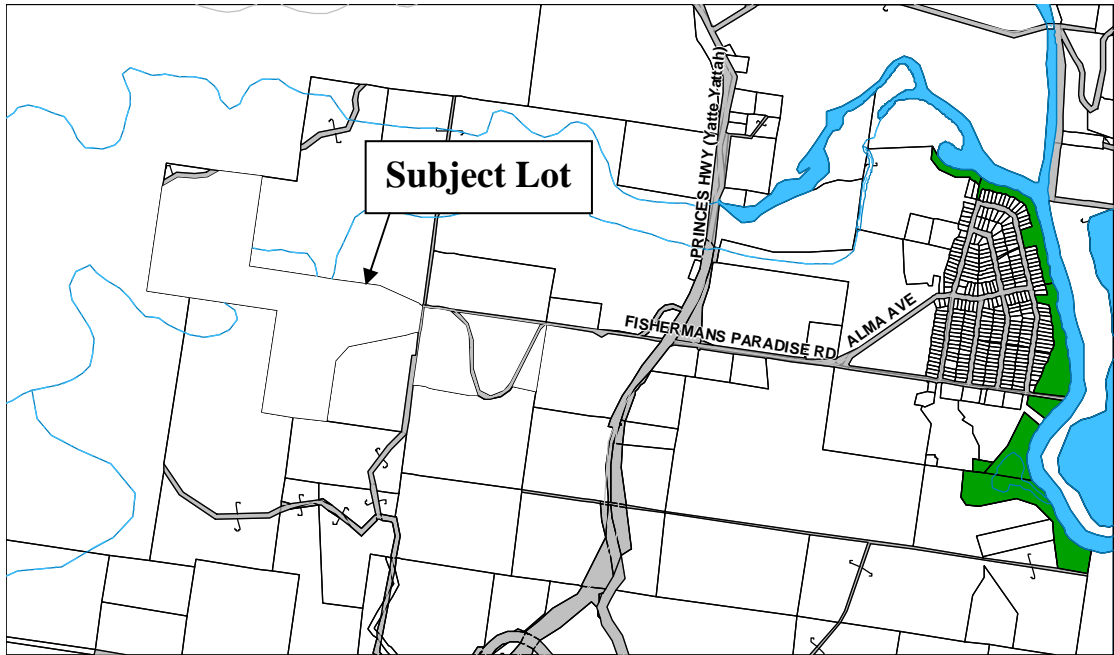
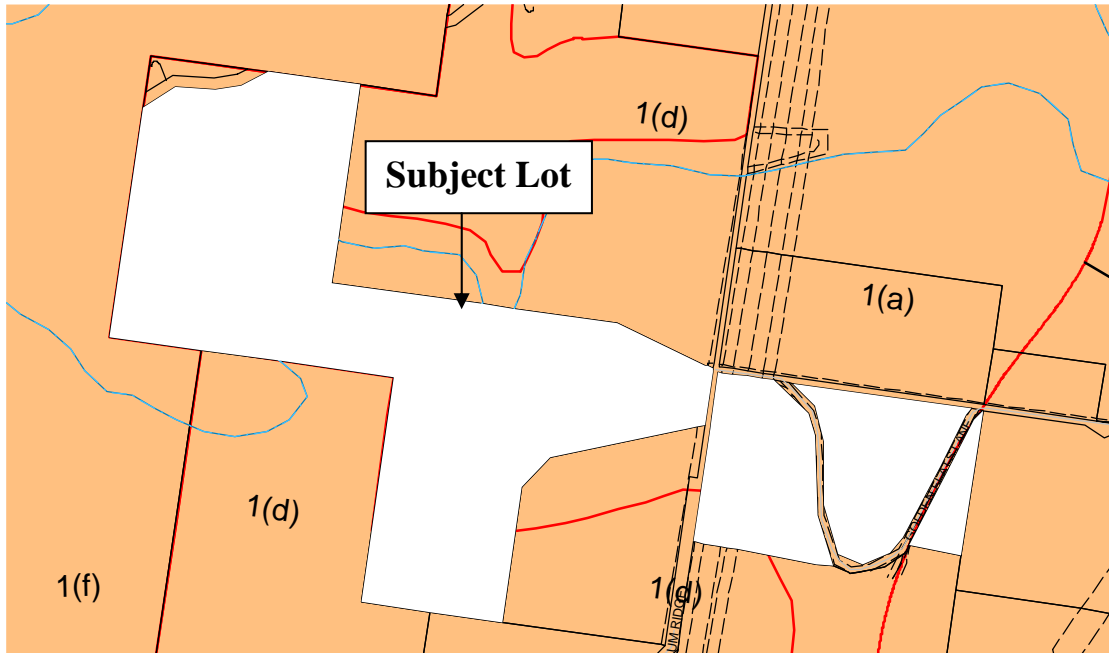


