

## **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

29<sup>th</sup> April 2010

The General Manager

Dear Sir,

Re Submission of 'Balance' Partial Construction Certificate  
(Second Stage) 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 etc as required by D/A conditions
- 5 Statement from Applicant that the CC plans are generally in accordance with the DA
- 6 Sydney Water receipt
- 7 Geotechnical Form No 2
- 8 Architectural plans
- 9 Structural Engineers plans

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

Many thanks



Peter Boyce

**RECEIVED**

**3 - MAY 2010**

**PITTWATER COUNCIL**

## **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

29<sup>th</sup> April 2010

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

Dear Sir,

Re Copy of 'Partial/second stage' Construction Certificate  
13 Bruce Street Mona Vale

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

A cheque for \$30 00 for registration of the 'Partial/second stage' Construction Certificate is attached herewith

Yours faithfully



Peter Boyce

REC 14/4/10

(PARTIAL

## 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

Owner  
Name  
Address  
Phone

Petina & Michael King

13 Bruce street

MONA VALE

2103, Ph 0418481969

Consent of all owner(s)

I/we consent to this application

Signature



Subject Land with lot & deposited plan number  
Address

LOT 10 DP 15762, 13 BRUCE STREET  
WARRIEWOOD, NSW

Brief description of development

Type of Development

i.e. Dwelling, Addition

SWIMMING POOL

Building code of Australia

Building Classification

Class 106

Development Consent

Development consent number

Date of Determination

DA NO. N 0056/08

17 MARCH 2008

Builder/Owner Builder  
Name or Permit number  
Address

LANDSHAPERS PTY LTD

Value of Work

\$ 54,150 (EXCL GST)

Australian Bureau of Statistics

Particulars of Proposal ---What is the area of land (m²)  
Gross Floor area of existing building (m²)  
What are the current use of all or part of the building(s)/land  
(If vacant state vacant)  
Location **WARRIEWOOD NSW** Use **RESIDENTIAL**  
  
Does the site contain a dual occupancy? **NO**  
What is the gross floor area of the proposal (m²) **NA**  
What are the proposed uses of the building?  
Location **WARRIEWOOD** Use **SWIMMING POOL**  
  
How many stories will the building consist of? **NA**

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 <input checked="" type="checkbox"/>	masonry/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 <input checked="" type="checkbox"/>	timber	40
timber	10	steel	60
other	80	other	80
unknown	90	unknown	90

Required attachments --- Copy of D/A approval with Conditions  
Four 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

B-S Mkj

TO WHOM IT MAY CONCERN

RE NEW SWIMMING POOL  
AT 13 BRUCE STREET  
WARRIEWOOD NSW

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



Signature

(VLADIMIR SITTA)

TERKAGRAM PTY LTD

## Peter J Boyce & Associates

Level 2, 41 Rawson St Epping NSW 2121  
Ph 9868 2855 email [info@boycecorp.com.au](mailto:info@boycecorp.com.au) Fax 9868 2655  
Planning NSW Building Surveyor No BPB0043

# PARTIAL (SECOND STAGE) CONSTRUCTION CERTIFICATE

Certificate No. BP10095(Partial/second stage)

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	0418 481 969 – 9999 3110
Email	-

### Development

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

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

### Approval

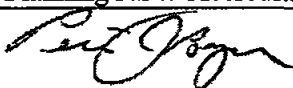
Plan Nos Approved	J T Davies & Co Pty Ltd – Drawing No 1024 Terragram Pty Ltd – Drawing Nos 06 – 07 – 08
Description of works Approved	Alterations and additions to the existing dwelling – PARTIAL/second stage SWIMMING POOL and LANDSCAPE WORKS ONLY
Construction Certificate No Determination Date	BP10095(Partial/second stage) 29 APR 2010

### Note

Prior to commencement of work, Section 81A (2) (b) and/or 81A (4) (b) and (c) Of 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	

RECEIVED 27 APR 2010

LEVY PAYMENT FORM

FORM NO.

