Peter J Boyce & Associates

Ph 0412 928 500 P O Box 375 Strathfield 2135 Ph 9868 2855
Level 2. 41 Rawson Street, Epping 2121
Building Surveyor Acc No BPB0043 Fax 9868 2655

Your ref D/A N0056/08

26th June 2009

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

RECEIVED
1 JUL 2009
PITTWATER COUNCIL

Dear Sir,

Re Copy of Partial Construction Certificate
13 Bruce Street Mona Vale

Please find enclosed copy of Partial Construction Certificate issued for the above property under D/A N0056/08

A cheque for $30 00 for registration of the Construction Certificate is attached herewith

Yours faithfully

Peter Boyce

REC 261551
1/7/2009.

Peter J Boyce & Associates

Ph 0412 928 500 P O Box 375 Strathfield 2135 Ph 9868 2855
Building Surveyor Acc No BPB0043 Fax 9868 2655

26th June 2009

The General Manager

Dear Sir,

Re Submission of 'Partial' Construction Certificate
13 Bruce Street Mona Vale

Please find enclosed

1 Letter & cheque for registration of CC
2 Completed Application Form
3 Partial Construction Certificate
4 Council receipts and Bank Guarantees etc as required by D/A conditions
5 Statement from Applicant that the CC plans are generally in accordance with the DA
6 Engineers Structural Adequacy Certificate
7 Sydney Water receipt and stamp
8 Colour Schedule
9 Geotechnical Form No 2
10 Landscape Plan
11 Architectural plans

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

Many thanks

Peter Boyce

RECEIVED 16 JUN 2009

Application for Construction Certificate

Issued under the Environmental Planning and Assessment Act 1997 Part 3 - Schedule 1

Local Council Area

City, Council or Shire Pittwater Council

Owner

Name Betina & Michael King

Address 13 Bruce st, Mona Vale 2103

Phone 9999 3110

Consent of all owner(s)

I/we consent to this application

Signature

Subject Land with lot & deposited plan number

Address (Lot 10 DP 15762)

Brief description of development

Type of Development

i e Dwelling Addition Addition

Building code of Australia

Building Classification Class 1a

Development Consent

Development consent number 17 March 2008

Date of Determination

Builder/Owner Builder

Name or Permit number 3879 ~~Parrall~~ Parallel lines design & contruction

Address PO Box 310, Newport 2106

Value of Work

$ 12,000 —

Australian Bureau of Statistics

Particulars of Proposal ---What is the area of land (m²) 525m²

Gross Floor area of existing building (m²) 165m²

What are the current use of all or part of the building(s)/land

(If vacant state vacant) RESIDENTIAL

Location	Use
13 BRUCE ST MONA VALE	RESIDENTIAL

Does the site contain a dual occupancy? NO

What is the gross floor area of the proposal (m²) 20m²

What are the proposed uses of the building?

Location	Use

How many stories will the building consist of? 2

Materials to be used

Place a tick in the box which best describes the material

Walls	code		Roof	code	
Brick veneer	12	☐	Aluminium	70	☐
full brick	11	☐	concrete	20	☐
single brick	11	☐	concrete tiles	10	☐
concrete block	11	☐	fibrous cement	30	☐
			fibreglass	80	☐
concrete/masonry	20	☐	masonary/terracotta shingle		
concrete	20	☐	tiles	10	☐
steel	60	☐	slate	20	☐
fibrous cement	30	☐	steel	60	☐
hardiplank	30	☐	terracotta tile	10	☐
timber/weatherboard	40	☐	other	80	☑
cladding aluminium	70	☐	unknown	90	☐
curtain glass	50	☐			
other	80	☐			
unknown	90	☐			

Floor			Frame		
concrete	20	☐	timber	40	☑
timber	10	☑	steel	60	☐
other	80	☐	other	80	☐
unknown	90	☐	unknown	90	☐

Required attachments --- Copy of D/A approval with Conditions
Three copies of the plans & Specification
Plan Nos
List of supporting documents

Schedule --- The building schedule must be completed as part of this application for the Australian Bureau of Statistics

---

Owner Signature

Peter J Boyce & Associates

Level 2, 41 Rawson St Epping NSW 2121

Ph 9868 2855 email info@boycecorp com au Fax 9868 2655

Planning NSW Building Surveyor No BPB0043

PARTIAL CONSTRUCTION CERTIFICATE

Certificate No BP9152(Partial)

This certificate is issued by a certifying authority and verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the Environmental Planning and Assessment Act 1979 and Regulations 2000

Applicant

Name	Mr Michael & Mrs Betina King
Address	13 Bruce Street Mona Vale
Contact Number	9999 3110
Email	-

Development

Development Consent No	D/A N0056/08
Consent Date	17th March 2008
Site Address	13 Bruce Street Mona Vale
Property Identification	Lot 10 DP 15762
Building Classification under BCA	1a

Pursuant to Section 109C (1) (b), 81A (2) and 81A (4) 0f the Environmental Planning & Assessment Act, 1979 the construction certificate has been determined by approval in accordance with the stamped plans and specifications

Approval

Plan Nos Approved	Docherty Consulting Engineers – Drawing Nos S05 – S06 Koostudio – Drawing Nos CC01 to CC10
Description of works Approved	Alterations and additions to the existing dwelling – PARTIAL – NOT INCLUDING THE SWIMMING POOL
Construction Certificate Determination Date	**BP9152(Partial)** 26 JUN 2009

Note

Prior to commencement of work, Section 81A (2) (b) and/or 81A (4) (b) and (c) 0f the Environmental Planning & Assessment Act, 1979 must be satisfied (see form 7 of the Regulation) i e name of the Principal Certifying Authority

I certify that the work if completed in accordance with the documents, plans and specifications accompanying the application will comply with the requirements of this regulation as are referred to in Section 81A (5) of the Environmental Planning & Assessment Act 1979

Accredited Certifier

Name of Accredited Certifier	Peter Boyce
Accreditation No of Certifier	Planning NSW Accreditation No BPB0043
Signature	

TO WHOM IT MAY CONCERN

RE ALTERATIONS + ADDITIONS
TO 13 BRUCE ST
MONA VALE

I hereby certify that the Architectural Plans submitted with the Construction Certificate application are generally in accordance with the Development Approved plans approved by Council

Belinda Koopmans

Signature

DOCHERTY
CONSULTING
ENGINEERS
Structural and Civil

15 June 2009

Our Ref 60802C2

Structural Engineer's Certificate
Adequacy of Existing Structure

Proposed Alterations and Additions at
13 Bruce Street, Mona Vale

We hereby certify that the existing structure is structurally adequate to support the proposed alterations and additions This certification is subject to any modifications deemed necessary during construction

Yours faithfully,
Docherty Consulting Engineers Pty Ltd

K R Docherty
BE ME PEng
Director

DOCHERTY CONSULTING ENGINEERS PTY LTD ABN 74 105 101 540 ACN 105 101 540
77 Anzac Avenue Collaroy NSW 2097 ph/fax 9972 9812 email kyle_docherty@bigpond com

QUICK CHECK **Application Lodgement Summary** Sydney WATER

Reference Number 2588191 **Date Requested** Wed June 10 2009

Agent	Reece Mona Vale 10 Taronga Pl Mona Vale
Applicant	Mwj King B King, 13 Bruce St Mona Vale 2103
Property/Asset	13 Bruce St Mona Vale 2103 (Mwj King B King) PNum 3404072 150 mm VC Sewer Main (2791241)
Product	Building Plan Approval Application

Charge	**Product Cost**	**GST**	**Total**
Building Plan Approval Application Fee	$25 00	$0 00	$25 00

