

Peter J Boyce & Associates

Level 2, 41 Rawson St Epping NSW 2121

Planning NSW Accreditation BPB 0043

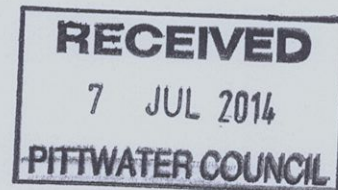
Ph: 9868 2855

Email: info@boycecorp.com.au

Fax: 9868 2655

Your ref DAN0056/08; DAN0056/08/S96/1

7 July 2014



The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/Madam

Copy of Modified Construction Certificate - 13 Bruce Street, Mona Vale

Please find enclosed copy of Modified Construction Certificate issued for the above property under DAN0056/08; DAN0056/08/S96/1.

A cheque for \$36.00 for registration of the Modified Construction Certificate is attached herewith.

Yours faithfully

A handwritten signature in cursive script, appearing to read "Peter Boyce".

Peter Boyce

R 362 553

7/7/14

Peter J Boyce & Associates

Level 2, 41 Rawson St Epping NSW 2121

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Ph: 9868 2855

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7 July 2014

The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/Madam

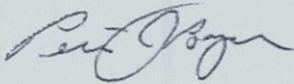
Submission of Modified Construction Certificate - 13 Bruce Street, Mona Vale

Please find enclosed:

1. Letter & cheque for registration of CC
2. Completed Application Form
3. Modified Construction Certificate
4. Architectural plans

Should any of the above documents not be received please advise me immediately.

Many thanks.



Peter Boyce

Peter J Boyce & Associates

BPB Accredited Certifier No: BPB0043
Level 2, 41 Rawson Street Epping NSW 2121
Email: info@boycecorp.com.au

Ph: 9868 2855

Fax: 9868 2655

Application for a Modified Construction Certificate

Information for the applicant

- This form may be used to apply for a modified construction certificate to carry out building work under your development application from council.
- To minimise delay in receiving a decision about the application, please fill in all sections and ensure all relevant information and documents are provided.
- Once completed, this application form should be submitted to Peter J Boyce & Associates for determination.
- A modified construction certificate has no effect if it is issued after the building work to which it relates is physically commenced on the land to which the relevant development consent applies.

SECTION A. Details of the applicant*

*An application for a modified construction certificate may only be made by a person who has the benefit of the development consent. An application may not be made by person who will carry out the building work or subdivision work unless that person owns the land on which the work is to be carried out.

Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other:

First name

~~IAN~~ DEBBIE

Family name

CAMPBELL MITCHELL

Company (if applicable)

CAMPBELL'S BUILDING COMPANY

ABN (if applicable)

13125903362

Unit/Street no.

68

Street Name

BASSETT ST

Suburb or town

MONA VALE

State

N.S.W

Postcode

2103

Daytime telephone

0424 549 066

Fax

Mobile

0424 549 066

Email

ian@Campbellsbuilding.com.au

SECTION B. Location and title details of the land where the building work or subdivision work is to be carried out

Unit/Street no.

13

Street Name

BRUCE ST

Suburb or town

MONA VALE

State

N.S.W

Postcode

2103

Lot no.

10

Section

DP / SP no.

Volume/folio

SECTION C. Description of the building work or subdivision work to be carried out

Briefly describe the development. For example, if a dwelling is proposed, include information such as the type of building (house, townhouse, villa etc), the number of floors, the number of bedrooms, the major building material (brick, brick veneer, timber clad etc).

- NEW GARAGE
- NEW LOWER GROUND LIVING AREA
(POOL NOT PART OF THIS APPLICATION)

Class(s) of building(s) under the Building Code of Australia

Residential 12, 10a

SECTION D. Estimated cost of the development

\$ 85 000

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including the cost of construction of any building and the preparation of a building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment). GST is also to be included.

SECTION E. Development consent

Date of development consent (if already granted)	13/6/14
Development consent no:	N0056/08/S96/1
Name of consent authority (Council):	Pittwater Council
Name of applicant for development consent:	CAMPBELLS BUILDING COMPANY.

Provide:

A copy of the development consent, including:

- approved plans endorsed by the consent authority
- conditions of development consent
- other documents referenced by the development consent that are relevant to this application.

SECTION F. Planning agreements

If the development or the land upon which the development is to be carried out is subject to a planning agreement as referred to in section 93F EP&A Act, provide a copy of the planning agreement.

SECTION G. Attachments relating to the proposed development

Applicants must provide the documents listed below that are relevant to the type of development that is proposed. Please place a cross in the appropriate box(s) to indicate the type of development involved. Confirm from the certifying authority how many copies are required prior to lodging this application. In addition to the items below all items requested on the fee proposal must be supplied.

1. Does the application relate **ONLY** to a FIRE LINK CONVERSION? ☐ Yes ☒ No

If Yes-provide:

A document that describes the design and construction and mode of operation of the new fire alarm communication link.

2. Does the development involve SUBDIVISION WORK? ☐ Yes ☒ No

(a) Please note to obtain you subdivision approval you must approach council. Subdivision certificates are generally required post modified construction certificate work.

3. BUILDINGS

3.1 Does the development involve building work (including work in relation to a dwelling house or building or structure ancillary to a dwelling house?) ☒ Yes ☐ No

If Yes-provide:

(1) A detailed description of the development by completing SECTION M:

(2) Appropriate building work plans and specifications, which include 4 copies of:

- (a) detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show:
 - (i) a plan of each floor section ✓
 - (ii) a plan of each elevation of the building ✓
 - (iii) the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground
 - (iv) the height, design, construction and provision for fire safety and fire resistance (if any) ✓
- (b) specifications for the development:
 - (i) that describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and ✓
 - (ii) that state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used
- (c) a description of any accredited building product or system sought to be relied on for the purposes of section 79C(4) of the *Environmental Planning and Assessment Act 1979* (EP&A Act)*
- (d) copies of any compliance certificate to be relied on
- (e) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building ✓
- (f) if a BASIX certificate has been obtained for the development, such other matters as the BASIX certificate requires to be included in the plans and specifications. ✓

* S.79C(4) EP&A Act provides that a consent authority must not refuse to grant consent to development on the ground that any building product or system relating to the development does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the EP&A regulation 2000.