OFFICE USE ONLY

PLEASE PRINT ALL DETAILS USING CAPITALS

G  
LINA A MICHAEL  
BRUCE STREET  
A VALE

Postcode 2103 Bus hours phone 0418481969

ABOVE

Postcode

04, 2010 Estimated finish date 30, 07, 2010

TERWATER COUNCIL  
7/04 (NO 799/04) NO 056/08  
54,150 Levy payable \$ 18952

Provide DA number here

J Boyce & Associates Business hours phone 98682885

Contract amount \$

Phone number

Date D M Y

Any false or misleading information provided on this form may result in prosecution under Section 58A  
I hereby declare that the information provided on this form is true and correct to the best of my knowledge

Name Betina KING Signature Date D M Y

Exemption Approval Certificate No

R 278627  
21/04/10 KLC  
\$18952





Application Lodgement Summary



**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

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

Development Application for MICHAEL & BETINA 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 PTY LTD  
(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

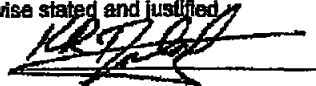
Report Title GEOTECHNICAL & STORMWATER ASSESSMENT - 13 BRUCE ST MONA VALE  
Report Date 19/10/08  
Author MARTENS & ASSOCIATES

Structural Documents list

<del>60802/5</del>	<u>60802/505/rev 1</u>
<del>60802/6</del>	<u>60802/506/rev 1</u>

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















REFER TO LC-SL-04/C PLANTING  
PLAN

30 WESTRINGIA FRUTICOSA  
'NARINGA' @ 0.6m cts

GARDEN AND RECREATION SPACE  
WARRIEWOOD BEACH

LAWN – BUFFALO SIR WALTER  
(INSTALL OVER COARSE RIVER  
SAND), APPROX. 91sqm

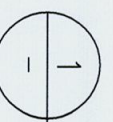
FUTURE DECK – GRAVEL

SWIMMING POOL

80 LOMANDRA NYALLA  
200mm dia. @ 0.6m cts.  
7 BANKSIA INTEGRIFOLIA @  
1.5m cts. ORIENT TO FORM  
EFFECTIVE SCREEN – BEST  
SIDE TOWARDS VIEWER

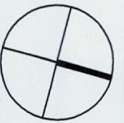
1500

PLANTING PLAN  
SCALE 1:100



BROKEN SLATE MULCH  
GRAVEL PAVING

1:100  
0 1 2.5 5m



--- SITE BOUNDARY

Peter J Boyce & Associates  
Ph: 0412 928 512  
This PLAN/DOCUMENT forms part  
of the approval granted under  
Construction Cert No. **80100994 (Balance)**  
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

Do not scale drawing. Calculated dimensions must take precedence over scaling. Check all  
dimensions, levels and position of services on site prior to commencement of works.