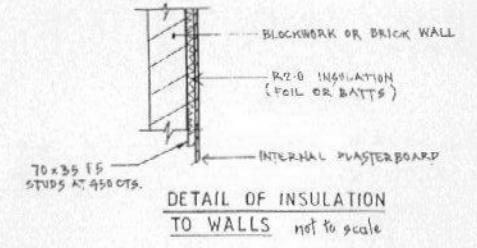
**ATTACHMENT “A”**



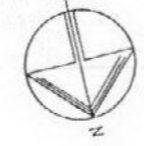
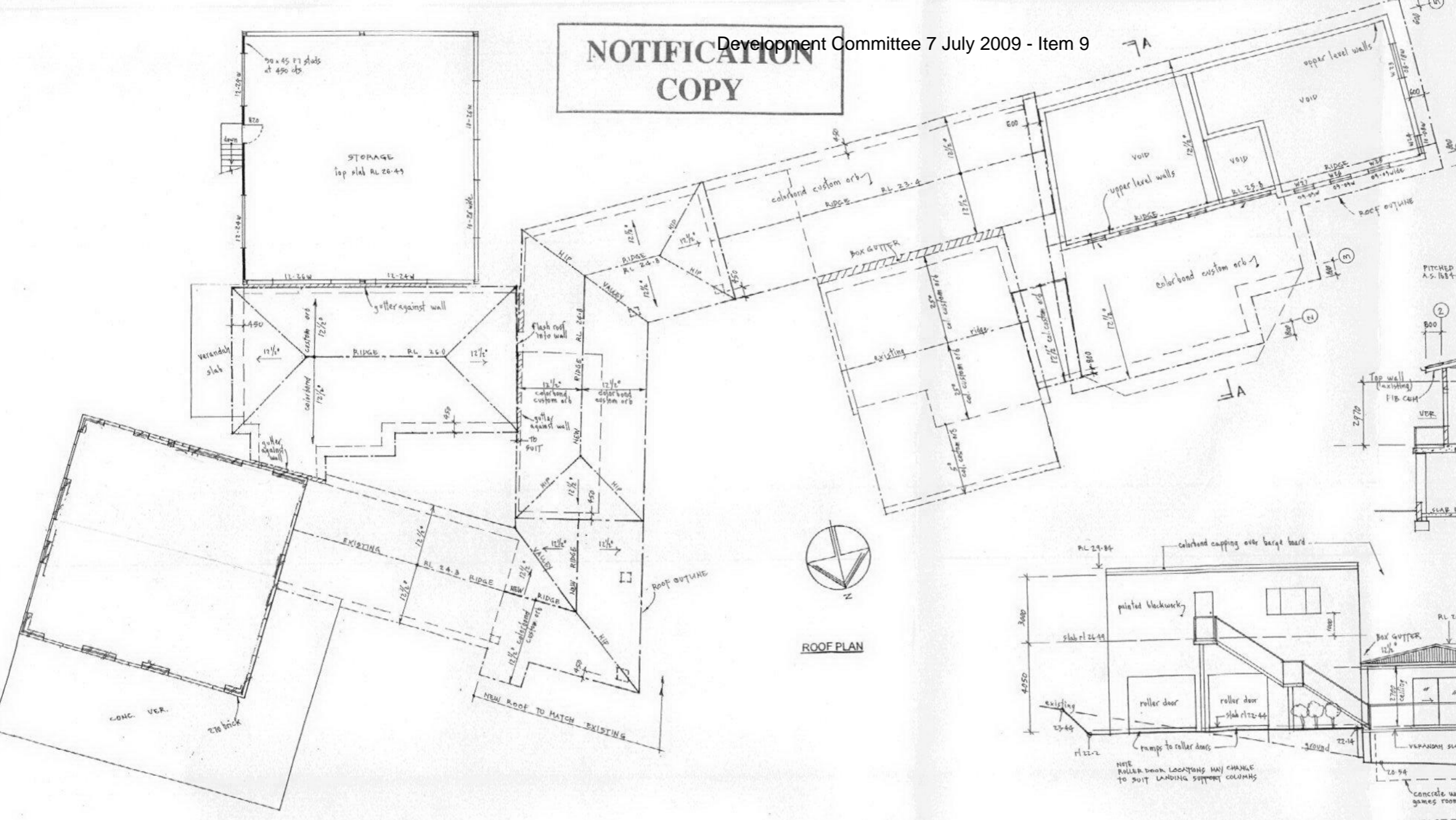
**ATTACHMENT "B"**



