

6 July 2026

Paul Davies
DA/288/2026

The Trustee For The Papjo Family Trust
C/- Aspect Z
5 Dulmison Ave
WYONG NSW 2259

Dear Sir/Madam

Property: 91 Humphreys Road, KINCUMBER SOUTH NSW 2251
Description: Secondary Dwelling Above Garage
Council Reference: DA/288/2026
Portal Reference PAN-618562

I refer to the above application and advise that an initial assessment of your proposal reveals the following issues to be addressed:

- a) The proposed works will impact upon the root zones of several trees located close to new works, but none are shown for removal nor has an Arborist report been provided to explain how the trees can remain viable with the works. According, please submit amended plans to show trees that will require removal for the proposed works and/or provide an Arborist Report to address tree removal, retention and protection methods. It is likely that the mature Cheese tree against the driveway and the Callistemon will require removal due to unacceptable impacts to root zones. The two Lilly Pilly may be able to be retained.

Your response is requested within fourteen (14) days from the date of this letter so that Council may determine your application. Failure to respond within the prescribed period may result in Council determining the application on the information available.

The provision of electronic documents is required in PDF or Microsoft Office document format. Documents need to be submitted to Council via the **NSW Planning Portal**. To assist with our electronic processes, Council requires full sets of amended plans to be submitted.

In accordance with Clause 36 of the *Environmental & Planning Assessment Regulation 2021*, the assessment period for your application has ceased until the requested information, or your written advice, is received.

For any further enquiries, please contact the undersigned on (02) 4306 7900. As staff are required for field work or pre-arranged interviews, the preferred time to contact specific staff is between 8.45am and 10.45am.

Yours faithfully

A handwritten signature in black ink, appearing to be 'P. Davies', enclosed within a hand-drawn oval.

Paul Davies

SENIOR BUILDING SURVEYOR

REGISTERED CERTIFIER

Registration Number: BDC1475

Registration Body: Building Commission NSW

OFFICIAL RECEIPT



Aspect Z
74 Maliwa Rd Narara

Payment Reference:	PY-2914755
Receipt Number:	24094973
Receipt Date:	19 March 2026
Receipt Amount:	\$1,184.73
Total Tax Amount:	
<i>This receipt becomes a Tax Invoice if GST is shown.</i>	

Description:	Payment Line	Payment Type:	Visa	Amount:	-1,184.73
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Description:	Application Receipt	Ref:	DEV/288/2026///DA	Amount:	\$1,176.15
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Fee Type:	DA Assessment Fee	Amount:	\$796.85	GST:	\$
Fee Type:	Advertising Fee	Amount:	\$379.30	GST:	\$

Description:	Merchant Service Fee	Ref:	MSF	Amount:	\$8.58
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Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

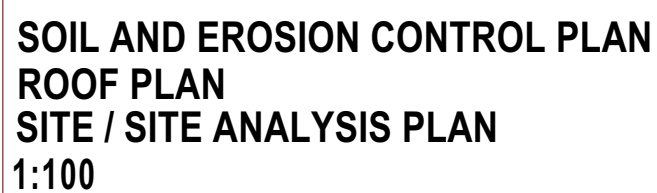
P 02 4306 7900 | **E** ask@centralcoast.nsw.gov.au | **W** centralcoast.nsw.gov.au | ABN 73 149 644 003

LEGEND

- RAINWATER NOTES :**

- SURVEY NOTES :**

UNLESS STATED OTHERWISE
NOTE: ALL WALLS ARE TIMBER RETAINING WALLS.
(X) - EASEMENT FOR POWER LINE 15' WIDE
A FURTHER SURVEY MAYBE NECESSARY
THEY ARE ON MAGNETIC/GRID MERIDIAN. IF
ACCURATE TRUE NORTH IS REQUIRED
NOTE: BEARINGS, DISTANCES AND AREAS OF
BOUNDARIES ARE FROM LRS RECORDS ONLY.



WATER MANAGEMNT

All water from downpipes is to flow into the existing rainwater collection tank. Any rainwater collection tank overflow is set to flow to existing system.

