



Pittwater Council

ABN 61 340 837 871

All Correspondence to be addressed to General Manager

Units 9, 11 & 12/ 5 Vuko Place
WARRIEWOOD NSW 2102
Avalon Customer Service Centre
59A Old Barrenjoey Road, AVALON 2107

Postal Address
P.O. Box 882
MONA VALE NSW 1660
DX 9018MONA VALE

Telephone (02)9970 1111
Facsimile (02) 9970 7150
Internet www.pittwaterlga.com.au
Email: pittwater_council@pittwater.nsw.gov.au

Environmental Compliance
8am to 6pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1111

19 January 2004

MARCO MANERA
126 ELIMATTA ROAD
MONA VALE NSW 2103

COPY

Dear Sir/Madam

Re: Construction Certificate CC0612/03
Property: 126 ELIMATTA ROAD MONA VALE NSW 2103

Please find enclosed your approved Construction Certificate and stamped plans.

Did you know that work is unable to commence until such time as a completed **Notification of Commencement Form** has been submitted to Council at least two (2) days prior to starting work? To assist you please find enclosed a Notification of Commencement Form and Information Sheet.

Council is committed to providing a quality service and would value your business in being appointed as the Principal Certifying Authority for your development.

An Officer will contact you in the next few days to discuss your development and help ensure your development progresses smoothly.

Yours faithfully
Development Compliance Group

Per:



Pittwater Council

Construction Certificate No: CC0612/03

Site Details: **126 ELIMATTA ROAD MONA VALE NSW 2103**

Legal Description: **Lot 2 DP 550494**

Type of Development: **Building Work**

Description: **Alterations and additions**

COPY

Associated Development Consent No: **N0724/03** Dated: **24/11/2003**

Building Code of Australia Certification: **Class 1a**

Details of plans, documents or Certificates to which this Certificate relates:

- **Architectural Plans** prepared by J.D. Evans & Company Pty Ltd, Drawing No. 448-02 to 448-07, dated 02/10/2003.
- **Structural Engineer Plans** prepared by Taylor Thomson Whitting Pty Ltd, Drawing No. S1, Rev. A, Job No. 031599, dated 25/11/2003.
- **Landscape Plan** prepared by Landscape by Design, Drawing No. LC01, amended 17/12/2003.

I hereby certify that the above plans, documents or Certificates satisfy:

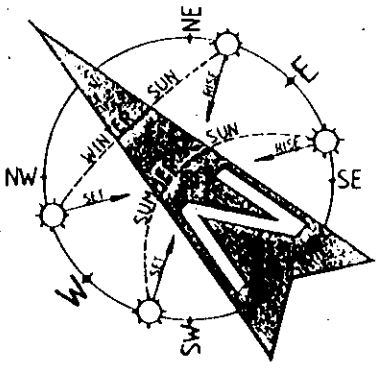
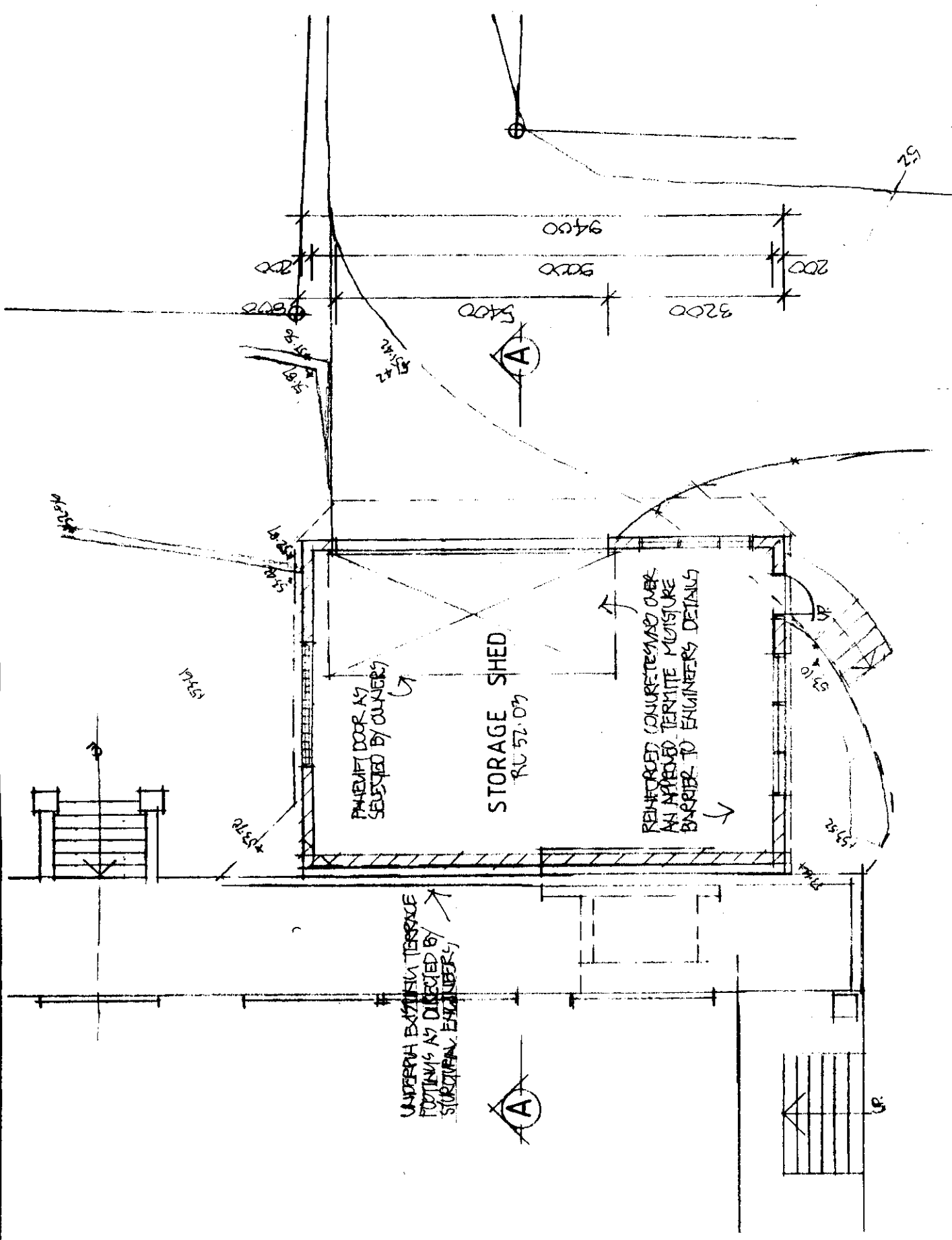
- The relevant provisions of the Building Code of Australia.
- The relevant conditions of Development Consent No: N0724/03

Further that the work, completed in accordance with the Building Code of Australia, all relevant Australian Standards and these plans and specifications, will comply with the requirements of Section 81A(5) of the Environmental Planning and Assessment (Amendment) Act, 1997.