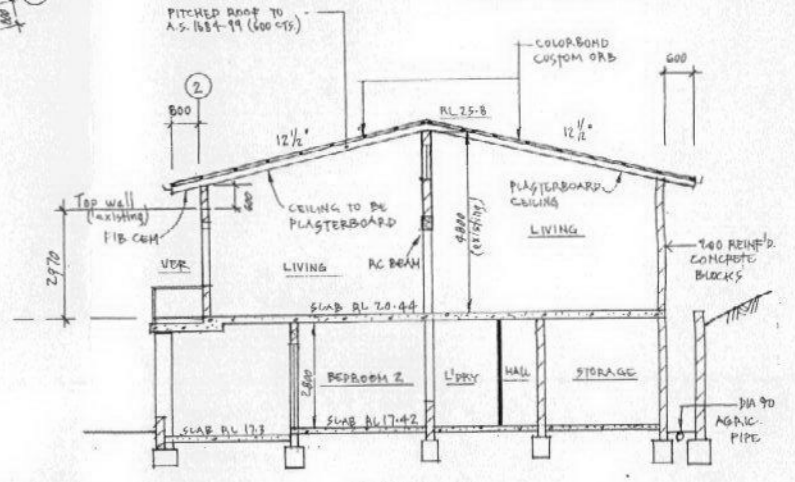
Development Committee 7 July 2009 - Item 9  
**NOTIFICATION COPY**



