

CONSTRUCTION CERTIFICATE

issued under the Environmental Planning and
Assessment Act 1979
Section 109C (1) (b), 81A (2) and 81A (4)

R/142934

\$30.00

COUNCIL: Pittwater

CONSTRUCTION CERTIFICATE NO: 2003/272A

APPLICANT

Name **Mr Leigh and Mrs Caroline Francis**
Address **c/- 10A Wilmette Place, Mona Vale NSW 2103**
Contact No: (telephone/fax) **9997 4404**

OWNER

Name **Mr Leigh & Mrs Caroline Francis**
Address **22 Hillcrest Avenue, Mona Vale NSW 2103**
Contact No: (telephone/fax) **9997 4404**

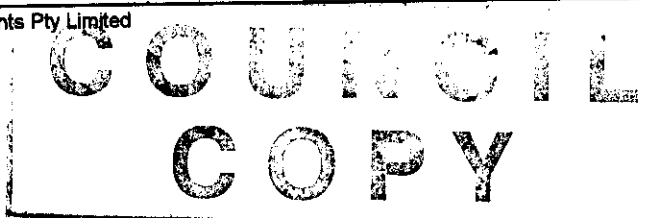
SUBJECT LAND

Address **22 Hillcrest Avenue, Mona Vale**
Lot No: 1 **DP: 810456**

DESCRIPTION OF DEVELOPMENT

Type of Work Building work Subdivision work
Description **New Dwelling (as amended)**

Insight Development Consultants Pty Limited



DEVELOPMENT CONSENT

Development Consent No: **No 656/02**
Date of Determination **13 December 2002 (modified 6/4/04)**

BUILDING CODE OF AUSTRALIA

Building Classification **1a**

BUILDER or OWNER/BUILDER **Diamantina Designer Homes Pty Ltd**
Contractor License No./Permit **No: 61897C**
No. in case of Owner Builder

\$ VALUE OF WORK

Building/Subdivision **\$480,000.00**

DATE C.C APPLICATION RECEIVED

Date Received **24 May 2004**

DETERMINATION

Decision **Approved**
Date of Decision **26 May 2004**

ATTACHMENTS **Nil**

Insight Development Consultants Pty Limited

**PLANS AND SPECIFICATIONS
APPROVED/REFUSED**

List plan no(s) and specifications
Reference

1. Architectural Details, Reference No. 792-01-02 (D), dated 12 November 2003, 792-02-02 (D), dated 12 November 2003, 792-02-02 (E), dated November 2003, prepared by Hans Waldmann & Associates.
2. Stormwater Plans, Reference No. 30808, Drawing No. D01, prepared by MTK Consulting Engineers, dated 6 November 2003.
3. Structural Details, Reference No. 30808 (S01, S02, S03, S04, S05, S06, S07, S08, S09, S10, S11 & S12, prepared by MTK Consulting Engineers, dated 5 November 2003, endorsed by Jack Hodgson Geotechnical Engineer, dated 10 November 2003.
4. Schedule of Works & Sediment Control Measures, Reference No. 30808 (E01), prepared by MTK Consulting Engineers, dated 5 November 2003, endorsed by Jack Hodgson Geotechnical Engineer, dated 10 November 2003.
5. Vehicular Access Design, Reference No. 30808 (DW1), prepared by MTK Consulting Engineers, dated 6 November 2003 and Drive Design Certification, Reference No. 30808 issued by MTK Consulting Engineers, dated 15 November 2003.

RIGHT OF APPEAL

under S109K where the Certifying Authority is a Council an applicant may appeal to the Land and Environmental Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.

CERTIFICATE

Certificate Final

I certify that the work if completed in accordance with these plans and specifications will comply with the requirements of S81A(5) of the land Environmental Planning and Assessment Act 1979.