Ron Owers
Development Compliance Group

19 January 2004
Date of Endorsement

Note: You are reminded that pursuant to provisions of Clause 81A, you must nominate whether Council or an accredited certifier will be the principal certifying authority, also you must give notice to Council of your intention to commence work at least two days beforehand.



STORAGE SHED PLAN

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING

PITTSBURGH COUNCIL CONSTRUCTION CERTIFICATE	
Number:	CC 0612/03
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate	
Endorsed by:	
Date:	19 JAN 2004

J.D. EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
74 RIVIERA AVE. AVALON BEACH, 2107
Phone (02) 9918 9206 Fax (02) 9973 2454
Mobile 048 976 596

NO.	REVISION	DATE

PROJECT
PROPOSED STORAGE SHED AT
NO. 126 ELIMATTA ROAD
MONA VALE N.S.W. 2103
CLIENT
MARCO & MONIQUE MANERA

DATE	02/10/03	SCALE	1:100
DRAWN	JOE	CHECKED	
DRAWING NO.	448-02		
ISSUE			

- COPYRIGHT**
ALL PLANS AND DRAWINGS ARE SUBJECT OF COPYRIGHT AND ANY ATTEMPT OR ACTUAL REPRODUCTION BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER, WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.
2. All dimensions are given in millimeters unless otherwise stated. Do not scale the drawing.
3. All dimensions are given in millimeters unless otherwise stated. Do not scale the drawing.
4. All dimensions are given in millimeters unless otherwise stated. Do not scale the drawing.
5. All dimensions are given in millimeters unless otherwise stated. Do not scale the drawing.
6. All dimensions are given in millimeters unless otherwise stated. Do not scale the drawing.
7. All dimensions are given in millimeters unless otherwise stated. Do not scale the drawing.
8. All dimensions are given in millimeters unless otherwise stated. Do not scale the drawing.



PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE

Number: CC 0612/03

This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.

Endorsed by:

Date: 19 JAN 2004

DATE 02/10/03 SCALE 1:100

DRAWN: JDE CHECKED:

DRAWING No: 448-03

PROJECT: PROPOSED STORAGE SHED AT No. 126 ELIMATTA ROAD MONA VALE N.S.W. 2103

CLIENT: MARCO & MONIQUE MANERA

J.D. EVANS and COMPANY PTY. LTD. BUILDING DESIGN CONSULTANTS 24 RIVIERA AVE. AVALON BEACH, 2107 Phone (02) 9918 9206 Fax (02) 9973 2454 Mobile 0418 976 596

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J.D. EVANS and COMPANY PTY. LTD. 24 RIVIERA AVE. AVALON BEACH, NSW

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.

2. All dimensions shall relate to the finished work unless otherwise stated.

3. All work to be in accordance with BUILDING CODE of NSW and the provisions of the relevant requirements & other authorities.

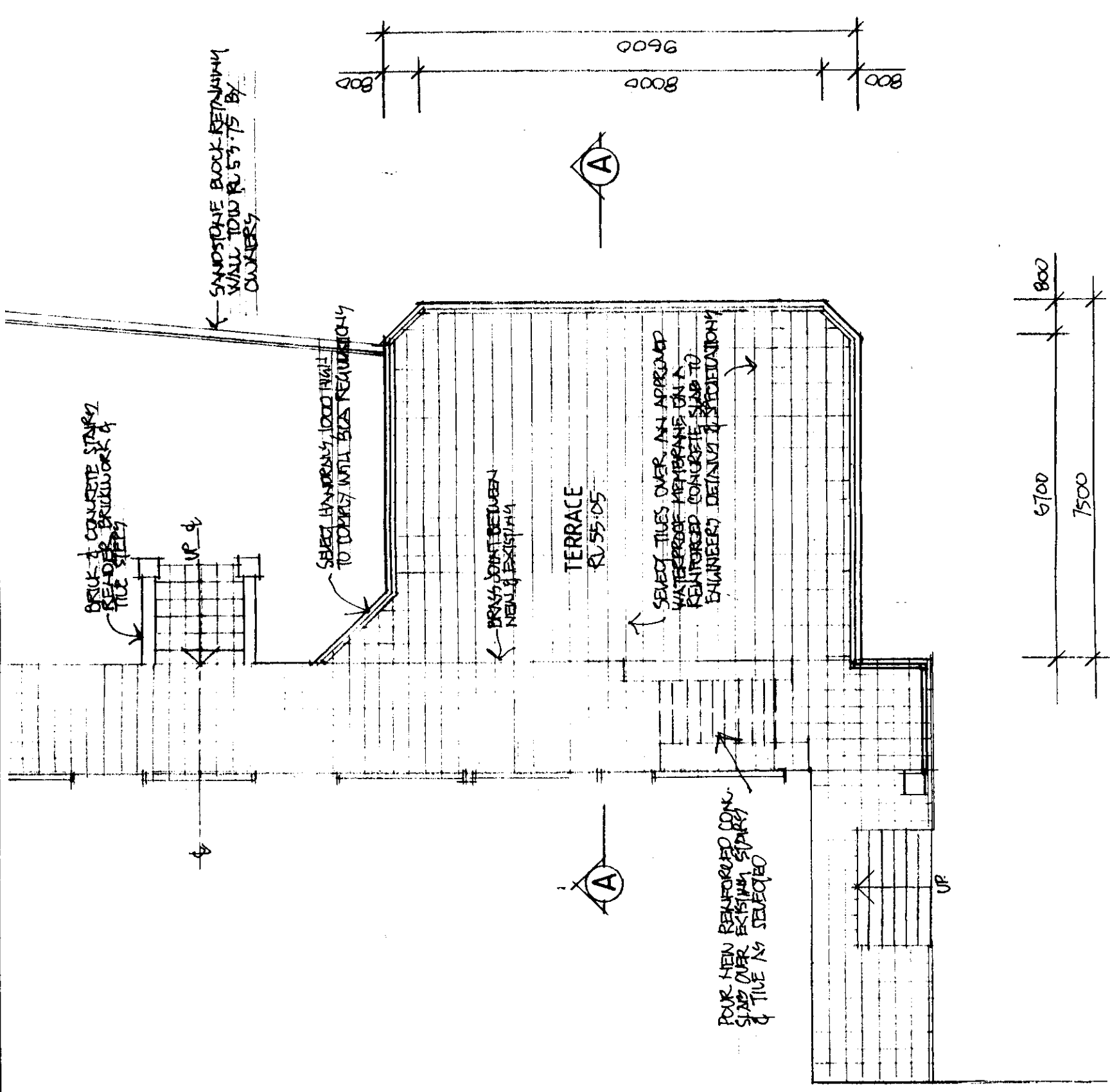
4. All work to be in accordance with the provisions of the relevant requirements & other authorities.