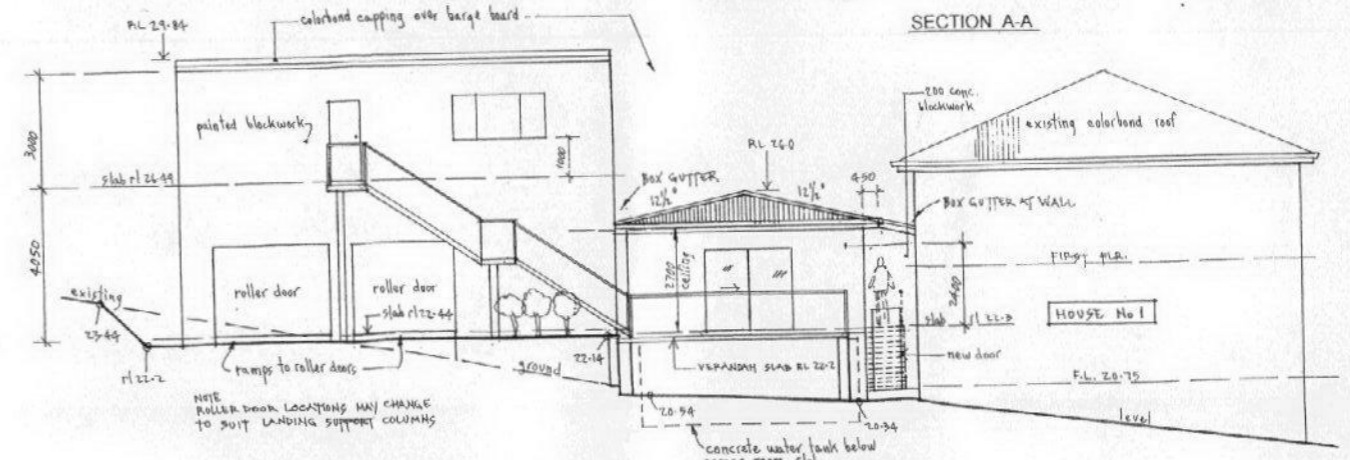
**TERMITE PROTECTION** to conform to AS 3660.1  
 Provide one of the following, or other system:  
 KORDON Phone: 1800 445 721  
 GRANTGARD Phone: 1800 032 549  
 TERMIMESH Phone: 1800 632 111  
 PERIMETER RETREATMENT SYSTEM



