

 PITTWATER COUNCIL

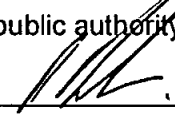
Application for Building Certificate

**Environmental Planning & Assessment Act, 1979 (as amended)
Section 149A, B, C, D**

REC'D MONA VALE
14 JAN 2014
CUSTOMER SERVICE

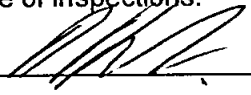
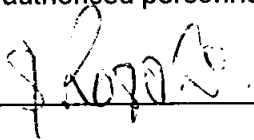
Effective from 1/7/13 till 30/6/14

Office Use – BC No: BC0003/14

Property Description	
Number: <u>166</u>	Street: <u>MONA VALE ROAD</u>
Suburb: <u>INGLESIDE 2101</u>	
Lot: <u>B</u>	DP: <u>12115</u>
Applicant	
Applicants Name: <u>PHILIP ROSATI</u>	
Postal Address: <u>166 MONA VALE ROAD</u>	
Suburb: <u>INGLESIDE</u>	Postcode: <u>2101</u>
Phone (02) <u>9970 6661</u>	Daytime Contact No () <u>0417 839 725</u>
Mobile (02) <u>0417 839 725</u>	Fax () <u></u>
Email: <u>philip.rosati@broad.com.au</u>	
You can apply for a building Certificate if you are: (Please tick the appropriate box)	
☒ I am the owner of the building	
☐ I have the owners consent to lodge this application (see below)	
☐ I am the purchaser under a contract for the sale of the property	
☐ I am the owner's or purchasers solicitor or agent	
☐ We are a public authority which has notified the owner of its intention to apply for the certificate	
Signature: <u></u>	Date: <u>20.1.14 GR</u>
For access to the building please contact: <u>PHILIP ROSATI</u>	
Phone: <u>(02) 9970 6661</u>	Mobile: <u>0417 839 725</u>

OWNER'S CONSENTOwner/s Name/s: PHILIP ROSATI SUSAN ROSATIPostal Address: 166 MONA VALE ROADSuburb: INGLESIDE Postcode: 2101Phone (02) 9970 6661 Mobile () 0417 939 725Email: philip.rosati@broad.com.au

I/We consent to the lodgement of this application and permit Council authorised personnel to enter the site for the purpose of inspections:

Signature:  **Certificate Type**☒ Whole Property☐ Whole Building i.e: _____☐ Part Building i.e _____☐ Pool, Fencing & Access _____**Processing Fees**Class 1 Building (together with any class 10 building on the site) or a class 10 Building \$250.00 each

Class 2 – 9 buildings

Floor Area of building or part –

- | | |
|---|---|
| (i) Not exceeding 200 square meters | \$250.00 each |
| (ii) Exceeding 200 square metres but not exceeding 2000 square metres | \$250.00 plus \$0.50 cents per m2 over 200 m2 |
| (iii) Exceeding 2000 square metres | \$1,165.00 plus \$0.075 cents per m2 over 2000 m2 |
| (iv) Fee for additional inspection | \$90.00 |

In the case of any unapproved structures or works (\$250.00 certificate fee plus \$435.00 inspection & assessment of unauthorised works) \$685.00

Accompanying Information to be Submitted with Application		
Applicant Checklist	Documents Required	Office Use Received
✓	A detailed survey prepared by a Registered Surveyor clearly showing the location of the structures and/or works on the site. The date of the survey is irrelevant in so far as the information contained therein is still current.	
N/A.	Where the property is identified on either Pittwater Councils Geotechnical Risk Management Map 2003 and/or Pittwater Councils Coastal Hazard map 97-003 as being Bluff Management Areas A geotechnical Engineers report prepared in accordance with Councils Interim Geotechnical Risk management policy is to be provided, together with completed form 4 & 4a pursuant to that policy	
Where the Certificate Application relates to unapproved structures or works the following additional information is to be provided:		
	A detailed survey prepared by a Registered Surveyor clearly showing the site & location of the structures on the property and any nearby structures on adjacent properties together with floor levels, finish surface levels and the like. (A detail and contour survey as required to accompany Development Applications as outlined on Councils Development Application form will satisfy this requirement).	
	Works as constructed plans. These plans should be prepared by a suitably qualified professional e.g. Architect/Draftsman and clearly annotate the unapproved structures and/or works as to their compliance with the relevant Council Development controls.	
	Certification as to the structural and/or Geotechnical adequacy of the structures and/or works as built. All built structures will require certification as to their structural integrity by a qualified Structural Engineer, all earthworks and foundations will require certification by a qualified & experienced Geotechnical Engineer as to their adequacy.	
✓	Certificate by an appropriately qualified person that the structures and/or works comply with the Building Code of Australia and appropriate Australian Standards.	
	Council may require additional information to enable appropriate assessment and determination of the Building Certificate.	
Office Use		
Receipt No: <u>354802</u> Date: <u>14/11/2014</u> Cashier Code (FHEA)		

The Privacy and Personal Information Protection Act 1998 (PPIPA) was introduced by the NSW government to provide for the protection of personal information and the protection of privacy of individuals generally. The Act applies to information collected, used and stored by public sector agencies such as local councils. Under the Act, "personal information" is any information that identifies a person, such as their name, address and contact details. Pittwater Council requires this type of information to carry out even their most primary core services. Council is committed to handle this information in accordance with PPIPA and other State and Federal legislation. In the year 2000, Pittwater Council adopted a Privacy Management Plan based on the Act's 12 Information Protection Principles. Fundamental to Council's implementation of the Act is the premise that personal information is to be used only for the purpose for which it is collected.