5. All work to be in accordance with the provisions of the relevant requirements & other authorities.

6. All work to be in accordance with the provisions of the relevant requirements & other authorities.

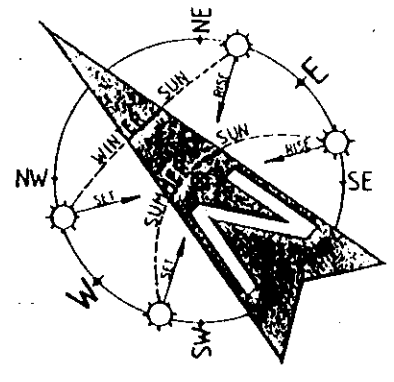
7. All work to be in accordance with the provisions of the relevant requirements & other authorities.

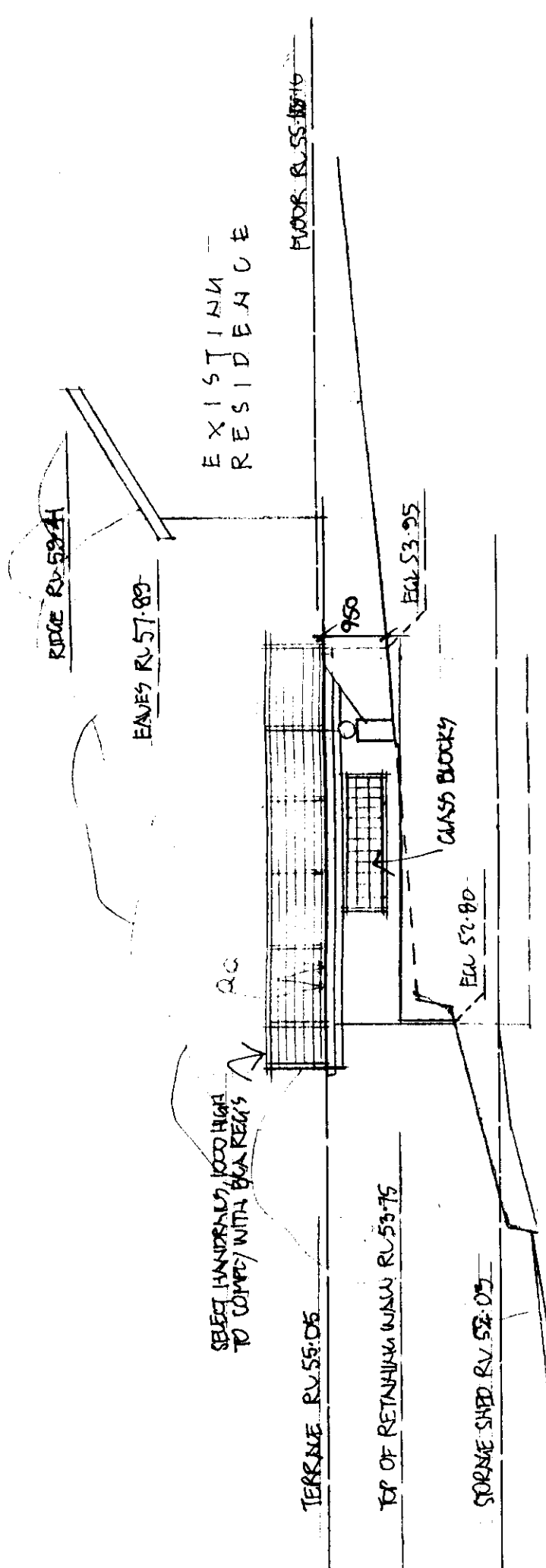
8. All work to be in accordance with the provisions of the relevant requirements & other authorities.



