



5th April 2013

Pittwater Council
P.O. Box 882
Mona Vale
NSW 2103

Dear Sir or Madam:

Re: Lodgement of CC2013-085 for DA No. 464/11
Site address: No. 10 Orana Road, Mona Vale, NSW 2103

Please find attached all required documentation relied upon to issue Construction Certificate and Notice of Commencement for the above development:

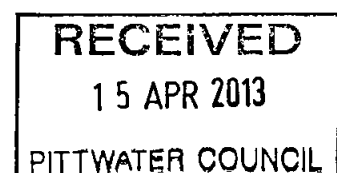
- Part 4A Lodgement Fee \$36.00 payable to Council.
- Copy of Owner Builder Permit.
- Sydney Water approval
- 1 full set of Council approved plans/Construction Certificate Plans.
- 1 Structural Engineer's Plans.
- Receipt for payment of Long Service Levy.

Yours faithfully

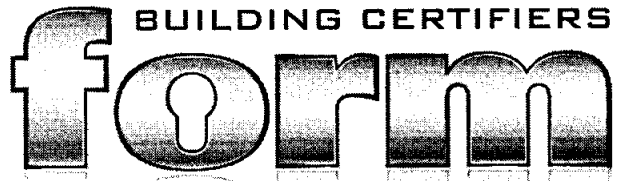
A handwritten signature in black ink, appearing to read "Craig Formosa".

Craig Formosa

RN: 339430



POSTED
10/04/13



CONSTRUCTION CERTIFICATE # 2013-085

Approved 09/04/13

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 109C(1)(b) and 109F

Date Application Received	04/04/2013				
Council	Pittwater Council				
Development Consent No.	N0464/11	Date Approved	12/09/12		
Certifying Authority	Craig Formosa	Accredited Certifier	Craig Formosa - BPB0124		
Accreditation Body	Building Professionals Board	BCA in Force	BCA2012		
APPLICANT DETAILS					
Name	Dean Harding	Ph No.	0418426839		
Address	10 Orana Road, Mona Vale, NSW 2103				
OWNER DETAILS					
Name	Dean Harding				
Address	10 Orana Road, Mona Vale, NSW 2103				
DEVELOPMENT DETAILS					
Subject Land	10 Orana Road, Mona Vale, NSW 2103	Lot No.	34	DP	6195
Description of Development	Construction of a swimming pool				
Class of Building	10b	Value of Work	\$42,000.00		
OWNER BUILDER DETAILS					
Name	Dean Harding				
Address	10 Orana Road, Mona Vale, NSW 2103				
Contact Number	0418 426 839	Permit No.	391536P		
APPROVED PLANS & DOCUMENTS					
Plans Prepared By	Site Specific Designs				
Drawing Numbers	DA01, DA03, DA07	Dated	05/02/2013		
Engineer Details Prepared By	Showers Engineering				
Drawing Numbers	08247.5	Dated	August 08		
CERTIFICATION					
I, Craig Formosa, as the certifying authority am satisfied that;					
(a) The requirements of the regulations referred to in s81A (5) have been complied with. That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as referred to in section 81A (5) of the Act, and					
(b) Long Service Levy has been paid where required under s34 of the Building & Construction Industry Long Service Payments Act 1986.					
Signed:					Date: 09/04/13

LONG SERVICE
BUILDING & CONSTRUCTION



See reverse of form for instructions

RECEIVED MONA VALE

- 4 APR 2013

CUSTOMER SERVICE

LEVY PAYMENT FORM

FORM NO.

OFFICE USE ONLY

PART A - DETAILS OF PERSON/COMPANY/ORGANISATION LIABLE TO PAY LEVY

PLEASE PRINT ALL DETAILS USING CAPITALS

Surname (if person)
or Company/Organisation name

HARDING

Given names (if person)

Dean

POSTAL ADDRESS

No. and street or PO Box

PO Box 850

Navvabeen

Town/suburb

State

NSW Postcode 2101 Bus. hours phone

PART B - ADDRESS OF BUILDING/CONSTRUCTION WORK

Number and street

10 Orana Rd

Mona Vale

Town/suburb

State

NSW Postcode 2103

Estimated start date

D 04 M 04 Y 2013

Estimated finish date D 04 M 04 Y 2013

PART C - DETAILS OF WORK - To be completed by consenting/consenting authority with whom plans lodged for approval