3.2 Does the development involve building work (other than work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house or work that relates only to fire link conversion) ? ☐ Yes ☒ No

If Yes-provide:

- (a) A list of any existing fire safety measures provided in relation to the land or any existing building on the land.
- (b) A list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

3.3 Does the building work (see note below) involve an alternative solution under the Building Code of Australia ("BCA") in respect of a fire safety requirement? ☐ Yes ☒ No

If Yes: Our office cannot certify projects that have an alternative solution proposed; if this is the case you are instructed to either comply with the Deemed to Satisfy provisions of the Building Code of Australia or contact our office to transfer your application to an appropriate certifier.

3.4 Does the application relate to a residential flat development for which the development application was required under Clause 50(1A) of the EP&A Regulation to be accompanied by a design verification from a qualified designer?

☐ Yes ☒ No

If Yes-provide:

A statement from a qualified designer which verifies that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65: Design Quality of Residential Flat Development (SEPP 65)

Note: If the development application was also required to be accompanied by a BASIX certificate with respect to any building, the statement need not verify the design quality principles set out in SEPP 65 to the extent to which they aim to

- reduce consumption of mains-supplied potable water, or reduce emissions of greenhouse gases, in the building or in the use of the land that it is built on, or
- improve the thermal performance of the building.

3.5 Has the Fire Commissioner granted an exemption under clause 188 EP&A Regulation from compliance with any specified Category 3 fire safety provision?

☐ Yes ☒ No

If Yes-provide:

A copy of the exemption together with any conditions imposed.

3.6 Is any long service payment levy payable under s.34 of the Building and Construction Industry Long Service Payments Act 1986? ☒ Yes ☐ No

If Yes-provide:

A copy of a receipt for any long service payment levy that has been made (or, where such a levy is payable by instalments, a receipt for the first instalment of the levy).

Note: Long service levy applies to all building works with a cost of works greater than \$25,000 ✓

3.6 Does the application involve a BASIX affected development or a BASIX optional development in respect of which the applicant has obtained a BASIX certificate?

☒ Yes ☐ No

If Yes-provide:

The BASIX certificate(s) for the development (being either the BASIX certificate issued when the development consent was granted or some other BASIX certificate(s) that have been issued no earlier than three months before the date of the Application being made), and such other documents as the BASIX certificate(s) for the development requires to accompany the Application.

BASIX (the Building and Sustainability Index) ensures homes are built to be more energy and water efficient. BASIX uses an online program to assess a building's design and compares it against energy and water reduction targets. The design must meet these targets before a BASIX certificate can be printed. Any changes made to a building's design after a BASIX certificate has been issued requires another BASIX assessment and new BASIX certificate. "BASIX affected buildings" contain one or more dwellings (but do not include hotels or motels).

A BASIX certificate **MUST** be obtained for every "BASIX affected development", which are any of the following (other than development that is "BASIX excluded development"):

- (a) development that involves the erection (but not the relocation) of a BASIX affected building
- (b) development that involves a change of building use by which a building becomes a BASIX affected building
- (c) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is \$50,000 or more
- (d) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000 litres or more.

"BASIX excluded development" is

- (a) development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning
- (b) alterations, enlargements or extensions to a building listed on the State Heritage Register under the Heritage Act 1977
- (c) alterations, enlargements or extensions that result in a space that cannot be fully enclosed (for example, a veranda that is open or enclosed by screens, mesh or other materials that permit the free and uncontrolled flow of air), other than a space can be fully enclosed but for a vent needed for the safe operation of a gas appliance
- (d) alterations, enlargements or extensions that the Director-General has declared, by order published in the Gazette, to be BASIX excluded development.

A BASIX Certificate **MAY** be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called "BASIX optional development". "BASIX optional development" means any of the following development that is not BASIX excluded development:

- (a) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than \$50,000
- (b) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.

If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Further information about BASIX and to obtain a BASIX Certificate, go to <http://www.basix.nsw.gov.au>.

SECTION H. List of documents

Prepare and attach a list of all of the documents provided under the fee proposal and SECTION E, F and G.

SECTION I. Authority to enter and inspect land (Owner's Consent)

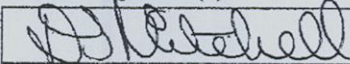
A certifying authority must not issue a modified construction certificate for development on a site which affects an existing building unless the certifying authority, or an accredited certifier, council or consent authority on behalf of the certifying authority, has carried out an inspection of the site of the development.

If the applicant is the owner of the land, by signing this application authority is given to the certifying authority, or an accredited certifier, council or consent authority, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this Application. The Applicant undertakes to take all necessary steps make access available to the property to enable the inspection to be carried out.

If the applicant is not the owner of the land, the owner(s) must sign the following statement.

As the owner(s) of the above property, I/we consent to the certifying authority, or an accredited certifier, council or consent authority, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this application. I/we undertake to take all necessary steps make access available to the property to enable the inspection to be carried out.

Owners Signature(s)



Name(s)

DEBBIE MITCHELL

Date

18/6/14

SECTION J. Delivery of the application

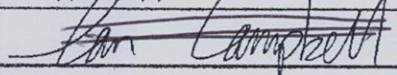
Applications for modified construction certificates must be delivered by hand or by post to the principal office of the certifying authority. Applications MAY NOT be sent by fax.

Ensure Applications and all required documents are sent to:

Peter J Boyce & Associates
Level 2, 41 Rawson Street
Epping NSW 2121

SECTION K. Signature of Applicant(s)

Signature of Applicant(s)

 (OWNER AS APPLICANT)

Name(s)

~~IAN CAMPBELL~~ J.P

Date

18/6/14

SECTION L. Date of Receipt of Application (office use)

To be completed by the certifying authority **immediately** after receiving this Application.

This Application was received on 25/6/14 (insert date).

SECTION M. Description of the development

1. For each proposed new building, indicate:

- The number of storeys (including underground storeys) in the building
- The gross floor area of the building (in square metres)
- The gross site area of the land on which the building is to be erected (in square metres)

2. For each proposed new residential building, indicate:

- The number of existing dwellings on the land on which the new building is to be erected
- The number of those existing dwellings that are to be demolished in connection with the erection of the new building
- The number of dwellings to be included in the new building
- Whether the new building is to be attached to any existing building
- Whether the new building is to be attached to any other new building
- Whether the land contains a dual occupancy
- The materials to be used in the construction of the new building by completing the table below

Place a cross in each appropriate box.