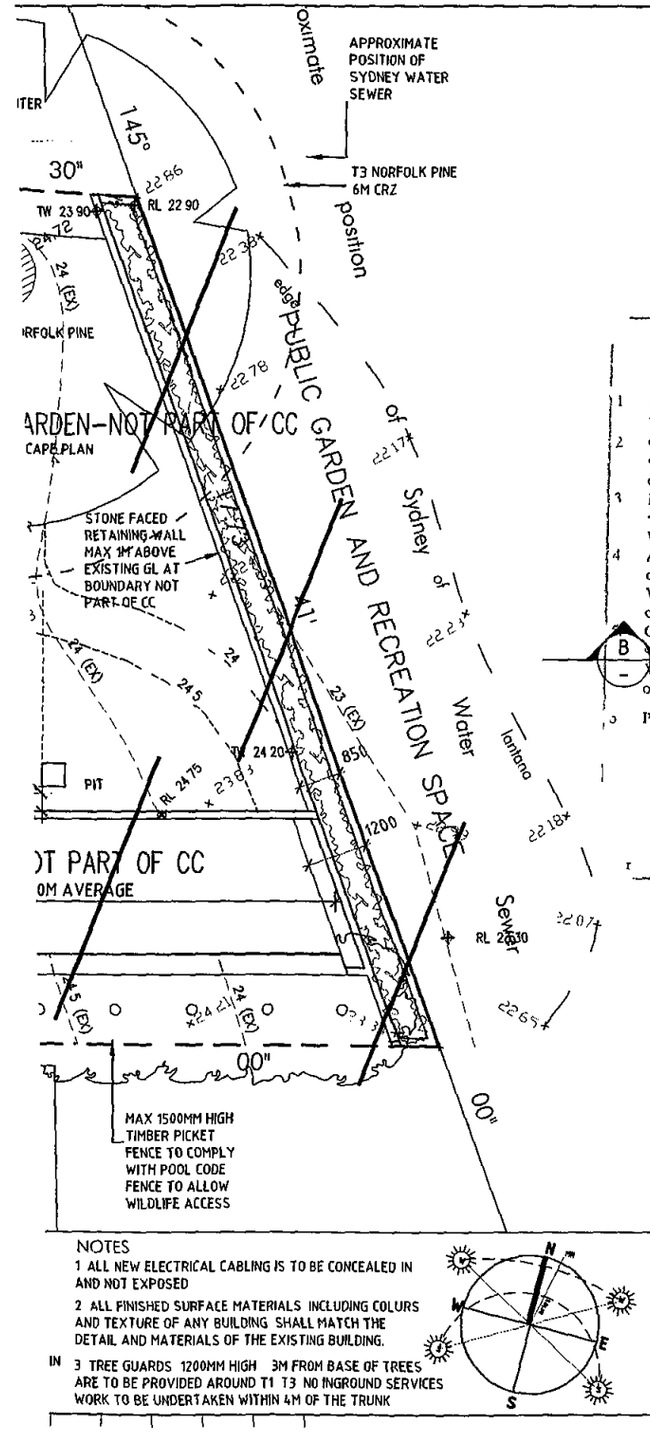
Property Special Conditions

Boundary Trap Required	No
Watercharged/Tidal area	No
Partial Drainage area	No
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	No
Minimum Gully Height area	No
Sewer Available	Yes
Connection Type	Gravity

You must contact Sydney Water s Plumbing Inspection and Assurance Services on Ph 1300 889 099 to clarify the property special conditions where the property special conditions are not shown (yes or no) are shown as unset , unknown or not available or if the proposed development is being built over more than one existing property

Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards

A water meter is required to be fitted to the property during construction You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards



NOTES

EXCAVATION FOR FOOTINGS TO BOARDWALK AND GROUND FLOOR DECK TO BE IN ACCORDANCE WITH DA CONSENT CONDITIONS AND THE ARBORISTS REPORT

SYDNEY WATER
APPROVED

1 Position of structure in relation to Sydney Water s assets is satisfactory
2 Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainer
3 It is the owner s responsibility to ensure that all proposed fittings will drain to Sydney Water s sewer
4 Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994 AS 3500 and the NSW Code of Practice
5 Gullies Inspection Shafts and Boundary Traps shall not be placed under any Roof Balcony Verandah Floor or other cover unless otherwise approved by Sydney Water
6 Property No 3404072

Reece Mona Vale
Quick Check Agent on behalf of
SYDNEY WATER

reece 10,6,09

DECK & LANDSCAPE WORKS
13 BRUCE STREET
MONA VALE
LOWER GROUND FLOOR PLAN
CONSTRUCTION CERTIFICATE for
MR AND MRS KING A
0710
JUN 09 1 100 CC03

NOTES
1 ALL NEW ELECTRICAL CABLING IS TO BE CONCEALED IN AND NOT EXPOSED
2 ALL FINISHED SURFACE MATERIALS INCLUDING COLURS AND TEXTURE OF ANY BUILDING SHALL MATCH THE DETAIL AND MATERIALS OF THE EXISTING BUILDING.
3 TREE GUARDS 1200MM HIGH 3M FROM BASE OF TREES ARE TO BE PROVIDED AROUND T1 T3 NO INGROUND SERVICES WORK TO BE UNDERTAKEN WITHIN 4M OF THE TRUNK

KOOSTUDIO
1/ PRINCES STREET
NEWPORT NSW 2106
PH 9997 3528
MB 0408 291 183
EM koop na@bigpond net au

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KOOSTUDIO

15 June 2009

COLOUR SCHEDULE

CONSTRUCTION CERTIFICATE- 13 BRUCE STREET MONA VALE

Decks and Entry Deck

All timber work to the deck balustrade, structure and boards are to match the existing woodwork which is a dark brown colour

The Entry deck screen is copper, which is a dull mid brown colour

The glass to the Entry Screen is clear

Reference \\Gangtower\ka\C_PROJECT FILES\07\0710-KingDA\CC\Colour doc

18 PRINCES STREET NEWPORT NSW 2106 AUSTRALIA PH (61-2) 9997 3528 EM
beikoop@bigpond net au ABN 36 136 114 665

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO 2 – To be submitted with detailed design for construction certificate

Development Application for MICHAEL & BETTNA KING
Name of Applicant

Address of site 13 BRUCE ST, MONA VALE

Declaration made by Structural or Civil Engineer in relation to the incorporation of the Geotechnical Issues into the project design

I, KYLE DOCHERTY on behalf of DOCHERTY CONSULTING ENGINEERS P/L
(insert name) (trading or company name)

on this the 9-06-09
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least $2million I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development

Geotechnical Report Details

Report Title	GEOTECHNICAL & STORMWATER ASSESSMENT - 13 BRUCE ST MONA VALE
Report Date	19/10/04
Author	MARTENS & ASSOCIATES

Structural Documents list

~~60802/5~~	60802/S05/rev 1
~~60802/6~~	60802/S06/rev 1

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

KYLE DOCHERTY
(name)

(signature)

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

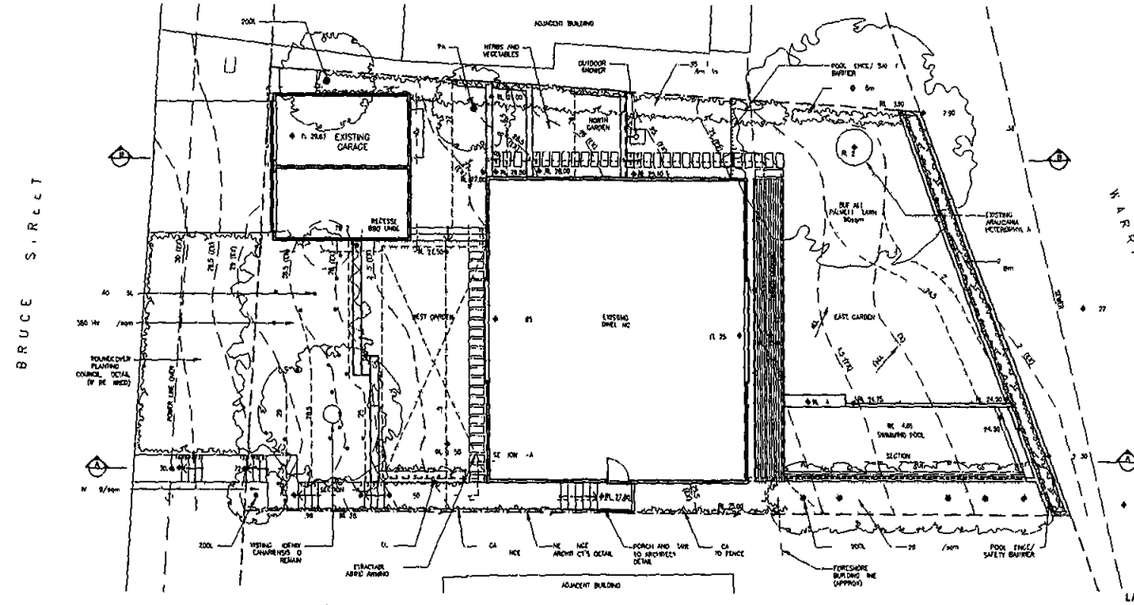
I prepared and/or technically verified the abovementioned Geotechnical Report as per Form 1 dated and now certify that I have viewed the above listed structural documents prepared for the same development I am satisfied that the recommendations given in the Geotechnical Report have been appropriate taken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