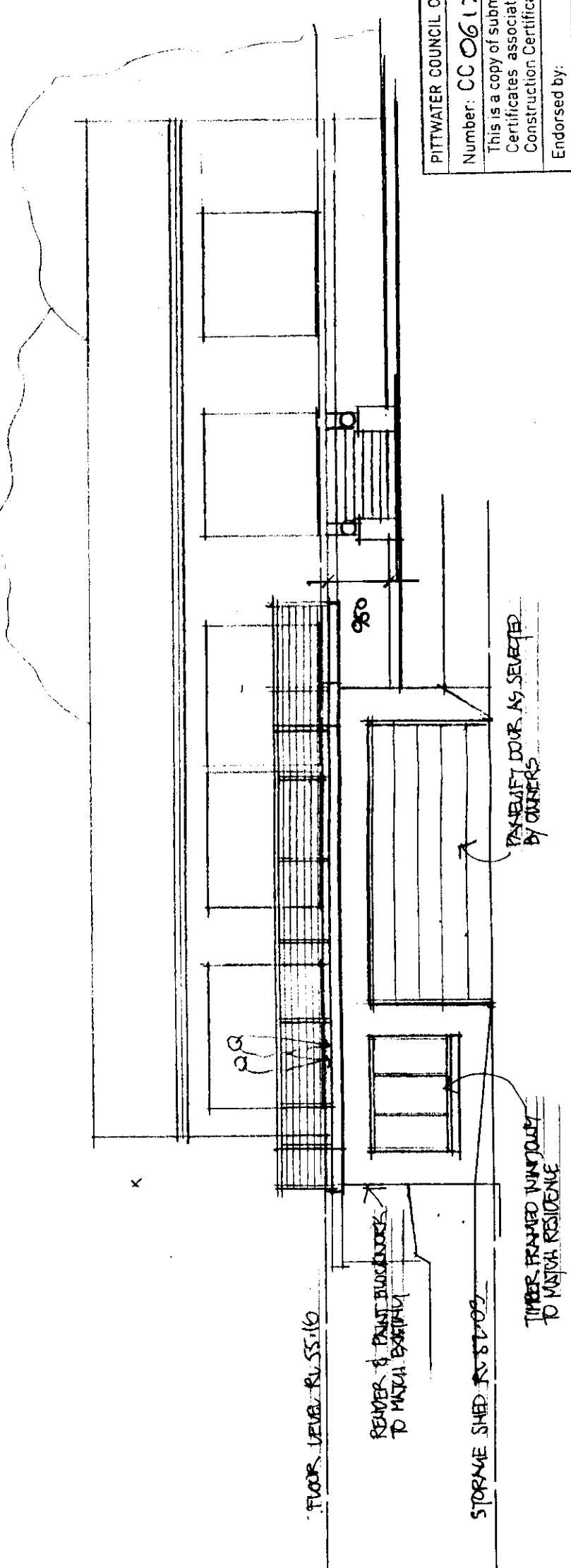
TERRACE PLAN

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING





NORTH - WEST ELEVATION



NORTH - WEST ELEVATION

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING

PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE

Number: CC 0612103

This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.

Endorsed by:

Date: 19 JAN 2004

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.

2. All dimensions that relate to the boundaries and easements are subject to verification by a suitably qualified person.

3. All work to be in accordance with the BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.

4. All builder construction to be in accordance with the "BEST PRACTICE" code.

5. Any detailing in addition to that required shall be agreed between the owner and the builder to the owner's approval, subject to the approval of the local council.

6. Any structural details or design which is to be supplied by a Structural Engineer.

7. All electrical power & light points to be determined by the owner.

8. Make good and repair all existing features damaged by the work. Repair existing features where possible.

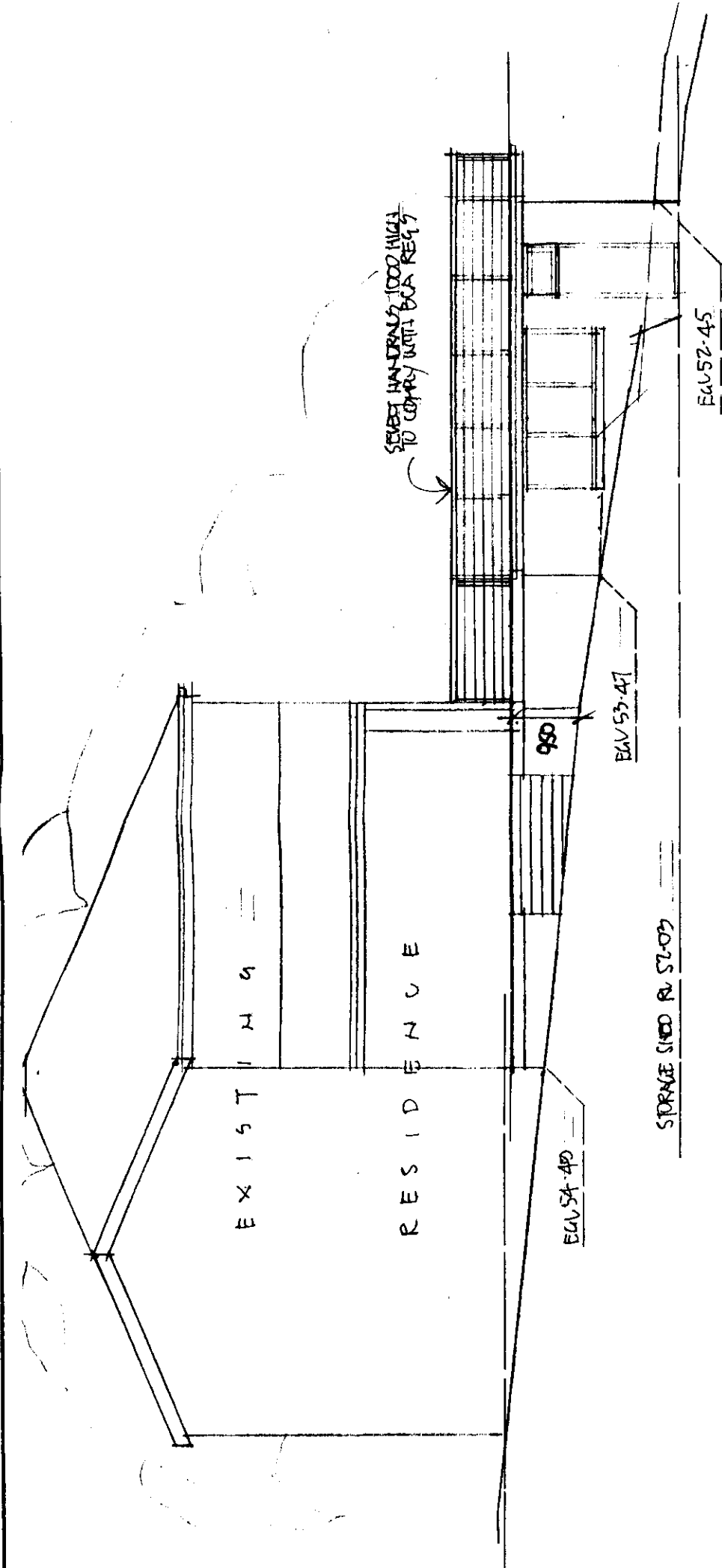
J.D EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
74 RIVIERA AVE, AVALON BEACH, 2107
Phone (02) 9918 9206 Fax (02) 9973 2454
Mobile 046 976 596