CERTIFYING AUTHORITY

Name of Certifying Authority Insight Development Consultants Pty. Limited

Name of Accredited Certifier Tom Bowden

Registration No 93

Contact No (02) 9889 4770

Address 7 Kingsford Avenue, Eastwood NSW 2122

SIGNED



DATE

25 MAY 2004

Pittwater Council

ABN: 61340837871

TAX INVOICE OFFICIAL RECEIPT

31/05/2004 Receipt No 142934

To Insight Development P/L
R/142934

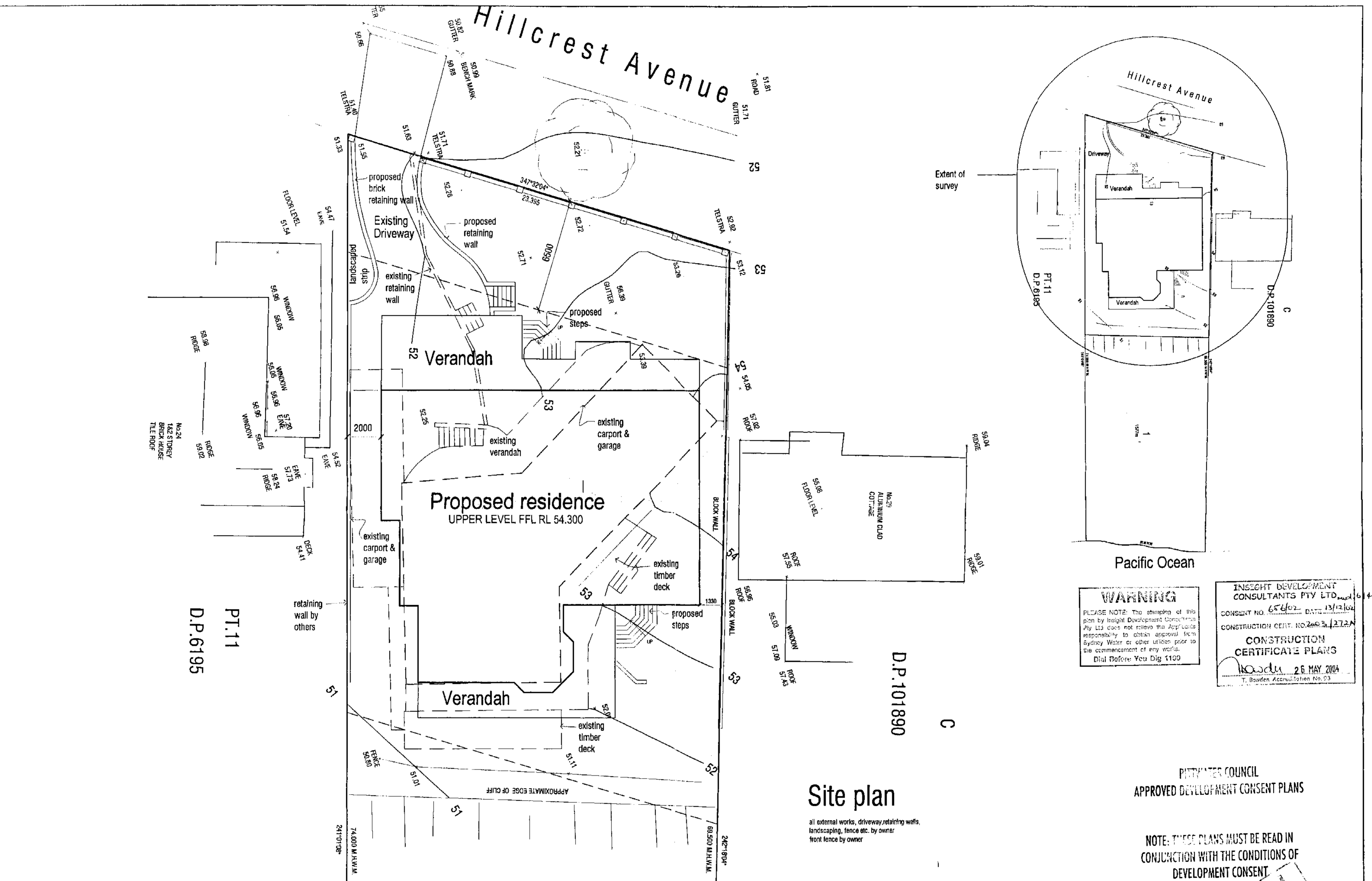
\$ 30.00

22 Hillcrest Avenue
Mona Vale

Dty/ Applic	Reference	Amount
1	PMIC-Rord	\$27.27
GL Rec	1 x 1N0656/01	\$2.73
	EST	
GL Rec		
	To GL Receipt:	
	Total Amount:	\$30.00
	Includes GST of:	\$2.73