SOIL & EROSION CONTROL

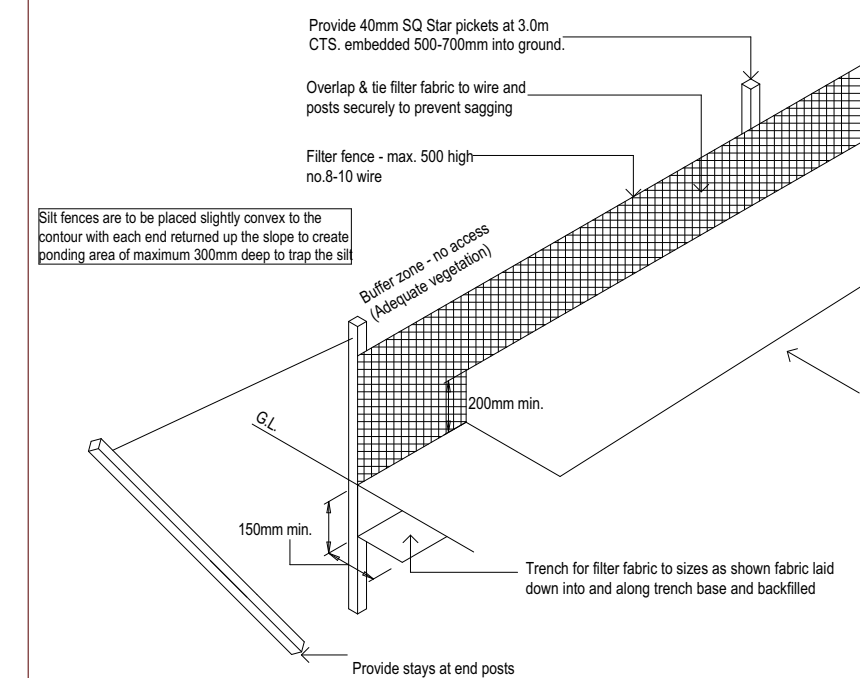
The following soil & erosion procedures are to be used as a guide only.
The builder is required to control erosion, sediment and stormwater flows at all times;
to the satisfaction of Council and in accordance with councils erosion and sediment control policy.

NOTES

- A) All erosion & sediment measures are to be inspected and maintained by the site manager – most importantly the cleaning of debris and sediment from the filter fence and sediment trap to the soakage pit.
- B) Minimise disturbing undisturbed areas on site.
- C) All stockpiles are to be clear of drains, gutters and footpaths.
- D) Site drainage is to be connected to stormwater system ASAP.
- E) All external roads and footpaths are to be swept and maintained daily.
- F) Any discharge of water from the site is to be in accordance with Central Coast Council requirements

TYPICAL FILTER FENCE DETAIL

NTS



A	30/01/26	EXISTING LAYOUT & CONCEPT LAYOUT AMENDMENTS

GENERAL DRAWING NOTES:

1. Dimensions not to be scaled
2. Not to be interpreted as a detail drawing unless otherwise shown
3. All measurements are to be checked and verified as required by builder prior to construction
4. These drawings are to be read in conjunction with specification and detailed drawings
5. All construction is to be carried out in accordance with the requirements of the local council and associated authorities
6. All construction is to be carried out in accordance with the Building code of Australia, relevant and current Australian Standards and other appropriate codes
7. Footing, slabs, retaining walls, structural steelwork and other structural items are to be constructed in accordance with Structural Engineers details

