

REC-6

25

PITTWATER C.

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 NO690/07 – NO690/07/S96/1(M)

24th January 2011

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

Dear Sir,

Re Copy of Modified Construction Certificate
20 Palm Beach Road Palm Beach

Please find enclosed copy of Modified Construction Certificate
issued for the above property under D/A NO690/07 –
NO690/07/S96/1(M)

Please find cheque enclosed for \$30 00 for registration of Modified
Construction Certificate

Yours faithfully



Peter Boyce

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

MODIFIED CONSTRUCTION CERTIFICATE

Certificate No. BP10037(M)

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	Mrs G Meehan
Address	c/- Michael Robilliard & Associates 64 Goodhope Street Paddington
Contact Number	-
Email	-

Development

Development Consent No	D/A NO690/07 - NO690/07/S96/1(M)
Consent Date	1 st September 2008 - 9 th September 2010(M)
Site Address	20 Palm Beach Road Palm Beach
Property Identification	Lot A DP 342891
Building Classification under BCA	1a

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	Michael Robilliard & Associates - Drawing Nos WD01E to WD07E
Description of works Approved	Demolition of existing dwelling and construction of a new two storey timber and brick dwelling with a vaulted copper roof - MODIFICATIONS
Modified Construction Certificate Determination Date	BP10037(M) 24 JAN 2011

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

Signature of Accredited Certifier	Date
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RECEIVED 17 JUL 2011

Application for Modified Construction Certificate

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

Local Council Area

City, Council or Shire

PITTWATER

Owner/Applicant

Name

Address

Phone

Grainne McElhann

House 11

74 Mount Keldart road
The Peak, Hong Kong

Consent of all owner(s)

I/we consent to this application

Signature

Grainne McElhann

Subject Land with lot & deposited plan number

Address

20 Palm Beach road Palm Beach
Lot A DP 342891

Brief description of development

Type of Development

i.e Dwelling Addition

dwelling

Building code of Australia

Building Classification

Class

1a

Development Consent

Development consent number

Date of Determination

NO 690/07

Modification No

Mod date

NO 690/07/S96/1

1st Sept 2008

9/Sept 2010

Builder/Owner Builder

Name or Permit number

Address

Telephone No

9973 2070

Fax No

Mobile

The Construction Connection

Ruskin Rowe Avalon

0413 703 410

0431 1225

Value of Work

\$ 40,000

Required attachments — Copy of D/A approval with Conditions
Three copies of the plans & Specification

Plan Nos
List of supporting documents

291 W002-07

Schedule ---

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

Owner/Applicants Signature

M. J. Sullivan

INSULATION
 DOUBLE BRICK WALLS : AIRCELL ON BRICK TIE SPACER R 2.0
 ROOF : R 1.3 55 FOIL FACE VAPOUR CHECK BLANKET +
 R 1.5 50 MM SONO BLANKET IN 120 PURLINS (TIMBER)
 WITH 20 MM AIR SPACE
 TIMBER WALL GREEN WRAP BREATHER FOIL +
 + R 2.0 PINK BATT
 UNDER SLAB HIGH DENSITY 50 MM STYRENE

rwg	MEEHAN HOUSE	scale
1.	cover	
2.	Roof plan	1:100
3.	Living level Plan RL 28.5	1:100
4.	Bed room plan RL 25.5	1:100
5.	Attic Plan RL31.2	1:100
6.	East and West Elevation	1:100
7.	North and South Elev	1:100
8.	Driveway levels	1:100
9.	Column Set out	1:100
10.	Roof Set out	1:50
11.	West Detail Elevation	1:50
12.	East " "	1:50
13.	Section +Attic detail plans	1:50
14.	Stair sections	1:50
15.	Stair Plans	1:50

dwg		scale
16.	Attic sections, Bath elev	1:50
17.	Basement joinery plans	1:50
18.	Basement Joinery Plans	1:50
19.	Laundry Joinery	1:50
20.	Attic Joinery	1:50
21.	Roof Section Detail	1:20
22.	Balcony Roof detail	1:20
23.	Door and window Sched'	1:50
24.	RL 25.5 part 1	1:50
25.	RL 25.5 part 2	1:50
26.	RL 28.5 Part 1	1:50
27.	RL 28.5 Part 2	1:50
28.	North Elevation	1:50
29.	South Elevation	1:50
30.	Door and Window Sched	1:50

Dwg	To draw	scale
31.	Service plans attic	1:100
32.	ground & basement	1:100
33.	Section	1:20
34.	Roof Details	
35.	Brick Pattern	
36.	stair	1:20
37.	stair	1:20
38.	stair	1:20
39.		
40.		
41.		
42.		
43.		
44.		
45.		