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	11	Tiles	10	Concrete/slate	20	Timber	40
Brick (veneer)	12	Concrete/slate	20	Timber	40	Steel	60
Concrete/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 cladding	70						
Timber/ weatherboard	40						
Other	80						
Not specified	90						

Peter J Boyce & Associates

BPB Accredited Certifier No: BPB0043
Level 2, 41 Rawson Street Epping NSW 2121
Email: info@boycecorp.com.au

Ph: 9868 2855

Fax: 9868 2655

Modified Construction Certificate

Certificate No. BP10095(M)

SECTION A. The Application

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other:

First name

Michael & Betina

Family name

King

Unit/Street no.

13

Street name

Bruce Street

Suburb or town

Mona Vale

State

NSW

Postcode

2103

2. Details of the property

Unit/Street no.

13

Street name

Bruce Street

Suburb or town

Mona Vale

Postcode

2103

Lot no.

Lot 10

Section

DP / SP no.

DP 15762

Volume/folio

2. Description of the proposed development

Alterations and additions to the existing dwelling – Modified: S96 garage & front pathway

4. Development consent

Date of development consent

17 March 2008; 12 June 2014

Development consent
reference no.

DAN0056/08; DAN0056/08/S96/1

Name of Council

Pittwater Council

5. Date of the application for construction certificate

18 June 2014

Peter J Boyce & Associates

Level 2, 41 Rawson St Epping NSW 2121

Planning NSW Accreditation BPB 0043

Ph: 9868 2855

Email: info@boycecorp.com.au

Fax: 9868 2655

SECTION B. Certifying authority

Name

Peter Boyce

Accreditation no.

BPB0043

Address

PO Box 375

Strathfield NSW 2135

SECTION C. Class of building

Class of the proposed building under the Building Code of Australia.

Note: If parts of the building will have different classes, include all classes.

1a

SECTION E. Attachments (Tick as appropriate)

☐

Fire safety schedule

☐

Fire link conversion schedule

☐

Conditions schedule

SECTION F. Date

Date of this certificate

4 JUL 2014

Certificate No.

BP10095(M)

SECTION G. Certification (Description of Works & Approved Plans)

I certify that work completed in accordance with the documentation accompanying the application for this certificate (with such modifications, if any, verified by me may be shown on that documentation) will comply with the requirements of the *Environmental Planning & Assessment Regulation 2000* as are referred to in s.81A(5) of the *Environmental Planning & Assessment Act 1979*.

The plans listed below accompanied the application for this certificate.

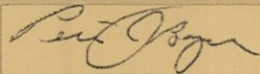
Note: The certificate is to be endorsed upon all relevant plans and specifications. Include the name of the certifying authority, the certificate No. and the date of the certificate

Description of Works: Alterations and additions to the existing dwelling – Modified: S96 garage & front pathway

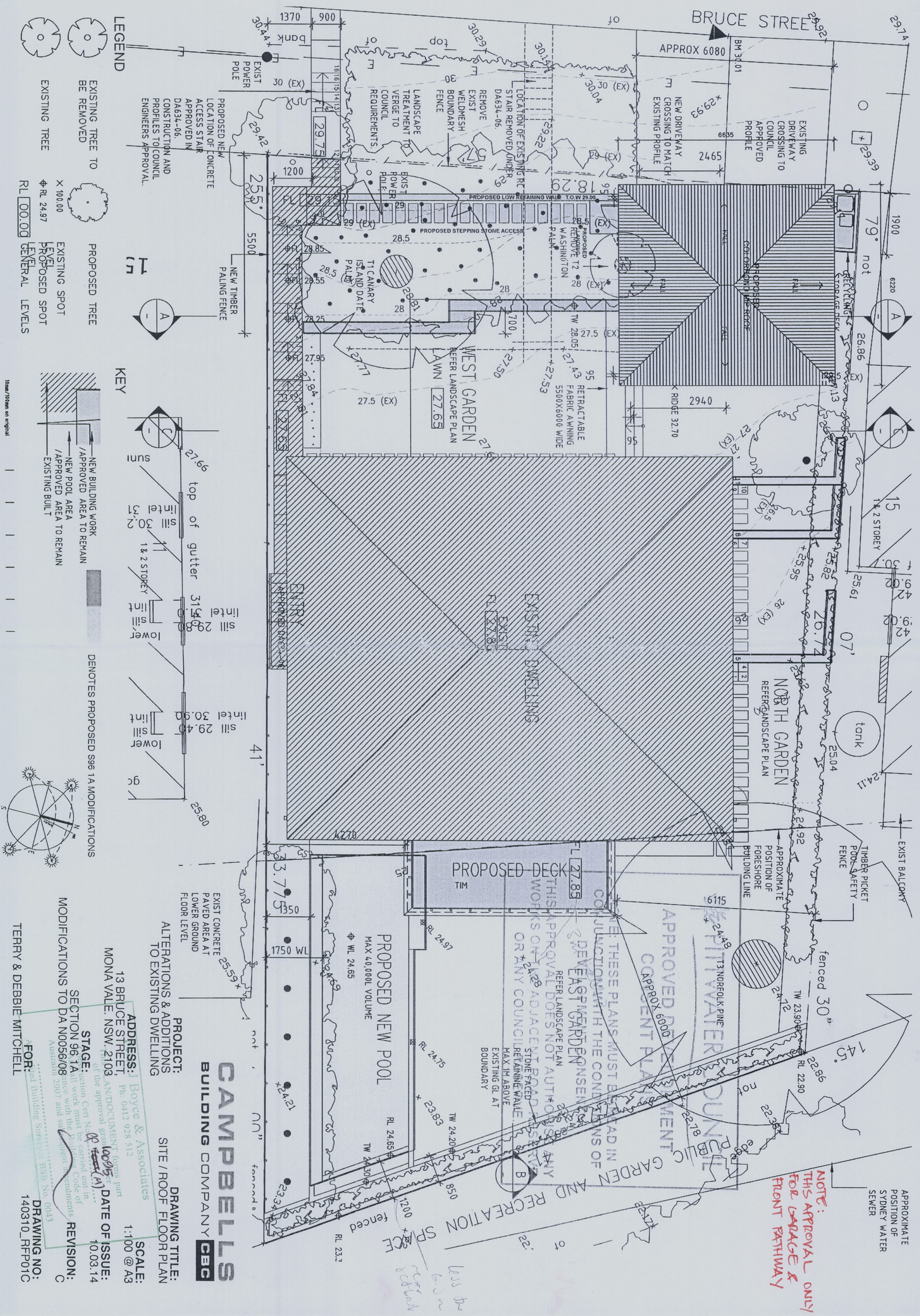
Plans

Campbells Building Company dwg nos. 140310_RFP01C,G RFP01C, GFP01C, LGFP01C, STHELE01C, NTH ELE01C, EAST ELE01C,; Basix Certificate No. A185571