CLIENT

WIDDOWSON

PROJECT

ALTERATIONS & ADDITIONS
SECONDARY DWELLING

ADDRESS

91 HUMPHREYS ROAD,
KINCUMBER SOUTH

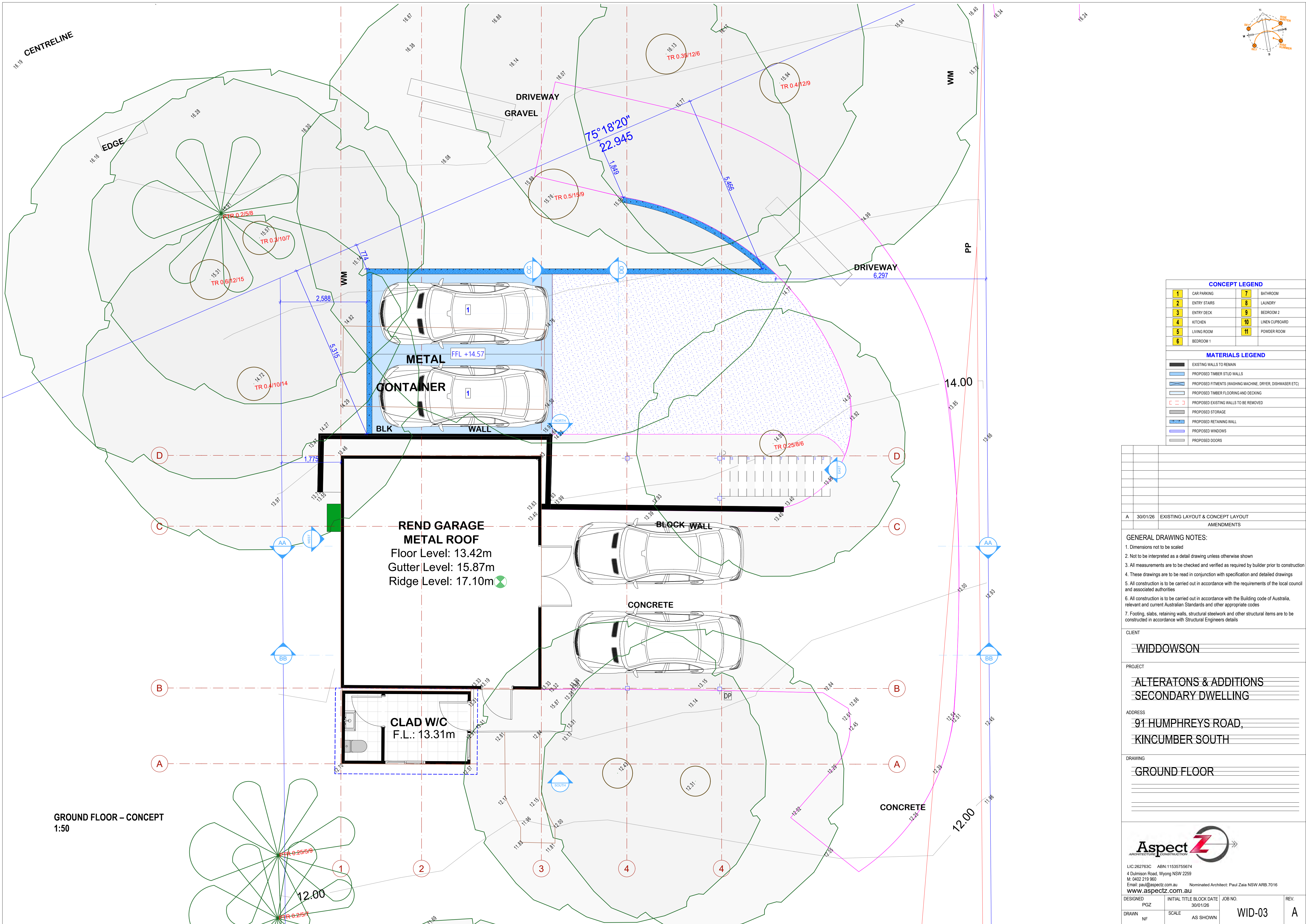
DRAWING

SITE PLAN – PROPOSED
WASTE MANAGEMENT PLAN
WATER MANAGEMENT PLAN



LIC:262763C ABN:11535755674
4 Dulmison Road, Wyong NSW 2259
M: 0402 219 960
Email: paul@aspectz.com.au Nominated Architect: Paul Zaia NSW ARB.7016
www.aspectz.com.au