Signature

Name

Chartered Professional Status

Membership No



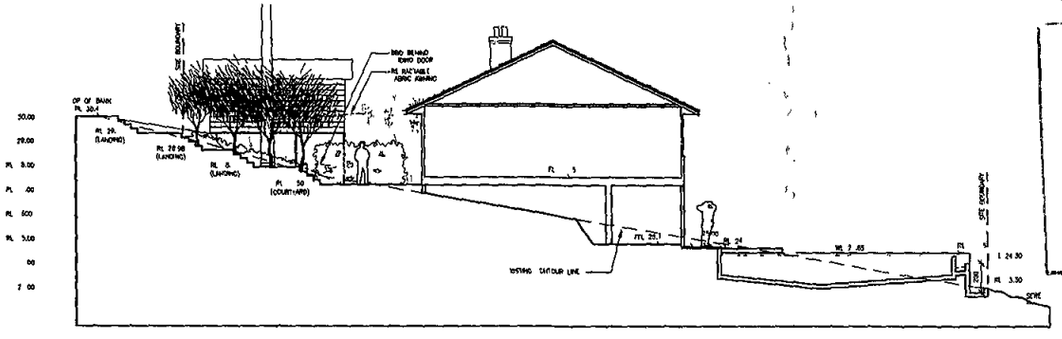
LANDSCAPE PLAN
SCALE 1:100

PLANT SCHEDULE

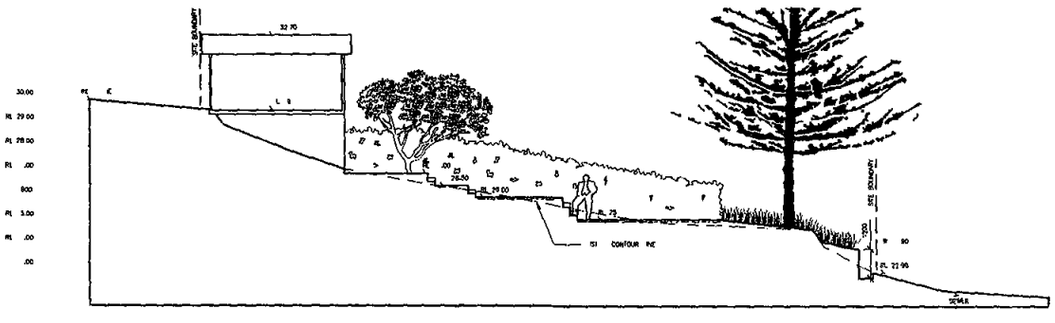
Symb	Botan name	No	Cont. sz	Colog name	Mat height form
BI	Banksia gardnerii	4	200	Bois Banksia	
BS	Banksia serrata	7	200 Ltr	Bois Banksia	
CA	Casuarina equisetifolia	2	700mm	Ang ce Wine	timber
L	Eucalyptus ptata	1	00mm	Narrabeen ary	timber
LV	Ne dendr eya velutinos	389	tube	Purple pl ns	5 overall ver
L	Leucadendr ning ta	35	200mm	Silky oak silk ak	5
L	glaucum um squarum Pink mande	8	200mm	ne silk d ak	
SR	strelitzia reliniae	35	300mm	e ulend Christmas	-
	Plumeria alba		200	ulbend	

LEGEND

- PROPOSED TREE
- EXISTING STREET TREE TO REMAIN
- BRICK
- CONCRETE PAVING
- PAVING/PAVING STONES
- TIMBER DECKING
- GRAVEL MULCH
- TURF
- SCREEN PLANTING
- WALL FENCING
- TIMBER
- SITE BOUNDARY



SECTION A A
SCALE 1:100



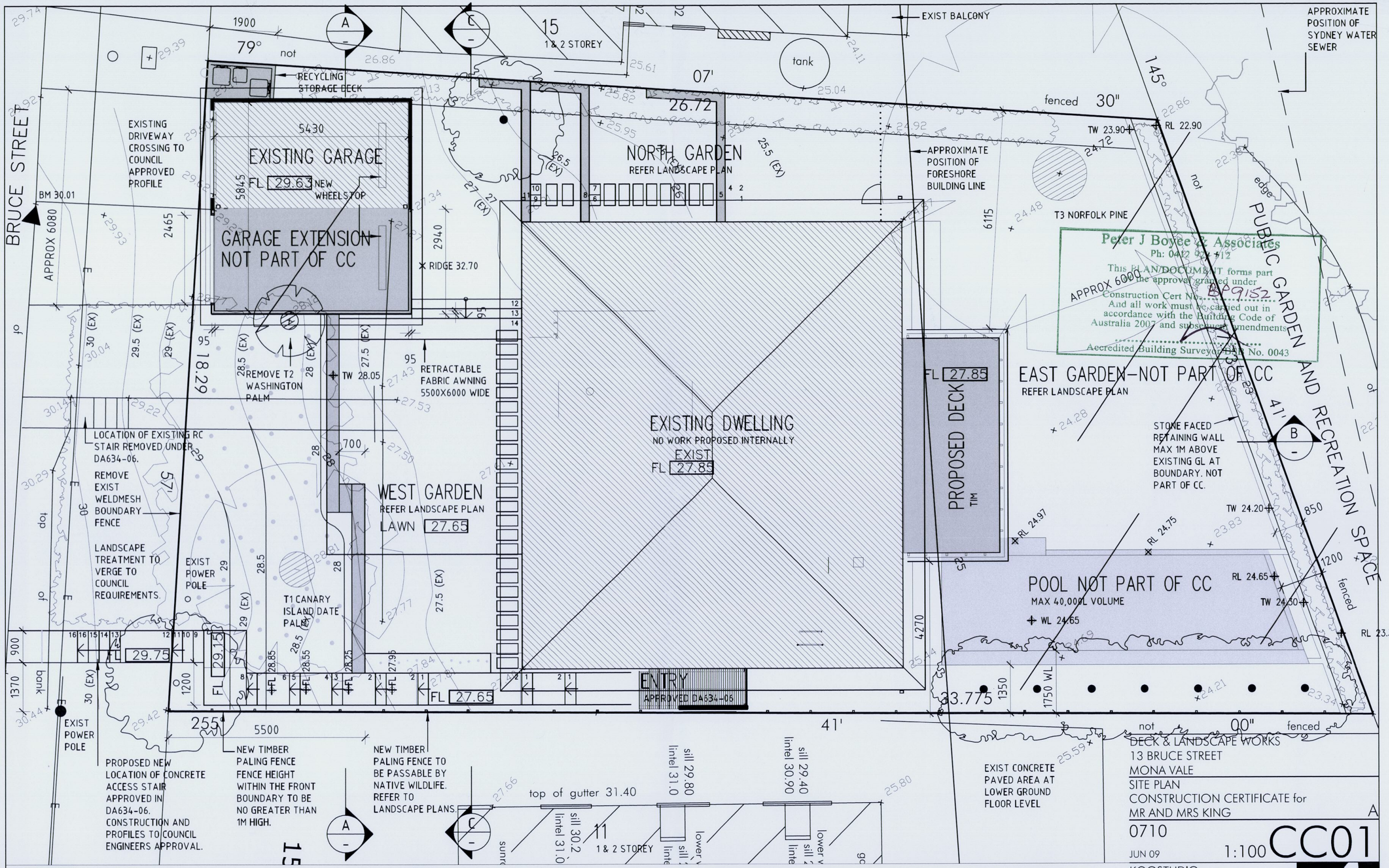
SECTION B B
SCALE 1:100

Peter J Boyce & Associates
Ph 0412 928 512

This PLAN/DOCUMENT forms part of the approval granted under Construction Cert No BP 9152
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

Client: M & Mrs King	Site: 13 Bruce Street Mona Vale	LANDSCAPE PLAN AND SECTIONS	terraGRAM Pty Ltd
Designed: VS	Scale: 1:100 1:200		
Drawn: AC			
No: T0604			
Date: 30 01 08	LDA HL 01/C		



DECK & LANDSCAPE WORKS
13 BRUCE STREET
MONA VALE
SITE PLAN
CONSTRUCTION CERTIFICATE for
MR AND MRS KING

A

0710

JUN 09

1:100

CC01

LEGEND

- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- EXISTING TREE
- × 100.00 EXISTING SPOT LEVEL
- + RL 24.97 PROPOSED SPOT LEVEL
- RL 00.00 GENERAL LEVELS

KEY

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

NOTES

1. ALL NEW ELECTRICAL CABLING IS TO BE CONCEALED IN AND NOT EXPOSED
2. ALL FINISHED SURFACE MATERIALS, INCLUDING COLURS AND TEXTURE OF ANY BUILDING, SHALL MATCH THE DETAIL AND MATERIALS OF THE EXISTING BUILDING.
3. TREE GUARDS, 1200MM HIGH + 3M FROM BASE OF TREES ARE TO BE PROVIDED AROUND T1, T3. NO INGROUND SERVICES WORK TO BE UNDERTAKEN WITHIN 4M OF THE TRUNK

KOOSTUDIO
17 PRINCES STREET
NEWPORT NSW 2106
PH: 9997 3528
MB: 0408 291 183
EM: koopman@bigpond.net.au