Local Council Area

Pittwater

1 DA/CC/CDC No.

DA N0464/11

Estimated value

of work (see note on back)

\$ 145,200.00

Levy payable \$ 508.00

1 If you have provided a CC above, please provide DA number here

Name of Officer/Private Certifier

from Building Certifiers

Business hours phone

PART D - DETAILS - To be completed by Dept/Authority where applicable - see reverse

Department/Authority

Contract/DA No (circle which)

Contract

amount \$ 00.00

Levy payable

\$ 00.00

Contact person (Print)

Phone number

Contact person (Signature)

Date

D 04 M 04 Y 2013

PART E - DECLARATION - To be signed by person liable to pay levy or authorised officer if company/organisation

Any false or misleading information provided on this form may result in prosecution under Section 58A.

I hereby declare that the information provided on this form is true and correct to the best of my knowledge

Name Dean Harding

Signature

Dean Harding

Date

D 04 M 04 Y 2013

PART F - TO BE COMPLETED WHERE APPLICABLE - SEE REVERSE

Exemption Approval Certificate No.

Rec. 339082

\$508

4/4/13 00

Building and Construction Industry Long Service Payments Corporation, Locked Bag 3000, Central Coast MC NSW 2252

Tel: 13 14 41 Fax: (02) 9287 5685 Email: levy@lspc.nsw.gov.au www.lspc.nsw.gov.au ABN 93 646 090 808

May 09/180



Application Lodgement Summary



Reference Number 8384547

Date Requested: Thu March 21 2013

Agent Reece Mona Vale, 10 Taronga Pl Mona Vale
Applicant DW HARDING SM HARDING, 10 ORANA RD MONA VALE 2103
Property/Asset 10 Orana Rd, Mona Vale 2103 (Dw Harding Sm Harding) PNum: 3440151
150 mm VC Sewer Main - (2810495) (WasteWater)
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$16.71	\$0.00	\$16.71

Property Special Conditions for Plumbers

Boundary Trap Required	No
Watercharged/Tidal area	Unknown
Partial Drainage area	No
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	No
Minimum Gully Height area	Unknown
Sewer Available	Unknown
Connection Type	Gravity

You must contact Sydney Water to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property.

Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards.



**Fair
Trading**

Tel 13 32 20
TTY 02 9338 4943
ABN 81 913 830 179
www.fairtrading.nsw.gov.au

Dean Harding
PO Box 850
NARRABEEN NSW 2101

HOME BUILDING ACT 1989
OWNER BUILDER PERMIT

Permit : 391536P
Receipt: 1-1379594096

Issued : 02/02/2012
Amount: \$154.00

BUILDING SITE

10 Orana Road, MONA VALE, NSW 2103

AUTHORISED BUILDING WORK


Extension to existing dwelling to create 4th bedroom and office. Inground pool & double garage plus detached two bedroom granny flat.

Authority No : DA-464-11
Council Area : PITTWATER (S) COUNCIL

Should the property be sold within 6 years of completion of the work it will be necessary to obtain home warranty building insurance from approved insurers if the value of the work was greater than \$12,000. A certificate of insurance must be attached to any contract of sale.

You should obtain professional advice from general insurers regarding public liability and property damage cover, etc.

Note: This permit is only valid when an official receipt has been imprinted.
If payment is made by cheque, the permit is conditional on the cheque being met on presentation. *GST amount included in total fee: \$0.00