DESIGNED PGZ	INITIAL TITLE BLOCK DATE 30/01/26	JOB NO. WID-01	REV. A
DRAWN ME	SCALE AS SHOWN		



CONCEPT LEGEND			
1	CAR PARKING	7	BATHROOM
2	ENTRY STAIRS	8	LAUNDRY
3	ENTRY DECK	9	BEDROOM 2
4	KITCHEN	10	LINEN CUPBOARD
5	LIVING ROOM	11	POWDER ROOM
6	BEDROOM 1		

MATERIALS LEGEND	
	EXISTING WALLS TO REMAIN
	PROPOSED TIMBER STUD WALLS
	PROPOSED FITMENTS (WASHING MACHINE, DRYER, DISHWASHER ETC)
	PROPOSED TIMBER FLOORING AND DECKING
	PROPOSED EXISTING WALLS TO BE REMOVED
	PROPOSED STORAGE
	PROPOSED RETAINING WALL
	PROPOSED WINDOWS
	PROPOSED DOORS

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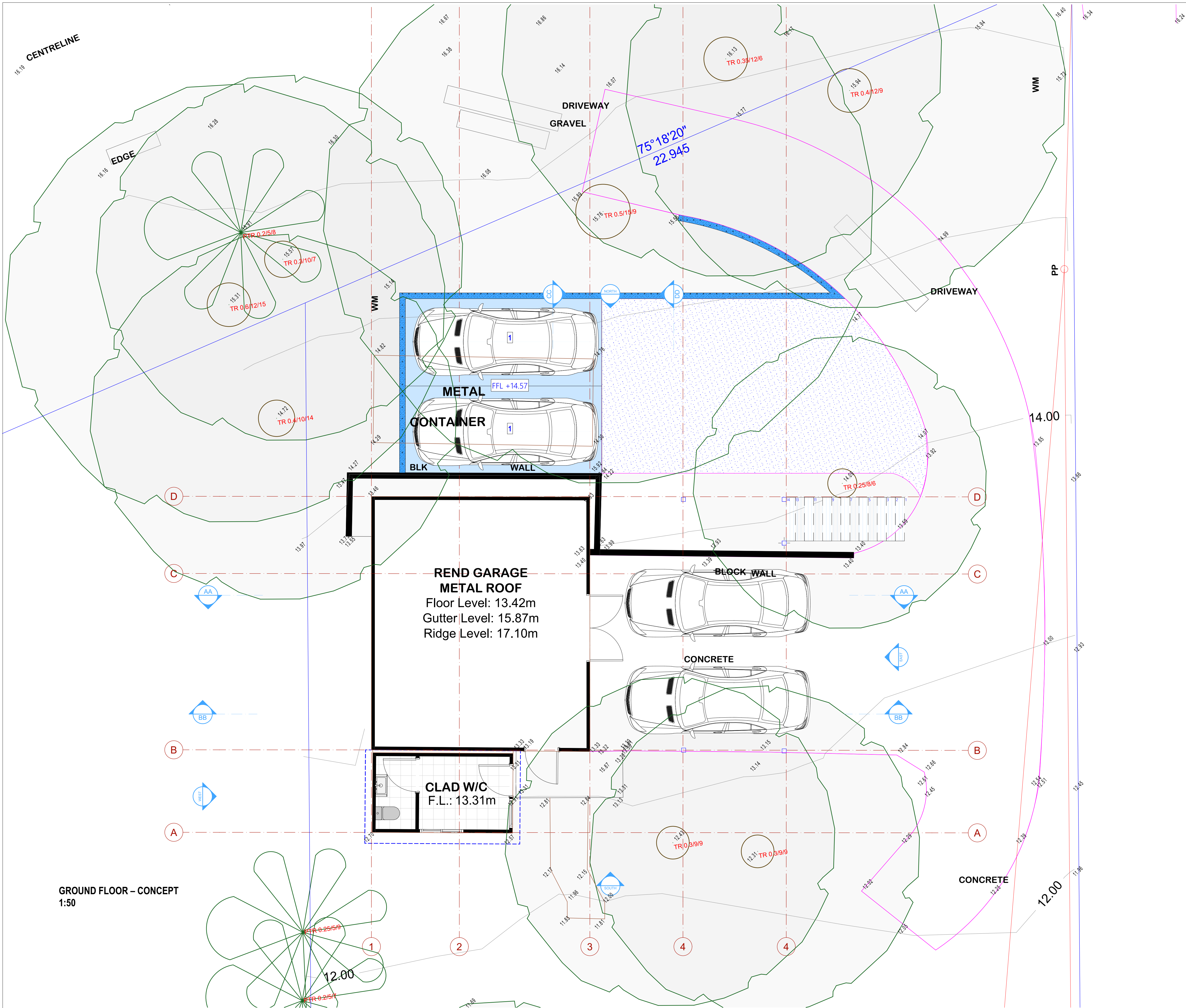
CLIENT
WIDDOWSON