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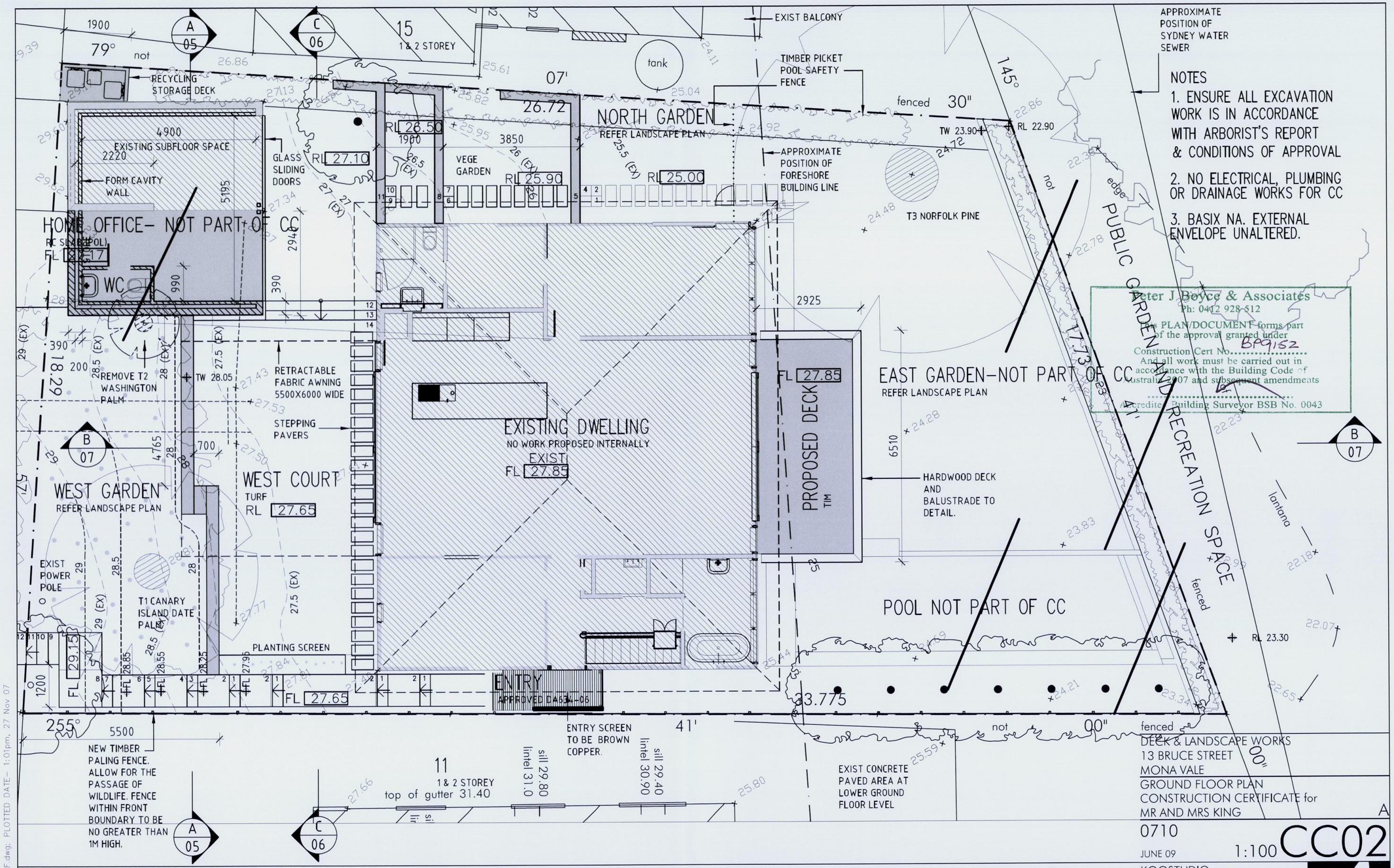

NOTES

1. ENSURE ALL EXCAVATION WORK IS IN ACCORDANCE WITH ARBORIST'S REPORT & CONDITIONS OF APPROVAL

2. NO ELECTRICAL, PLUMBING OR DRAINAGE WORKS FOR CC

3. BASIX NA. EXTERNAL ENVELOPE UNALTERED.

Peter J Boyce & Associates
Ph: 0412 928 512
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DECK & LANDSCAPE WORKS
13 BRUCE STREET
MONA VALE
GROUND FLOOR PLAN
CONSTRUCTION CERTIFICATE for
MR AND MRS KING

A

0710

JUNE 09

1:100

CC02

LEGEND

- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- EXISTING TREE
- × 100.00 EXISTING SPOT LEVEL
- + RL 24.97 PROPOSED SPOT LEVEL
- RL 00.00 GENERAL LEVELS

KEY

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

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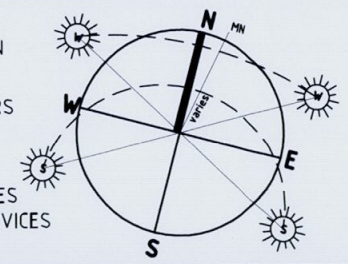

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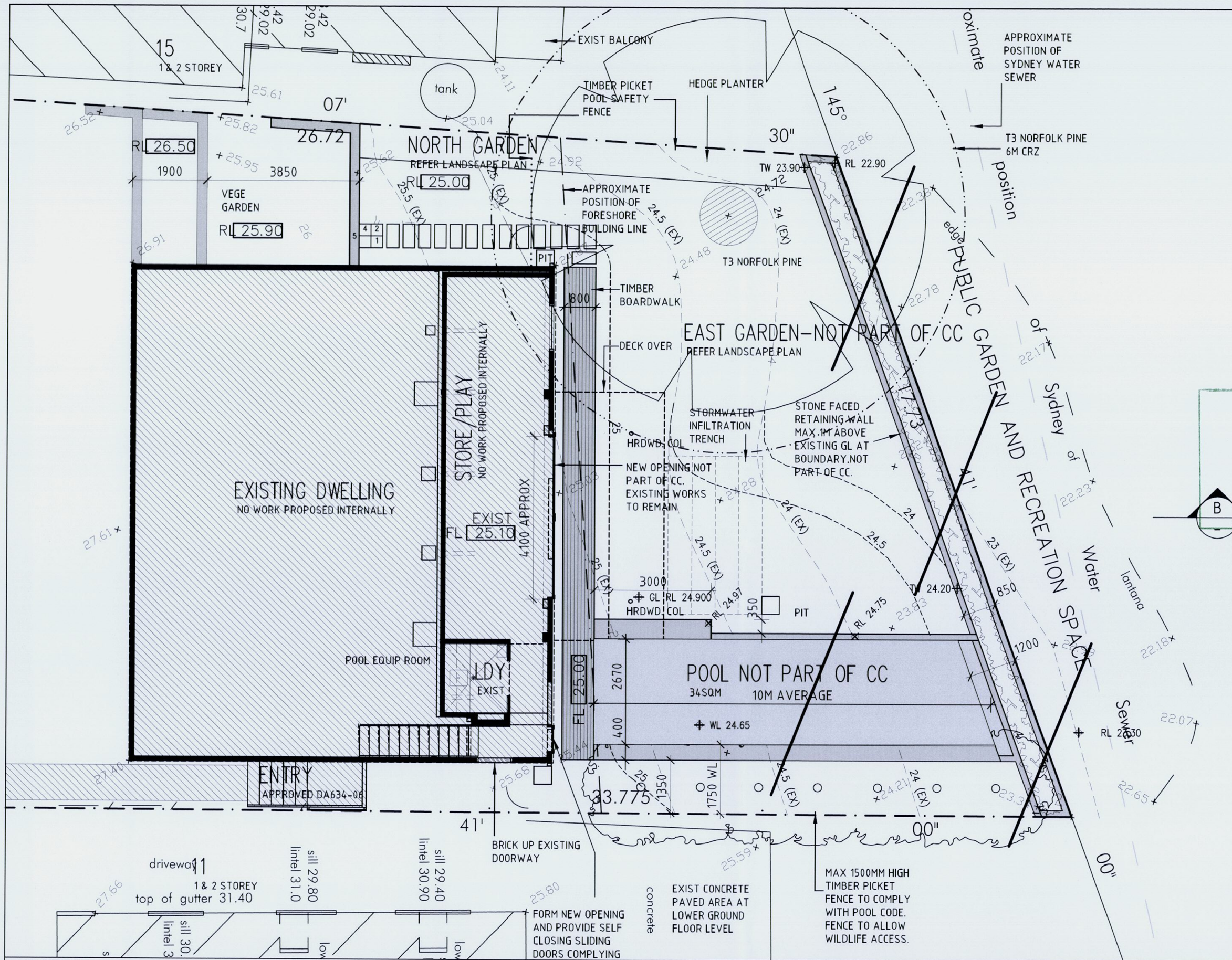

NOTES

EXCAVATION FOR FOOTINGS TO BOARDWALK AND GROUND FLOOR DECK TO BE IN ACCORDANCE WITH DA CONSENT CONDITIONS AND THE ARBORISTS REPORT.

Peter J Boyce & Associates
Ph: 0412 928 512
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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

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE
- PROPOSED TREE
- × 100.00 EXISTING SPOT LEVEL
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- RL 00.00 GENERAL LEVELS

KEY

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- NEW POOL AREA
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N MN
W E
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DECK & LANDSCAPE WORKS
13 BRUCE STREET
MONA VALE