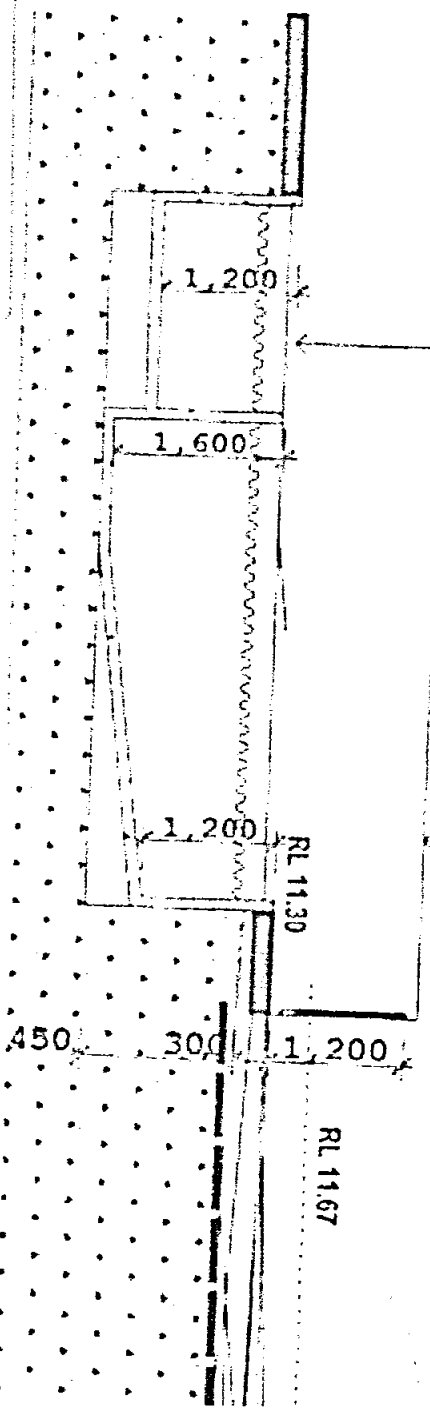
Issuing officer

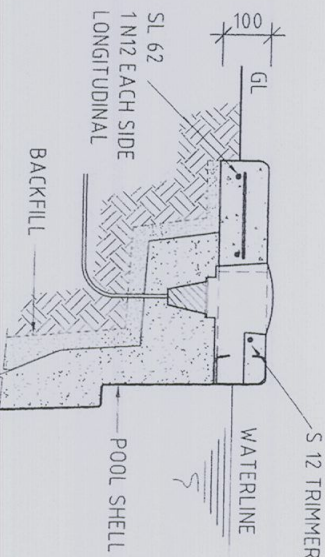
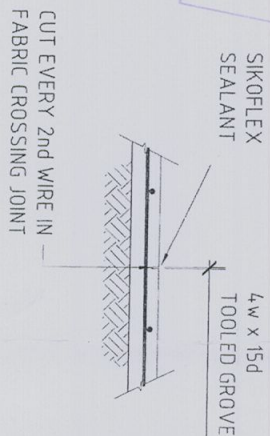
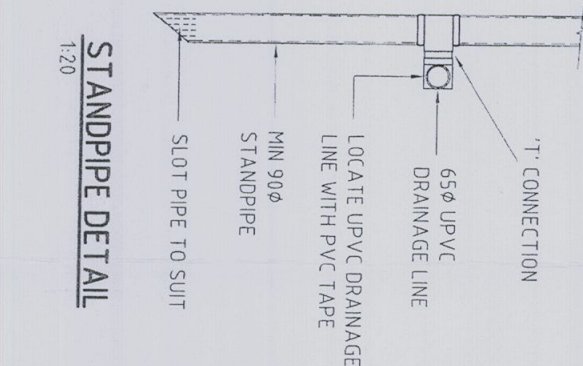
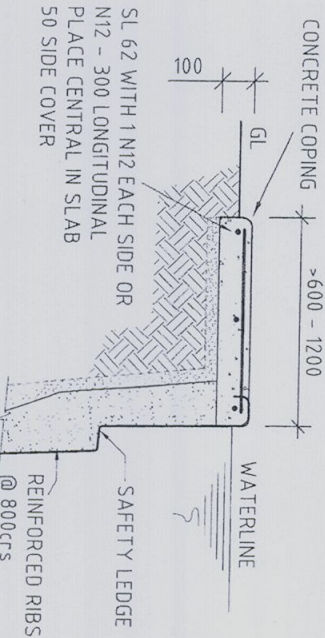