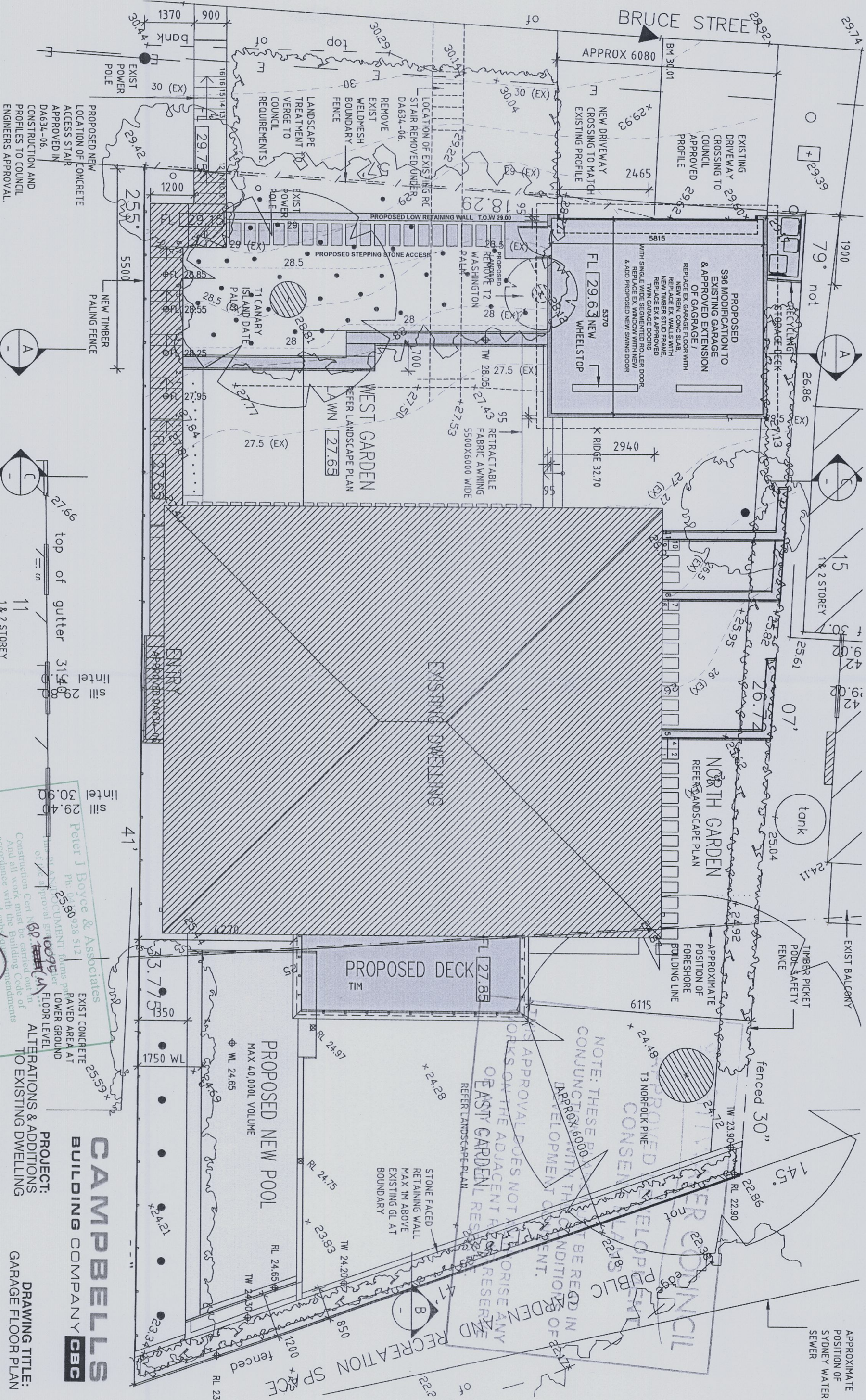
SECTION H. Signature*



* Must only be signed by the certifying authority



NOTE:
THIS APPROVAL ONLY
FOR GARAGE &
FRONT PATHWAY



LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE
- PROPOSED TREE
- EXISTING SPOT
- PROPOSED SPOT
- GENERAL LEVELS

KEY

- NEW BUILDING WORK
- APPROVED AREA TO REMAIN
- NEW POOL AREA
- APPROVED AREA TO REMAIN
- EXISTING BUILT

DENOTES PROPOSED S96 1A MODIFICATIONS

Peter J. Boyce & Associates
Ph: 02 80 928 512
Fax: 02 80 928 513
Email: pboyce@pjb.com.au
13 AVONDALE DRIVE, MONAVALE NSW 2103
Accredited Building Surveyor BSB No: 10043