LOWER GROUND FLOOR PLAN
CONSTRUCTION CERTIFICATE for
MR AND MRS KING

A

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JUN 09
1:100
CC03

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17 PRINCES STREET
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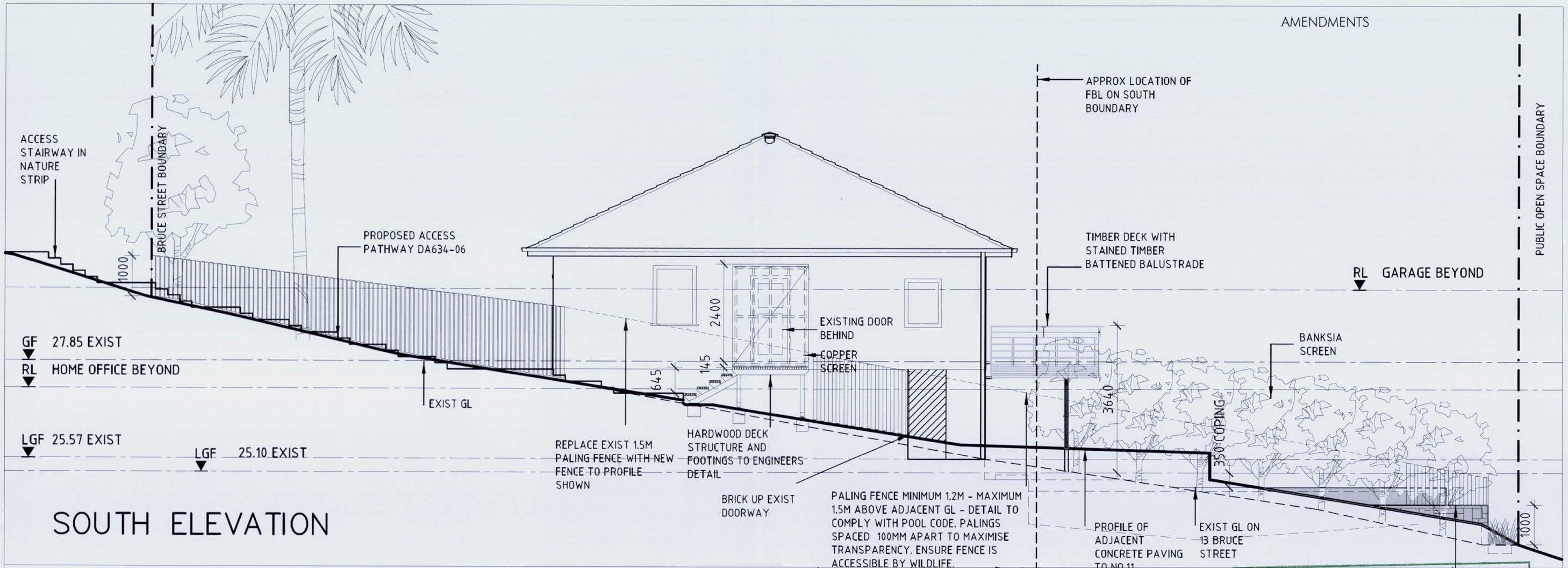
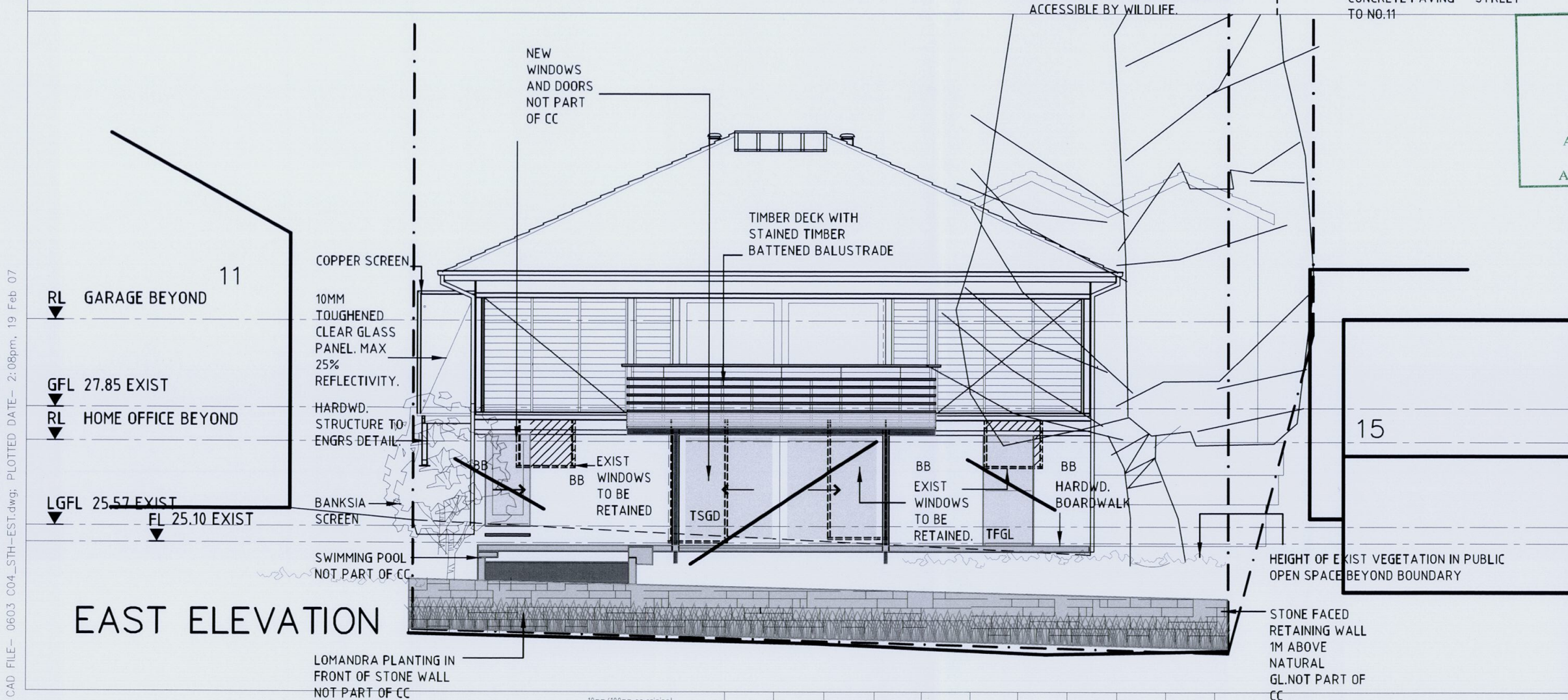
AMENDMENTS



SOUTH ELEVATION



EAST ELEVATION

Peter J Boyce & Associates
Ph: 0412 928 512
This PL N/DOCUMENT forms part of the approval granted under
Construction Cert No. BP9
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

STONE FACED RETAINING WALL TO RETURN TO NATURAL GL.NOT PART OF CC

TFGL	TOUGHENED CLEAR GLASS LOUVRES
TSGD	SLIDING GLAZED DOOR TO COMPLY WITH POOL CODE
BB	BAGGED BRICKWORK TO MATCH EXISTING

DECK & LANDSCAPE WORKS
13 BRUCE STREET
MONA VALE
SOUTH ELEVATION
EAST ELEVATION
CONSTRUCTION CERTIFICATE A

0710
JUN09 1:100 CC04

KOOPMAN ARCHITECTS
1A RUSKIN ROWE
AVALON NSW 2107
PH: 9973 4974
FX: 9973 4923
EM: koopman@bigpond.net.au

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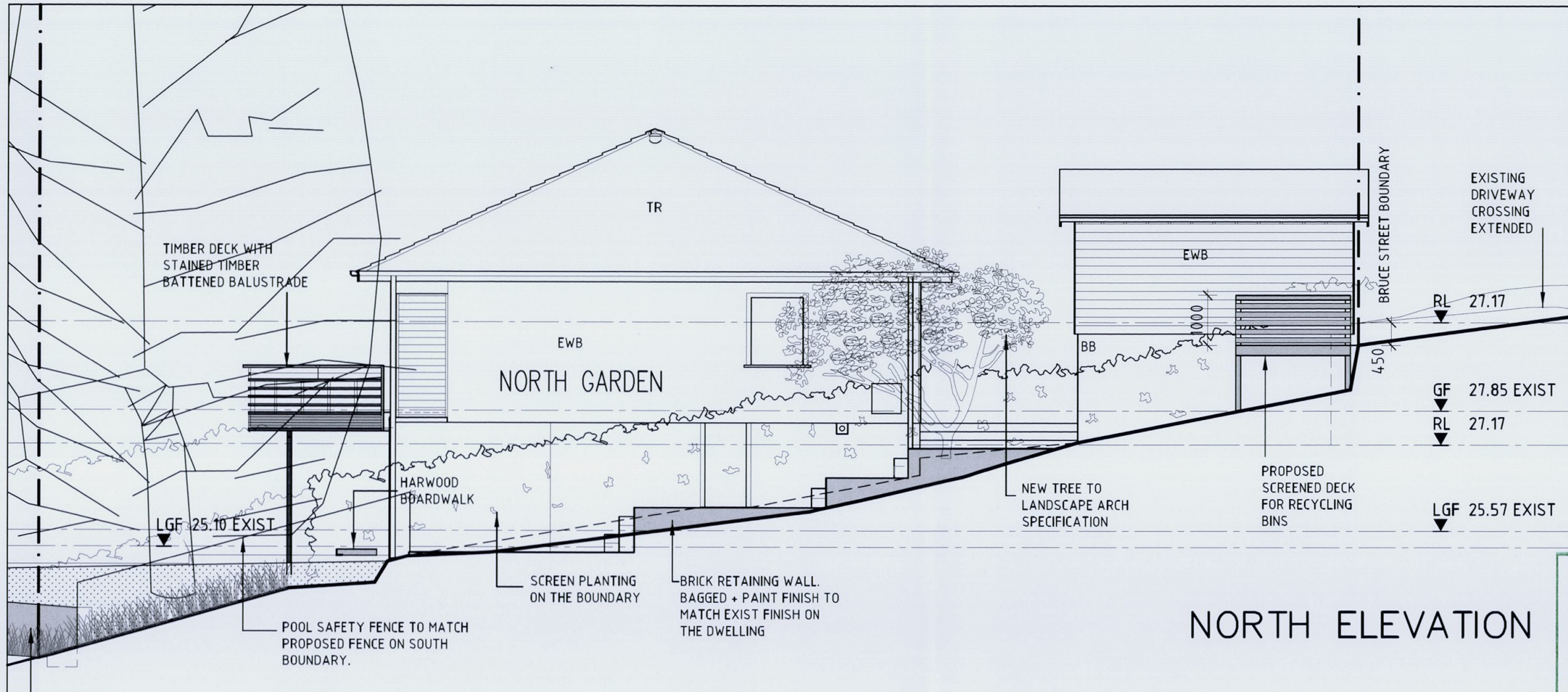
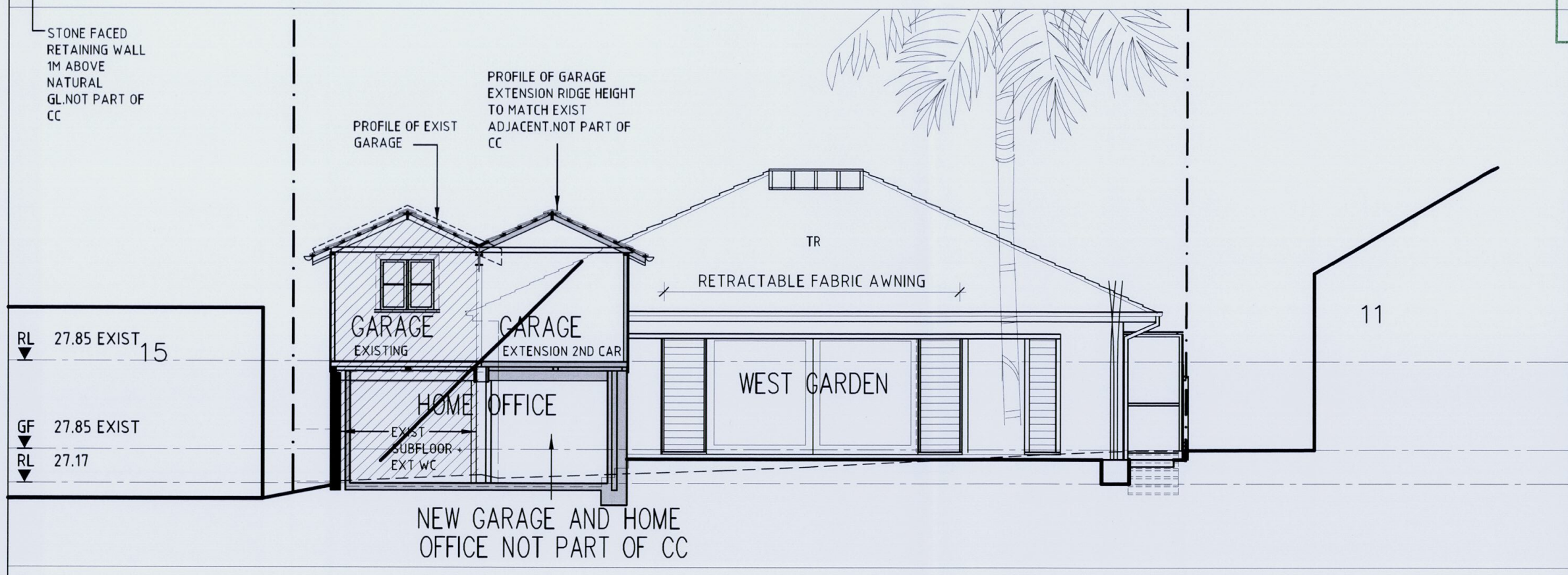
AMENDMENTS



