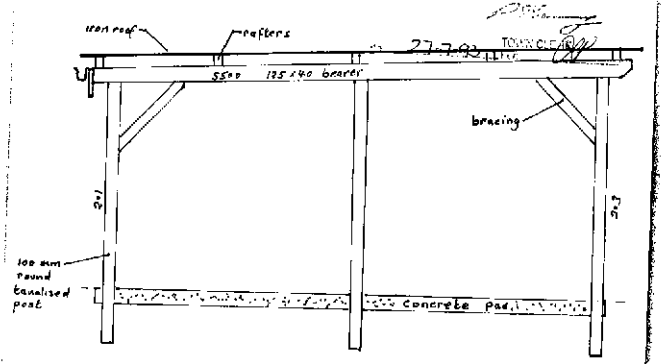
FLOOR PLAN

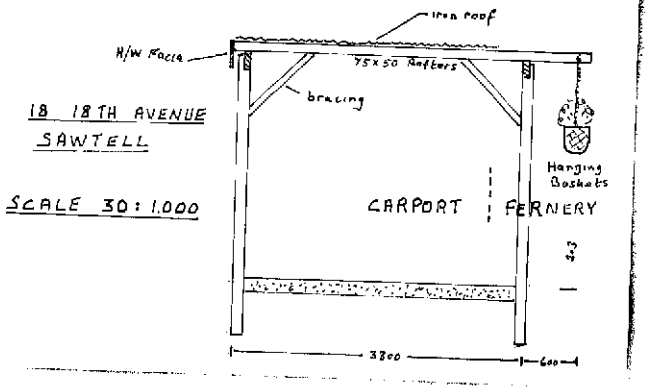
SCALE 10:1000



CITY COUNCIL
... to compliance with
Local Government ... conditions noted on
Building Permit No. 135/93 of which this
document forms a part.
LONG SERVICE LEVY REQUIREMENT IS SATISFIED.
DEPOSIT SLIP No.

27-7-93





18 18TH AVENUE
SAWTELL

SCALE 30:1.000

GOSFORD MICROGRAPHICS PTY LTD
UNIT 3, 12 BON - MACE CL, BERKELEY VALE, N.S.W. 2267 AUSTRALIA
TEL:(02) 4389 8066 FAX:(02) 4389 8077 EMAIL:gosfmicro@gosmicro.com.au

BUILDING RECORD

STREET EIGHTEENTH AVE. YEAR

LOCALITY SAWTELL.

Plan No.	Owner	Builder	Description	Lot	Sec.	Est. Cost	INSPECTIONS and REMARKS
74/65.	E.R SCHARKIE	N. REDMAN	GARAGE.	18.		$130	24/5/65 Comp
112/65	S.L. & F.G. HOWARD	McCANN	DWELLING	15.	1	£2,100	17/12, 14/2, 14/3/66 Comp
290/65	H COUTTS.	McCANN.	DWELLING.	22	1	$4000.	17/12, 20/12, 14/2/66 Comp
ST. 94/65	H COUTTS.	C.S SIMMONDS	ST	22	1		18/2/66 Comp
ST. 68/65	R.C. HAYES.	-	ST	10	1		REFUSED.
ST. 100/65	R.C HAYES	-	ST.	10	1		
44/66	L KING.	A. REDMAN	GARAGE.	A17	1.	$360	18-3-66 Comp.
S.T. 62/67	E. HOWARD.	R. PORTORS.	S.T.	15	1		20/8/67 Comp
239/67	E. HOWARD.	B. McCANN.	GARAGE.	15	1	$250.	20/8/67 Comp
S.T. 84/67	A. RUTLIDGE.	C.S. SIMMONDS	S.T.	3	5		REFUSED.

BUILDING RECORD

STREET EIGHTEENTH AVENUE. YEAR

LOCALITY SANTELL.