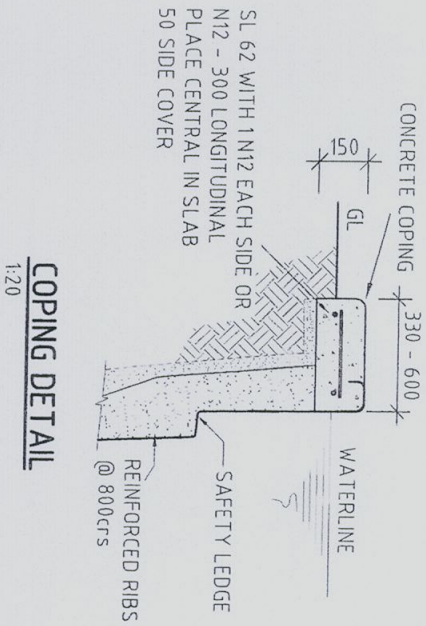
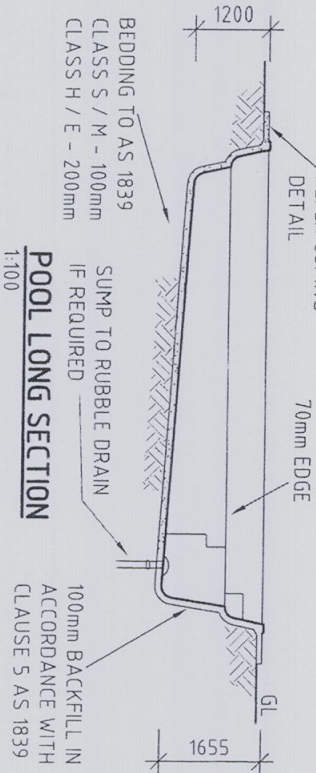
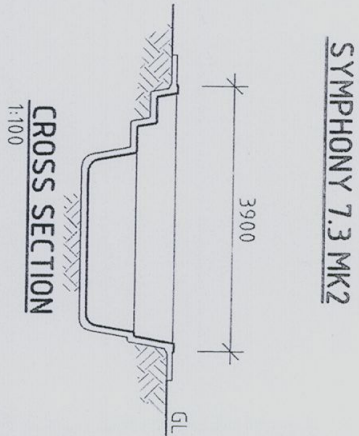
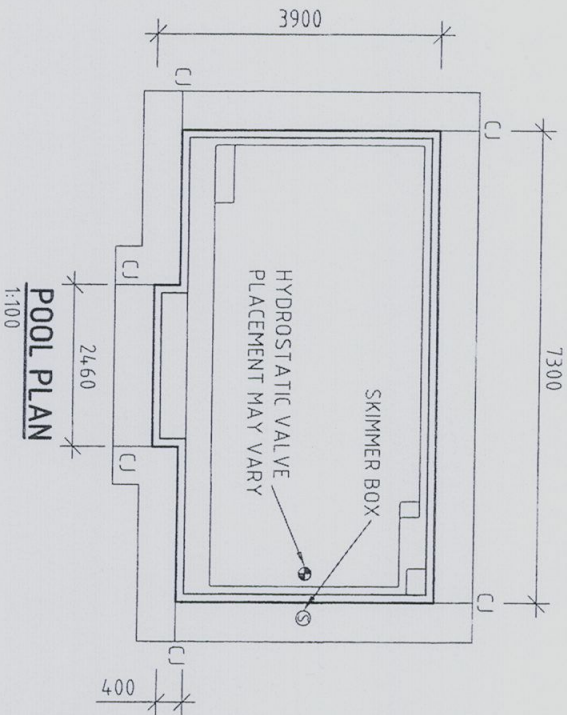
***** END OF PERMIT *****