NORTH ELEVATION



SECTION AA – WEST ELEVATION

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DECK & LANDSCAPE WORKS
13 BRUCE STREET
MONA VALE
NORTH ELEVATION
SECTION AA - WEST ELEVATION
CONSTRUCTION CERTIFICATE A
0710
JUN09 1:100 CC05

KOOSTUDIO
17 PRINCES STREET
NEWPORT NSW 2106
PH: 9997 3528
MB: 0408 291 183
EM: koopman@bigpond.net.au

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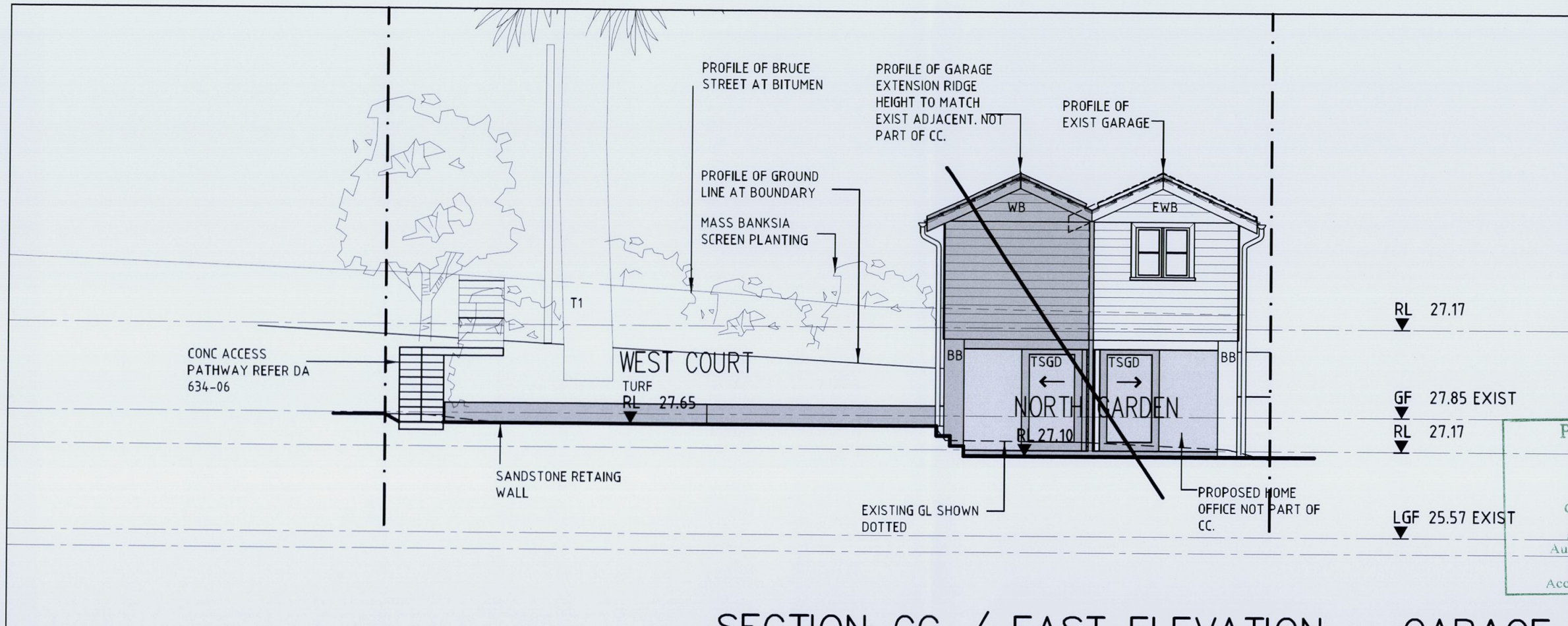
CAD FILE– 0710 DA05_NTH–WST GARAGE SECTAA.dwg; PLOTTED DATE– 7:48am, 31 Jan 08

10mm/100mm on original

AMENDMENTS



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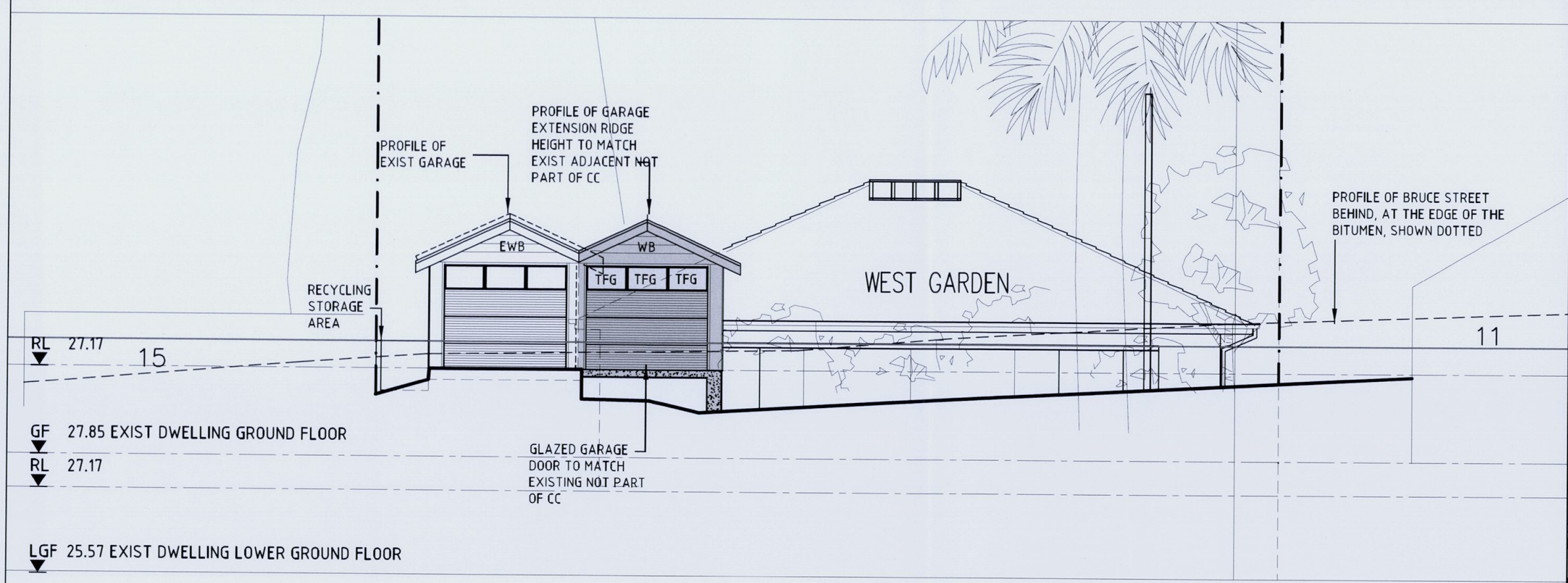
SECTION CC / EAST ELEVATION – GARAGE