Amounts tendered	
Cheque	\$30.00
Total	\$30.00
Rounding	\$0.00
Change	\$0.00
nett	\$30.00

Printed 31/05/2004 4:38:13 PM
Cashier Clumas



WARNING

PLEASE NOTE: The stamping of this plan by Insight Development Consultants Pty Ltd does not relieve the Applicant's responsibility to obtain approval from Sydney Water or other utility prior to the commencement of any works.
Dig Before You Dig 1100

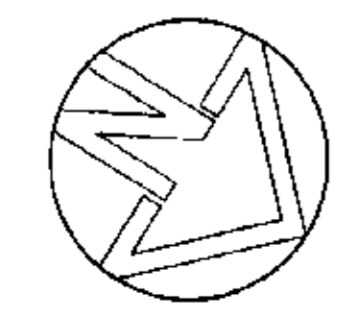
INSIGHT DEVELOPMENT CONSULTANTS PTY LTD
 CONSENT NO. 65602 DATE 13/12/04
 CONSTRUCTION CERT. NO. 2993/127A
CONSTRUCTION CERTIFICATE PLANS
 Hoady 26 MAY 2004
 T. Bowden Accreditation No. 93

PENNSYLVANIA COUNCIL
 APPROVED DEVELOPMENT CONSENT PLANS

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

ALL STRUCTURAL SIZES TO ENGINEERS DETAILS.
 DO NOT SCALE DRAWING, IF IN DOUBT - ASK.

THIS PLAN IS THE EXCLUSIVE PROPERTY OF HANS WALDMANN & ASSOCIATES PTY. LTD. AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE COMPANY.



SITE CALCULATIONS	
AREA OF SITE	1577 Msq
BUILDING FOOTPRINT	368.3 Msq
DRIVEWAY	69.0 Msq
TOTAL BUILT UPON AREA	437.3 Msq
ACTUAL BUILT UPON AREA	27.7%
REQUIRED BUILT UPON AREA	40%

NO.	DATE	COMMENT
D	12.11.03	Modify Vehicle Access to 4.0m wide
C	29.09.03	reinforce concrete floor
C	29.09.03	convert internal 90 mm brickwork to 110mm wide
A	31.10.02	no new front fence existing fence to remain
A	31.10.02	remove note pertaining to levels... according to site conditions
AMENDMENT		