A division of the Department of Services, Technology & Administration

RL 16.49
New timber framed pergola
with permanent posts and
fencing outside of
casement

New in-ground concrete
pool beyond
New rendered concrete
wall as pool fence to 1.5m
to BCA

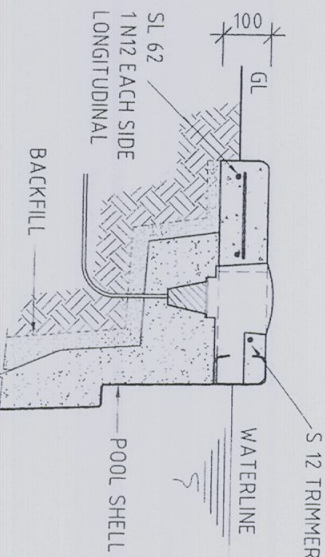




- CONSTRUCTION AND INSTALLATION OF THE POOL IS TO COMPLY WITH AS/NZS 1838 & 1839 CODES FOR PRE-MOULDED POOLS AND THE REQUIREMENTS OF ALL RELEVANT STATUTORY AUTHORITIES.
- THE REQUIRED FOUNDATION SAFE BEARING PRESSURE TO BE AT LEAST 90kPa. 'A'-E' SITES REACTIVITY RANGE PER AS 2870.
- PROVIDE A NOMINAL 100 THICK (200 THICK H & E SITES) BEDDING LAYER OF NON-COHESIVE PERMEABLE MATERIAL MAXIMUM SIZE 8mm. THE GRANULAR BASE SHALL BE SCREEDED AND THOROUGHLY COMPACTED TO PROVIDE UNIFORM SUPPORT FOR THE SHELL BASE.
- PLACE A GRAVEL PIT IN THE SUB-FLOOR SECTION BENEATH THE HYDROSTATIC VALVE.
- PROVIDE A MIN 90mm UPVC STANDPIPE (WITH A TEE CONNECTION TO THE 65mm UPVC. PROVIDE A SUBSOIL PERIMETER DRAIN).
- WHEN HANDLING THE POOL, PLACING IN THE EXCAVATION AND LEVELLING UP, LIFT AND HANDLE POOL WITH A CENTRE SPREADER BAR.
- PROVIDE A 100mm THICK (200mm THICK H & E SITES) APPROVED BACKFILL LAYER OF NON-COHESIVE GRADED MATERIAL OF MAX. SIZE 12mm, PRE-BLENDED WITH CEMENT.
- THE CONCRETE COPING TO BE SUPPORTED ON NATURAL GROUND OR STABILISED FILL MATERIAL IN ACCORDANCE WITH AS/NZS 1839 AND/OR PIERED DOWN TO NATURAL GROUND WITH MINIMUM 150mm ϕ CONCRETE PIERS AT 12m CENTRES.
- THE FIBREGLASS SHELL SHALL BE LAID UP WITH A NOMINAL RESIN TO GLASS RATIO OF 19:1 TO A THICKNESS OF 5mm OVER 90% OF THE POOL. NO AREA IS TO BE LESS THAN 4mm AND THE COPING NO LESS THAN 8mm.
- RIBBING IS TO COMPRISE OF A CORE SECTION NOT LESS THAN 3mm WITH A COVERING LAYER OF FIBREGLASS AND RESIN TO A NOMINAL GLASS TO RESIN RATIO OF 19:1 TO A MINIMUM THICKNESS OF 15mm COVERING THE RIB SECTION. THE OVERALL THICKNESS OF RIB SECTION NOT LESS THAN 7mm.
- CONCRETE STRENGTH MINIMUM 20MPa AT 80mm SLUMP MAXIMUM 20mm AGGREGATE.
- FILTER TO BE CONNECTED TO SKIMMER BOX AT WATER RETURN PORTS WITH MINIMUM RETURN DIAMETER 40mm UPVC PIPES & FITTINGS.
- POOL EMPTYING NOTES:
 - THE POOL OWNER IS TO NOTIFY THE MANUFACTURER BEFORE ATTEMPTING TO EMPTY OR PARTLY EMPTY POOL WATER BELOW THE SKIMMER BOX. NO RESPONSIBILITY FOR DAMAGE TO THE POOL WILL BE ACCEPTED BY THE MANUFACTURER, THE MANUFACTURER'S AGENT OR THE ENGINEER.

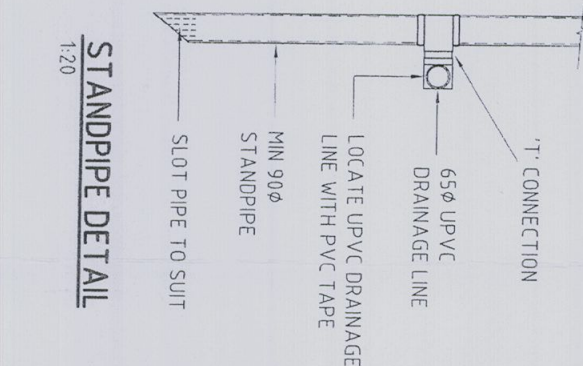
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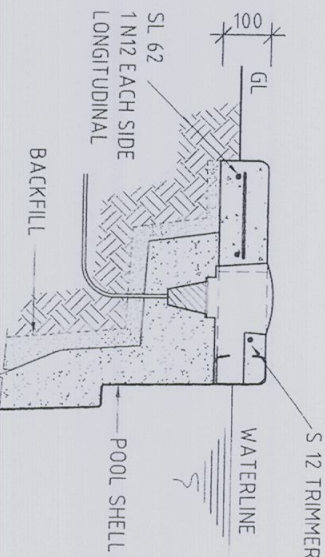
STANDPIPE DETAIL