CAMPBELLS
BUILDING COMPANY
CBC

PROJECT:
ALTERATIONS & ADDITIONS
TO EXISTING DWELLING

DRAWING TITLE:
GARAGE FLOOR PLAN

ADDRESS:
13 BRUCE STREET,
MONA VALE, NSW, 2103

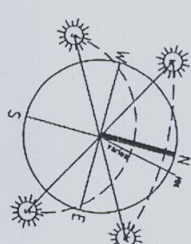
STAGE:
SECTION 96 1A

DATE OF ISSUE:
10.03.14

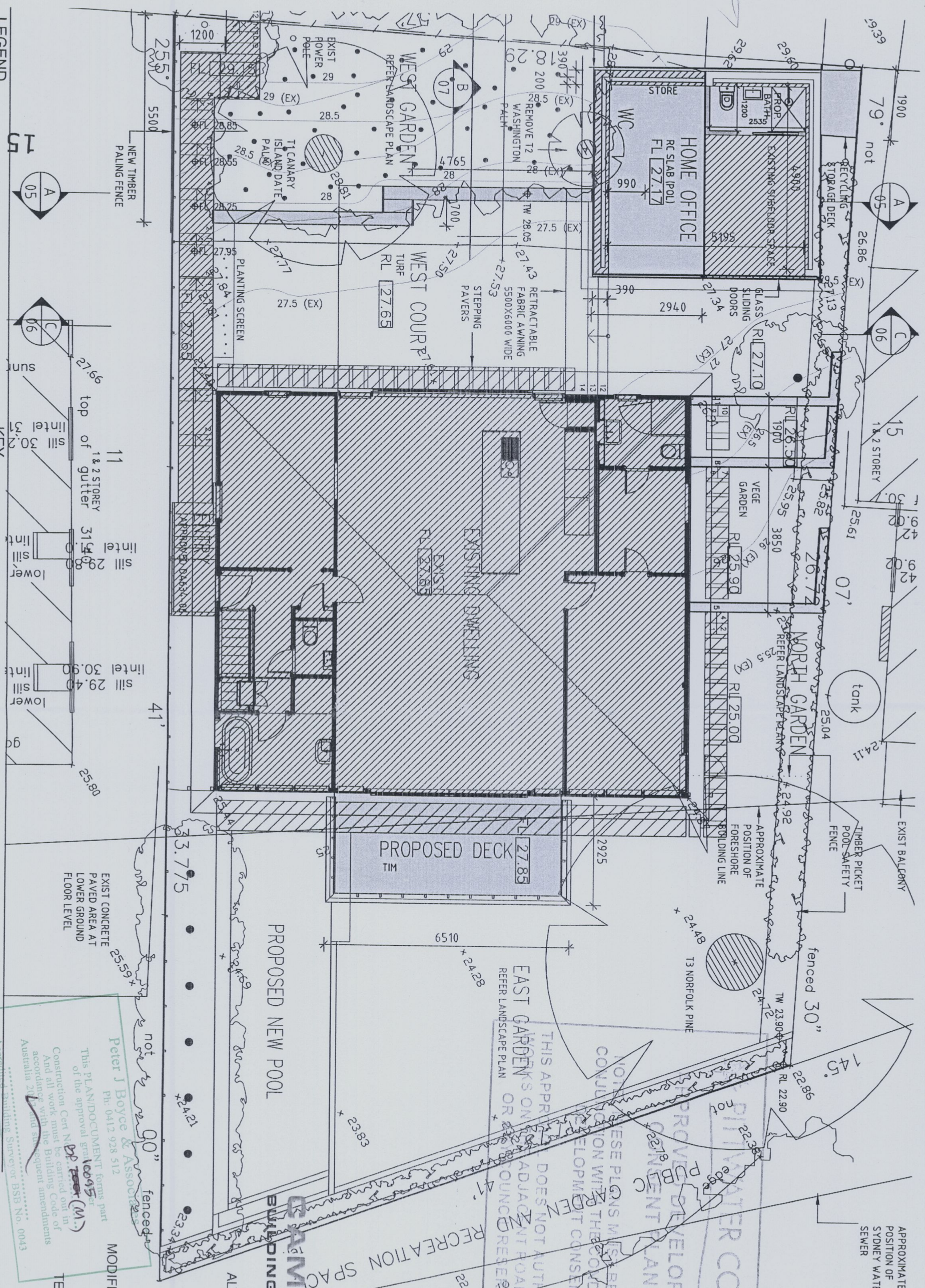
REVISION:
C

DRAWING NO:
140310_GRFPP01C

FOR:
TERRY & DEBBIE MITCHELL



(two level garage?)



LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE
- PROPOSED TREE
- EXISTING SPOT
- PROPOSED SPOT
- LEVEL
- GENERAL LEVELS

KEY

- NEW BUILDING WORK
- APPROVED AREA TO REMAIN
- NEW POOL AREA
- APPROVED AREA TO REMAIN
- EXISTING BUILT

NOTE: OUTLIVING TO COMPLY WITH S96 MODIFICATION B22.

Peter J Boyce & Associates
Ph: 0412 928 512
This PLAN/DRAWING forms part of the approval granted under the Building Code of Australia 2003 and subsequent amendments.
Accredited Building Surveyor BSB No. 0043