20 August 2002

Pittwater Council
PO Box 882
Mona Vale NSW 1660

GARDEN RETAINING WALL
166 Mona Vale Road, Ingleside
DA NO166/02

This is to certify that the design of the above wall complies with the relevant provisions of the Australian Standards and with accepted engineering practice and principles.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Bill Plastiras', written in a cursive style.

Bill Plastiras
Structural Engineer
B Eng(UNSW), MIE(Aust), CPEng

Tom Ussia
MIEAust CPEng
Membership No: 730628

7 August 2002

116 Mona Vale Road
INGLESIDE NSW

Attention: Mr Philip Rosati

**116 MONA VALE INGLESIDE
ON-SITE DETENTION**

I hereby confirm that the plans and details for 166 Mona Vale Road Ingleside comply with council policy and guidelines for the onsite detention and recycling of stormwater – Feb 1996.

Based on the council technical requirements, the On Site Detention (OSD) Site Storage Requirement (SSR) will be based on the following:

T = 18%
I = 70 sqm

Therefore SSR = 4.4 cubic metres (4400 litres)

Based on the council technical requirements, the Permissible Site Discharge (PSD) will be based on the following:

A = 0.0355
B = 0.0013
C = 12.5×10^{-04}
P = 3%
D = 24%
Area = 358 sqm

Therefore PSD = 3.36 l/s

Taking into account the OSD storage is above ground, we reduce the above by 20%,

Therefore PSD = 2.688 l/s

Based on the PSD of 2.688 l/s the orifice size will need to be a minimum of 100mm.

It is the intention of the property owner to drain all stormwater from roof additions into four 4500-litre rainwater tanks and one 22500-litre rainwater tank. (These rainwater tanks are the only source of water to the household).

One of the 4500 litre rainwater tanks will be used for the OSD requirements and thus will be connected to the overflow of the other tanks, and a 100mm diameter outlet pipe will be fixed to the base of the tank.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Tom Ussia', with a long horizontal stroke extending to the right.

Tom Ussia
MIEAust CPEng
Membership No: 730628

PRIVATE & CONFIDENTIAL

 **Henley**
Consulting Pty Ltd

29 November 2004

Philip & Sue Rosati
166 Mona Vale Road
Ingleside NSW 2101

Dear Sir

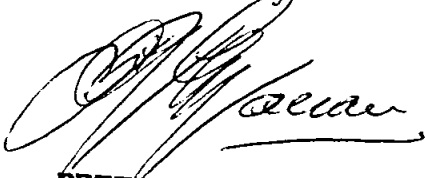
PREMISES 166 MONA VALE ROAD INGLESIDE

Pittwater Council requires confirmation by an appropriately qualified person that the structures and or works comply with the "Building Code of Australia and appropriate Australian Standards".

In response to this request, I certify that, to the best of my knowledge, the following matters in relation to the above premises.

1. The Structural Engineer will provide yourselves and the Council certification of the structural integrity of the premises.
2. With this in place I confirm that the architectural works as constructed conform to the Building Code of Australia and the relevant Australian standards.
3. I also confirm that the works have been undertaken to an acceptable tradesmen level, to meet general standards of domestic construction in Australia.

Yours faithfully



PETER WALLACE

P.N.Wallace
B.Sc(Arch) B.Arch, Registered Architect (NSW Role)
Director, Henley Consulting Pty Ltd

Henley Consulting Pty. Ltd. ACN 085 502 334

TAYLOR LAUDER BERSTEN PTY LTD

ACN 074 717 892

CONSULTING STRUCTURAL AND CIVIL ENGINEERS
514 Miller Street (PO Box 110) Cammeray NSW 2062 Australia
Telephone (02) 9922 3855 Facsimile (02) 9929 6667 Email tlbg@tlb.aust.com

Project: 166 MONA VALE RD. INGLEBORO

Job Number: 01193

Issued to: MR. PHIL. ROSATI

Date issued: 5. 8. 02

Part of structure: ~~RAFT~~ SLABS

EXAXED

At the time of review, reinforcement was/was not in accordance with the intent of our Structural Drawings for the following elements, except as noted.

1. Garage: add F72 Top + 'R' bars as discussed and complete chaining up of all reinforcement. Check all covers.
2. Family Room: add F72 Top at end as discussed, wrap ex. pipes with 'Abelflex' or equal compressible material
3. Front slab: chain up fabric (on left as pour progresses)
4. Note: • The enclosed notes QCN 2 & 4 may assist.
 - Pads P1 & P2 to be excavated
 - cellar & inspection pit floors poured.

Prior to pouring concrete: Check cover to reinforcement; clean out and de-water footing excavations; clean out all formwork including the bottoms of column forms.

Maintain correct reinforcement covers during the pour. Test and cure concrete in accordance with the Specification.

C.C. —

Issued by:

P. Taylor

C.C. File

Received by:

Directors: Peter J. Taylor, BE, ME, FIE Aust, MI Struct E. CPEng.
John E. Lauder, BE(Hons), MEngSc, MIE Aust. CPEng.
Howard G. Bersten, BSc, BE(Hons), MIE Aust. CPEng.
Associate: Mark Baker, BE(Hons), MIE Aust. CPEng.