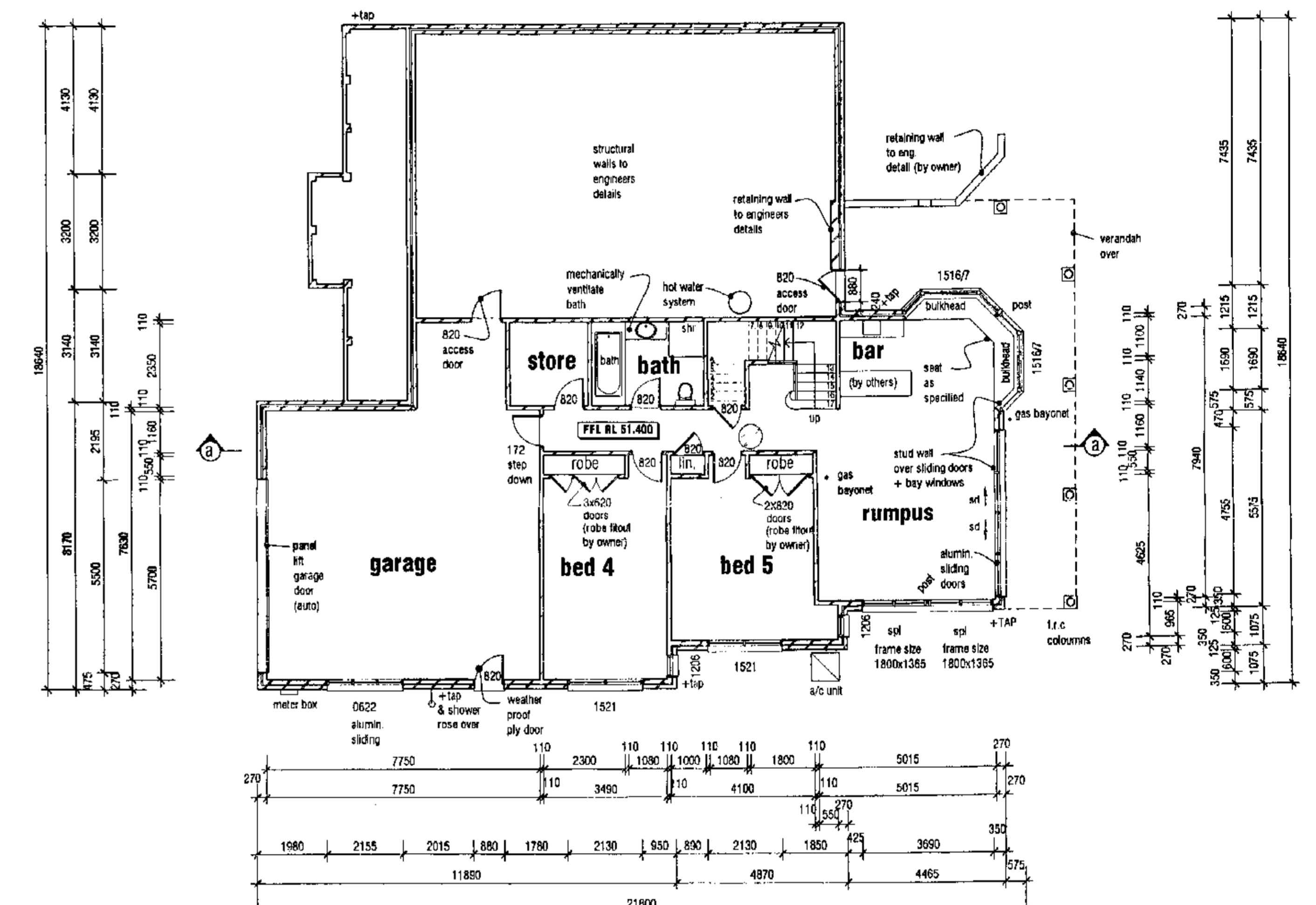
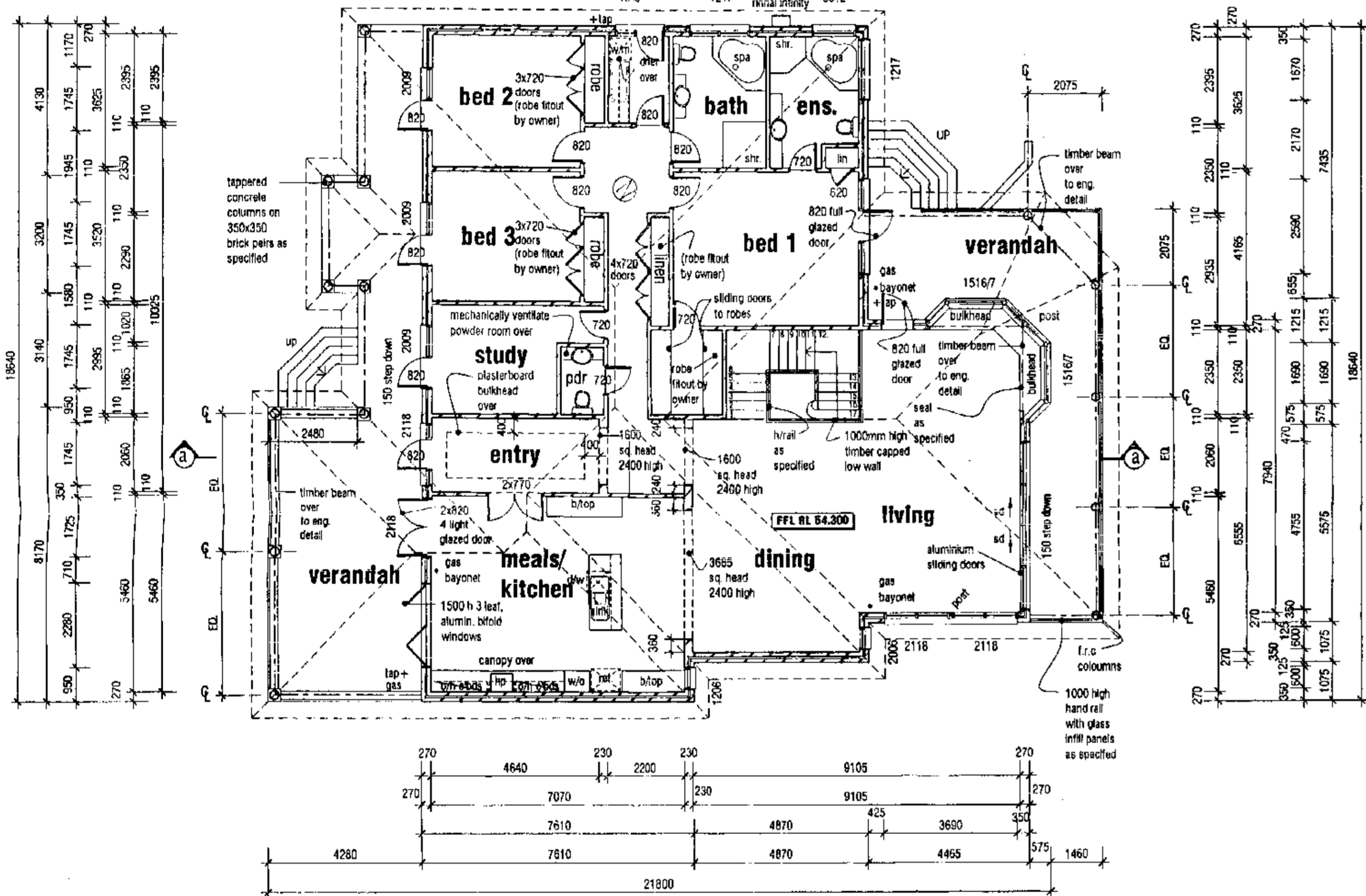
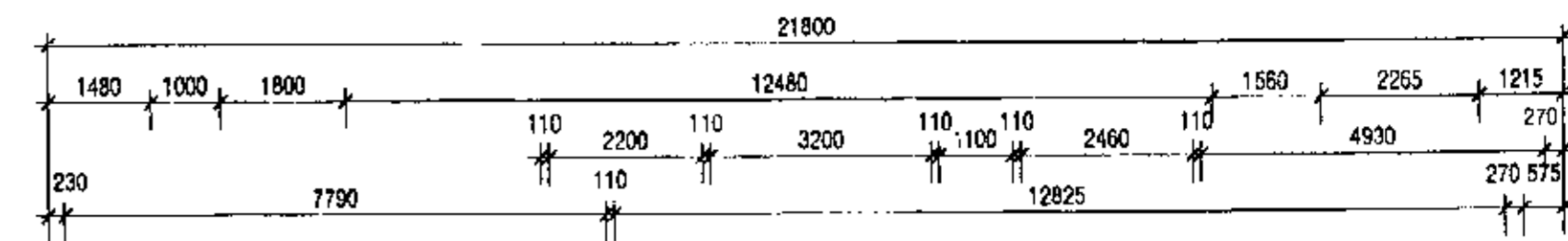