Plan No.	Owner	Builder	Description	Lot	Sec.	Est. Cost	INSPECTIONS and REMARKS
S.T. 99/67	A+E. SKINNER.	B. KANE.	S.T.	14	1		19/6/68 Comp
290/67.	C. YOUNG.	F. HUNTLEY	DWELLING	9.		$1250.	15/7, 21/7, 6/8/68 Comp
85/68.	A+E. SKINNER	SELF.	GARAGE.	14	1	$400.	19/6/68 Comp
158/68.	E+S. HOWARD.	SELF.	ADDITIONS.	15	1	$200.	
S.T. 180/68	M. CALLINAN	J. WAIT	S.T.	7	1		—
398/68	M CALLINAN	J. JOHNSON	GARAGE	Pt. 7	1	$400	14/10/68 Comp
S.T. 180/68	M. CALLINAN	J. WAIT.	S.T.	7	1		31/3/69 Compl.
91/69.	K.J. WILSON.	—	ADDITIONS.	5	5	$200	4/2/70 Compl.
104/69.	G. YOUNG.	W.K. JOHNSTON.	ADDITION.	9	1	$450	
112/70.	K.J. WILSON	SELF.	GARAGE.	5	5	$1500	14/8/70 Comp

COFFS HARBOUR CITY COUNCIL
DEVELOPMENT APPLICATION

Environmental Planning and Assessment Act 1979
Section 78A, Local Government Act 1993, Building Code of Australia

ABN 79 126 214 487

OFFICE USE ONLY
D/A Registered No. 569/01

land to be developed

Lot/DP — Lot Lot 15 DP 14800 Sec 1 Street No. 18

address — Street 18th Ave. Locality SAPPHIRE

applicant X

name — CRAIG SHONE

address — 548 CROSSMAGLEN RD BONVILLE

telephone — Business: 0409040811 Home: 66534863 Mobile:

fax — Business: Home:

proposed development category

☐ local ☐ state ☐ integrated ☐ designated ☐ prohibited

description of work / proposed development

☑ erection of building (complete section overleaf) ☑ subdivision of land / building
☐ demolition
☐ alterations / additions ☐ other (state) .....
☐ use of land / building DUAL OCCUPANCY ADDN.

description (eg dwelling, units, commercial or industrial building, etc) RESIDENCE to form Dual Occ.

No of proposed lots: 1. No of Dwelling Units: 2.

estimated value of work or contract price (see note 2)

$ 100 000 - 00

construction certificate
do you wish to make application for a construction certificate?

☑ yes ☐ no

information to be submitted (see note 6)

nominate principal certifying authority

Coffs Harbour City Council ☑ yes ☐ no

Other (state) Accreditation No.

approvals under section 68 Local Government Act 1993
does this application seek approval to one or more of the matters listed in section 78a(3)?

☐ yes ☐ no list approvals

integrated development
is this application for integrated development?

(complete attached sheet)
☐ yes ☑ no

type of consent (if applicable)

☐ deferred commencement ☐ staged development

required attachments

☑ 3 copies of plans/drawings of land and proposed development (see notes 7 & 8)
☐ other information (see note 10) ☐ application fee

environmental impact
(for designated development) or (for other development) or

☐ an environmental impact statement (EIS) is attached
☑ a statement on environmental effects is attached *(see note 11)*
☐ the proposed development is considered to have negligible effect

consent of all owner(s)

(required if the applicant is not the owner of the land)
As the owner of the above property, I consent to this application *(see note 14)*

signature(s) [signature]

name(s) BRIAN + AMANDA BRAGG.

date 30/11/2000

applicant signature(s) X

signature(s) [signature]

date 30th - 11 - 2000.

In making the application I authorise inspections by Council Officers at any time during the course of the development and agree to comply with the requirements of the Council, Environmental Planning and Assessment Act 1979, Local Government Act 1993 and Building Code of Australia.

FOR OFFICE USE ONLY

FILE HEADER NO. 49930

PROPERTY NO. 263300

COMPUTER ENTRY.

CHECKLIST

Site Plan	☑
Floor Plans	☑
Elevations	☑
Sections	☑
Specifications	☑
Legible Plans	☑
B.L.V.	☐
Septic App.	☐
Owners Consent	☐
Form Completed	☑
Construction Cost	☑
Fees Paid	☑
Statement of Environmental Effects	☑
Advertising Fee	☐
Integrated Development	☐

Initials .....