PROJECT
ALTERATONS & ADDITIONS
SECONDARY DWELLING

ADDRESS
91 HUMPHREYS ROAD,
KINCUMBER SOUTH

DRAWING
GROUND FLOOR

		LIC:262763C ABN:11536755674	
4 Duimison Road, Wyong NSW 2259		Nominated Architect: Paul Zaia NSW ARB 7016	
M: 0402 219 960		www.aspectz.com.au	
Email: paul@aspectz.com.au			
DESIGNED	PGZ	INITIAL TITLE BLOCK DATE	JOB NO.
DRAWN	NF	SCALE	REV.
		AS SHOWN	WID-03
			A



CONCEPT LEGEND			
1	CAR PARKING	7	BATHROOM
2	ENTRY STAIRS	8	LAUNDRY
3	ENTRY DECK	9	BEDROOM 2
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SECONDARY DWELLING

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91 HUMPHREYS ROAD,
KINCUMBER SOUTH

DRAWING

GROUND FLOOR

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4 Duimison Road, Wyong NSW 2259		Nominated Architect: Paul Zaia NSW ARB 7016	
Email: paul@aspectz.com.au		www.aspectz.com.au	
DESIGNED	PGZ	INITIAL TITLE BLOCK DATE	JOB NO.
		30/01/26	
DRAWN	NF	SCALE	REV.
		AS SHOWN	
WID-03			A