11



ISS CAMDEN OFFICE

5/21 Elizabeth Street, Camden, 2570
Contact: Michael Hatton 0409 150856
Email: mh@totalsurveying.com.au
Ph.(02) 46554035 Fax.(02) 46557094

ISS CREMORNE OFFICE

Suite 2, 322 Military Road, Cremorne NSW 2090
Contact: Chris Donovan 0433429966
Email: cd@totalsurveying.com.au
Ph.(02) 46554035 Fax.(02) 46557094

Our Reference: 13472
Date of Survey: 18th December, 2013

Phil and Sue Rosati
166 Mona Vale Road,
Ingleside NSW 2101

RE: IDENTIFICATION SURVEY OF LOT 41 DP 114318
PTY: 166 Mona Vale Road, Ingleside

Dear Phil and Sue,

In accordance with your instructions, we have surveyed and measured the position of the building in relation to the boundaries of Lot 41, in Deposited Plan 114318 situated at Ingleside, in the Local Government Area of Pittwater, Parish of Narrabeen and County of Cumberland.

No boundary survey has been undertaken and title dimensions have been shown on the plan for the land comprised in the Certificate of Title Folio Identifier 41/114318.

The subject land has a frontage of 43.865 metres to Mona Vale Road, Ingleside, with other dimensions as shown on the attached sketch.

Upon the land and wholly within the boundaries is a Double Storey, Weatherboard and Rendered House with a Tiled Roof known as No. 166 Mona Vale Road. The position of the building and other structures is as shown on the attached sketch.

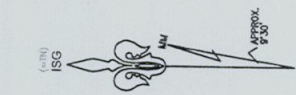
There is a concrete slab around the pool area, the south western corner encroaches on the adjoining property by up to 1.0m. There is also a weather board shed encroaching on the rear of the subject property by up to 0.1m. Apart from the encroachments listed and minor fencing irregularities we find no other visible encroachments by or upon the subject land.

Should any additions or further improvement be erected near the subject boundaries after the date of this report then the boundaries will require further survey.

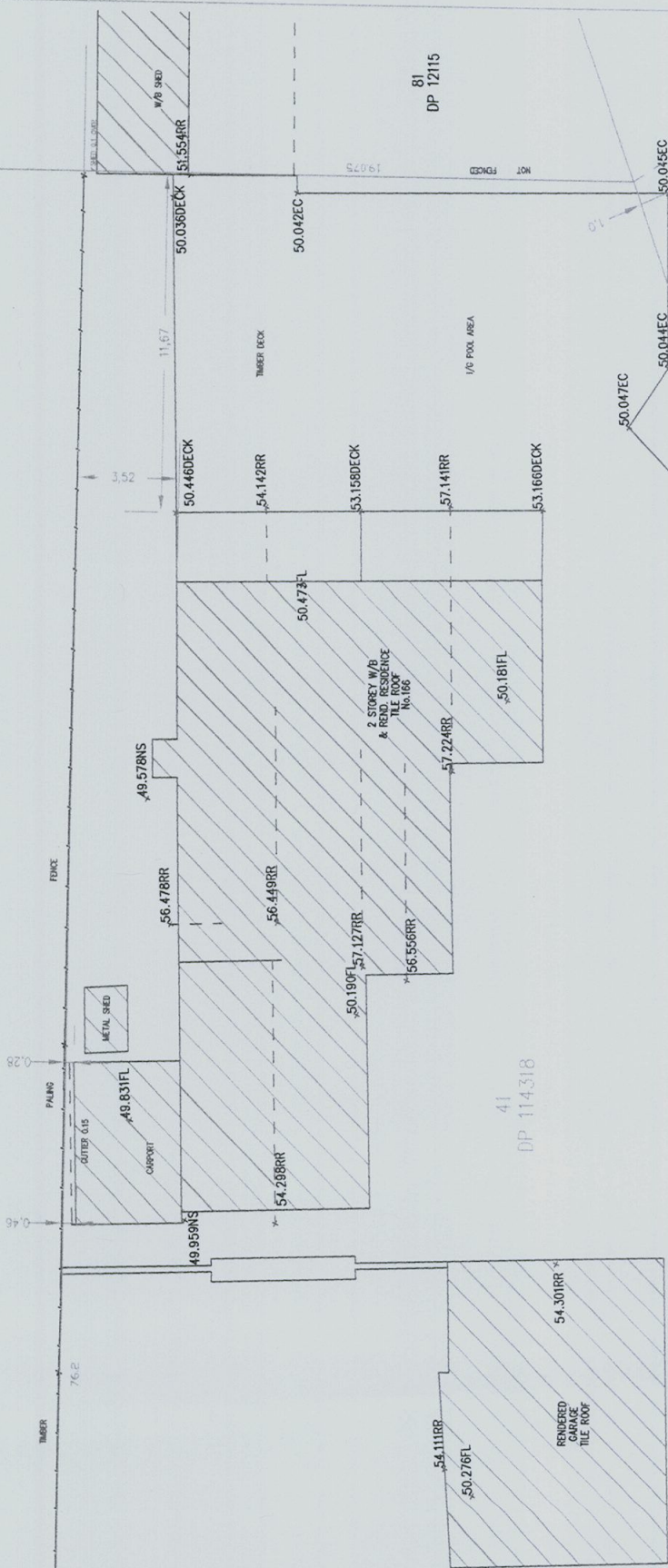
Yours Faithfully,

Paul Linton
TOTAL SURVEYING SOLUTIONS
Registered Land Surveyor under the Surveying and Spatial Information Act 2002