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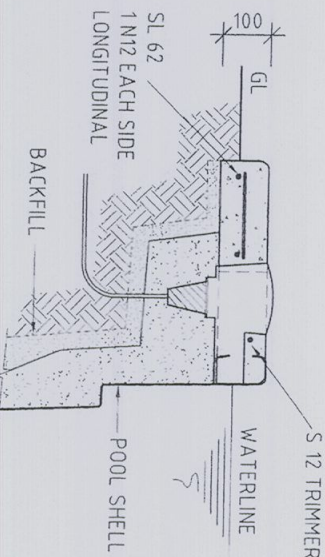
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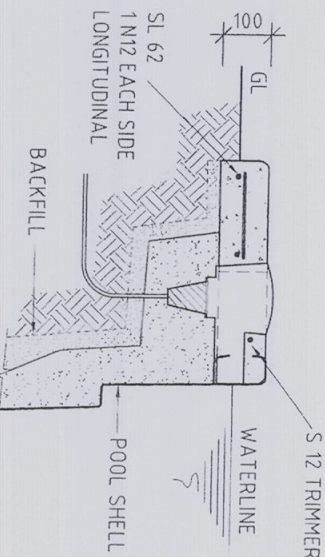
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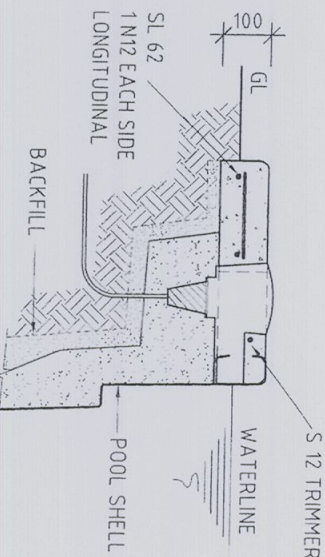
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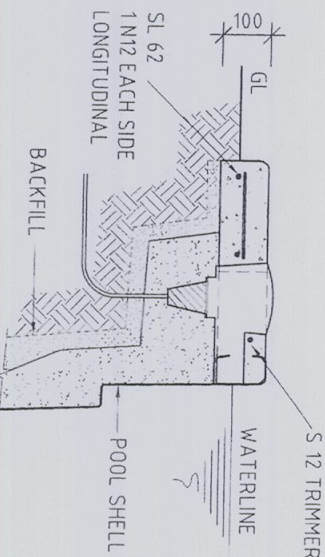
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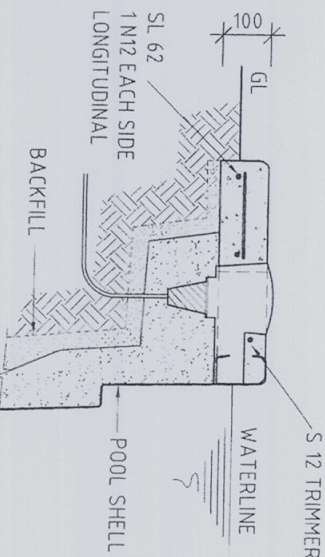
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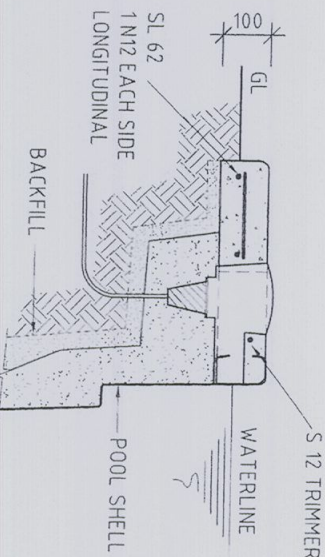
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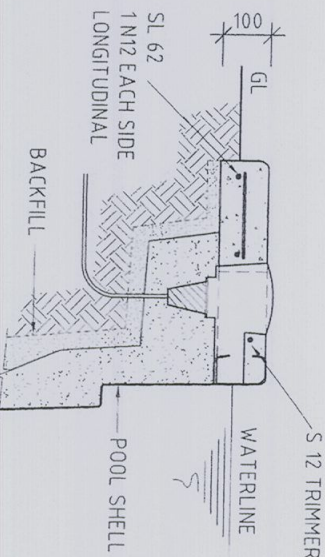