SOUTHERN PERSPECTIVE



EASTERN PERSPECTIVE



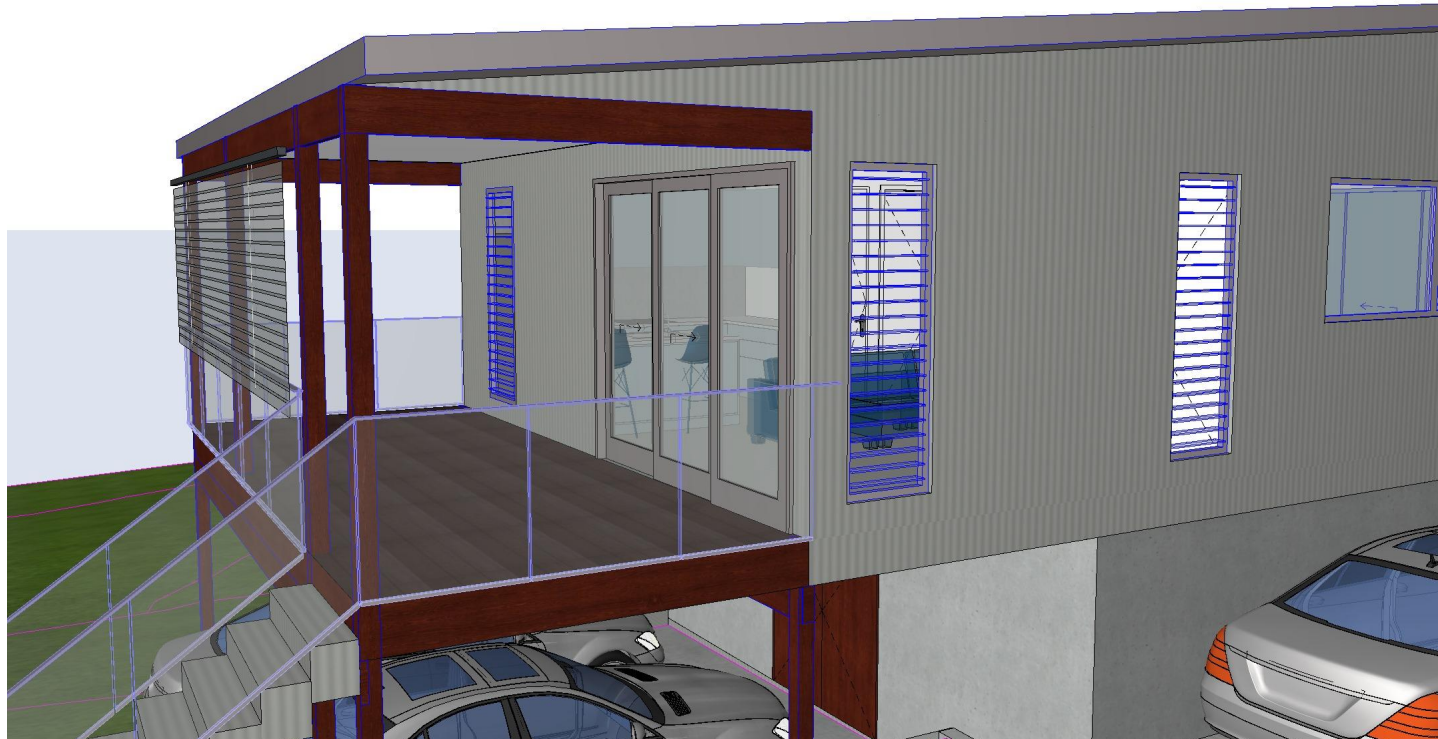
SOUTH WESTERN PERSPECTIVE



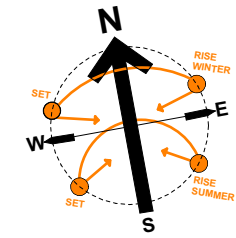
NORTH EASTERN PERSPECTIVE



NORTH WESTERN PERSPECTIVE

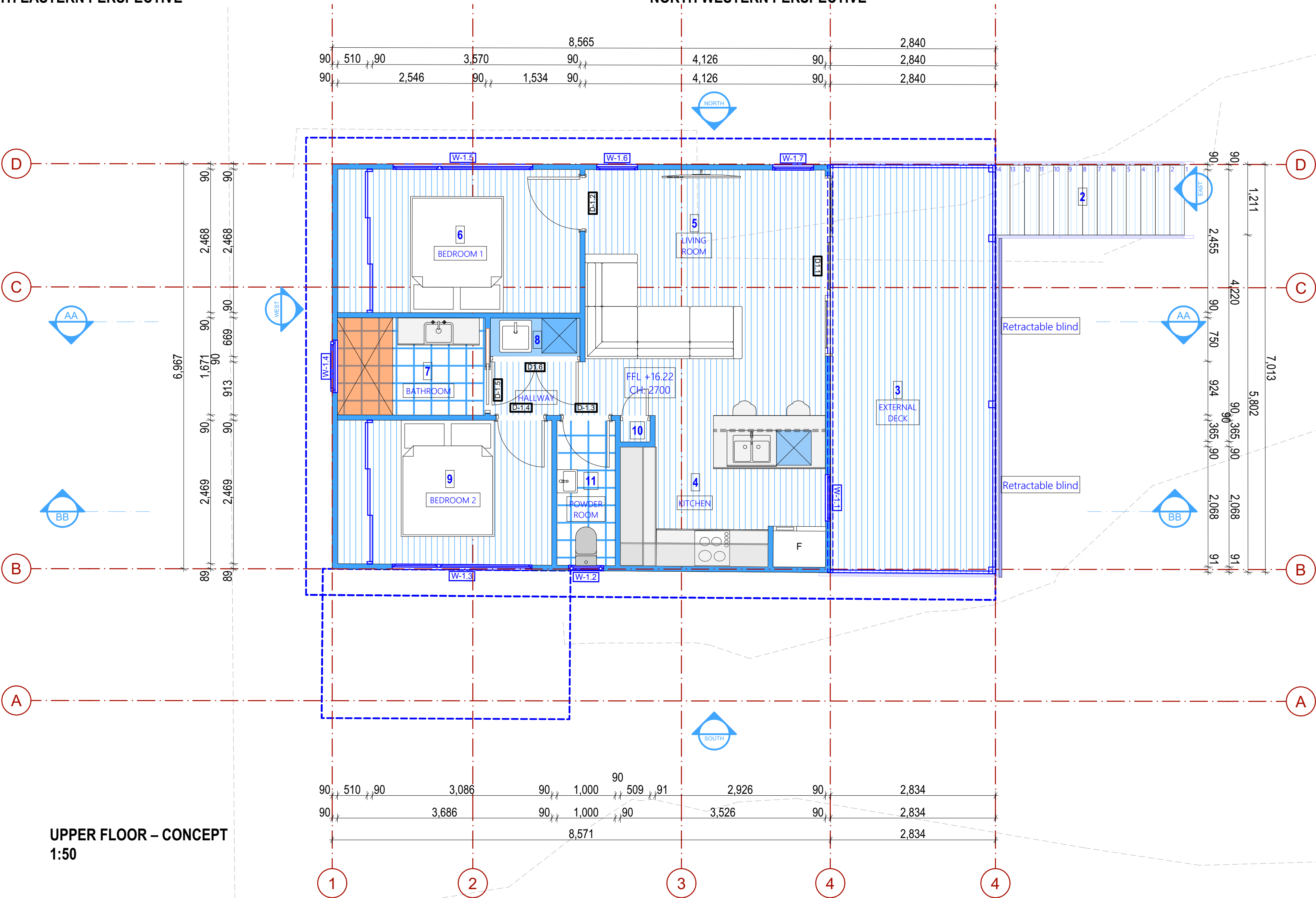


PERSPECTIVE



CONCEPT LEGEND			
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2	ENTRY STAIRS	8	LAUNDRY
3	ENTRY DECK	9	BEDROOM 2
4	KITCHEN	10	LINEN CUPBOARD
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WIDDOWSON

PROJECT
ALTERATIONS & ADDITIONS
SECONDARY DWELLING

ADDRESS
91 HUMPHREYS ROAD,
KINCUMBER SOUTH

DRAWING
UPPER FLOOR