Assessment Officer RCM GAB

D/A No. 569/01

OFFICE USE ONLY

INSPECTION	OUTSTANDING MATTER	DATE AND INSPECTOR
BUILDERS SANITARY SERVICE		
Arrangements		
CONSTRUCTION CERTIFICATE ISSUED yes ☐ no ☐		Date
TRENCHES/REINFORCEMENT IN SITU PRIOR TO POURING CONCRETE		
(i) Location OK/Survey		
(ii) Bearing		
(iii) Erosion Control satisfactory yes ☐ no ☐		
(iv) Site Drainage: OK/Further work reqd.		
(v) Footing Details		T&S 6/7/01
(vi) Eng. Details: Yes/No Cert. Reqd: Yes/No		
(vii) Reinforcement: Conform with Eng. Detail: Yes/No		
(viii) Floor Level (a) Flooding		
b) General Drainage		
Other Inspections		Bldr advised
		Re: subfloor dge
		: LSL fee
STRUCTURAL FRAMEWORK		
(i) Sub-floor KD HDW Joists - Bearers		
(ii) Ventilation (U/Floor) OK		
(iii) External Studs (size. c/c grade) 90x35 bare 90x35 upper & mixed		
(iv) Internal Studs (size. c/c grade) 90x35 x 70x35 MGP 10		
(v) Roof: Truss/Conventional Detail/Certificate Reqd. Yes/No		29/10/01
(1) Add one (B) type cross tensioned strap		
(2) Nail villa board as brace		
(3) Nog top of BRACE BOARD where verandah beam enters		
a nail as top of brace.		
(vi) Water Plumbing		
DRAINAGE		
(i) Internal As drawn		
(ii) External	16/11/01	
(iii) Licenced Plumber/Drainer David Eather		
(iv) Septic Tank/Effluent Disposal		
(v) Stormwater		
(vi) Drainage diagram drawn		
SANITARY PLUMBING/STACK WORK		
FINAL		
(i) Occupation permitted Yes/No		
(ii) Checklist completed Yes/No		
(iii) Final certificates submitted Yes/No		
(iv) Driveway crossing satisfactory Yes/No		
(v) Drainage/Floor/Levels satisfactory Yes/No		
(vi) Complied with conditions of approval Yes/No		
CAMPING PERMIT GRANTED. DATE:		

Final 13/2/02
(1) Complete tiling
(2) Complete the finishing trim to top of balustrade in stairs
(3) Complete minor painting
(4) Provide termite notice in meter box
(5) Wet area cert

Our Ref: 419137 (DA 569/01)

20 May 2002

Messrs Bruce Weir & Partners
5 Murdock Street
COFFS HARBOUR NSW 2450

Dear Sir/Madam

Subdivision
Lot 15, Section 1, DP14800, No. 18 Eighteenth Avenue, Sawtell
Owner: C & J Shone

I enclose linen plan of the above subdivision with Certificate No. 135/02 endorsed thereon.

For further information please contact Julie Elvery on 6648.4620.

Yours faithfully

Mark Salter
Manager Building and Development Services

per:

JAE:sms

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

issued under the *Environmental Planning and Assessment Act 1979*
Section 81(1)(a)

Development Application No. 569/01

Applicant:

Mr C Shone
548 Crossmaglen Road
BONVILLE NSW 2441

Land to be developed: **Lot 15, Section 1, DP 14800, No. 18 Eighteenth Avenue, Sawtell**

Proposed development **Dual Occupancy and Subdivision**

BCA classification Class 1a and 10a

Date of determination 30 January 2001

Determination **Consent granted subject to the attached conditions**

Consent to operate from 30 January 2001
Consent to lapse on 30 January 2006

Except as otherwise provided in this consent, the development is to be carried out in accordance with the proposals described in this development application.

The conditions of this consent have been determined by Council following consideration of Section 79C of the Environmental Planning and Assessment Act 1979, Building Code of Australia (BCA) and Council's Codes, Policies and Guidelines relating to this development.

Other approvals Nil
List *Local Government Act 1993*
Approvals granted under s 78A(5)

Right of appeal
If you are dissatisfied with this decision, section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

Signed K R Power
On behalf of the consent authority Director of Planning, Environment and Development

Per

GAB:njj 30 January 2001
(D)

Development Application No. 569/01

Schedule of Conditions

Inspection:

1. Building works being inspected by the Principal Certifying Authority at the following stages of construction, with adequate notice (48) hours being given to the Principal Certifying Authority prior to inspection:

   ✓ a) Commencement / footings and slabs prior to pouring concrete.

   ✓ b) Floor, wall and roof framing prior to lining, water plumbing and external cladding completed.

   ✓ c) Sanitary drainage prior to backfilling (Council inspection only).

   d) Stormwater drainage.

   ✓ e) On completion.

Additional Details or Applications:

2. The design wind classification for the site has been assessed as N2 under the provisions of Australian Standard AS 4055. All elements of the building are to be constructed to meet this criteria, with the following details being submitted to the Principal Certifying Authority **prior to the commencement of framework**:

   ✓ (a) Tie down requirements.

   (b) Roof bracing layout.