MEEHAN HOUSE

20 PALM BEACH ROAD, PALM BEACH

Peter J Boyce & Associates
 Ph: 0412 928 512

This PLAN/DOCUMENT forms part
 of the approval granted under

Construction Cert No. BR10037
 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

MAY 2010 SET 26 E

JUNE 2008 C

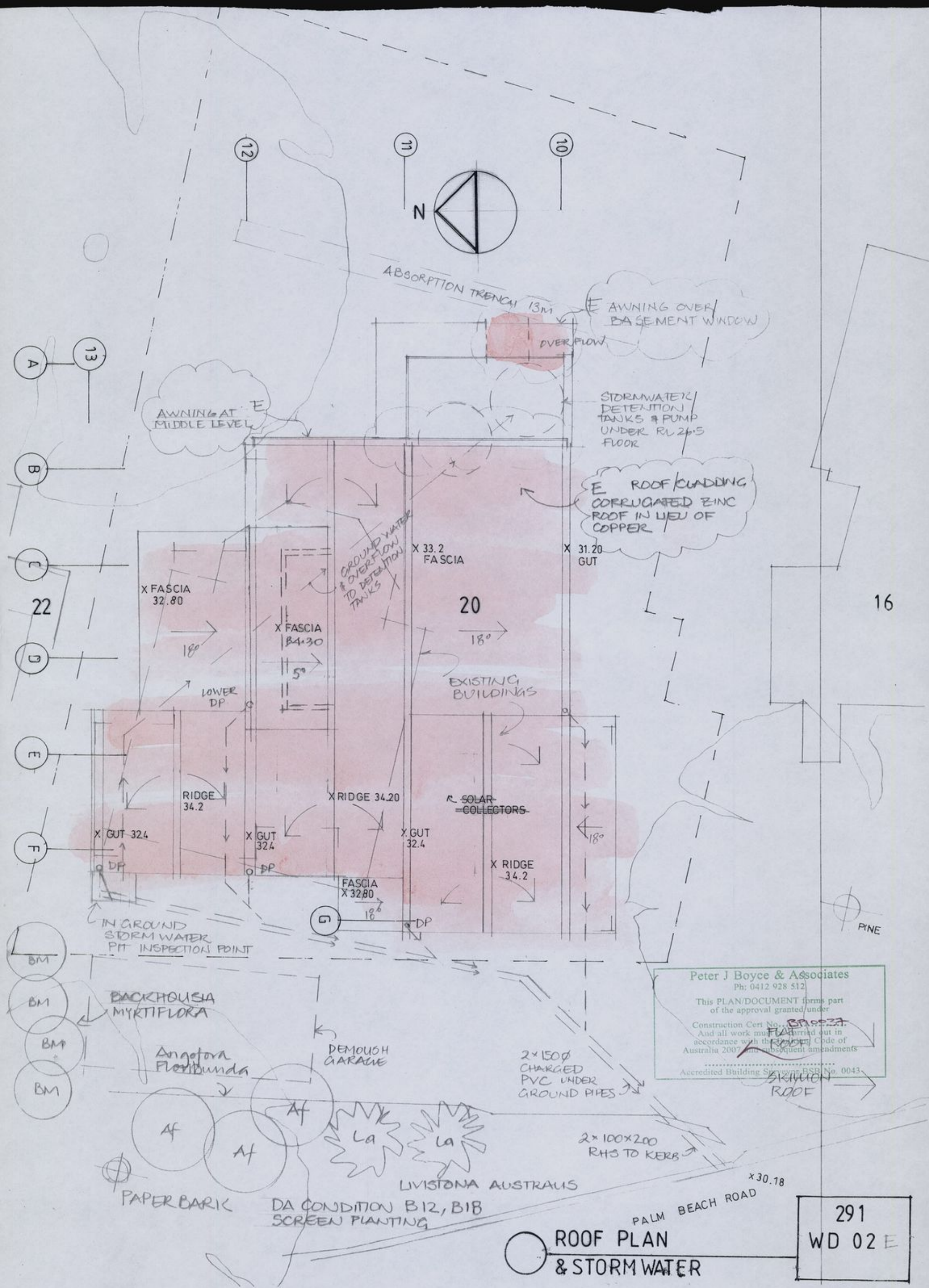
FEB 08 B

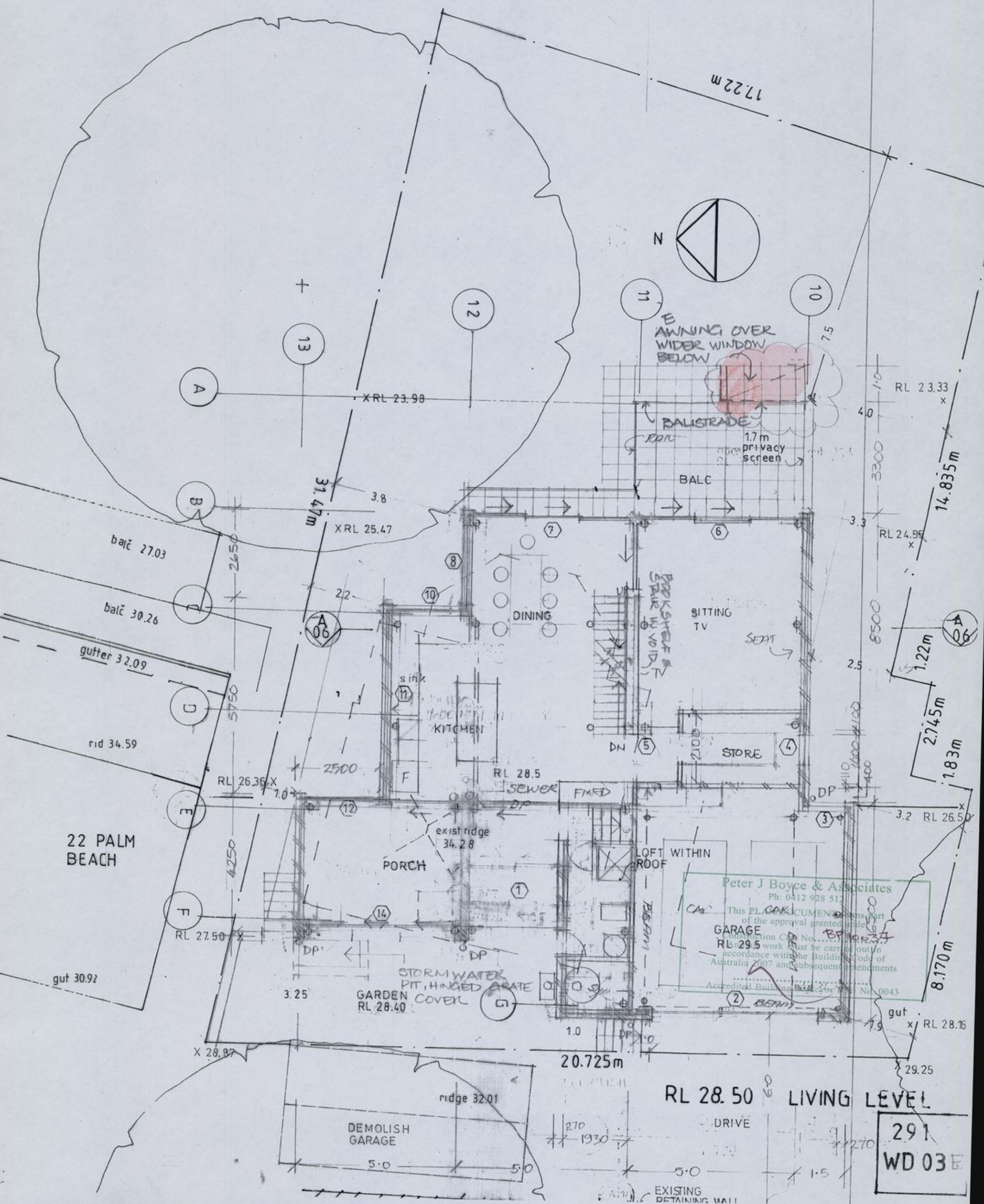
GARAGE INCLUDED
 INTO HOUSE