9
DP 12115
FERROUS ORIENT
RESISTANCE
NATURAL



ROAD VALE MONA



SCHEDULE OF AREAS	
SITE AREA	2136 SQ M
ALLOWABLE AREA	385 SQ M
HOUSE AREA INCLUDES DECK, VERANDAHs, GARPORT	304 SQ M
GARAGE AREA	81 SQ M
TOTAL	385 SQ M

THE COUNCIL OF PITTSWATER
APPROVED
DEVELOPMENT CONCEPT PLAN
43.865

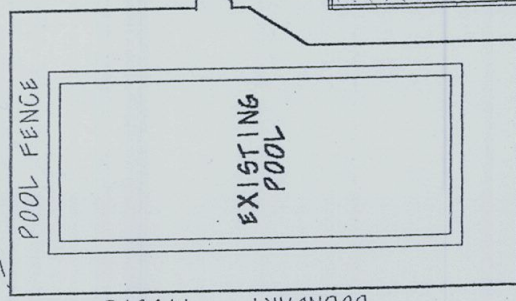
MONA VALE ROAD
NOT FENCED

NO 166
PART LOT 8
DP 12115

LAWN

RL 50.25

POOL FENCE



EXISTING POOL

LAWN

BOUNDARY 19.075

PAVING

EXTENDED
SUNROOM

EXISTING RESIDENCE

EXISTING
DECK

POOL FENCE

RL 48.33

BOUNDARY

EXISTING RAINWATER TANKS

WIRE FENCE

76.20 M

EXISTING
GARPORT

RL 49.85

FORECOURT
ASPHALT

RL 50.10

NEW GARAGE

RL 50.29

RL 51.75

RL 51.80

RL 49.46

EXISTING DRIVEWAY
ASPHALT

MAGNOLIA

NATIVE
SHRUBS & TREES

NATIVE
SHRUBS & TREES

VACANT LAND

BOUNDARY
NOT FENCED

NATIVE
SHRUBS & TREES

RL 52.26

1 SITE PLAN

1:200

ARCHITELLE
Architecture & Interiors

12 Denison Street
Hornsby NSW 2077

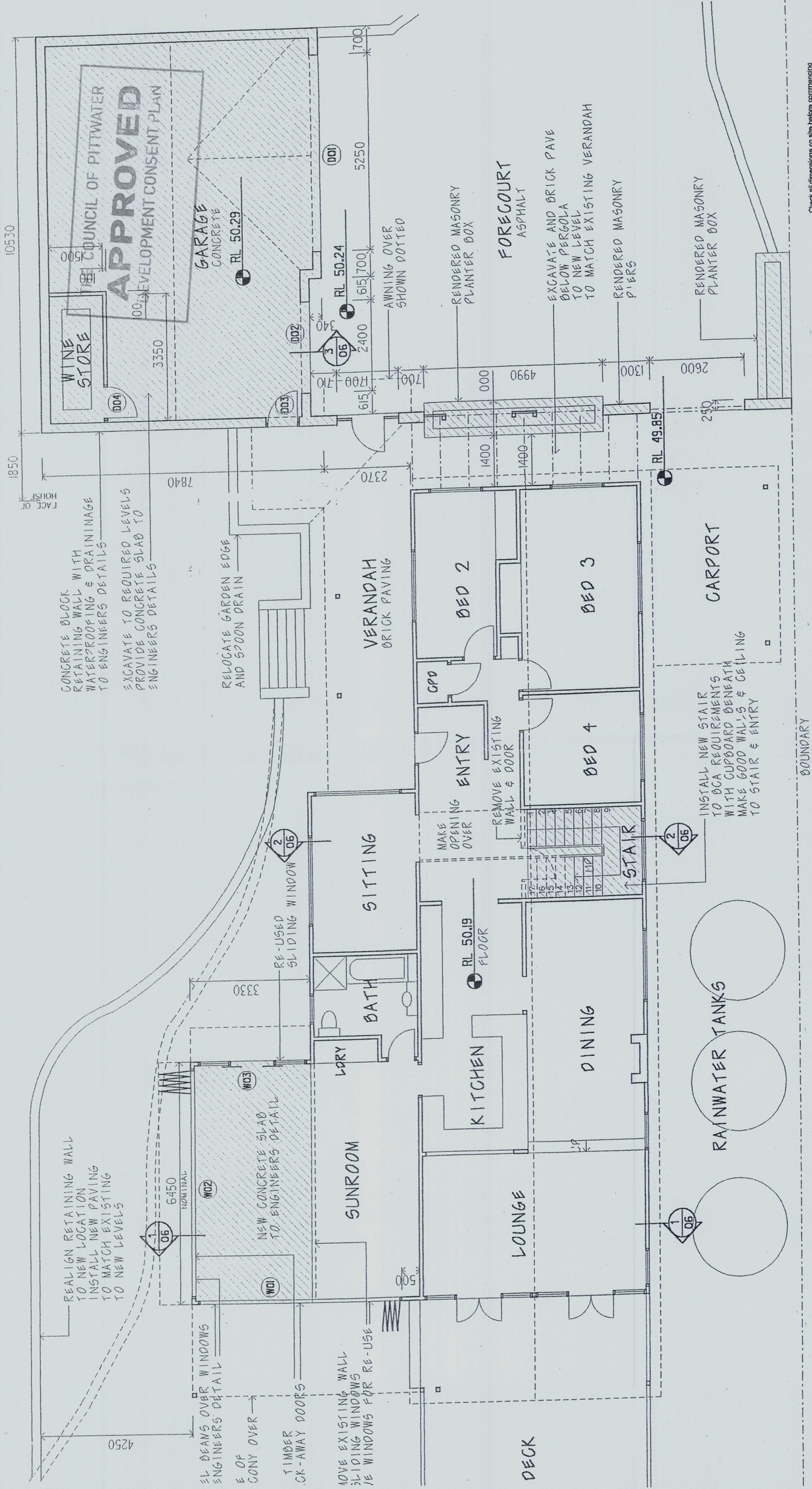
Ph (02) 9477 3092

ALTERATIONS & ADDITIONS TO
166 MONA VALE ROAD, INGLESIDE

TITLE: SITE PLAN
SCALE: 1:200
DATE: 20.02.02
DRAWING No: CD-01

Check all dimensions on site before commencing
Work to figured dimensions
Report any discrepancies to Architect for decision before
proceeding to work
This drawing is copyright and must not be retained, copied or
used without authority from the Architects