   (c) Wall bracing layout.

3. ✓ Structural engineer's details prepared and certified by a practising structural engineer for all reinforced concrete and structural members are to be submitted to the Principal Certifying Authority **prior to the commencement of work**.

4. ✓ A separate application is to be made to Council by the licensed plumber and drainer **prior to the commencement of any sanitary plumbing and drainage work on site**.

5. ✓ Detailed plans of roof trusses indicating type and positions of trusses, design wind classification, manufacturer's name, stress grade of timber used, and method of bracing and fixing trusses are to be submitted to the Principal Certifying Authority **prior to the commencement of roof framework**.

6. ✓ Prior to occupation of the building, a vehicle gutter crossing is to be provided. Such work is subject to separate application, fees and approval by Council.

7. Stormwater being drained to *Eighteenth Avenue* via a detention system. Design details of the system being submitted to Council **prior to issue of the Construction Certificate**. The on-site drainage system is to be designed in such a way that the estimated peak flow rate from the site for the design average recurrence interval (ARI) of the receiving system is no greater than that which would be expected from the existing development. Calculations showing the effect of the proposed development on design storm run-off flow rates and the efficacy of proposed measures to limit the flows as set out in this condition are to be submitted with the design details.

   These works are to be completed prior to occupation of the development unless other arrangements satisfactory to Council for their completion at some other time are made.

8. *Sewer mains extension* being provided to serve the proposed front allotment with the works conforming with the standards and requirements set out in Council's Technical Guidelines for Subdivision and Development. These works are to be completed prior to occupation of the development unless other arrangements satisfactory to Council for their completion at some other time are made.

   No engineering works are to be undertaken until plans and specifications have been approved by Council.

   All work is to be at the developer's cost.

   Plans and specifications submitted later than six (6) months from the date of development approval shall comply with the Technical Guidelines for Subdivision and Development current at a date six (6) months prior to such submission.

Certification:

9. Termite protection is to be provided in accordance with the provisions of Australian Standard AS 3660.1-1995.

   A durable notice must be permanently fixed to the inside of the meter box indicating:

   a) The method of protection.
   b) The date of installation.
   c) The life expectancy of any chemical used.
   d) The need to maintain and inspect the system on a regular basis.

   Note: Concrete slabs used as a termite barrier shall be constructed in accordance with Australian Standard AS 2870.

10. A certificate is to be submitted to the Principal Certifying Authority from the installer, prior to occupation, certifying that waterproofing to wet areas has been completed in accordance with the requirements of the Health and Amenity Provisions of the Building Code of Australia and Australian Standard AS 3740-1994 "Waterproofing of Wet Areas Within Residential Buildings".

Development Application No. 569/01

Schedule of Conditions

---

11. The building not being occupied until the approval of the Principal Certifying Authority has been obtained beforehand.

Access & Services:

12. Separate water meters being installed prior to release of the linen strata plan for individual dwelling units unless satisfactory evidence is submitted to Council by a builder, plumber, architect or civil engineer which would indicate that it is impractical to comply with this condition.

Construction:

13. All water supply, sanitary plumbing and drainage works are to comply with the relevant provisions of the Local Government (Water, Sewerage and Drainage) Regulation 1993.

    Please note that recent changes in State regulations require that suitable temperature control devices be provided in conjunction with any new hot water installations.

14. Glazing materials used in the building are to be selected in accordance with the provisions of Australian Standard AS 1288 "SAA Glass Installation Code" and shall comply with the requirements of Australian Standard AS 2208 "Safety Glazing Materials for Use in Buildings (Human Impact Considerations)" as required by the Building Code of Australia.

15. Timber sizes and framework are to conform with the requirements of Australian Standard AS 1684 "Timber Framing Code".

16. Under floor ventilation is to be provided to the floor timbers in accordance with the Framing Provisions of the Building Code of Australia Housing Provisions. Bearers are to have a minimum of 400 mm clearance to the ground surface to allow the subfloor to be inspected for termite activity.

17. The stair construction and balustrades complying with the relevant provisions of the Safe Movement and Access Provisions of the Building Code of Australia Housing Provisions.
    NOTE ONE BALASTRADE 970 mm CONSIDERED OK (B) ORIGINALLY HAD LESS AND LIFTED AS MU[illegible] AS POSSI[illegible]

18. An automatic fire detection and alarm system is to be installed in the building in accordance with the Fire Safety Provisions of the Building Code of Australia Housing Provisions.