MICHAEL ROBILLIARD & ASSOCIATES PTY LIMITED
 64 GOODHOPE STREET, PADDINGTON NSW 2021 Tel 61.2.9331 2232

291

WD 01 E





EXIST 21.03

EXIST
RL 22.37

N

WIDER SHADE
AWNING ABOVE

PRECAST CONC
TANKS FOR
RAINWATER STORAGE

BRICK WALL IN
LIEU OF WINDOW

INVISIGUARD
SECURITY & SCREEN
DOOR

EXIST RL
X 25.27

BED 1

UPFLOOR
SERVICE
ACCESS

X EXIST
RL 25.47

BED 2

ENS 1

SEWER

X EXIST 25.70

BED 3

SINK

SINK

BATH 2

DOOR IN LIEU OF
WINDOW

RL 25.50

NEW
WINDOW

SINK

STACK

solar heat
exchanges

GAMES ROOM

SW
UNDER
CEILING

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of the approval granted under

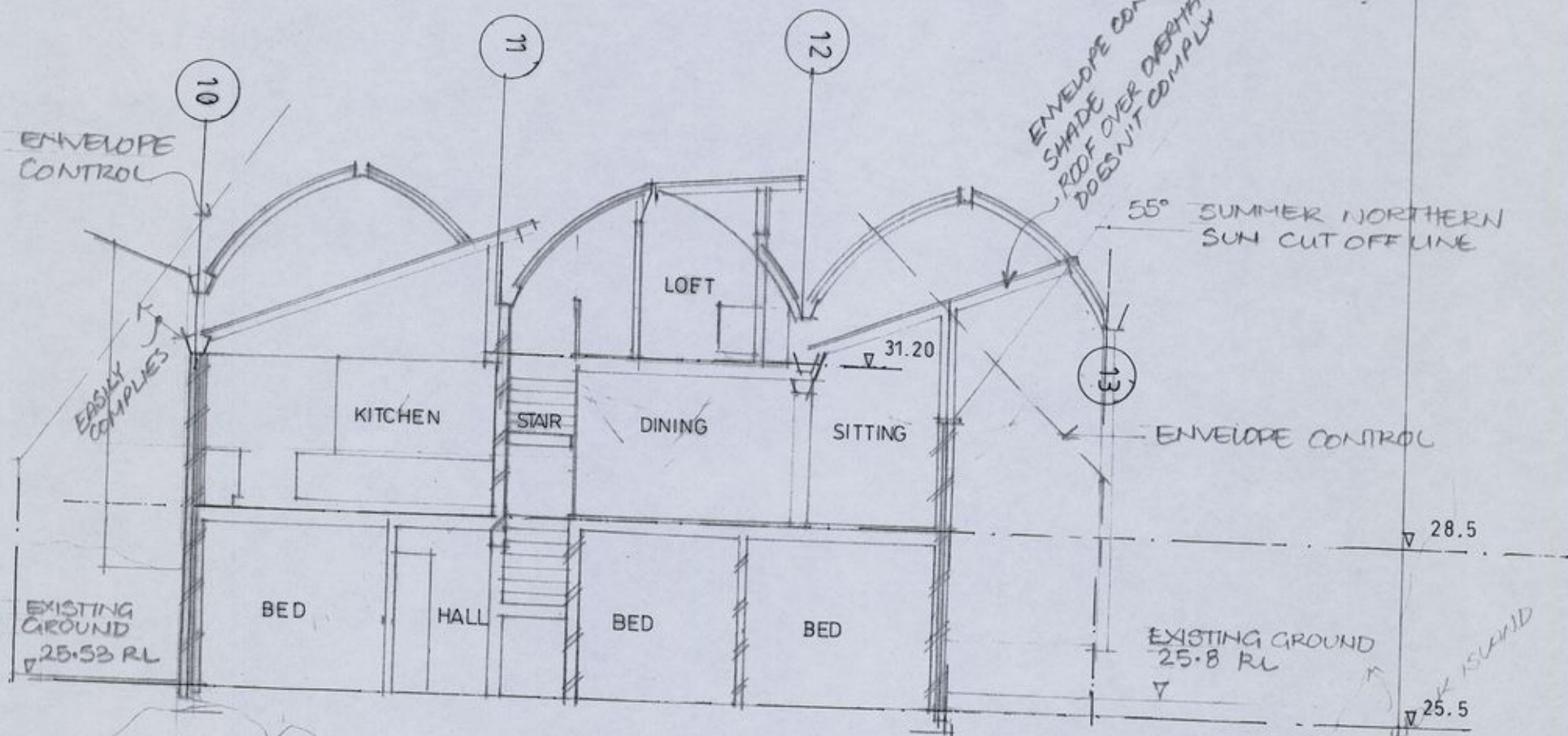
Construction Cert No. **DP15037**
And all work must be carried out in
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Australia 2007 and subsequent amendments

