

Construction Certificate Determination

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

Certificate No. 2004/387A

Council

Pittwater

Determination

date of determination

Approved

9 September 2005

Subject land

Address

Lot No, DP No.

34 Rednal Street, Mona Vale

Lot 25 DP 7953

Applicant

Name

Address

Contact No. (phone)

Simon Grosser

34 Rednal Street, Mona Vale

9979 7248

Owner

Name

Address

Contact No. (phone)

Simon & Kim Grosser

34 Rednal Street, Mona Vale

9979 7248 / 0410 500 026

Description of Development

Type of Work

Alterations and additions to dwelling and carport

Builder or Owner/Builder

Name

Contractor Licence No/Permit

Simon Grosser

Owner Builder No. 285804P

Value of Work

Building

\$100,000.00

Attachments

1. Pittwater Council receipt no. 158472, for payment of Long Service Levy

**COUNCIL
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Plans & Specification approved

List plans no(s) & specifications

Reference

1. Architectural Plans ref. 09-03-RED Sheets 1A & 2A Issue 96 Variation B dated May 2004 prepared by J Temple Architect

Certificate

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

Signed

1-9 SEP 2005

**Date of endorsement
Certificate No.**

2004/387

Certifying Authority

Name of Accredited Certifier

Accreditation No.

Accreditation Authority

Contact No.

Address

Stephen Pinn

POO40

Dept of Infrastructure, Planning & Natural Resources
(NSW Accreditation Scheme)

(02) 9999 0003

13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.