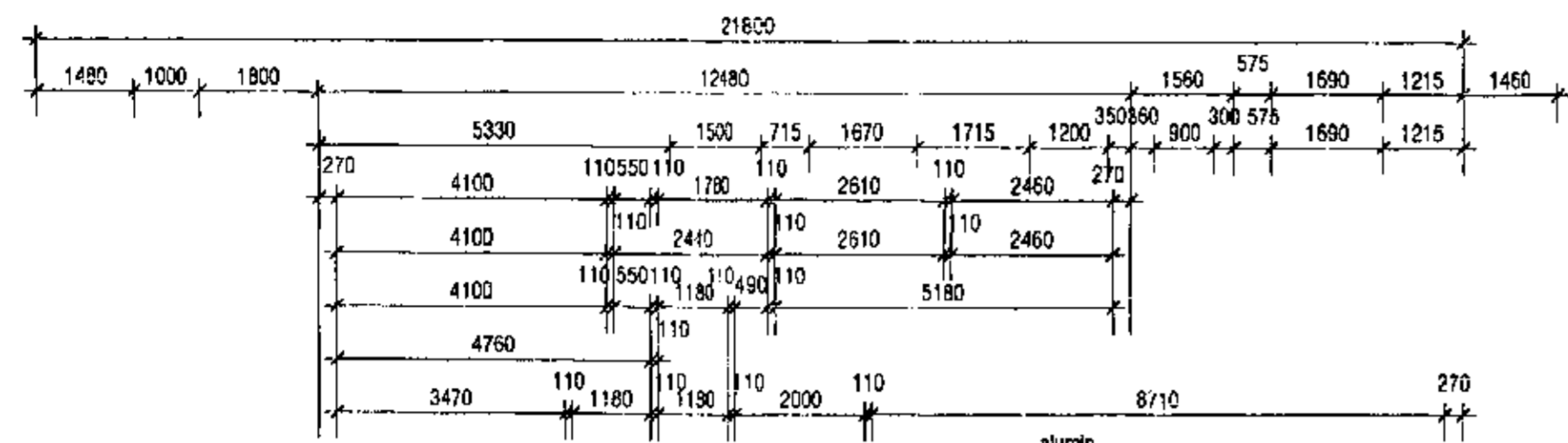
HANS WALDMANN AND ASSOCIATES
 BUILDING DESIGN CONSULTANTS