Accredited Building Surveyor BSB No. 0043

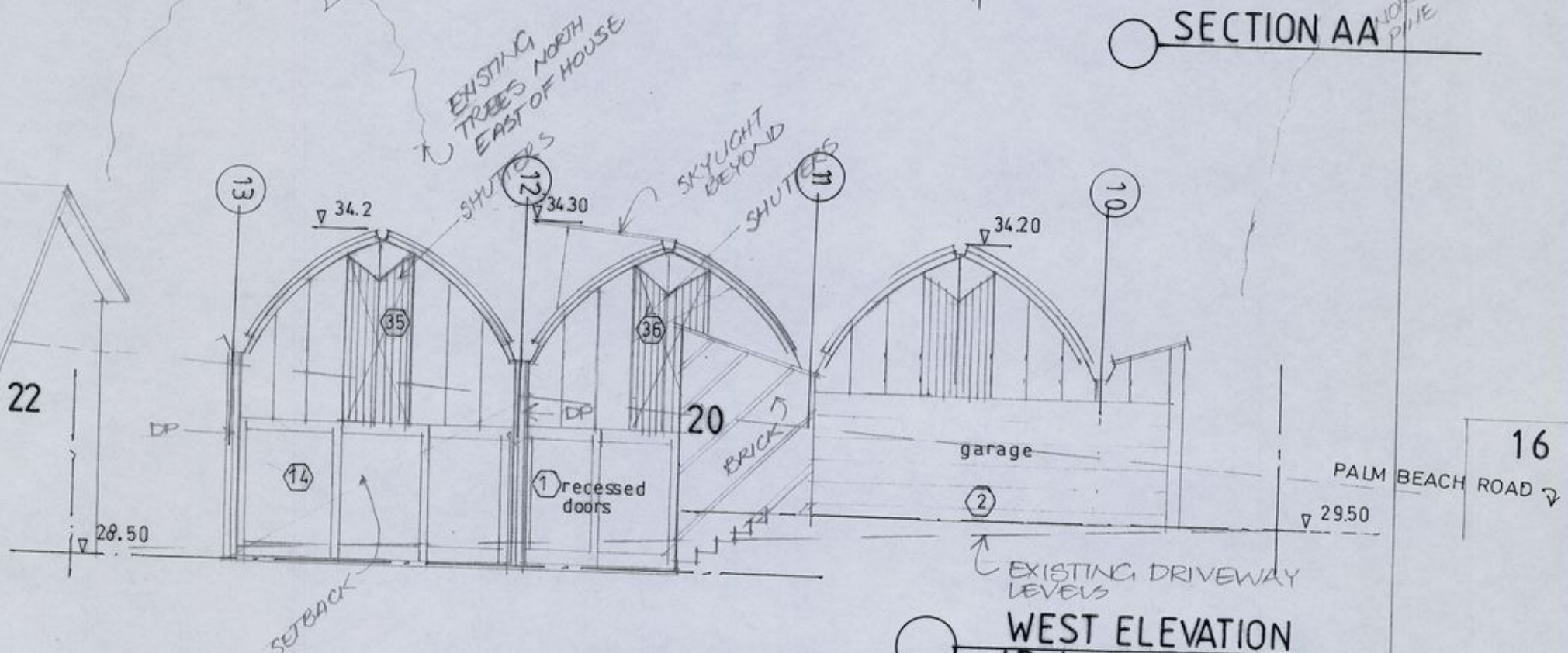
RL 25.50 BEDROOM LEVEL