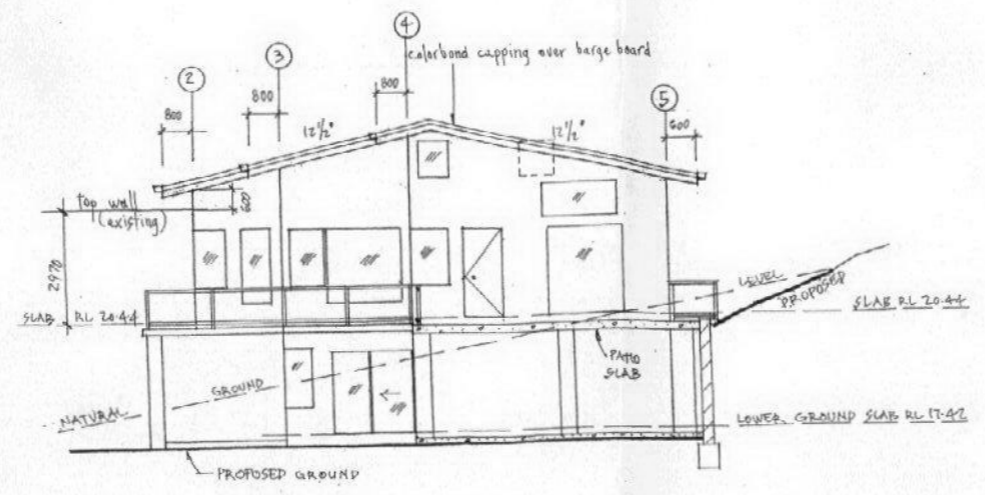
ROOF PLAN



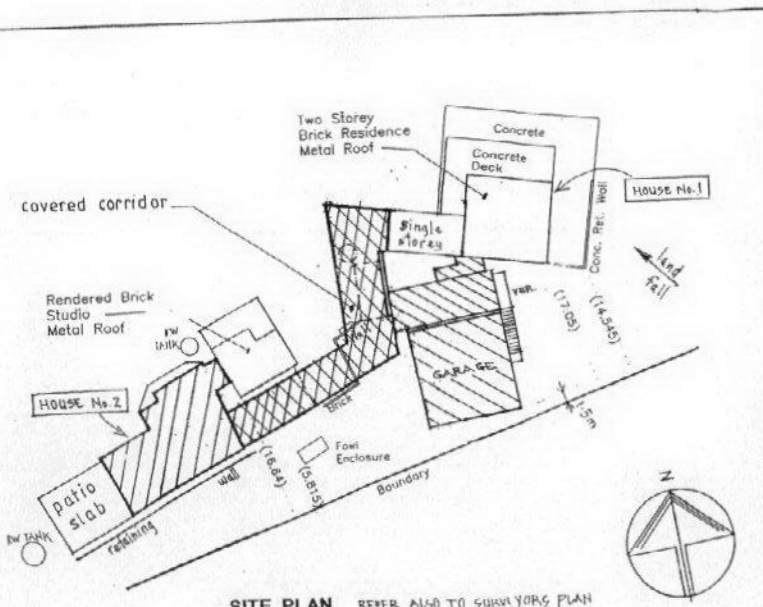
SECTION A-A



EAST ELEVATION



WEST ELEVATION



SITE PLAN REFER ALSO TO SURVEYORS PLAN scale 1:400

**SITE ANALYSIS**  
 \*existing stormwater drains to the adjacent concrete water tank...  
 \*new downpipes to connect to the existing system, by dia 100 UPVC pipe  
 \*minimum slope of 1% minimum slope.

- NOTES**
- These drawings to be read in conjunction with the Specification. Do not scale the drawings.
  - Any information shown on the drawings, is to take precedence over the specification.
  - All work to be in accordance with the Building Code of Australia & Council Codes.
  - All dimensions, timber sizes, footings, to be checked before ordering materials.
  - Timber sizes shown are minimum sizes to A.S. 1684-99 National Timber Framing Code.
  - Footing depths are minimum sizes only. All footings, edge beams to be taken down to firm natural ground. Contact a structural engineer if foundations have different bearing values.
  - Structural members not covered by SA Codes shall be referred to a Structural Engineer.
  - Owner to supply builder with Window & Door schedules, Electrical Layout, list of PC items.

REVISION 'B' 12.11.08 Project redesigned as a dual occupancy  
 REVISION 'C' 15.04.09 Floor plan revised, roof design and profiles changed, to match the existing house.

**SOUTHSIDE ARCHITECTURAL DRAFTING**  
 35 Willford Street, Carrville NSW 2818  
 Mobiles: Jim Duggan 0400 467 119 Casey Duggan 0418 677 027  
 Architectural, Civil, Structural Drafting for Practical Residential Designs  
 DA 08 / 1913

**PROJECT** Proposed dual occupancy  
**LOCATION** Lot 661 DP 868700 Princes Hwy, Conjola  
**CLIENT** Brian Willett  
 Scale as shown or 1:100 Sheet 2 of 3  
 Designed: Steve Duggan, Jim Duggan DRAWING No 0402 052378  
 Revision 'C'