**FRANCIS RESIDENCE,
 22 HILLCREST AVE
 MONA VALE**

HANS WALDMANN AND ASSOCIATES PTY LIMITED
 A.C.N. 001 445 772
 3/390 PENNANT HILLS RD, PENNANT HILLS 2120
 TELEPHONE (02) 9876 4388 FACSIMILE (02) 9875 1979

1:100
 P.V.
 may. 2002
 13.11.03

792 01 02



upper floor plan

lower floor plan

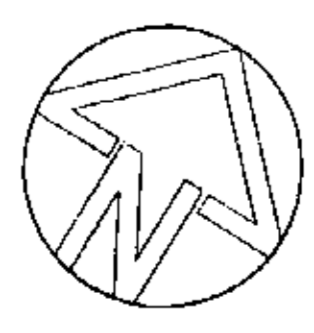
PERMITS COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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⊗ 5000's alarm

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area's

living	394 m ²
garage	65 m ²
verandah's	91.1 m ²
Total	550.1 m²

D	12.11.03	REMOVE PIER IN GARAGE
C	29.09.03	reinforce concrete floor
C	29.09.03	convert internal 90 mm brickwork to 110mm wide
B	24.03.03	replace timber flooring with ultrafloor slab + full brick construction in lae of brick veneer
A	31.10.02	remove note pertaining to levels... according to site conditions
NO.	DATE	COMMENT
AMENDMENT		