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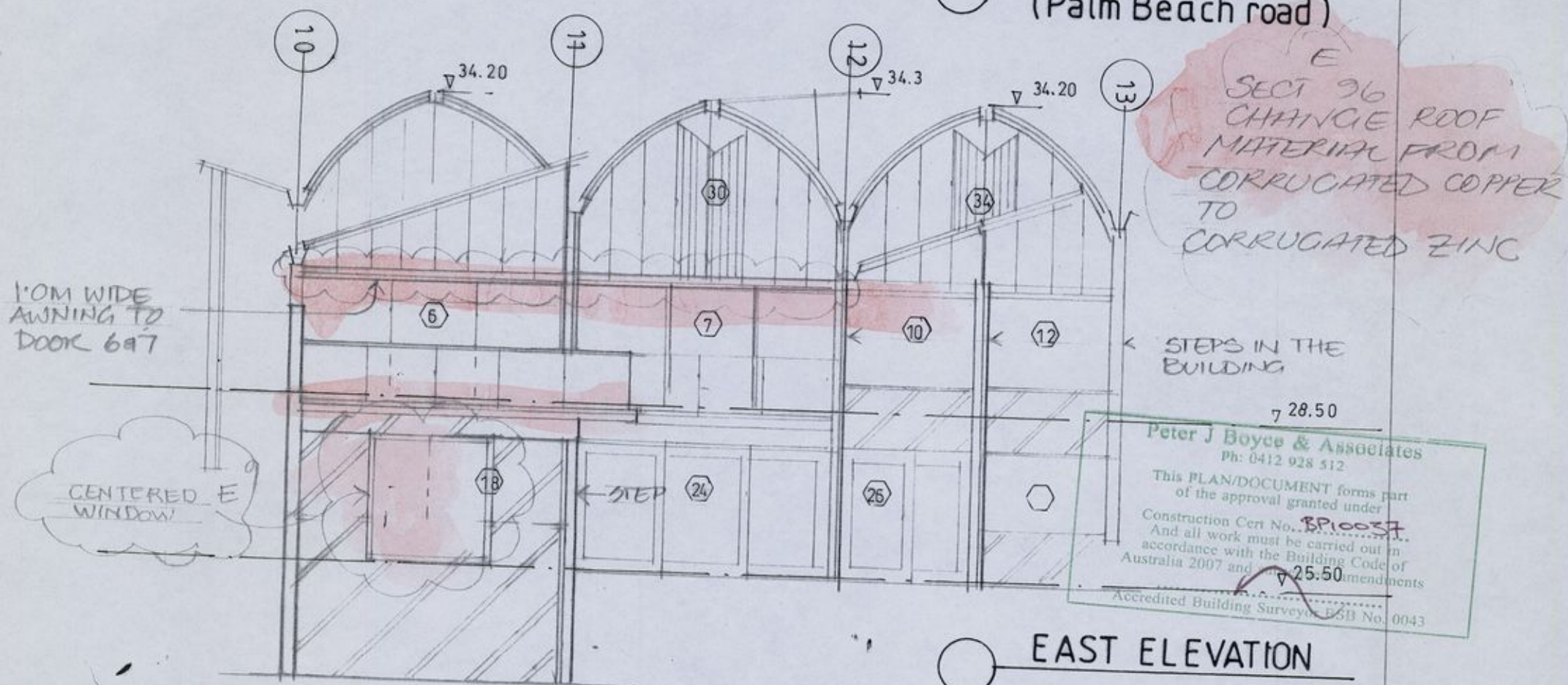
WD 04E



SECTION AA



WEST ELEVATION
(Palm Beach road)