Water & Sewerage Services:

19. The **Construction Certificate not being released** until a Certificate of Compliance pursuant to Section 25 of the Water Supply Authorities Act 1987 evidencing that adequate arrangements have been made for the provision of water and sewerage services to and within the development is produced to Council.

20. Payment to Council of contributions, at the rate current at the time of payment, towards the provision of the following public services or facilities:

		$ Per Unit
- Open Space	- Regional Facilities	212.20
	- District Facilities	476.11
	- Neighbourhood Facilities	
- Beach Protection Works		62.89
- Regional Libraries		143.98

The Section 94 contribution is currently $895.18 for the 2 unit development.

Note, no contributions are payable for the first unit.

If the development is to be staged, contributions are to be paid on a pro rata basis in respect of each stage.

The rates will be adjusted in accordance with the procedures set out in Council's Section 94 Contributions Plans. The applicant is advised to confirm the contribution rate applicable at the time of payment as rates are revised at least annually.

The contributions are to be paid prior to release of any construction certificate unless other arrangements acceptable to Council are made.

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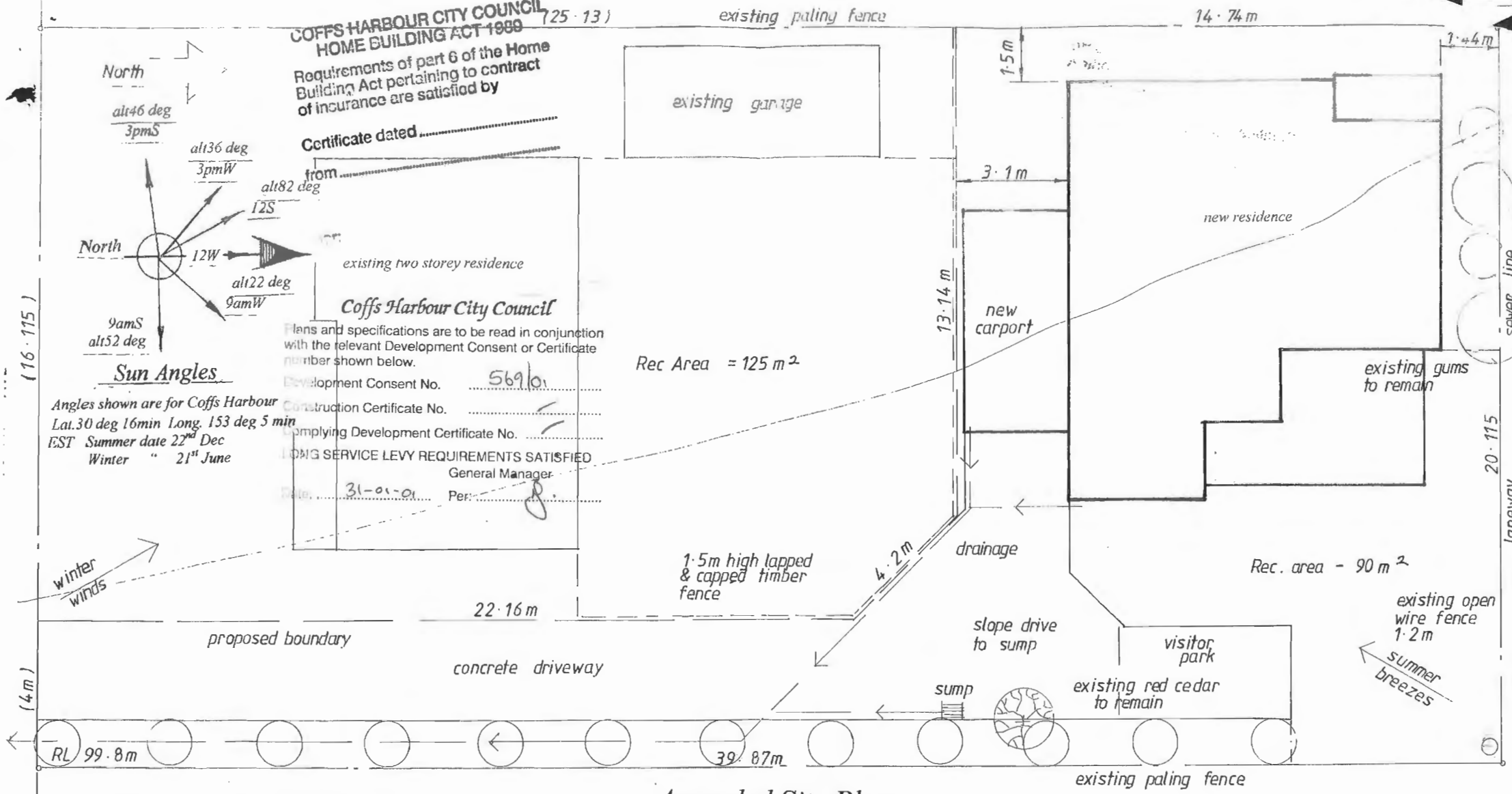