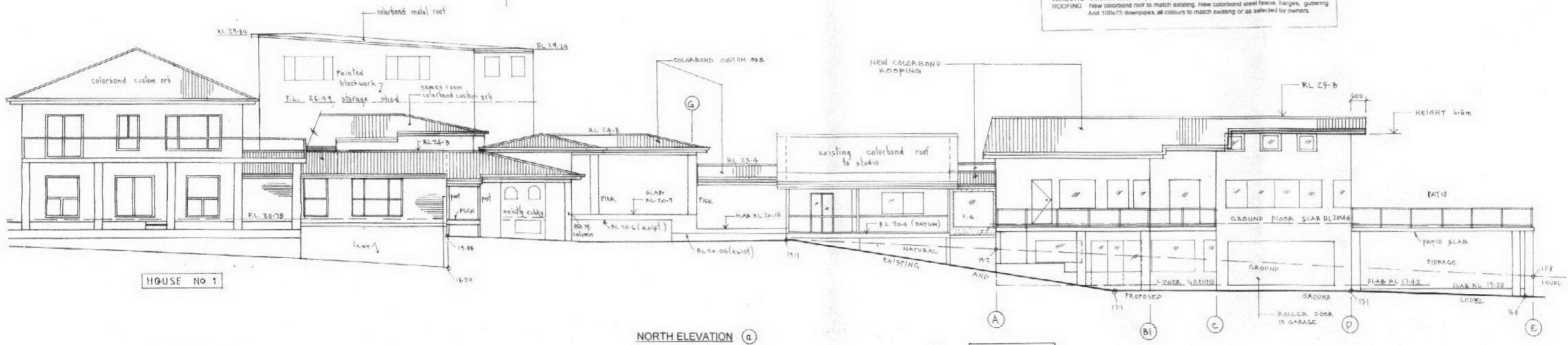
The proposed development is to be constructed with colorbond custom orb roofing to match HOUSE NO. 1, also rendered and painted columns and walls, aluminium windows to match the existing HOUSE NO. 1

**SCHEDULE OF EXTERNAL FINISHES**

**EXTERNAL WALLS:** All new blockwork walls to be rendered to match existing colour. Selected steel roller door to garage. Railings as selected.

**WINDOWS:** Selected timber or powder coated aluminium, colour and style as selected.

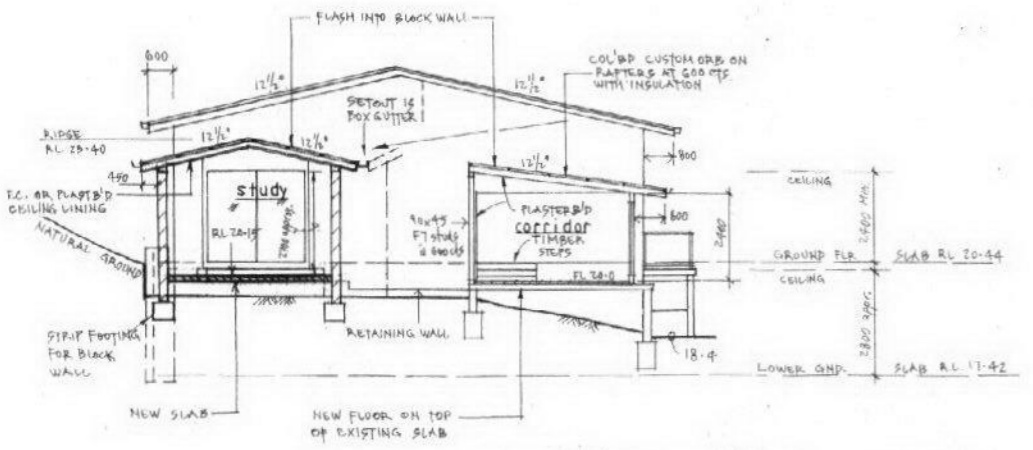
**ROOFING:** New colorbond roof to match existing. New colorbond steel fascia, barge, guttering and 100x75 downpipes all colours to match existing or as selected by owners.



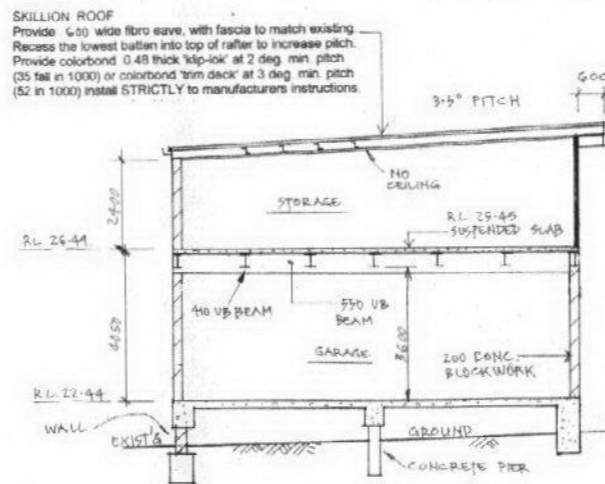
HOUSE NO. 1

NORTH ELEVATION (a)