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GROUND FLOOR PLAN

1:100

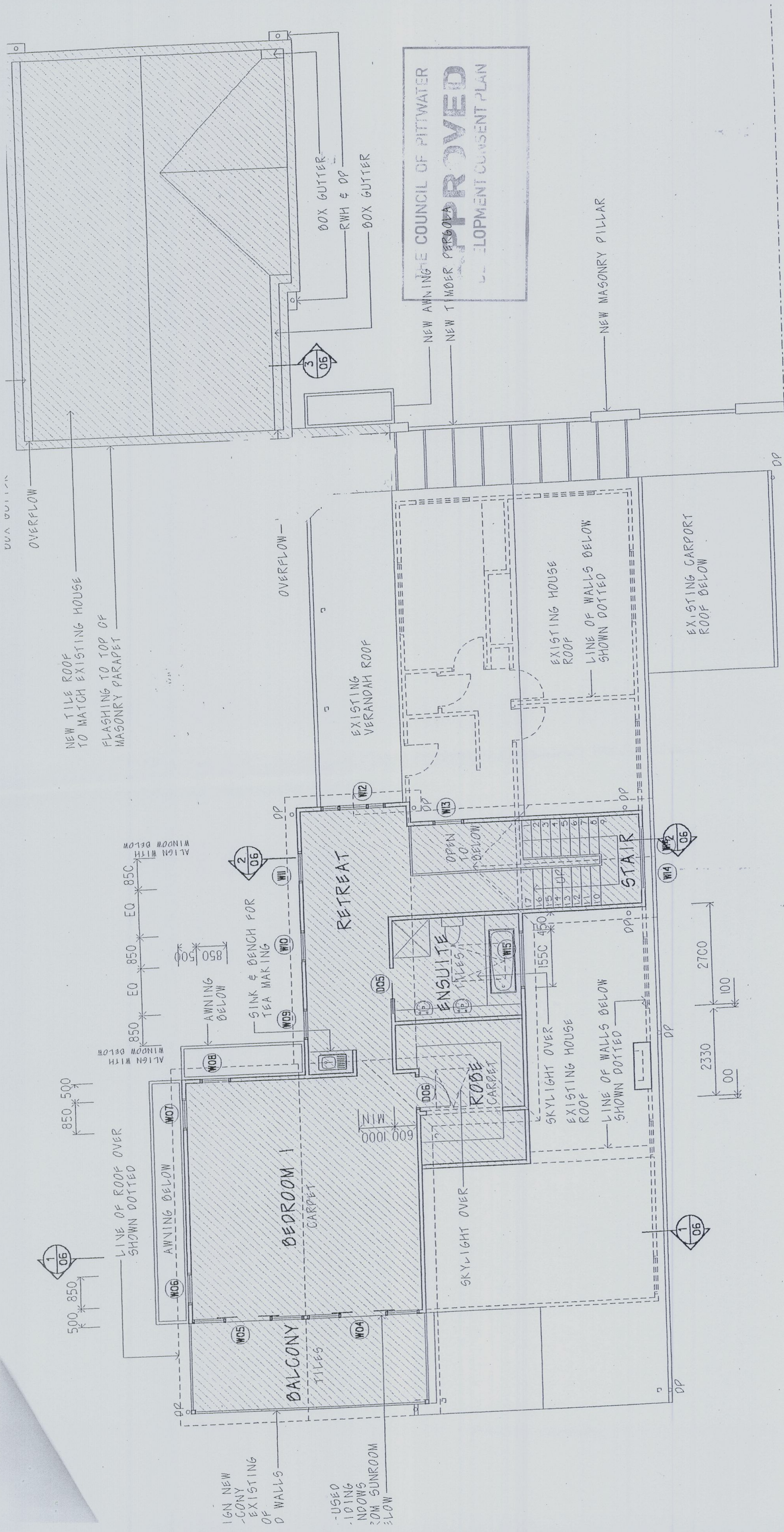
RCHITELLE
chitecture & Interiors

Denison Street
nsby NSW 2077

(02) 9477 3092
(02) 9477 3092

ALTERATIONS & ADDITIONS TO
166 MONA VALE ROAD, INGLESIDE

TITLE: GROUND FLOOR PLAN
SCALE: 1:100
DATE: 20.02.02
DRAWING No: CD-02



BOUNDARY

Check all dimensions on site before commencing

Work to featured dimensions

— ... *Exposition to Architect for decision before*

Report any discrepancy

proceeding to work

This drawing is copyright and must not be re-

2011:1

3111

FIRST FLOOR PLAN

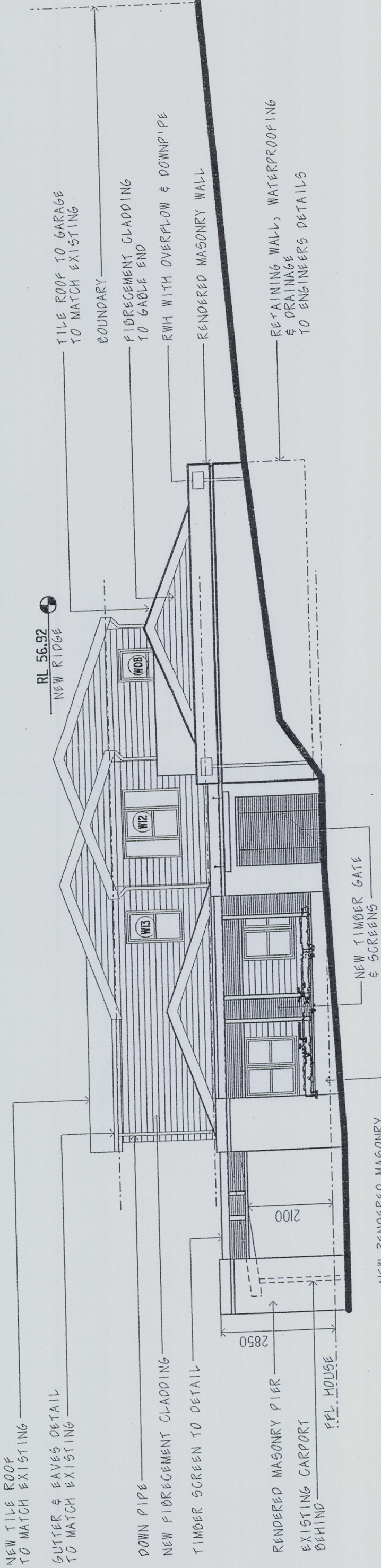
ALTERATIONS & ADDITIONS TO
166 MONA VALE ROAD, INGLESIDE