WEST ELEVATION – GARAGE

EXT.FINISHES

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

DECK & LANDSCAPE WORKS
13 BRUCE STREET
MONA VALE

WEST ELEVATION - GARAGE
SECTION CC - EAST ELEVATION OF GARAGE
CONSTRUCTION CERTIFICATE A

0710
JUN 09 1:100 CC06

KOOSTUDIO
17 PRINCES STREET
NEWPORT NSW 2106
PH: 9997 3528
MB: 0408 291 183
EM: koopman@bigpond.net.au

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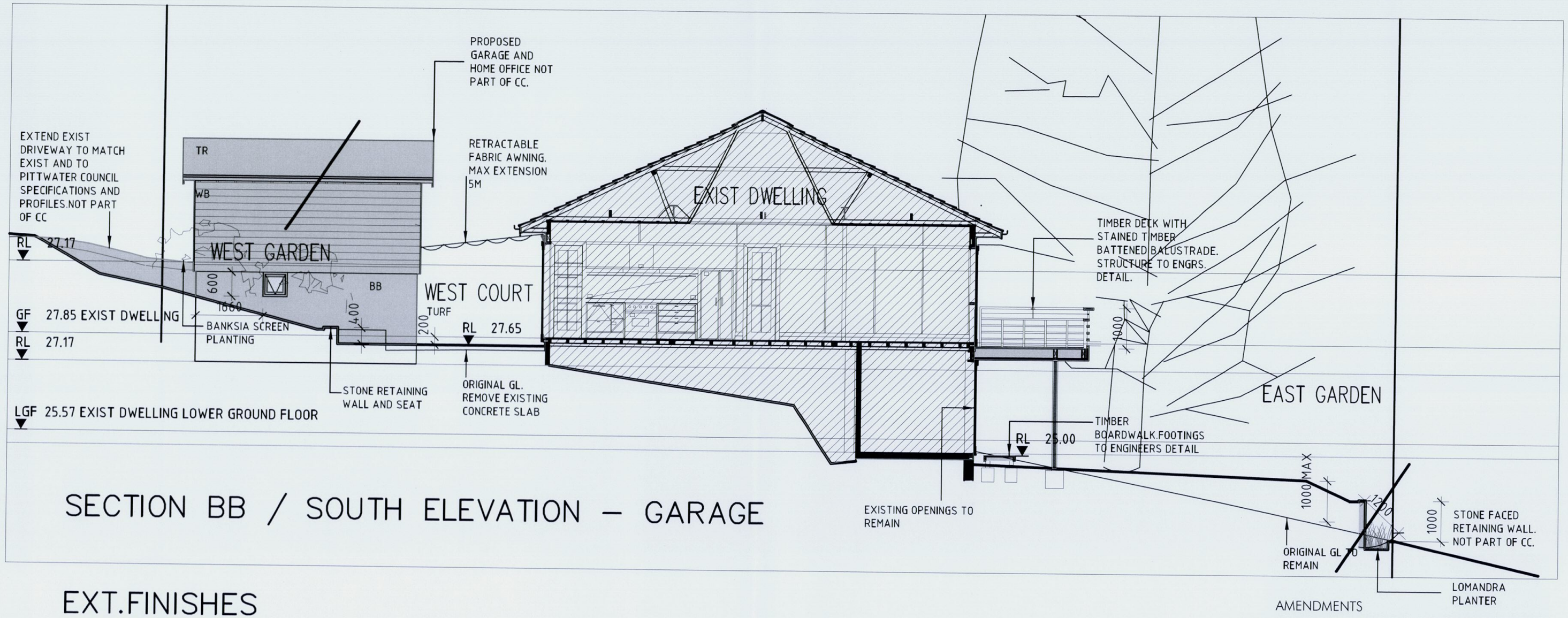
CAD FILE– 0710 DA06_WST EST GARAGE.dwg; PLOTTED DATE– 12:31pm, 27 Nov 07
C:\Documents and Settings\All Users\Documents\My Documents\KA\D_DRAWING FILES\07\0710 King WW Beach\CC\0710 CC06 WST EST GARAGE.dwg, 3/06/2009 11:53:37 AM
10mm/100mm on original



SECTION BB / SOUTH ELEVATION – GARAGE

EXT.FINISHES

EWB	EXIST WEATHERBOARDS - MAKE GOOD FINISH: PAINT TO MATCH EXISTING
WB	NEW WEATHERBORADS 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.

AMENDMENTS

A Peter J Boyce & Associates 1.06.09
Ph: 0412 928 512
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DECK, & LANDSCAPE WORKS
13 BRUCE STREET
MONA VALE

SOUTH ELEVATION OF GARAGE
SECTION BB
CONSTRUCTION CERTIFICATE A

0710
JUN 09 1:100 CC07

KOOSTUDIO
17 PRINCES STREET
NEWPORT NSW 2106
PH: 9997 3528
MB: 0408 291 183
EM: koopman@bigpond.net.au

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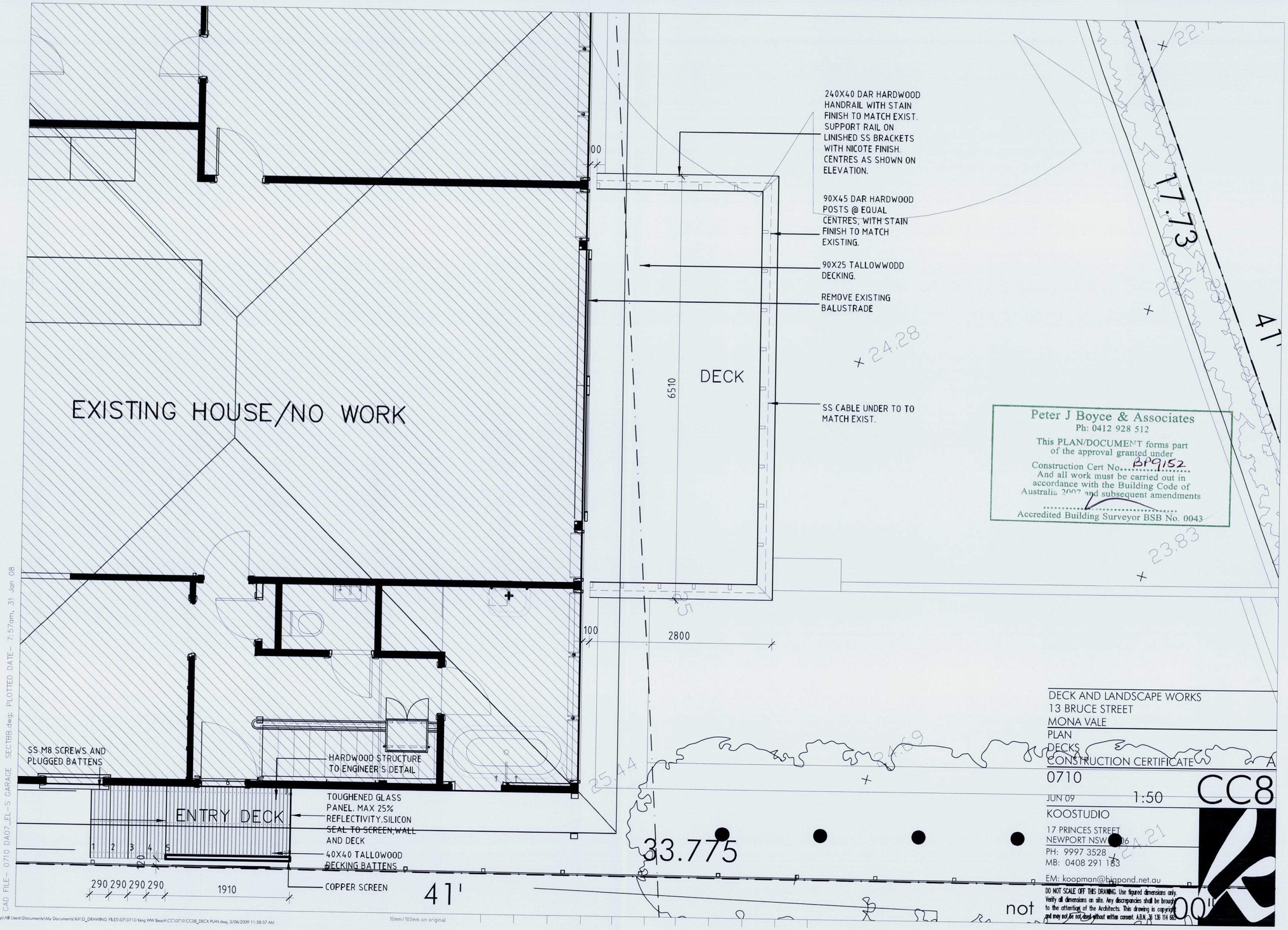
CAD FILE– 0710 DA07_EL–S GARAGE SECTBB.dwg; PLOTTED DATE– 7:57am, 31 Jan 08