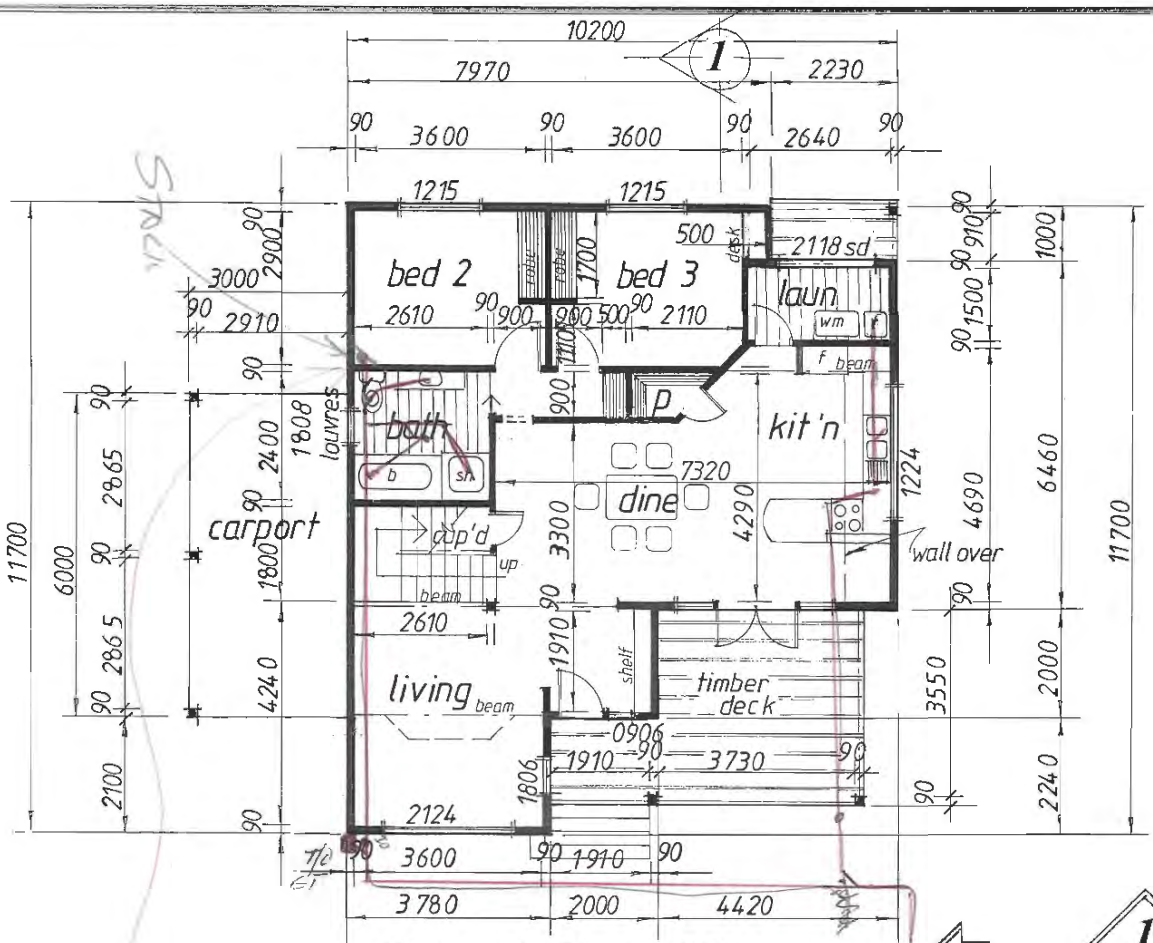
Proposed Torrens Title Sub Division
Two Lots – Front (South) Back (North)
Total Area of existing block Lot 15(No.18)DP14800

Amended Site Plan

Proposed front Lot - Total area	=	*400 sq. m.*
Residence and garage	=	*97 "*
Driveway	=	*48 "*
Landscaping	=	*255 "*
Recreation area	=	*125 "*