STAGE: SECTION 96 1A
MODIFICATIONS TO DA N0056/08
FOR: TERRY & DEBBIE MITCHELL
DRAWING TITLE: GROUND FLOOR PLAN

SCALE: 1:100 @ A3

DATE OF ISSUE: 10.03.14

REVISION: C

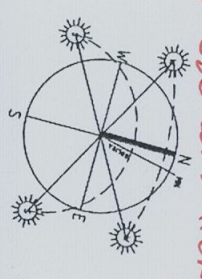
DRAWING NO: 140310_GFP01C

CAMPBELLS BUILDING COMPANY

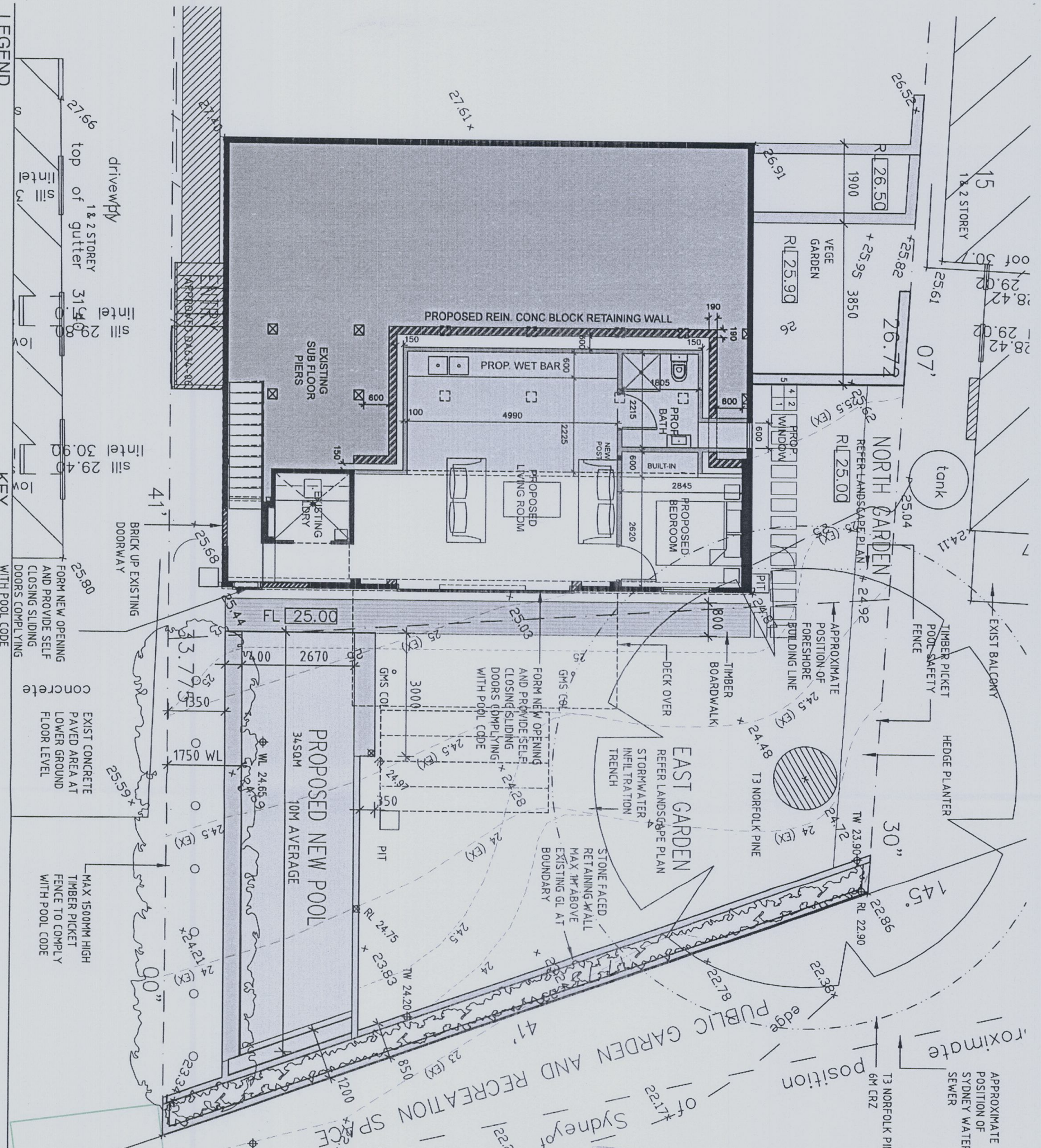
PROJECT: ALTERATIONS & ADDITIONS TO EXISTING DWELLING

ADDRESS: 13 BRUCE STREET, MONA VALE, NSW. 2103

THIS APPROVED PLAN DOES NOT AUTHORISE ANY CONSTRUCTION OR DEVELOPMENT OF THE ADJACENT ROAD RESERVE OR RECREATION SPACE WITHOUT THE CONSENT OF THE TOWN PLANNING BOARD.



Handy details



LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE
- PROPOSED TREE
- EXISTING SPOT LEVEL
- PROPOSED SPOT LEVEL
- GENERAL LEVELS

KEY

- NEW BUILDING WORK
- APPROVED AREA TO REMAIN
- NEW POOL AREA
- APPROVED AREA TO REMAIN
- EXISTING BUILT

KEY

- EXIST CONCRETE PAVED AREA AT LOWER GROUND FLOOR LEVEL
- FORM NEW OPENING AND PROVIDE SELF CLOSING SLIDING DOORS COMPLYING WITH POOL CODE
- MAX 1500MM HIGH TIMBER PICKET FENCE TO COMPLY WITH POOL CODE
- DENOTES PROPOSED S96 1A MODIFICATIONS

PITTWATER COUNCIL
APPROVED DEVELOPMENT
CONSENT PLANS
NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT.
THIS APPROVAL DOES NOT AUTHORISE ANY
WORKS ON THE ADJACENT ROAD RESERVE
OR ANY COUNCIL RESERVE.