Date of Determination

NO923/03

2 March 2004 (modified 23 June 2004 & 8th July 2005)

BCA Classification1a & 10a

Pittwater Council

OFFICIAL RECEIPT

13/12/2004 Receipt No 138472

To INSIGHT DEVELOPMENT
CONSULTANTS PTY LTD

PO BOX 236
MIDVALE 1660

Applic Reference	Amount
GL Re GLSL-Buil	\$200.00
NO923/03 34 REDNAL ST	

Total: \$200.00

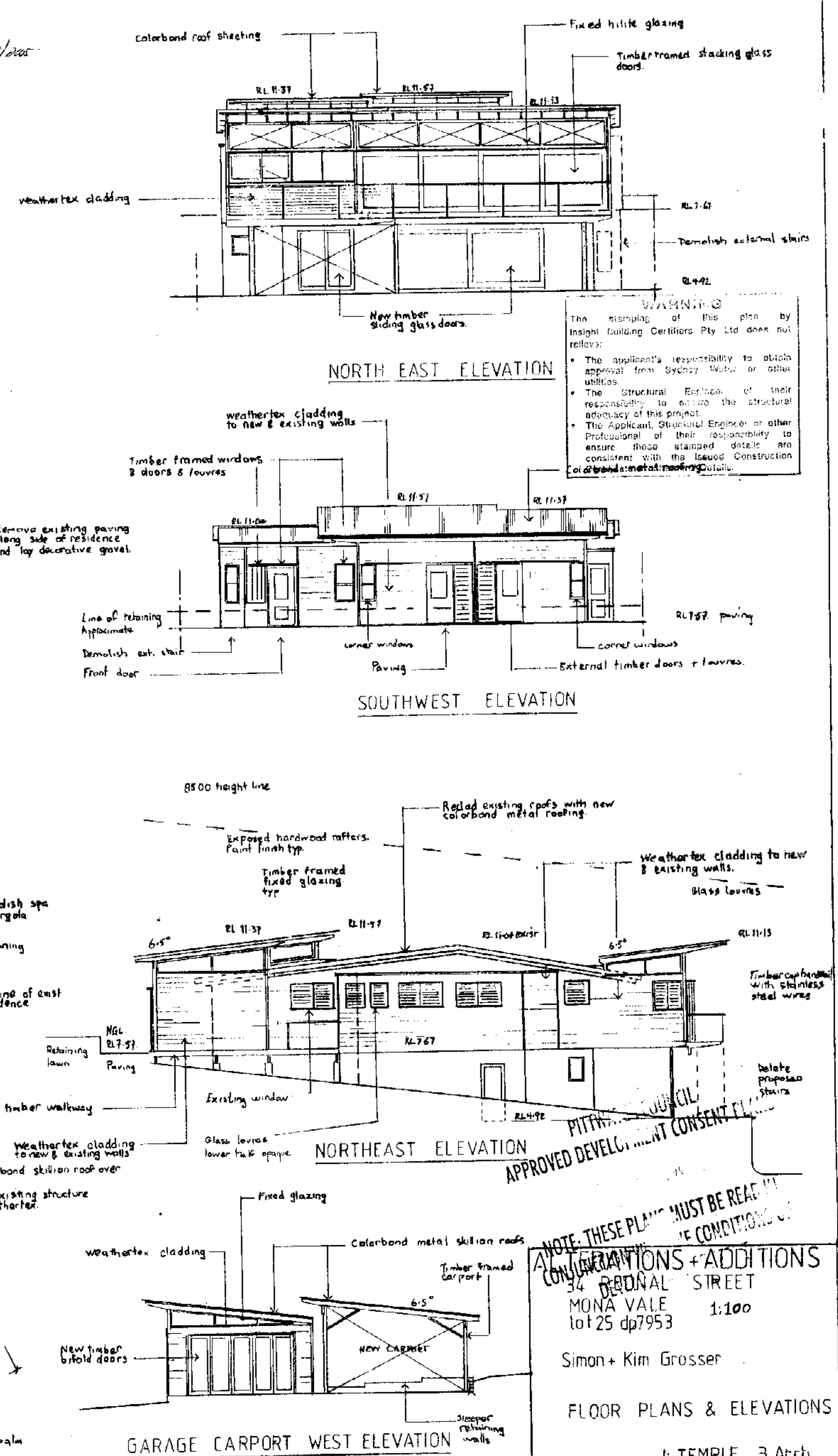