TITLE: FIRST FLOOR PLAN
SCALE: 1:100
DATE: 20.02.02
DRAWING No: CD-03

ARCHITELLE
Architecture & Interiors

12 Denison Street
Hornsby NSW 2077

PH (02) 9477 3092
FX (02) 9477 3092



1 NORTH ELEVATION
1:100

THE COUNCIL OF PITWATER
PROVED
DEVELOPMENT CONSENT PLAN

RENDERED MASONRY PARAPET WALL
FOREGUM CLADDING TO GABLE END
NEW TILE ROOF TO MATCH EXISTING
RWI WITH OVERFLOW & DOWNPIPE

NEW SKYLIGHT
GUTTER & EAVES DETAIL TO MATCH EXISTING
NEW TILE ROOF TO MATCH EXISTING
OP WITH SPITTER

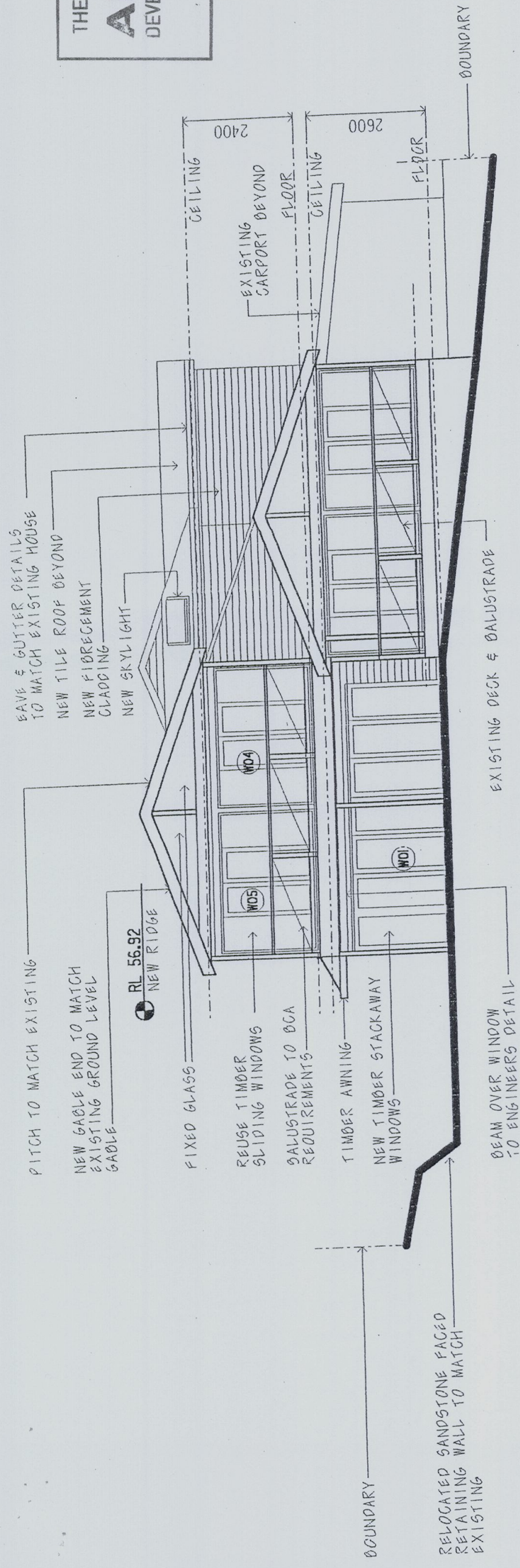
NEW TIMBER PERGOLA
EXISTING TILE ROOF



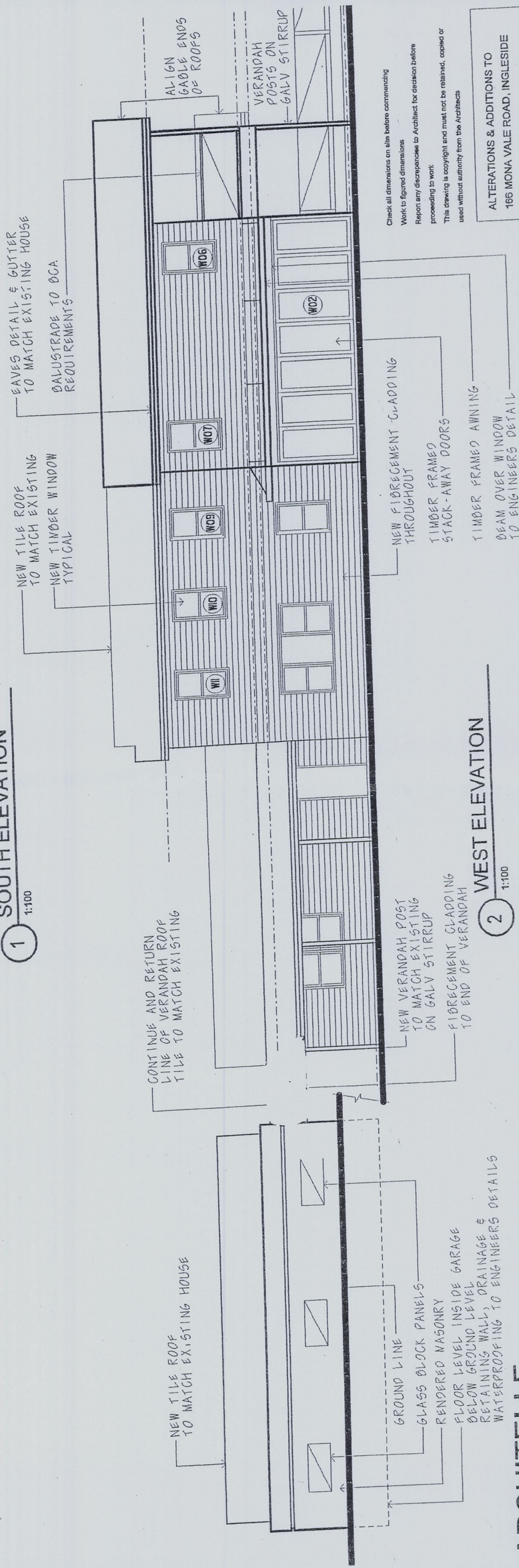
2 EAST ELEVATION
1:100

Check all dimensions on site before commencing
Work to figured dimensions
Report any discrepancies to Architect for decision before proceeding to work
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ALTERATIONS & ADDITIONS TO
166 MONA VALE ROAD, INGLESIDE
TITLE: ELEVATIONS
SCALE: 1:100
DATE: 20.02.02
DRAWING No: CD-04