PERSPECTIVES

Aspect Z
ARCHITECTURE CONSTRUCTION

LIC:2627630 ABN:11535756674
4 Dulmison Road, Wyong NSW 2259
M: 0402 219 960
Email: paul@aspectz.com.au Nominated Architect: Paul Zaia NSW ARB 7016
www.aspectz.com.au

DESIGNED PGZ	INITIAL TITLE BLOCK DATE 30/01/26	JOB NO. WID-04	REV. A
DRAWN NF	SCALE AS SHOWN		

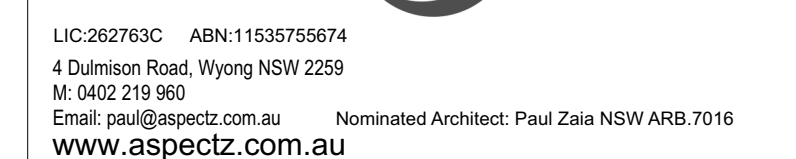


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DRAWING

ELEVATIONS



DESIGNED PGZ	INITIAL TITLE BLOCK DATE 30/01/26	JOB NO. WID-05	REV. A
DRAWN NF	SCALE AS SHOWN		



2
DP 548746

HUMPHREYS

6
DP 17211

1
1365m² Deed
1364m² Calc.