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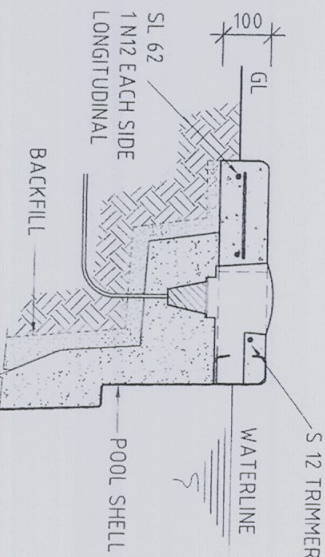
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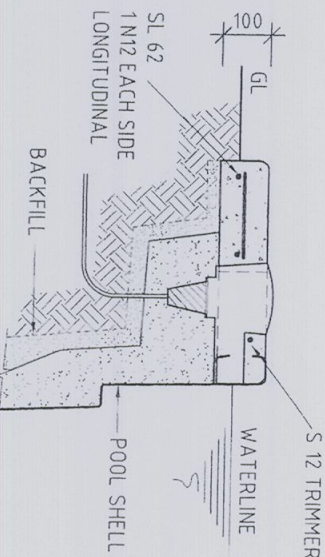
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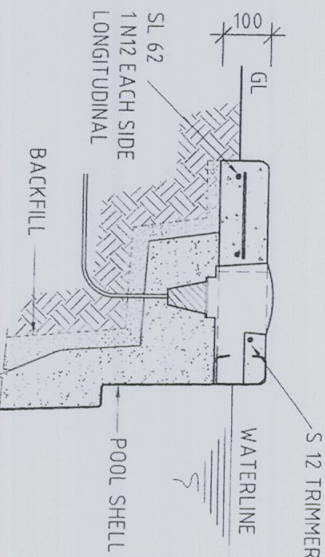
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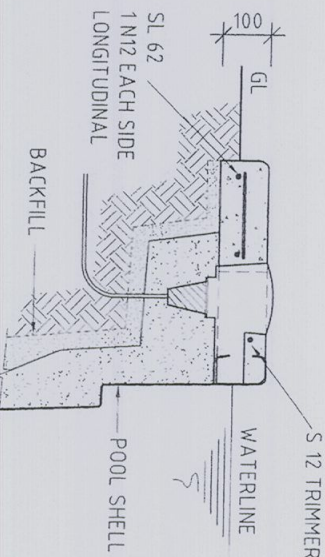
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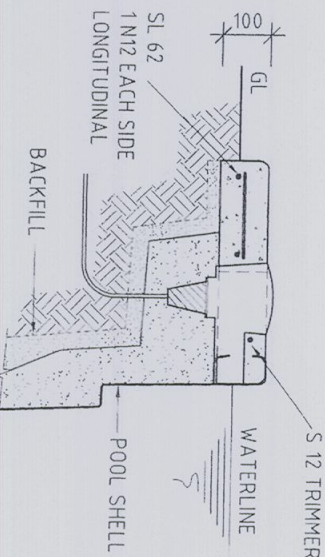
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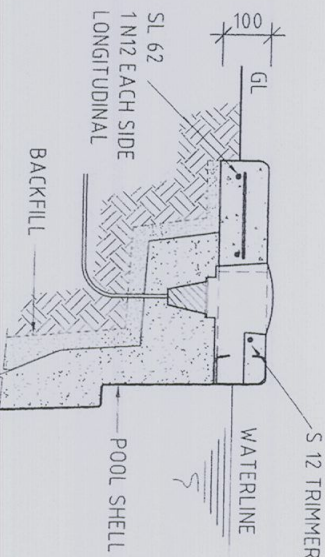
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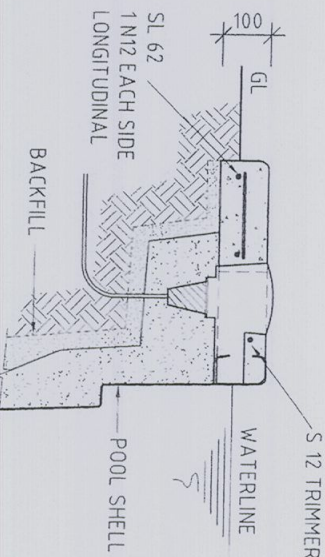