SOUTH ELEVATION



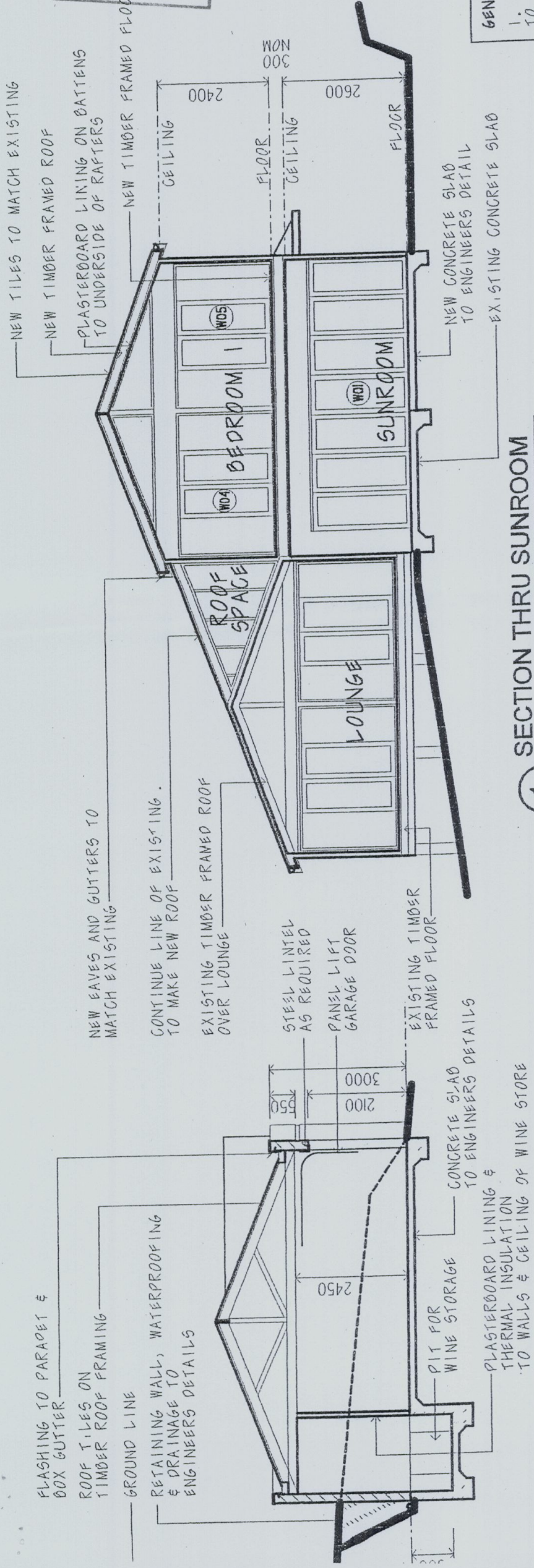
WEST ELEVATION

Check all dimensions on *elbs* before commencing
Work to figured dimensions
Report any discrepancies to Architect for decision before
proceeding to work
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ALTERATIONS & ADDITIONS TO
166 MONA VALE ROAD, INGLESIDE

TITLE: ELEVATIONS
SCALE: 1:100
DATE: 20.02.02
DRAWING No: CD-05

THE COUNCIL OF PITTWATER
APPROVED
DEVELOPMENT CONSENT PLAN

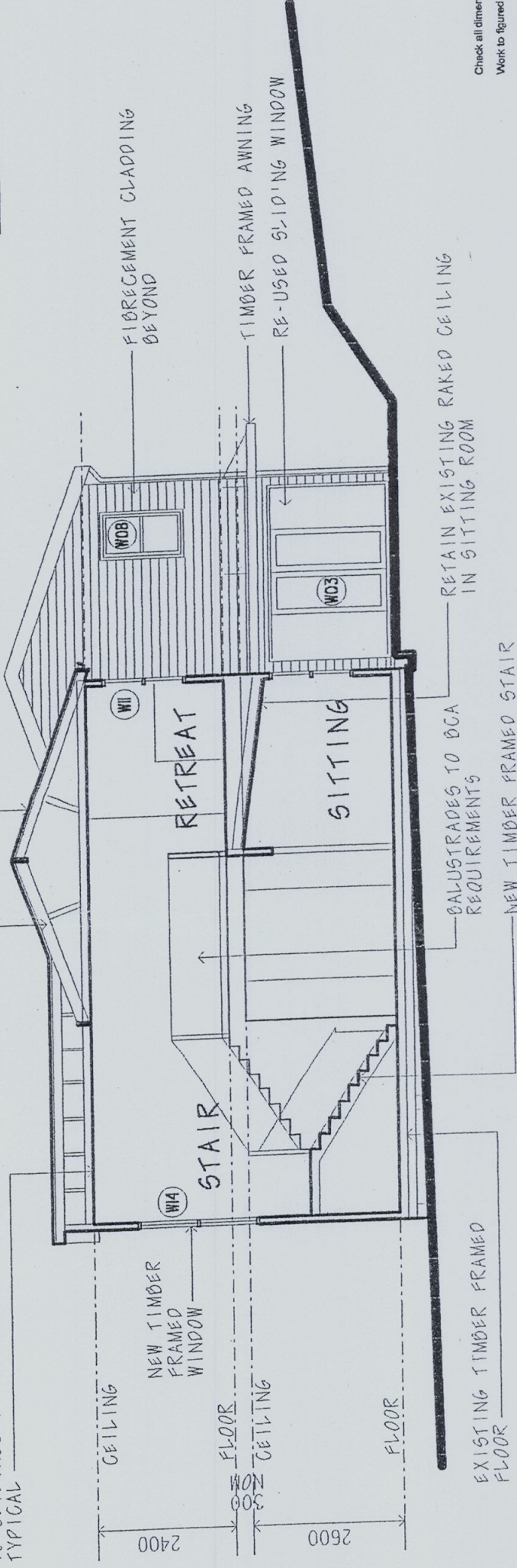


GENERAL NOTES
1. PROVIDE FLASHINGS AS REQUIRED TO WINDOWS, WALLS & ROOFING
2. PROVIDE SARKING & INSULATION TO ALL NEW ROOF/CEILINGS & EXTERNAL WALLS

3 SECTION THRU GARAGE
1:100

NEW TIMBER FRAMED ROOF
PLASTERBOARD LINING TO CEILINGS & INTERNAL WALLS TYPICAL

NEW TILES TO MATCH EXISTING



2 SECTION THRU STAIR
1:100

BALUSTRADES TO BCA REQUIREMENTS

RETAIN EXISTING RAKED CEILING IN SITTING ROOM

STAIR CALCULATIONS
TOTAL RISE 2900
17 RISERS @ 170.59
TREADS 15 @ 270

Check all dimensions on site before commencing
Work to figured dimensions
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ARCHITELLE
Architecture & Interiors

12 Denison Street
Hornsby NSW 2077

Ph (02) 9477 3092
Fax (02) 9477 3092

ALTERATIONS & ADDITIONS TO
166 MONA VALE ROAD, INGLESIDE

TITLE: SECTIONS
SCALE: 1:100
DATE: 20.02.02
DRAWING No: CD-06