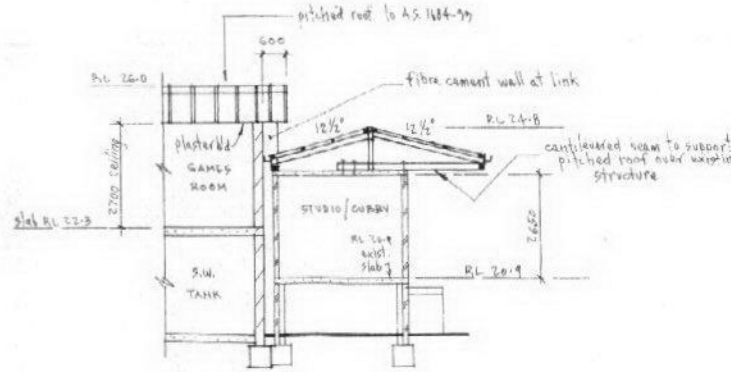
HOUSE NO. 2



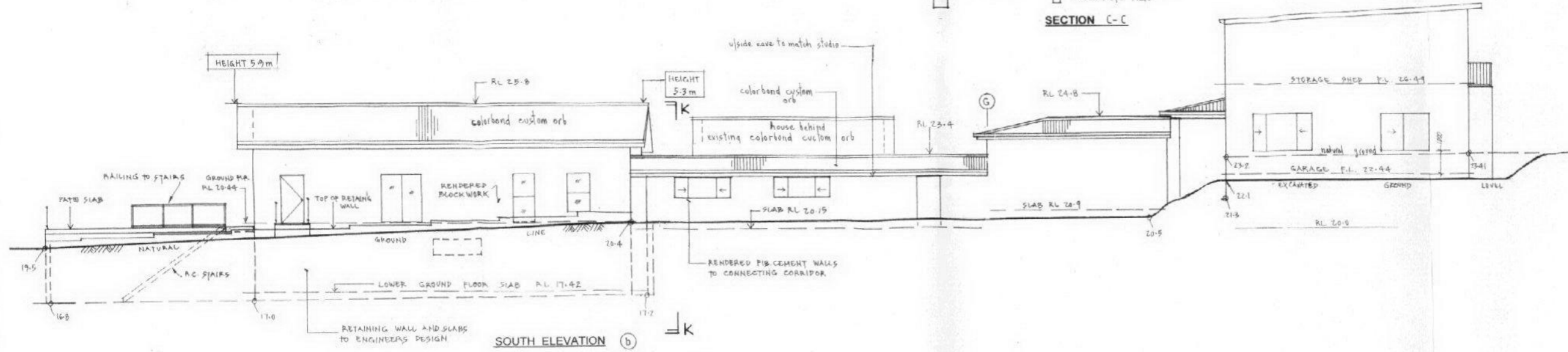
EAST ELEVATION - SECTION K-K



SECTION C-C



SECTION J-J



SOUTH ELEVATION (b)

NOTE  
DOWNPIPES TO BE LOCATED AS REQUIRED TO CONDUIT TO RAINWATER TANKS.

NOTE  
ALL BEAMS, SLABS, WALLS, FOOTINGS TO BE CERTIFIED BY ENGINEER.