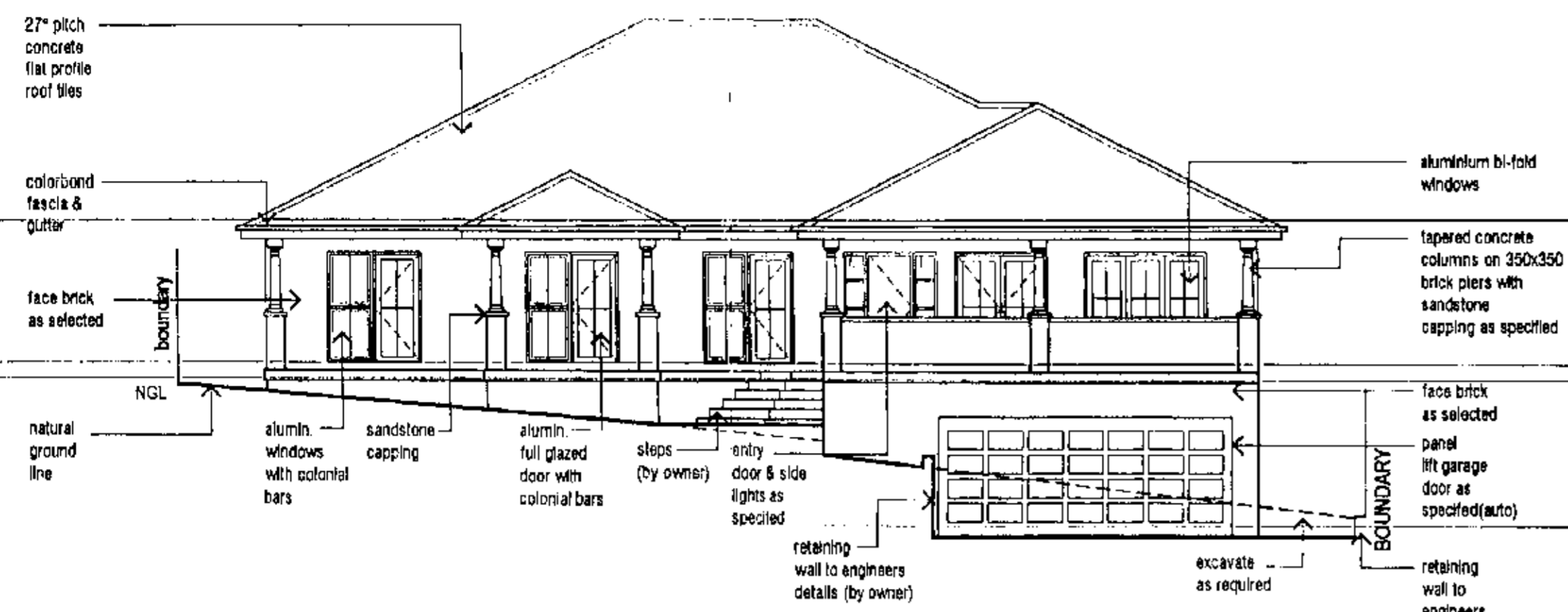
**HANS WALDMANN
AND ASSOCIATES**
BUILDING DESIGN CONSULTANTS

**FRANCIS RESIDENCE
22 HILLCREST AVE
MONA VALE**

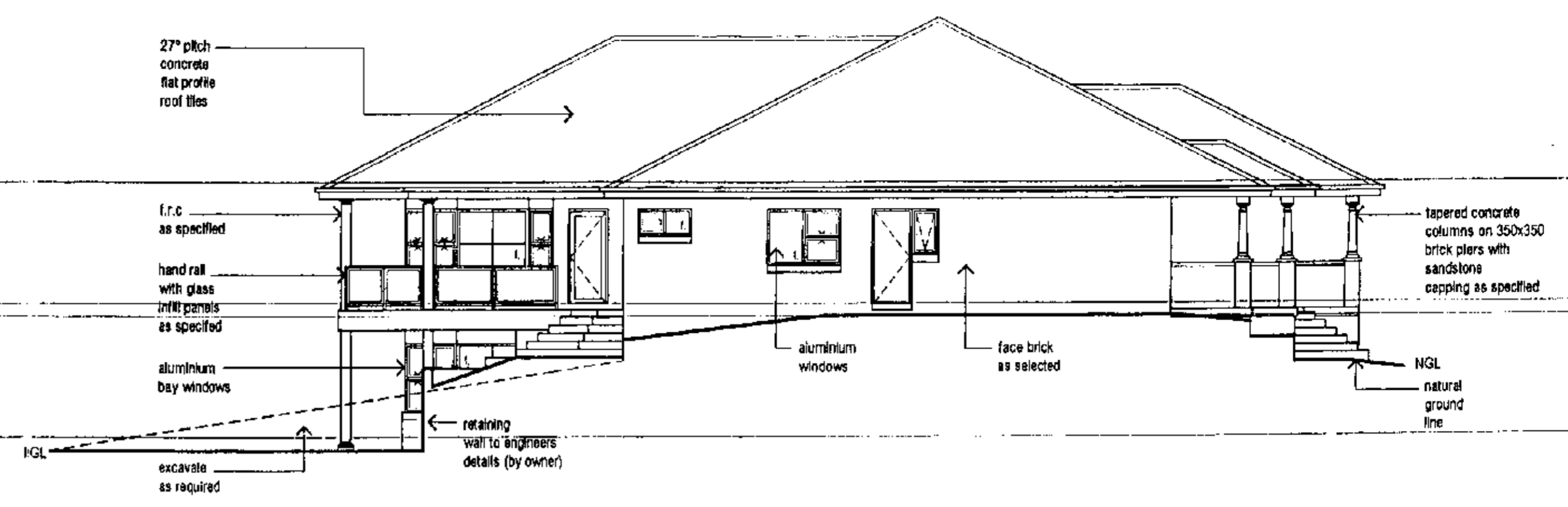
HANS WALDMANN AND ASSOCIATES PTY LIMITED
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3/380 PENNANT HILLS RD, PENNANTHILLS 2120
TELEPHONE (02) 9875 4388 FACSIMILE (02) 9875 1979