EAST ELEVATION

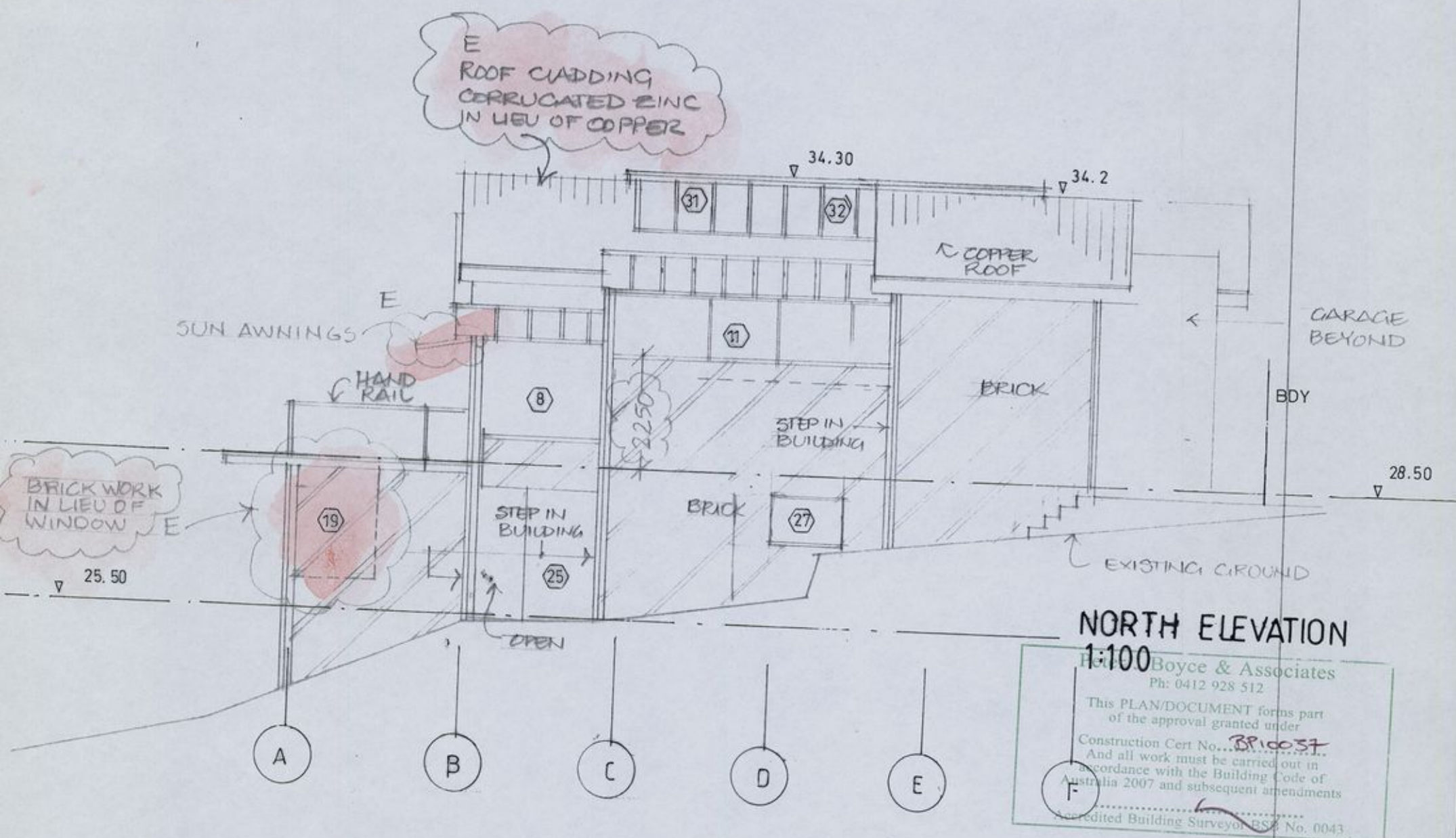
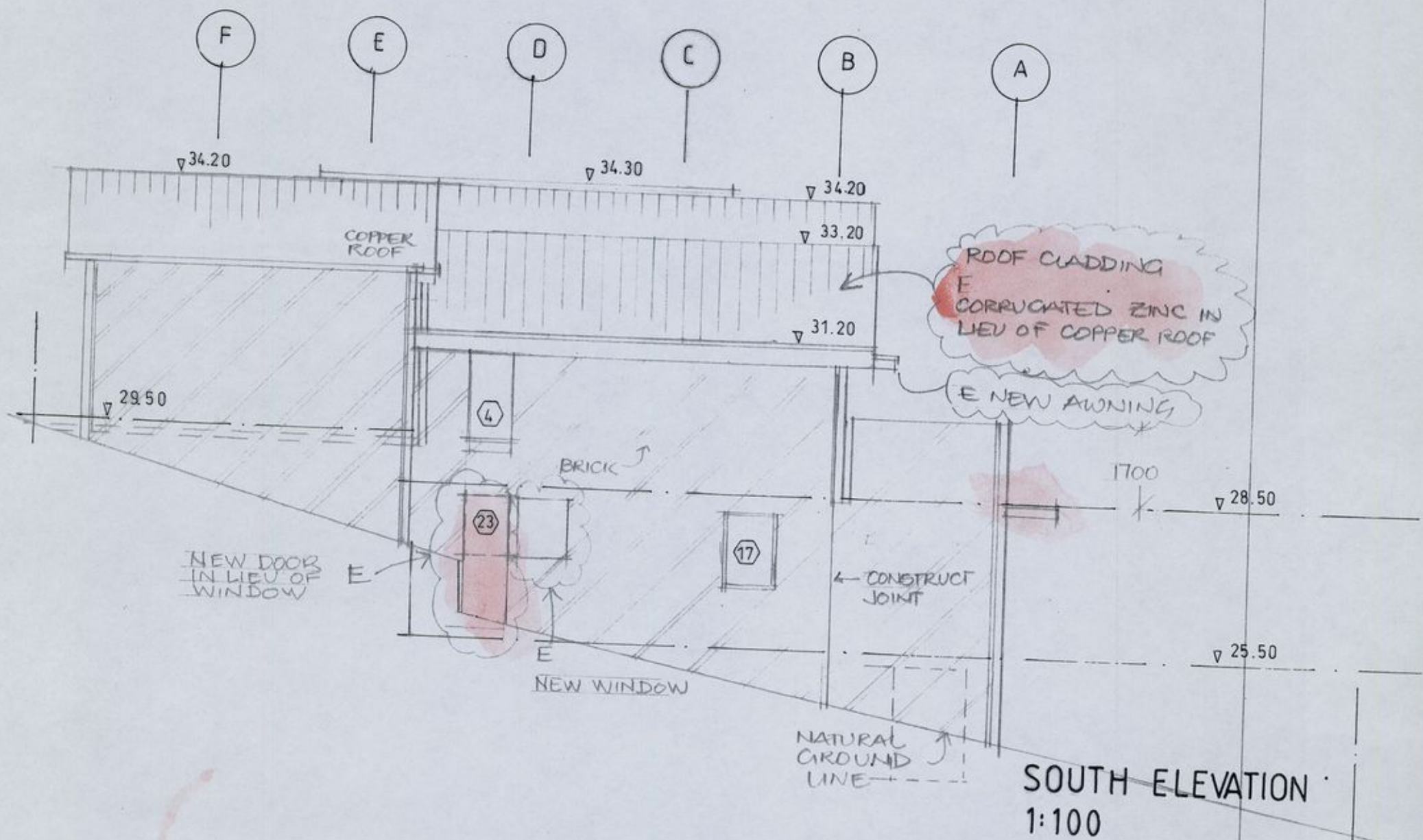
Peter J Boyce & Associates
Ph: 0412 928 512

This PLAN/DOCUMENT forms part
of the approval granted under

Construction Cert No. **BP10057**
And all work must be carried out in
accordance with the Building Code of
Australia 2007 and its amendments

Accredited Building Surveyor BSB No. 0043

291
WD 06E



Boyce & Associates
Ph: 0412 928 512
This PLAN/DOCUMENT forms part
of the approval granted under
Construction Cert No. BR10051
And all work must be carried out in
accordance with the Building Code of
Australia 2007 and subsequent amendments
Accredited Building Surveyor BS No. 0043

291
WD 07 E