Issue Date: 23.3.10  
Reason for Issue: CONSTRUCTION CERTIFICATE

NOT FOR  
CONSTRUCTION

Client:  
Mr and Mrs King

Project:  
13 Bruce Street  
Monavale

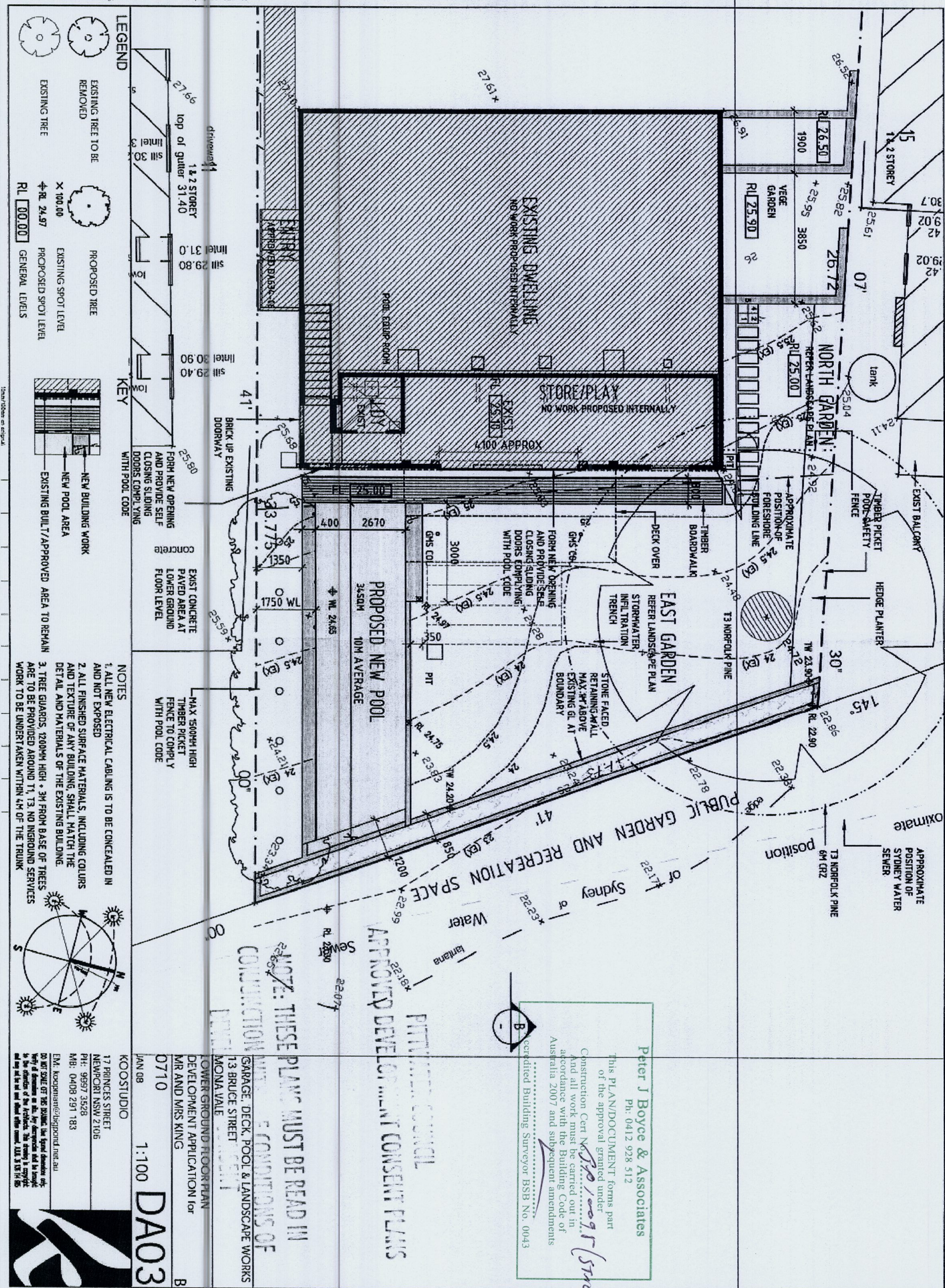
Drawing title:  
East Garden  
Planting Plan

terraGRAM Pty Ltd  
Design of Environments  
15 Randle Street, SURRY HILLS NSW 2010  
phone: +61 2 9211 6060 Fax: +61 2 9211 6057  
e-mail: info@terraGRAM.com.au

Designed VS  
Drawn AM  
PJ No T/0604  
Date: 29.3.2010

Scale on A3: 1:100  
Drawing number and Revision  
LCC-SL-08A





**Peter J Boyce & Associates**  
Ph: 0412 928 512

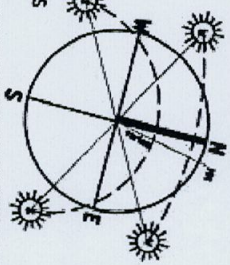
This PLAN/DOCUMENT forms part of the approval granted under Construction Cert No. *NS10/100915 (Strata 2)* and all work must be carried out in accordance with the Building Code of Australia 2007 and subsequent amendments

.....  
Registered Building Surveyor BSB No. 0043

**DA03**

**17 PRINCES STREET**  
**NEWPORT NSW 2106**  
PH: 9997 3528  
MB: 0408 291 183  
E.M. koo@kooarchitect.com.au

**1:100**



**NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF THE DEVELOPMENT APPLICATION FOR MR AND MRS KING**