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MAY.2002 Final at 12.11.03

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south west elevation



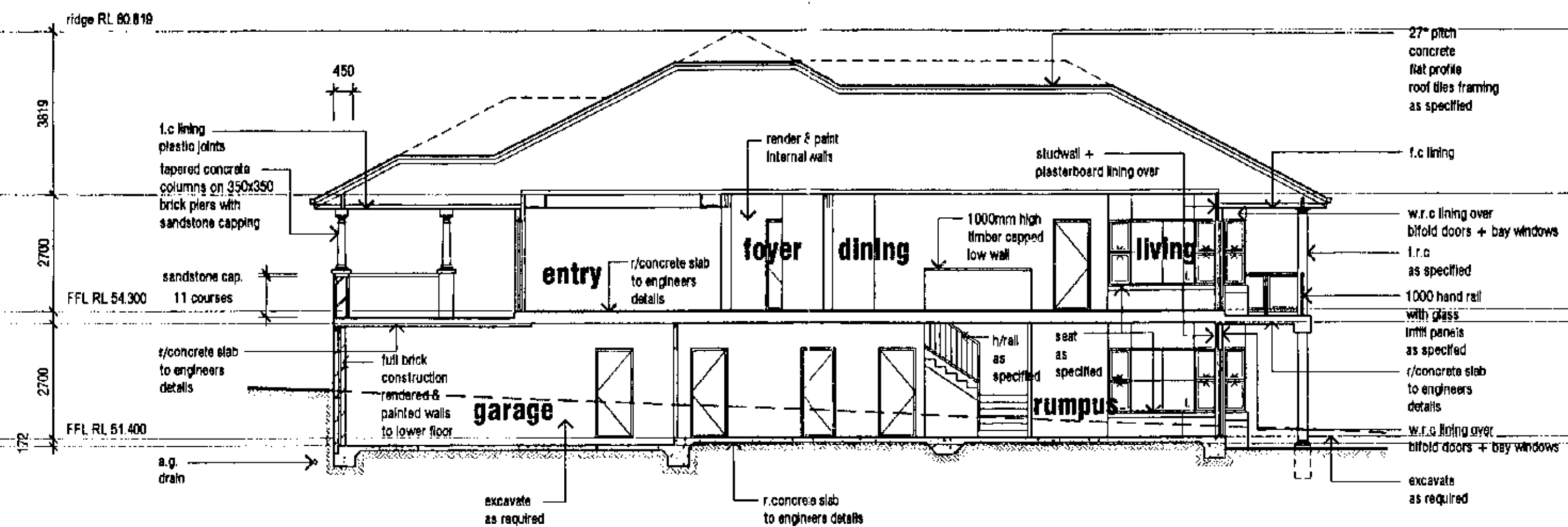
north west elevation



north east elevation



south east elevation



section a - a

NOTE: TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660.1

PITTSWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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NO.	DATE	COMMENT
E	10.03.03	Modification of Roof pitch to 27°
C	29.09.03	reinforce concrete floor
C	29.09.03	convert internal 90 mm brickwork to 110mm wide
B	24.03.03	replace timber flooring with ultrafloor slab + full brick construction in lieu of brick veneer
A	31.10.02	ridge r/l indicated on section
A	31.10.02	detail removed...no new front fence existing fence to remain
A	31.10.02	remove note pertaining to levels... according to site conditions
AMENDMENT		

HANS WALDMANN AND ASSOCIATES
BUILDING DESIGN CONSULTANTS

HANS WALDMANN AND ASSOCIATES PTY LIMITED
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3/280 PENNANT HILLS RD, PENNANTHILLS 2120
TELEPHONE (02) 9875 4388 FACSIMILE (02) 9875 1978

FRANCIS RESIDENCE
22 HILLCREST AVE
MONA VALE

1:100
MAY.2002

P.V
Final set
19.11.03

792 03 02