C:\Documents and Settings\All Users\Documents\My Documents\KA\D_DRAWING FILES\07\0710 King WW Beach\CC\0710 CC07_EL-S GARAGE SECTBB.dwg, 3/06/2009 11:54:34 AM

10mm/100mm on original


240X40 DAR HARDWOOD HANDRAIL WITH STAIN FINISH TO MATCH EXIST. SUPPORT RAIL ON LINISHED SS BRACKETS WITH NICOTE FINISH. CENTRES AS SHOWN ON ELEVATION.
90X45 DAR HARDWOOD POSTS @ EQUAL CENTRES, WITH STAIN FINISH TO MATCH EXISTING.
90X25 TALLOWWODD DECKING.
REMOVE EXISTING BALUSTRADE
SS CABLE UNDER TO TO MATCH EXIST.
DECK
6510
EXISTING HOUSE/NO WORK
100
2800
SS M8 SCREWS AND PLUGGED BATTENS
HARDWOOD STRUCTURE TO ENGINEER'S DETAIL
ENTRY DECK
TOUGHENED GLASS PANEL. MAX 25% REFLECTIVITY.SILICON SEAL TO SCREEN,WALL AND DECK
40X40 TALLOWOOD DECKING BATTENS
COPPER SCREEN
290 290 290 290
1910
41'
33.775
17.73
24.28
23.83
25.44
24.69
24.21
not
Peter J Boyce & Associates
Ph: 0412 928 512
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DECK AND LANDSCAPE WORKS
13 BRUCE STREET
MONA VALE
PLAN
DECKS
CONSTRUCTION CERTIFICATE
A
0710
JUN 09
1:50
CC8
KOOSTUDIO
17 PRINCES STREET
NEWPORT NSW 2106
PH: 9997 3528
MB: 0408 291 183
EM: koopman@bigpond.net.au
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CAD FILE– 0710 DA07_EL-S GARAGE SECTBB.dwg; PLOTTED DATE– 7:57am, 31 Jan 08
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10mm/100mm on original

AMENDMENTS

SS CABLE TO MATCH EXIST.

10X40 LINISHED SS HANDAIL SUPPORTS WITH NICOTE FINISH

240X40 DAR HARDWOOD HANDRAIL

117 117 125 125 125 125

900

DOORS NOT PART OF CC. RETAIN EXISTING WINDOW AND DOOR OPENINGS

TIMBER DECK AND FOOTING STRUCTURE TO ENGRS DETAIL.

TIMBER BOARDWALK FRAMING AND FOOTING STRUCTURE TO ENGRS DETAIL.

FL 25.10 EXIST

15

EAST ELEVATION

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PROFILE OF POOL SHOWN DOTTED/NOT PERT OF CC.

STONE FACED RETAINING WALL TO RETURN TO NATURAL GL-NOT PART OF CC.

PALING POOL SAFETY FENCE OVER STAINED WITH DARK EARTHY COLOUR

TFGL	TOUGHENED CLEAR GLASS LOUVRES
TSGD	SLIDING GLAZED DOOR TO COMPLY WITH POOL CODE
BB	BAGGED BRICKWORK TO MATCH EXISTING

DECK & LANDSCAPE WORKS
13 BRUCE STREET
MONA VALE
EAST ELEVATION

CONSTRUCTION CERTIFICATE A

0710

JUN09 1:20 CC09

KOOPMAN ARCHITECTS
1A RUSKIN ROWE
AVALON NSW 2107
PH: 9973 4974
FX: 9973 4923
EM: koopman@bigpond.net.au

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CAD FILE- 0603 C04_STH-ESE.dwg, PLOTTED DATE- 2:06pm, 19 Feb 07

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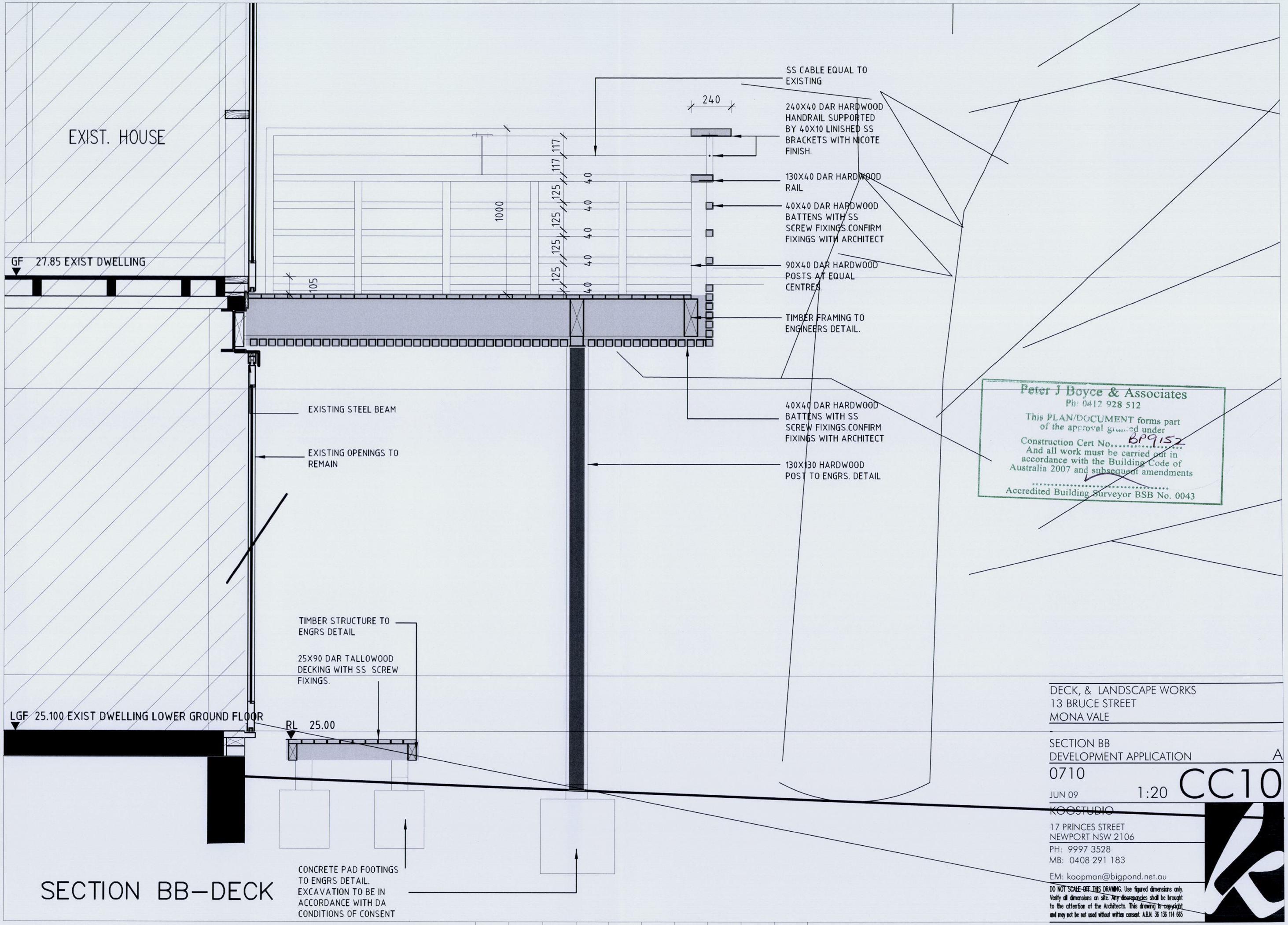
10mm/100mm on original


EXIST. HOUSE
GF 27.85 EXIST DWELLING
LGF 25.100 EXIST DWELLING LOWER GROUND FLOOR
RL 25.00
105
1000
117
117
125
125
125
125
40
40
40
40
40
240
SS CABLE EQUAL TO EXISTING
240X40 DAR HARDWOOD HANDRAIL SUPPORTED BY 40X10 LINISHED SS BRACKETS WITH NICOTE FINISH.
130X40 DAR HARDWOOD RAIL
40X40 DAR HARDWOOD BATTENS WITH SS SCREW FIXINGS.CONFIRM FIXINGS WITH ARCHITECT
90X40 DAR HARDWOOD POSTS AT EQUAL CENTRES.
TIMBER FRAMING TO ENGINEERS DETAIL.
40X40 DAR HARDWOOD BATTENS WITH SS SCREW FIXINGS.CONFIRM FIXINGS WITH ARCHITECT
130X130 HARDWOOD POST TO ENGRS. DETAIL
EXISTING STEEL BEAM
EXISTING OPENINGS TO REMAIN
TIMBER STRUCTURE TO ENGRS DETAIL
25X90 DAR TALLOWOOD DECKING WITH SS SCREW FIXINGS.
CONCRETE PAD FOOTINGS TO ENGRS DETAIL. EXCAVATION TO BE IN ACCORDANCE WITH DA CONDITIONS OF CONSENT
SECTION BB–DECK
Peter J Boyce & Associates
Ph: 0412 928 512
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Accredited Building Surveyor BSB No. 0043
DECK, & LANDSCAPE WORKS
13 BRUCE STREET
MONA VALE
SECTION BB
DEVELOPMENT APPLICATION
A
0710
JUN 09
1:20
CC10
KOOSTUDIO
17 PRINCES STREET
NEWPORT NSW 2106
PH: 9997 3528
MB: 0408 291 183
EM: koopman@bigpond.net.au
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