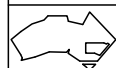
#91
RENDERED & CLAD
DWELLING
METAL ROOF
Floor Level: 10.16m
Gutter Level: 12.54m
Ridge Level: 14.09m

4
DP 650514

BALCONY (roof over)

#93
PT.2 STOREY
CLAD DWELLING
METAL ROOF
Floor Levels: 12.30m & 15.40m
Gutter Level: 17.53m
Ridge Level: 19.56m

NOTE: BEARINGS, DISTANCES AND AREAS OF BOUNDARIES ARE FROM LRS RECORDS ONLY.
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A FURTHER SURVEY MAYBE NECESSARY



Origin of Levels : SSM 749355 fd.
Location : Humphreys Rd, Kincumber South.
R.L. : 19.817m A.H.D.

These Drawings are for the express use of the intended recipient only. These drawings are not to be used / copied or forwarded to any unauthorised parties in part or whole without the express permission of Clarke Dowdle & Associates. Copyright and rights of use remain the property of Clarke Dowdle & Associates.

revision	description:	date:

client:	WIDDOWSON
assessed:	A.W.C.
drawn:	R.G.
surveyed:	L.O.
Registered Surveyor	



Development Consultants
surveyors - planners - ecologists - bushfire consultants
#1 OSCAR STREET
UMINA BEACH NSW 2257
ph (02)43443553 fax (02)43446636
email admin@cdasurveys.com.au
Po Box 3122 Umina NSW 2257

project:	#91 HUMPHREYS ROAD, KINCUMBER SOUTH.
details:	Lot 1 in DP 514179
drawing:	PLAN SHOWING SPOT-LEVELS, CONTOURS & DETAIL.

red. ratio:	1:250	datum:	A.H.D.
reference #Go:	8671A	rel ext:	
contour interval:	1m	DA #:	
job date:	27/01/2026	number in set:	1 of 1
LGA:	CENTRAL COAST		
Parish:	KINCUMBER		
County:	NORTHUMBERLAND		

-all dimensions are in metres unless otherwise shown.
-check and confirm all areas & dimensions on site prior to the commencement of any works.
-do not scale from face of plan.
-preliminary boundary fixation has been undertaken only.
-if any construction is planned on or close to the boundaries further survey work will be required.
-a complete investigation of services has not been undertaken for this survey.
-services shown hereon have been located by visible features only.
-tree trunk & height dimensions are approximate only.
-tree spreads are approximate only but have been drawn to scale.
-ridge& gutter levels displayed on buildings are approximate only.
-underground utility mains locations are provided by Council diagrams & are approx positions only.



CLARKE DOWDLE & ASSOCIATES
DEVELOPMENT CONSULTANTS
SURVEYORS • PLANNERS • ECOLOGISTS • BUSHFIRE CONSULTANTS
ABN 15 114 156 740

S: 1 Oscar Street, Umina Beach NSW 2257 P: PO Box 3122, Umina Beach NSW 2257 Ph: (02) 4344 3553 Fax: (02) 4344 6636
E: admin@cdasurveys.com.au W: www.cdasurveys.com.au

TAX INVOICE

Widdowson, Ms Leia
91 Humphreys Rd
KINCUMBER SOUTH NSW 2251
AUSTRALIA

Invoice Date: 27 Jan 2026

Invoice Number: **GO8671A**

Re: 91 Humphreys Road, Kincumber South

Description	GST	Amount
TO: LRS plan & title Search, attend site, establish preliminary boundary fixation, locate & measure all structures on site, establish temporary A.H.D benchmark, spot levels, reductions, drafting & emails	10%	1,700.00
	Subtotal	1,700.00
	Total GST 10%	170.00
	Invoice Total	1,870.00
	Amount Applied	0.00
	Balance Due	1,870.00

DUE DATE: 03 Feb 2026	Terms: Net 7
Details for Direct Deposit Account Name: CDAS NSW PTY LIMITED BSB Number: 112 879 Account Number: 002854755	Please Quote your above INVOICE NUMBER ONLY on your Remittance
Credit Card Payment is available upon request – A surcharge of 1.5% will apply	