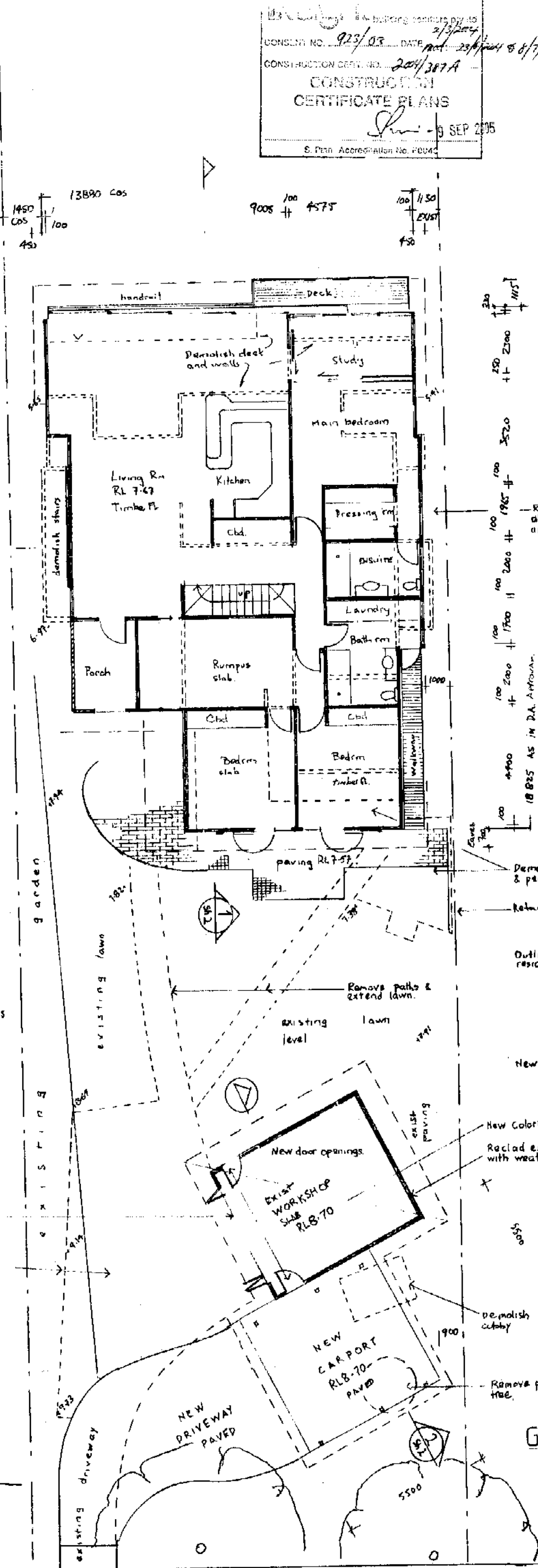
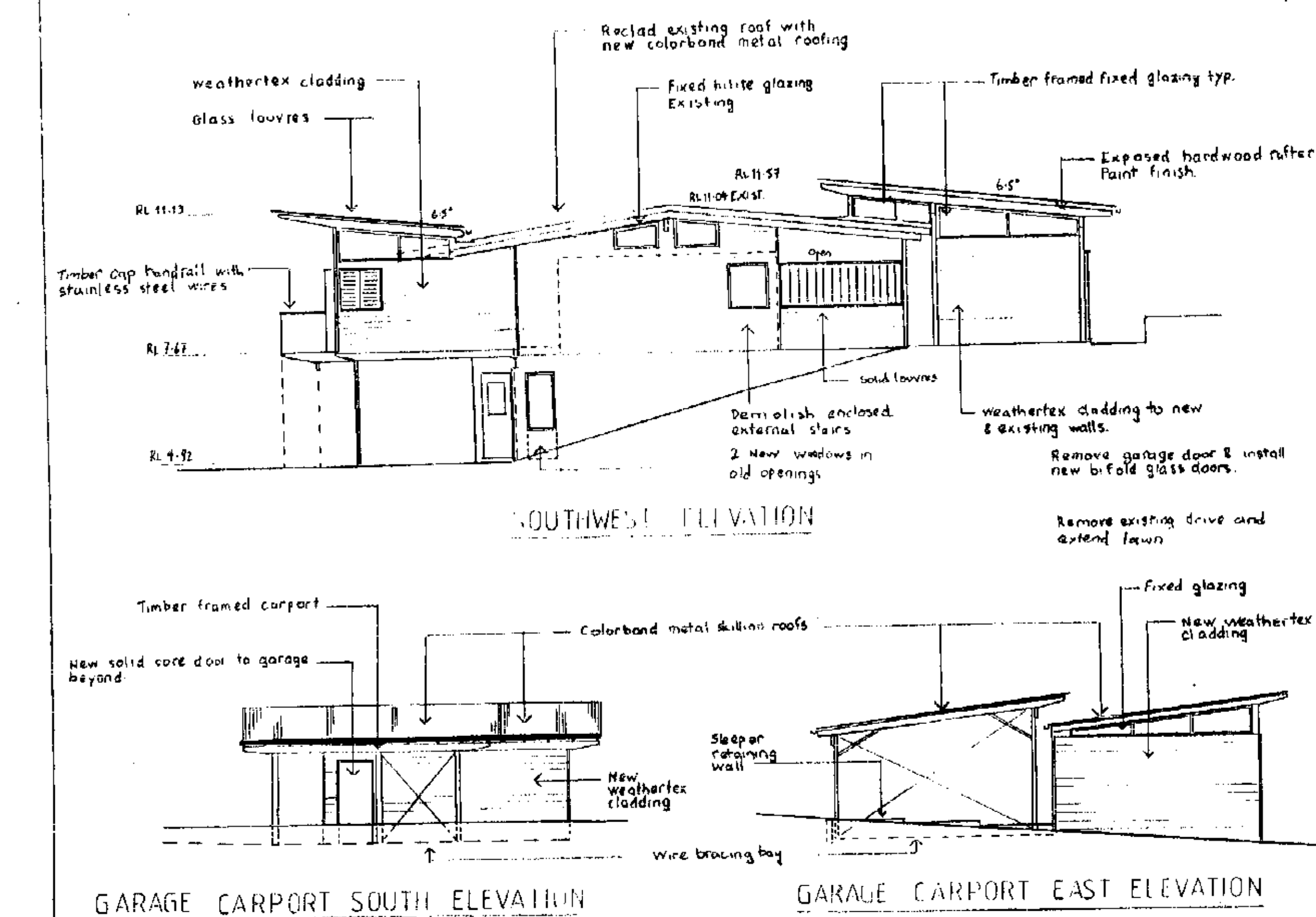
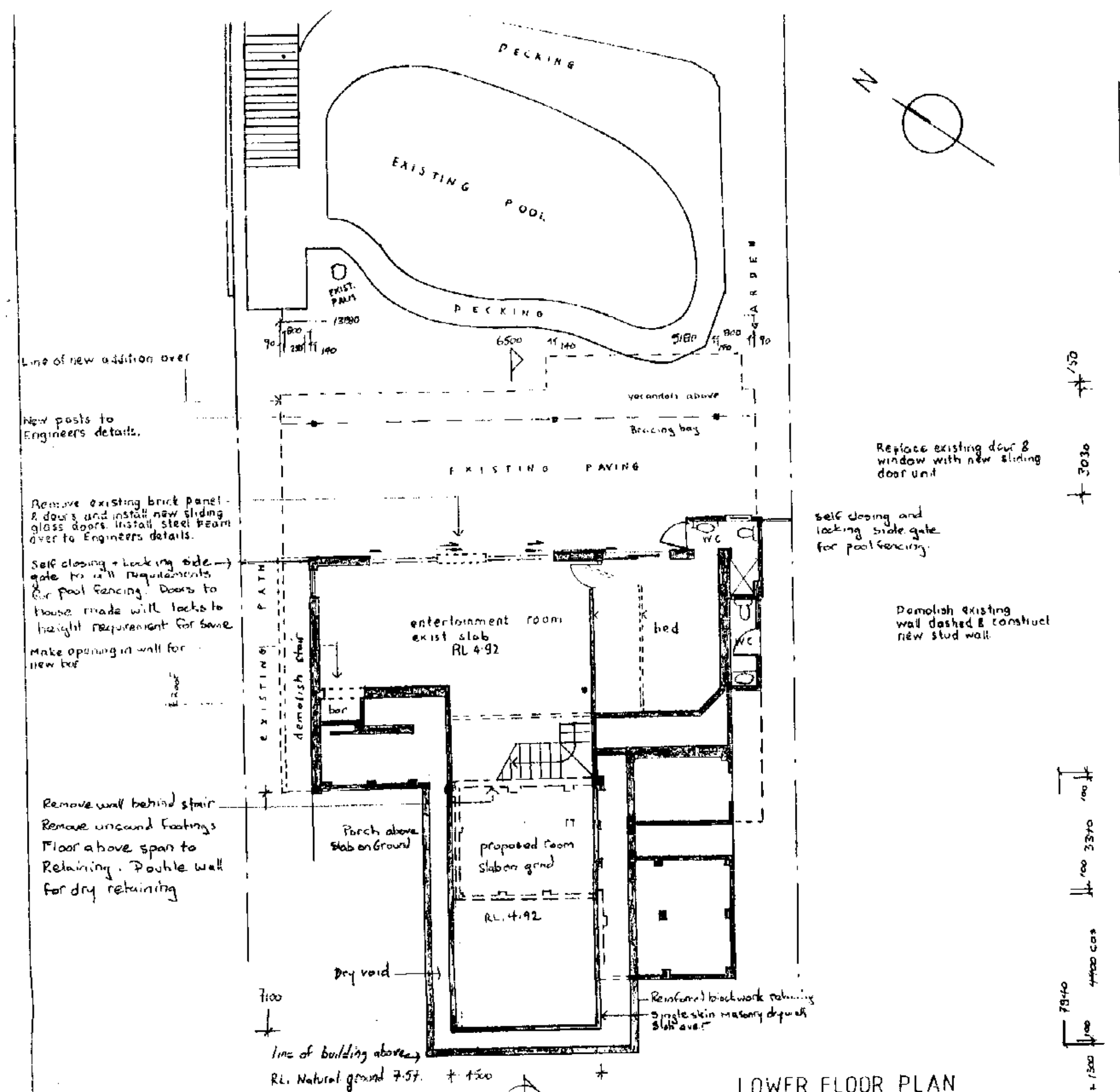
Amounts Tendered