REVISION C' 15.04.09 Floor plan revised, roof design and profiles changed, to match the existing house.  
REVISION B' 18.10.08 Project redesigned as a dual occupancy

**SOUTHSIDE ARCHITECTURAL DRAFTING**  
35 Wilford Street, Carrum NSW 2518  
Mobiles: Jim Duggan 0400 467 119 Casey Duggan 0418 677 027  
Architectural, Civil, Structural Drafting for Practical Residential Design

DA 08/1913

PROJECT Proposed dual occupancy  
LOCATION Lot 661 DP 868700 Princes Hwy, Conjola  
CLIENT Brian Willett  
Scale as shown or 1:100 Sheet 3 of 3  
Designed 04.09 Drawn Jim Duggan DRAWING No 0405.02.018  
Revision 'c'

STEPHEN RICHARDSON, M. Appl. Sc., BTP, Grad. Dip. Env. Mgt, CPP, MPIA  
STUART DIXON, B. Urb. & Reg. Plan., CPP, MPIA

**Associates:**

PETER COWMAN, B. Sc. Agr., MAIAST  
COLIN STODDART, Cert. TCP (NSW), Ass. Dip. TCP, MPIA

Email: info@cowmanstoddart.com.au

Website: www.cowmanstoddart.com.au

Phone: (02) 4423 6198	The Holt Centre	Postal Address:
(02) 4423 6199	31 Kinghorne St	PO Box 738
Fax: (02) 4423 1569	Nowra NSW 2541	Nowra NSW 2541



8 May, 2009

Shoalhaven City Council

Received

Our ref: 08/74

MS  
11 MAY 2009

Your ref: DA 09/1123

File No. DA09/1123

Referred to: M. Musson

The General Manager  
Shoalhaven City Council  
PO BOX 42  
NOWRA NSW 2541

Attention: Michael Musson

Dear Sir

**RE: DEVELOPMENT APPLICATION DA 09/1123  
PROPOSED ATTACHED RURAL DUAL OCCUPANCY  
LOT 16 DP 1129347, PRINCES HIGHWAY, LAKE CONJOLA**

I refer to the telephone discussion between Michael Musson and myself on the 30<sup>th</sup> March 2009 in connection with the above project. In this discussion Mr. Musson raised concern with the above proposal on the basis that it was Council's view that the proposal did not accord with the definition of a dual occupancy development within the Shoalhaven Local Environmental Plan 1985.

As outlined in my letter to Council on the 2<sup>nd</sup> April 2009 I have discussed Council's concerns with our client Mr. Eamon Willet. Following consideration Mr. Willet has agreed to modify the proposal so that it better meets the requirements of Council's Local Environmental Plan 1985.

Please find attached three (3) copies of revised plans for the proposal. The proposal has been modified as follows:

- The physical connection between the two proposed dwellings has been re-designed to provide a continuous roof profile, while reflecting the change in levels between the two dwellings, between both dwellings extending from the existing ground floor bedroom wing of the existing dwelling to attach to a proposed single storey study extension to proposed dwelling 2.
- The roof pitch of the connection between the two dwellings will match the roof pitch of the existing bedroom wings of dwelling 1; and will match the roof pitch of a proposed first floor study to proposed dwelling 2. In this regard the roof pitch of dwelling 2 has also been revised to match that of the proposed study extension; the physical connection as well as the bedroom wing of dwelling 1. It is also proposed to erect a

roof over the connection between the garage shed to the rear of dwelling 1 and dwelling 1 to also match. As a result the physical connection will provide an identical pitch to that used in the two dwellings.

With this last point it should be noted that, like many contemporary homes a range of roof pitches occur with the existing dwelling on the site. The proposed connection will however reflect the pitch of roof of the existing bedroom wing that it connects with the second dwelling.

The modifications will ensure that the proposed dual occupancy development will better meet the definition of an attached dual occupancy development within Shoalhaven Local Environmental Plan 1985 by providing two dwellings which are physically attached and characterised by a continuous roof profile with identical pitch resulting in the appearance of a single dwelling-house.

I trust the attached revised plans satisfy Council's requirements in this regard. If you require any further clarification concerning this matter please do not hesitate to contact me.

Yours faithfully



Stephen Richardson  
COWMAN STODDART PTY LTD

Enc.