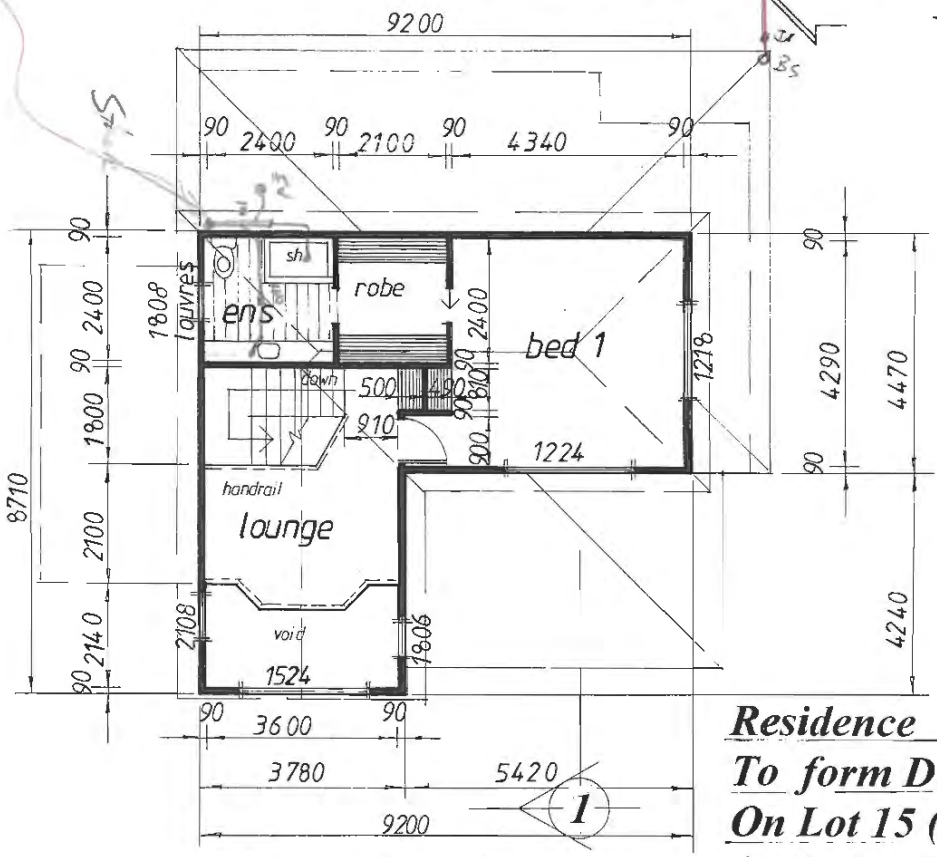
Proposed back Lot - Total Area	=	*402 sq. m.*
Residence and carport	=	*109 "*
Driveway	=	*112 "*
Landscaping	=	*181 "*
Recreation area	=	*90 "*

Amended Site Plan
Lot 15 (No.18) 18th Ave
Sawtell



Ground Floor Plan





First Floor Plan

Residence
To form Dual Occupancy
On Lot 15 (No 18)
18 th Ave Sawtell
DP14800

Bruce Pearson Drafting
127 Diamond Head Drive Sandy Beach 2456 NSW Australia
Phone & Fax (02) 66562991 – Mobile 0417691428-Email draftbru@australis.aunz.com