CAMPBELLS
BUILDING COMPANY

PROJECT:
ALTERATIONS & ADDITIONS
TO EXISTING DWELLING

ADDRESS:
13 BRUCE STREET,
MONA VALE, NSW 2103

STAGE:
SECTION 96 1A
MODIFICATIONS TO DA N0056/08

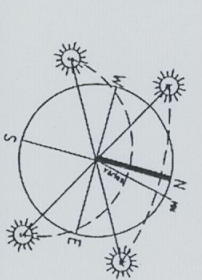
FOR:
TERRY & DEBBIE MITCHELL
DRAWING TITLE:
LOWER GROUND FLOOR PLAN

SCALE:
1:100 @ A3

DATE OF ISSUE:
10.03.14

REVISION:
C

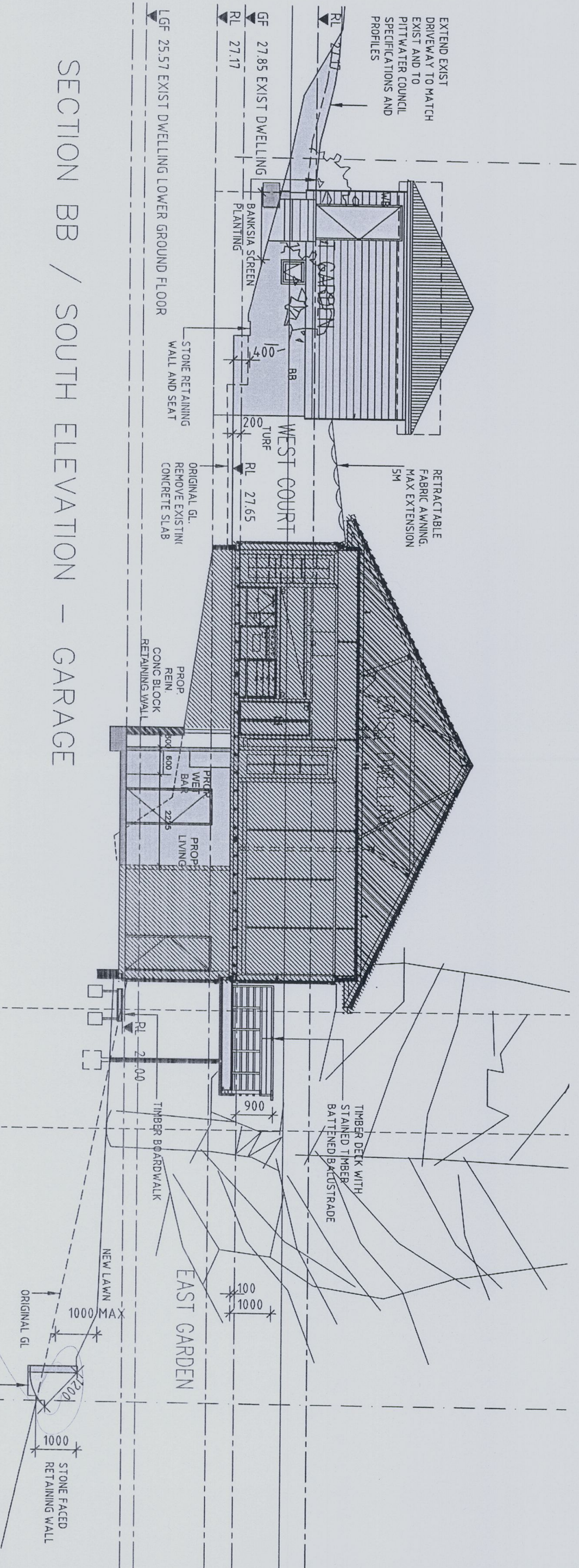
DRAWING NO:
140310_LGFP01C



Peter J Boyce & Associates
Ph: 0412 928 512
10095 (M)
is a P AND DOCUMENT forms part
of the approval granted
Construction Cert No. 10095
And all work must be carried out in
accordance with the Building Code of
Australia 2007 and subsequent amendments
Accredited Building Surveyor BSB No. 0043

make sure garage doors
have same way as garage
time.

roof height

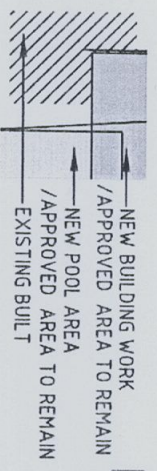


SECTION BB / SOUTH ELEVATION - GARAGE

EXT. FINISHES

- EWB EXIST WEATHERBOARDS - MAKE GOOD FINISH PAINT TO MATCH EXISTING
- WB NEW WEATHERBOARDS TO MATCH EXISTING FINISH PAINT TO MATCH EXISTING
- TR EXISTING TERRA COTTA TILE ROOF- MAKE GOOD OR NEW TO MATCH EXISTING
- BB EXISTING FACE BRICK, BAG AND PAINT FINISH, PAINT COLOUR->
- TFG TOUGHENED GLASS
- TFGL CLEAR TOUGHENED GLASS LOUVRES
- TFGL/O TRANSLUCENT TOUGHENED GLASS LOUVRES
- TSGD TIMBER FRAMED GLASS SLIDING DOORS.

KEY



DENOTES PROPOSED S96 1A MODIFICATIONS

PITTWATER COUNCIL

APPROVED DEVELOPMENT CONSENT PLANS

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

THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

CAMPBELLS BUILDING COMPANY CBC

PROJECT: ALTERATIONS & ADDITIONS TO EXISTING DWELLING

ADDRESS: 13 BRUCE STREET, MONA VALE, NSW, 2103

STAGE: SECTION 96 1A MODIFICATIONS TO DA N0056/08

FOR: TERRY & DEBBIE MITCHELL

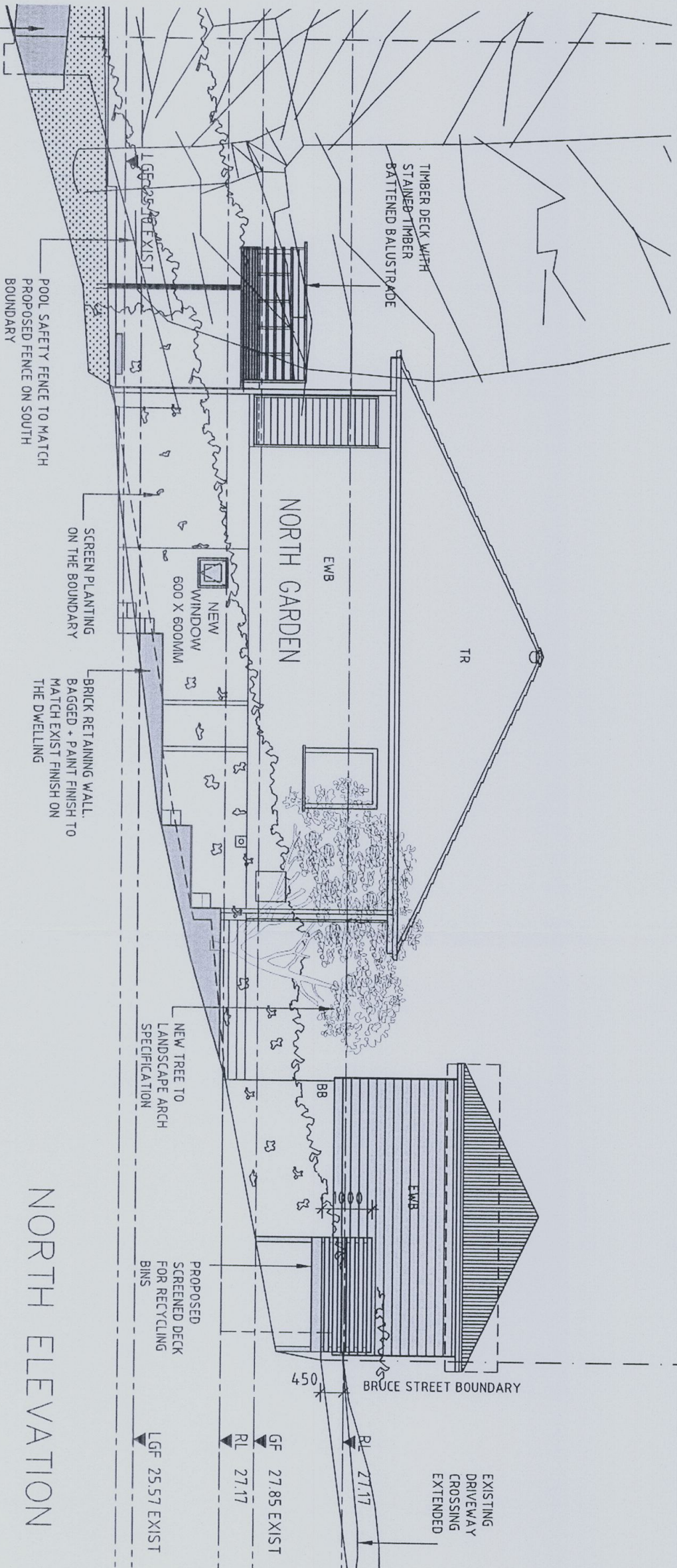
DRAWING TITLE: SOUTH ELEVATION / SECTION BB