ILLUMINATE
ILLUMINATE PTY LTD
100/102 RIVERVIEW RD
MILLERS POINT NSW 2061

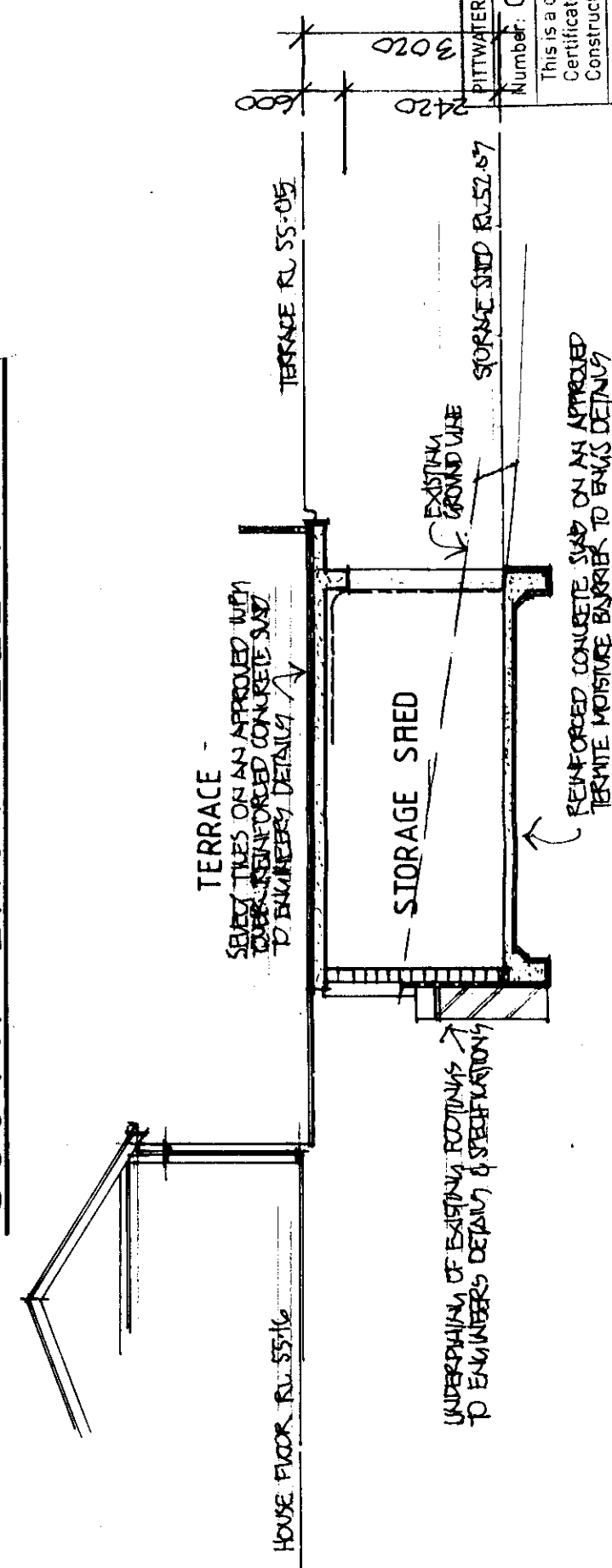
PROJECT: PROPOSED STORAGE SHED AT
No. 126 ELMATTA ROAD
MONA VALE N.S.W. 2103
CLIENT: MARCO & MONIQUE MANERA

DATE: 02/10/03 SCALE: 1:100
DRAWN: JOE CHECKED:

DRAWING No. 448-04
ISSUE



SOUTH - EAST ELEVATION



THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING

SECTION A - A

PROJECT
PROPOSED STORAGE SHED AT
No. 126 ELMATTA ROAD
MONA VALE N.S.W. 2103
CLIENT
MARCO & MONIQUE MANERA

PROPOSED STORAGE SHED AT
No. 126 ELMATTA ROAD
MONA VALE N.S.W. 2103
CLIENT
MARCO & MONIQUE MANERA

DATE 02/10/03 **SCALE** 1:100
DRAWN JDE **CHECKED**
DRAWING NO. 448-05
ISSUE

UNDERPINNING OF EXISTING FOOTINGS
TO ENGINEER'S DETAIL & SPECIFICATIONS

TERRACE
SEWER TIES ON AN APPROVED WITH
OVER REINFORCED CONCRETE SLAB
TO ENGINEER'S DETAIL & SPECIFICATIONS

STORAGE SHED
REINFORCED CONCRETE SLAB ON AN APPROVED
TERMITE MOISTURE BARRIER TO ENGINEER'S DETAIL & SPECIFICATIONS

TERRACE
RL 55.05

STORAGE SHED
RL 52.87

HOUSE FLOOR
RL 55.16

EXISTING
GROUND LINE

SEWER HANDRAILS 1000 HIGH
TO COMPLY WITH BCA REGS

Elev 54.40
Elev 53.47
Elev 52.45
Elev 52.87

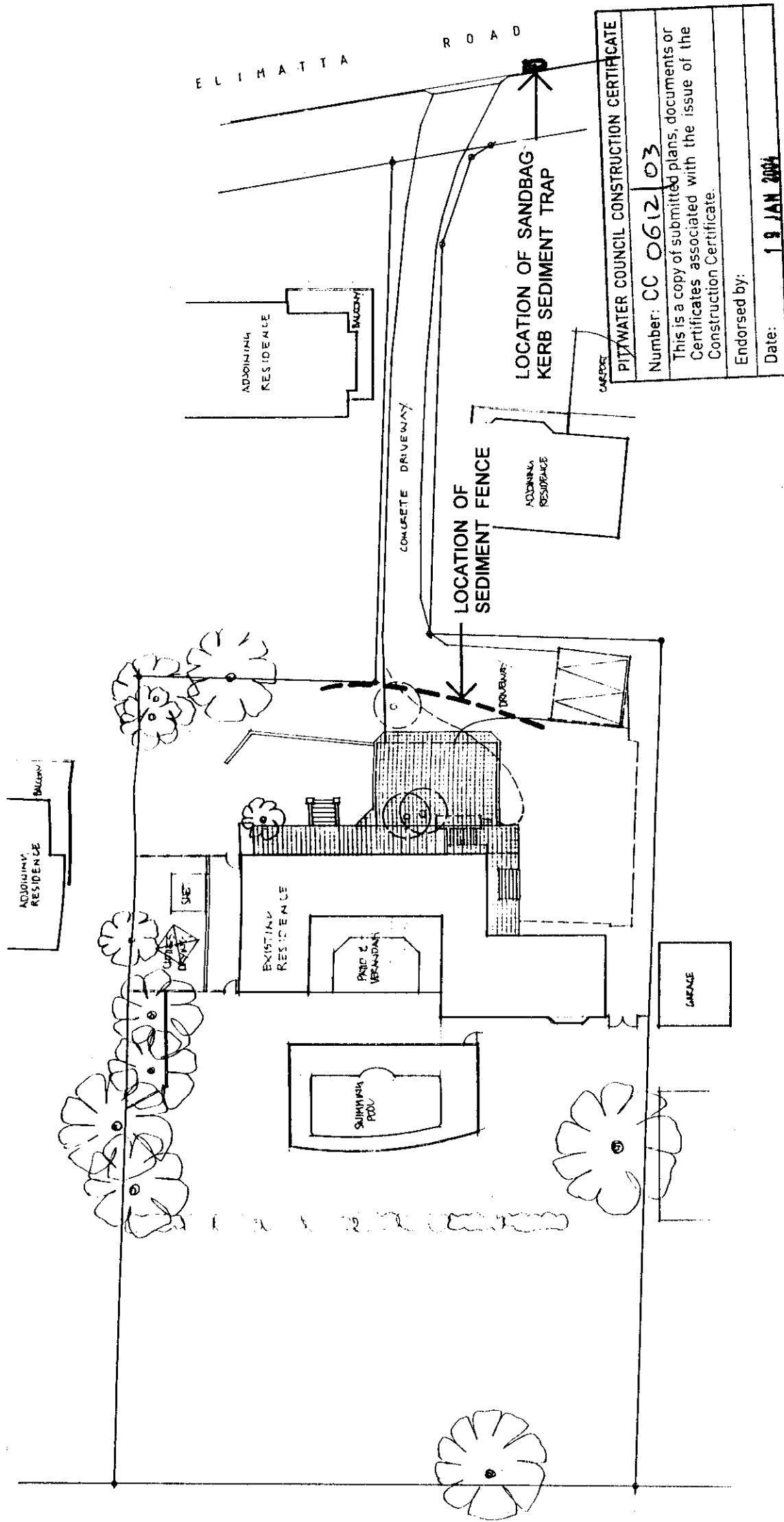
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10/10/03 10/10/03

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INCORPORATED IN AUSTRALIA
10/10/03 10/10/03



SILT & SEDIMENT CONTROL PLAN



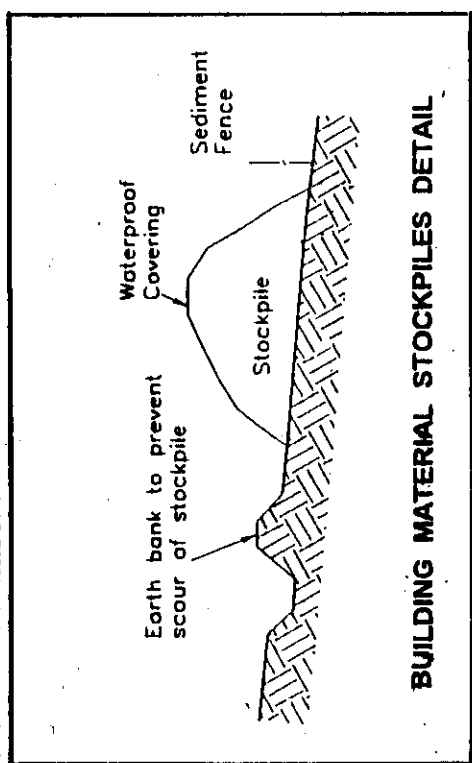
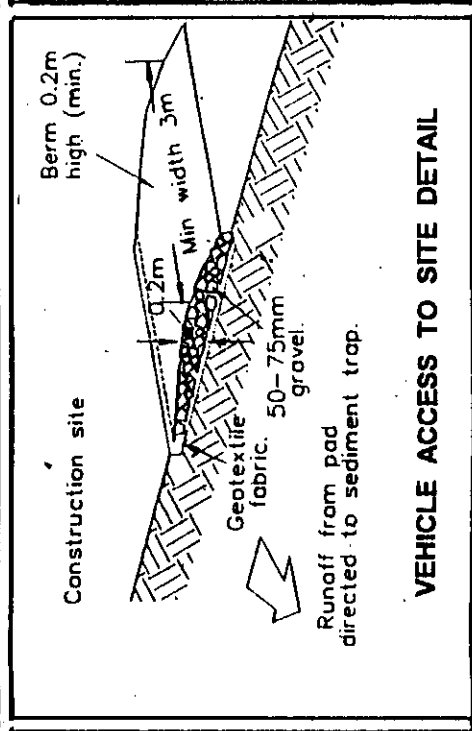
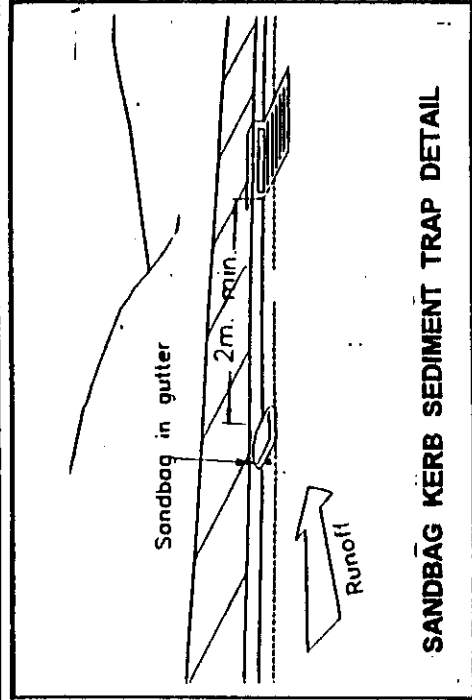
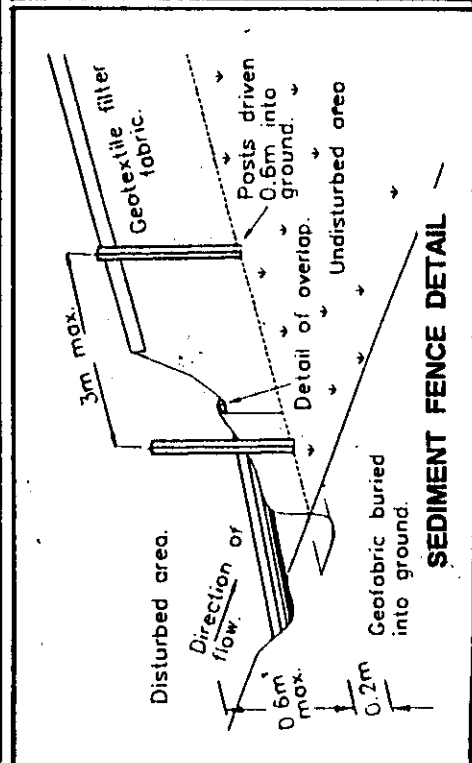
PITWATER COUNCIL CONSTRUCTION CERTIFICATE