Date Nov 00 Scale : 1 – 100 No. SJ 038



View 1



View 2



View 3



View 4

Residence
To form Dual Occupancy
On Lot 15 (No 18)
18 th Ave Sawtell
DP14800

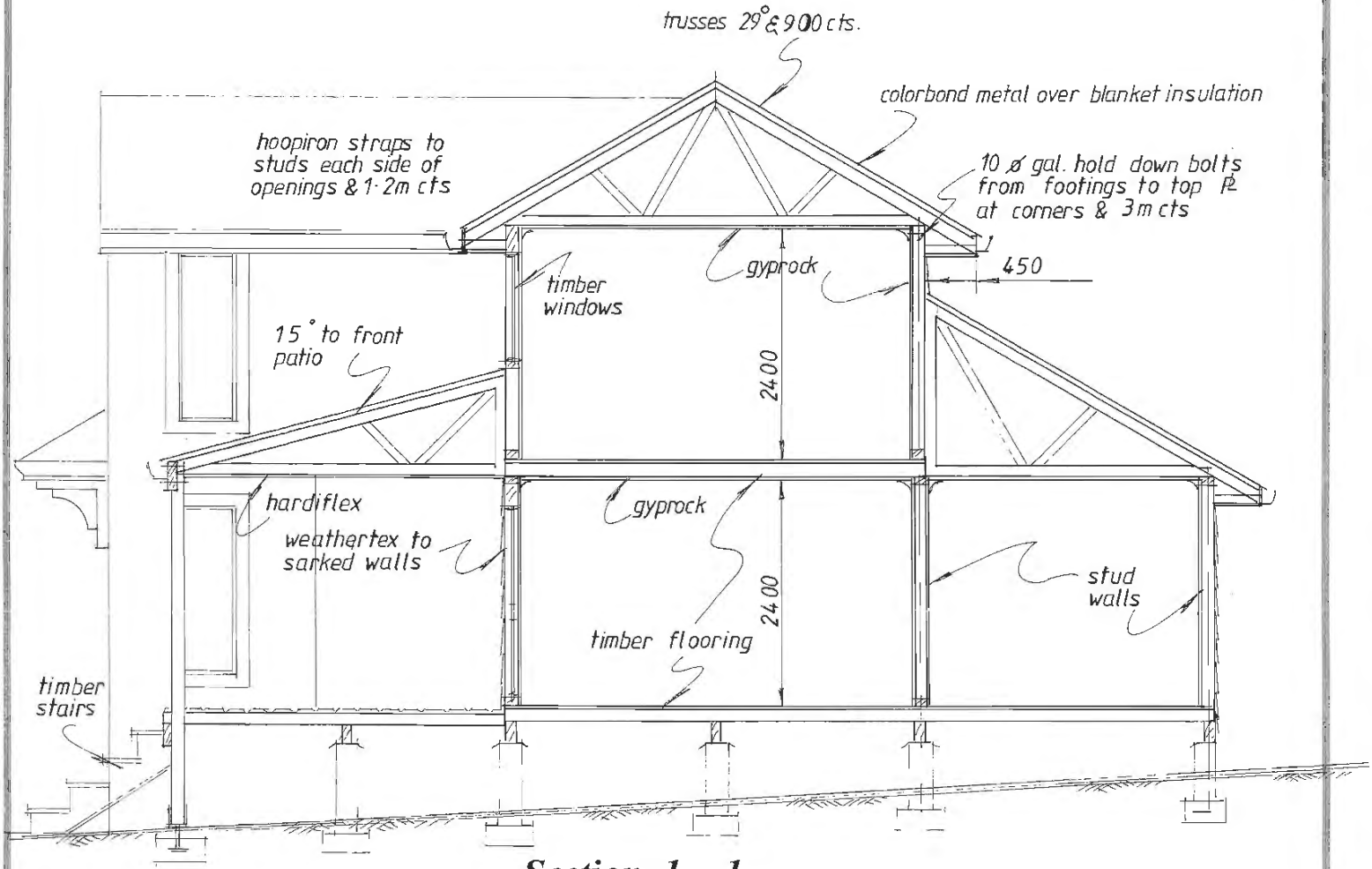
Bruce Pearson Drafting
127 Diamond Head Drive Sandy Beach 2456 NSW Australia
Phone & Fax (02) 66562991 – Mobile 0417691428-Email draftbru@australis.aunz.com

Date.....Nov.....00.....**Scale**.....1~100.....**No**.....SJ038.....

CONSTRUCTION NOTES:

1) Dimensions have preference to scale.
2) All work to be in accordance with current S.A.A. Code, B.C.A. & Local Government requirements
3) External drainage to be kept clear of buildings and in particular footings.
4) All dimensions & setbacks to be checked and verified on site prior to construction.
5) It is the builders responsibility to ensure that the foundations for the footings shown (if any) are solid, natural & of suitable bearing capacity.

Notes on Sediment and Erosion Control.
Three strips of turf to be laid parallel to and against kerb.
A single access drive of coarse gravel, 3m. wide to site.
Instal control barriers where shown on site plan.
Stockpiles of material to be clear of any run off.
Before roofing material is fitted the drainage is to be in place.
All disturbed areas to be re planted.



Section 1 - 1

(typical)

Residence
To form Dual Occupancy

On Lot 15 (No 18)
18 th Ave Sawtell

Bruce Pearson Drafting
127 Diamond Head Drive Sandy Beach 2456 NSW Australia
Phone & Fax (02) 66562991 – Mobile 0417691428

Date. Nov 2000 **Scale.** 1:50 **No.** SJ038