SCALE: 1:100 @ A3

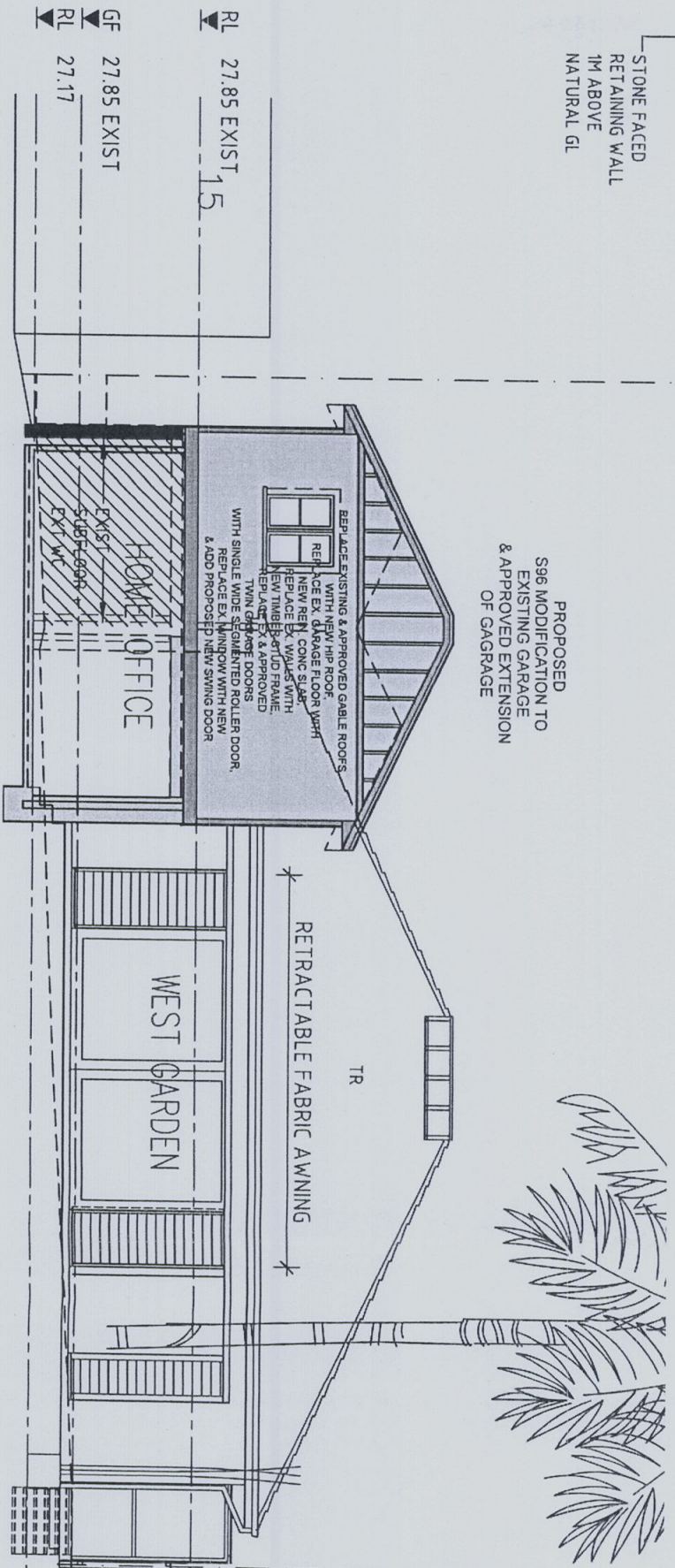
DATE OF ISSUE: 10.03.14

REVISION: C

DRAWING NO: 140310_STHELE01C



NORTH ELEVATION



PITWATER COUNCIL
APPROVED DEVELOPMENT
CONSENT PLANS
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.
THIS APPROVAL DOES NOT AUTHORISE ANY TERRY & DEBBIE MITCHELL WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.
STAGE: SECTION 96 1A
ADDRESS: 13 BRUCE STREET, MONA VALE, NSW. 2103
PROJECT: ALTERATIONS & ADDITIONS TO EXISTING DWELLING
FOR: TERRY & DEBBIE MITCHELL
DRAWING TITLE: NORTH & WEST ELEVATIONS
SCALE: 1:100 @ A3
DATE OF ISSUE: 10.03.14
REVISION: C
DRAWING NO.: 140310_NTH ELE01C

CAMPBELLS
BUILDING COMPANY
CBC
Peter J Boyce & Associates
Ph: 0412 928 512
This PLAN/DOCUMENT forms part of the approval granted (10095) (M) in accordance with the Building Code of Australia 2001 and subsequent amendments.
Accredited Building Surveyor BSB No. 00140310_NTH ELE01C
SECTION AA - WEST ELEVATION
NEW BUILDING WORK
/APPROVED AREA TO REMAIN
NEW POOL AREA
/APPROVED AREA TO REMAIN
EXISTING BUILT
DENOTES PROPOSED S96 1A MODIFICATIONS
1:100 @ A3
10.03.14
C
140310_NTH ELE01C