Number: CC 0612 03

This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.

Endorsed by: _____

Date: 19 JAN 2004



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NO.	REVISION	DATE

J.D EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
74 RIVERVIEW AVE. AVALON BEACH, 2107
Phone (02) 9916 9206 Fax (02) 9973 2454
Mobile 048 976 596

PROJECT
PROPOSED STORAGE SHED AT
No. 126 ELIMATTA ROAD
MONA VALE N.S.W. 2103

CLIENT
MARCO & MONIQUE MANERA

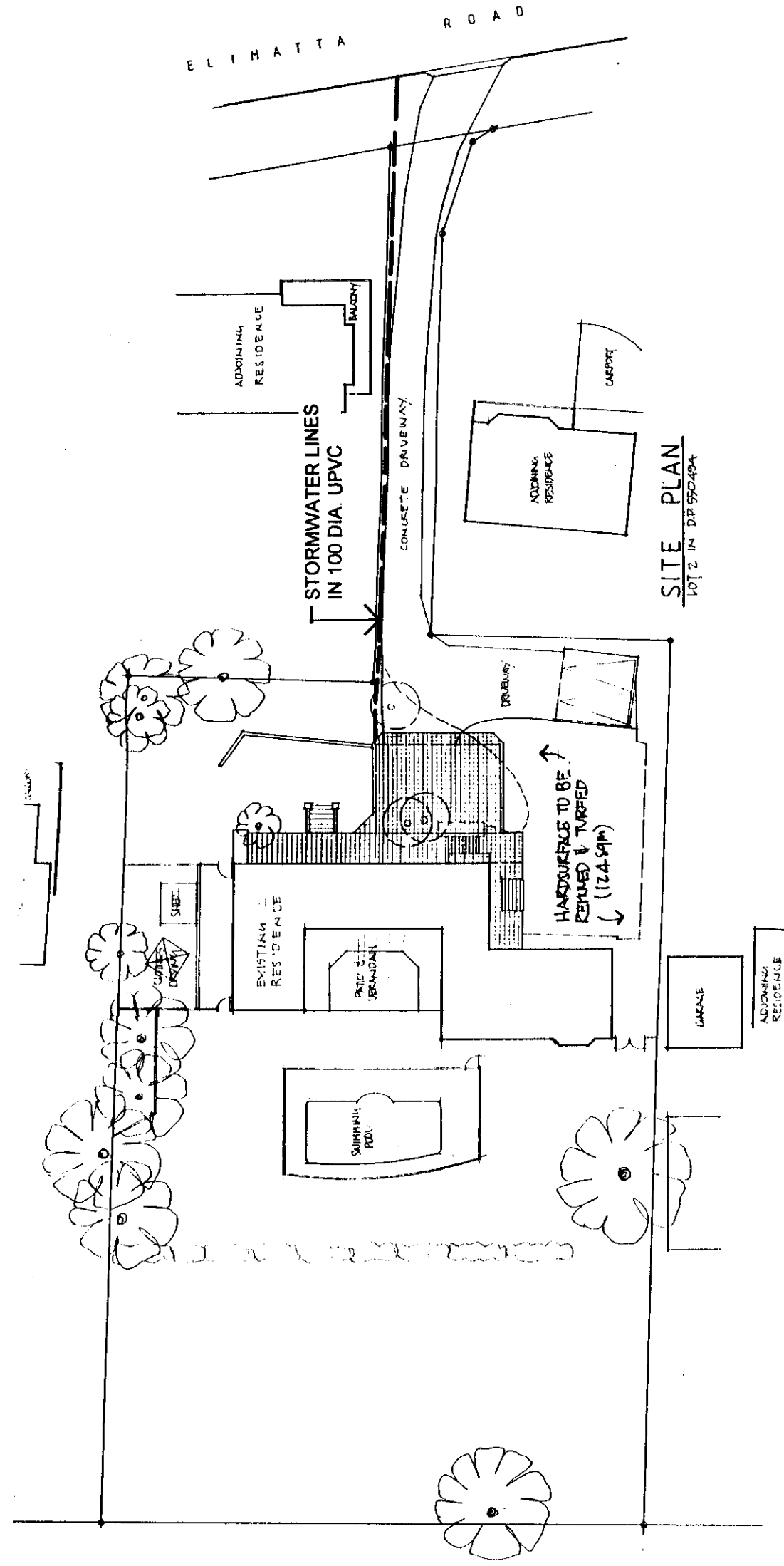
DRAWING No.
448-06

DATE
02/10/03

SCALE
1:400

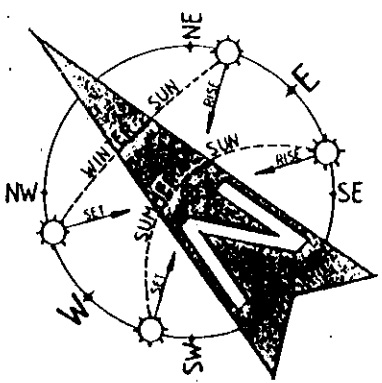
DRAWN
JDE

CHECKED



SITE PLAN
LOT 2 IN DP 550494

- NOTES:
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
 - PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY THEMSELVES OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE DRAWINGS AND ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
 - THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
 - ALL SWD PIPES ARE 100 mm UPVC AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE
 - THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION & SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT.
 - TOPSOIL SHALL BE STRIPED & STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
 - THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.