Cash	\$0.00
Cheque	\$200.00
Card	\$0.00
Money Order	\$0.00
Agency Rec	\$0.00
Total	\$200.00
Rounding	\$0.00
Change	\$0.00
Nett	\$200.00

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Cashier PTaske

**COUNCIL
COPY**



The stamping of this plan by Insight Building Certifiers Pty Ltd does not relieve:

- The Applicant's responsibility to obtain approval from Sydney Water or other utilities
- The Structural Engineer of their responsibility to ensure the structural adequacy of this project.
- The Applicant, Structural Engineer or other Professional of their responsibility to ensure these stamped details are consistent with the issued Construction Control details and drawings.

APPROVED DEVELOPMENTAL CONSENT PLAN

NOTE: THESE PLANS MUST BE REAPPROVED IF CONDITIONS CHANGE

ALTERATIONS + ADDITIONS

34 BERNAL STREET
MONA VALE
apt 25 da7953

1:100

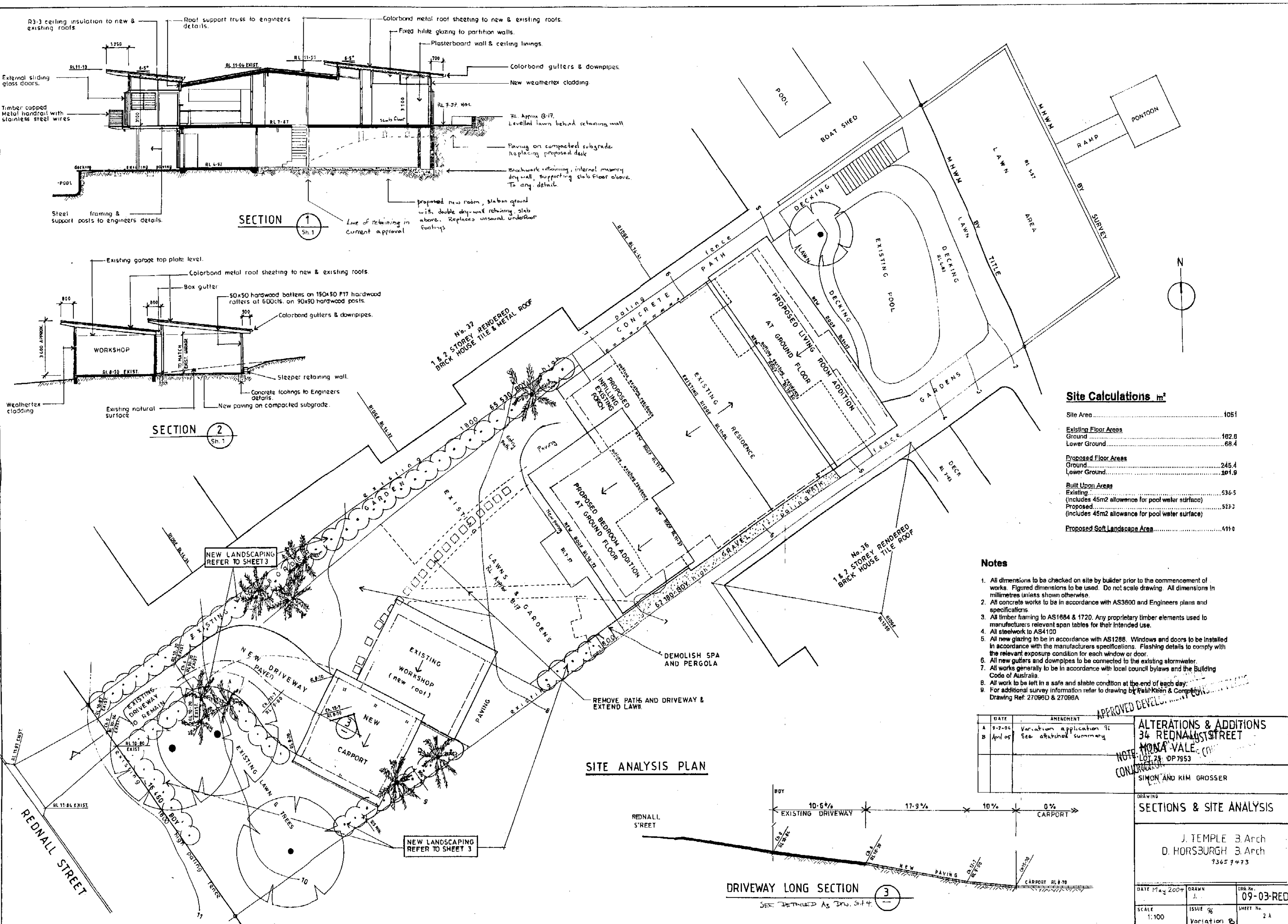
Simon + Kim Grosser

FLOOR PLANS & ELEVATIONS

J. TEMPLE 3 Arch
D HORSBURGH 3 Arch
93657473

DATE MAY 2004 DRAWN J. Temple 09-03-RED
SCALE 1:100 ISSUE SWEET No 1A.
VARIATION 96 \$

**COUNCIL
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Site Calculations m²

Site Area	1051
Existing Floor Areas	
Ground	162.8
Lower Ground	68.4
Proposed Floor Areas	
Ground	245.4
Lower Ground	101.9
Built Upon Areas	
Existing	536.5
(includes 45m2 allowance for pool water surface)	
Proposed	523.3
(includes 45m2 allowance for pool water surface)	
Proposed Soft Landscape Area	491.0

Notes

- All dimensions to be checked on site by builder prior to the commencement of works. Figured dimensions to be used. Do not scale drawing. All dimensions in millimetres unless shown otherwise.
 - All concrete works to be in accordance with AS3600 and Engineers plans and specifications.
 - All timber framing to AS1684 & 1720. Any proprietary timber elements used to manufacturers relevant span tables for their intended use.
 - All steelwork to AS4100.
 - All new glazing to be in accordance with AS1288. Windows and doors to be installed in accordance with the manufacturers specifications. Flashing details to comply with the relevant exposure condition for each window or door.
 - All new gutters and downpipes to be connected to the existing stormwater.
 - All works generally to be in accordance with local council bylaws and the Building Code of Australia.
 - All work to be left in a safe and stable condition at the end of each day.
 - For additional survey information refer to drawing by Paul Keen & Company.
- Drawing Ref: 27098D & 27098A

DATE		AMENDMENT	
A	9-7-04	Variation application 96	
B	April 05	See attached summary	

APPROVED DEVELOPMENT PLAN

ALTERATIONS & ADDITIONS
34 REDNALL STREET
MONT VALE
LOT 25 DP7953
SIMON AND KIM GROSSER

SECTIONS & SITE ANALYSIS

J. TEMPLE 3 Arch
D. HORSBURGH 3 Arch
9365 9473

DATE May 2004	DRAWN J.	DWG No. 09-03-RED
SCALE 1:100	ISSUE 96	SHEET No. 2 A
VARIATION 96		