PITTVATER COUNCIL CONSTRUCTION CERTIFICATE	
Number: CC 0612/03	
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.	
Endorsed by:	
Date:	19 JAN 2004

STORMWATER MANAGEMENT PLAN

J.D EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
74 RIVIERA AVE. AVALON BEACH, 2107
Phone (02) 9918 9206 Fax (02) 9973 2454
Mobile 0418 978 596

PROPOSED STORAGE SHED AT
No. 126 ELMATTA ROAD
MONA VALE N.S.W. 2103
CLIENT
MARCO & MONIQUE MANERA

NO.	AMENDMENT	DATE

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- Builder to check and confirm all necessary documents are in place prior to construction. Do not begin the works.
- All documents that relate to the building and its construction are subject to verification by a site survey.
- All work to be in accordance with the BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
- All building construction to be in accordance with the "BUILDER PRACTICE" code.
- Any building in addition to that indicated on the drawings shall be approved by the owner and the builder to the satisfaction of the local council.
- Any structural alterations or additions shall be approved by a Structural Engineer.
- Any electrical work or alterations shall be approved by a Licensed Electrician.
- All electrical work & alterations shall be in accordance with the Australian Standard AS/NZS 3000:2000.
- All work shall be in accordance with the Australian Standard AS/NZS 3000:2000.



DATE	02/10/03	SCALE	1:400
DRAWN	JDE	CHECKED	
DRAWING NO.	448-07		
ISSUE			

cat mackenzie *landscape by design*

PO Box 151
NEWPORT BEACH
SYDNEY NSW 2106
ABN 90 639 906 218

Phone: 9918 5741
Fax: 9940 0217
Mobile: 0414 997 417
e-mail: cmackenzie1@bigpond.com

December 1, 2003

To the Principal Certifying Authority,

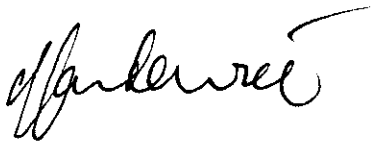
**RE: STORAGE SHED AT 126 ELIMATTA ROAD, MONA VALE, NSW.
MATTERS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE**

I, Catriona Mackenzie of cat mackenzie landscape by design being a qualified horticulturist and landscape designer, my qualifications being a Horticulture Certificate (1984), and an Associate Diploma of Applied Science (Landscape Design 2000),

hereby certify that the attached drawing *Landscape Screening LC01* complies with the requirements of Condition E37 of Development Consent No N0724/03.

Further, I am appropriately qualified and experienced to provide the certification for this project at 126 Elimatta Road, Mona Vale, NSW.

Signed this day, December 1, 2003.



Catriona Mackenzie

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE
Number: CC 0612/03
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.
Endorsed by:
Date: 18 JAN 2004

consultations, designs and management solutions to suit all urban landscape needs

Fully qualified. Certificate of Horticulture (Hons), and Associate Diploma of Landscape Design (Dist) MAIH

Please note: All drawings, plans and sketches remain the exclusive property of Catriona Mackenzie and may not be used, copied, reproduced, altered or amended in any way without the written permission of the proprietor.

PO BOX 151 NEWPORT BEACH NSW 2106

* NOTE: DRAWING AMENDED 17/12/03 TO ALLOW FOR: 3.5 M HEDGE - OFFSHORE.

CONSTRUCTION CERTIFICATE PROCEDURE

ADDRESS:

126 Elimatta Road More Vale

CC NO: CC0612/03

DA NUMBER: N0724/03

1. THE WORKING PLANS/STRUCTUREL/GEOTECHNICAL
ENGINEERING PLANS/EROSION CONTROL PLANS ETC
COMPLY WITH THE CONDIIONS OF DEVELOPMENT
CONSENT

DEVELOPMENT OFFICER: Compliance Dept

REASONS WHY NOT?

2. THE LANDSCAPE PLAN COMPLY WITH THE
CONDITIONS OF DEVELOPMENT CONSENT

LANDSCAPEOFFICER::

REASONS WHY NOT?

3. THE WORKING DRAWINGS COMPLY WITH THE BCA

BUILDING SURVEYOR:

REASONS WHY NOT?



Pittwater Council

Construction Certificate No: CC0612/03

WHO WILL BE SIGNING THIS CC OFF _____
(ie who will we return it to)

DG

Site Details:

126 ELIMATTA RD, MONA VALE

Legal Description:

Type of Development: Building Work ☒

Subdivision ☐

Description:

ALTS + ADDS

Associated Development Consent No:

N0724/03

Dated:

24/11/03

Building Code of Australia Certification: Class

1a.

Details of plans, documents or Certificates to which this Certificate relates:

- Architectural Plans prepared by J. D Evans + Company Pty Ltd.
dwg no. 448-02 - 448-07. dated 02/10/03.
- Structural Engineer plans prepared by Taylor Thomson
Whitting Pty Ltd. dwg no. S1. Rev. A. Job no 031599.
dated 25/11/03
- Landscape plan prepared by landscape by design.
dwg no. LC01. amended 17/12/03.

I hereby certify that the above plans, documents or Certificates satisfy:



The relevant provisions of the Building Code of Australia.



The relevant conditions of Development Consent No: (N0724/03)

Further that the work, completed in accordance with the Building Code of Australia, all relevant Australian Standards and these plans and specifications, will comply with the requirements of Section 81A(5) of the Environmental Planning and Assessment (Amendment) Act, 1997.

Denee Dwyer
Development Officer

13/01/04
Date of Endorsement

Note: You are reminded that pursuant to provisions of Clause 81A, you must nominate whether Council or an accredited certifier will be the principal certifying authority, also you must give notice to Council of your intention to commence work at least two days beforehand.

PITTWATER COUNCIL
DEVELOPMENT DIVISION
FILE NOTE

RECORD OF MEETING/ENQUIRY/TELEPHONE CALL/ COMPLAINT

DATE: 11/12/03

FILE No: N0724/03

PARTICIPANTS: Renee Turner

ADDRESS: 126 Elumatta Road, Mona Vale

• B4

~~• B2~~

• B7 only 3m

Balustrade on S/E elevation terrace + N/W elevation.

• certification of struct. details by structural engineer.

OFFICERS SIGNATURE.....