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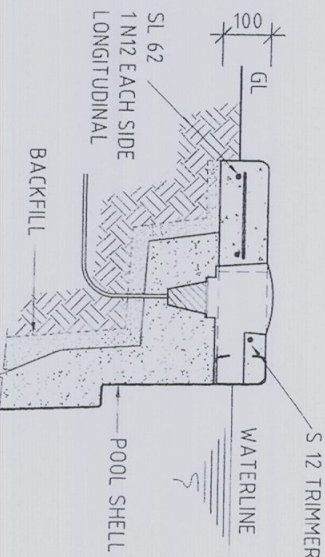
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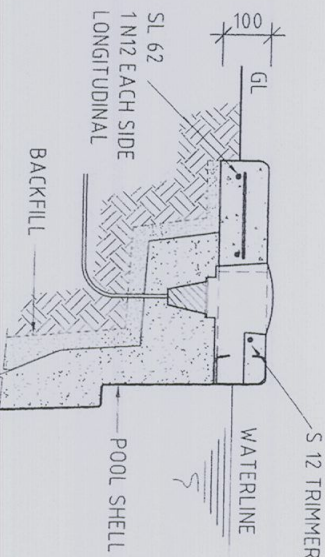
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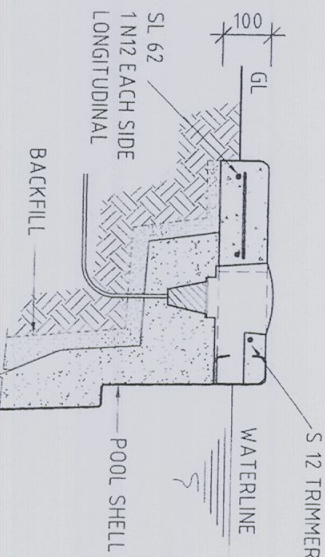
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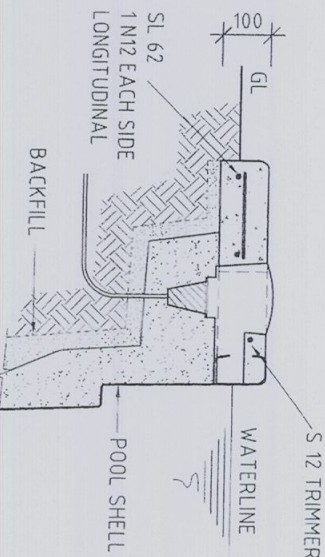
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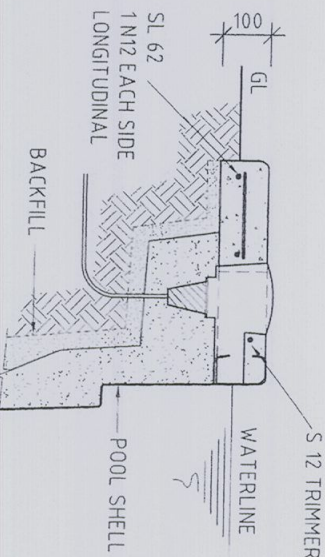
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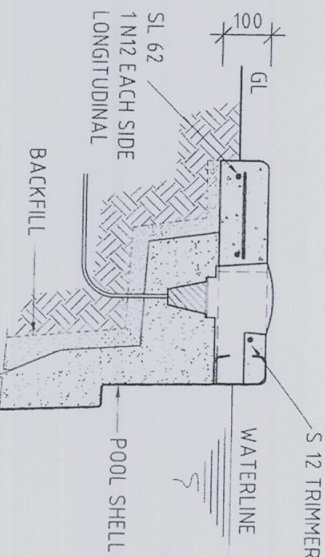
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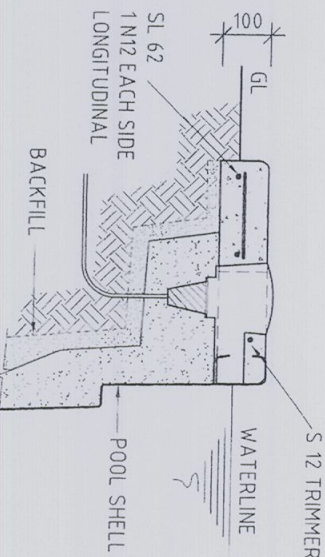
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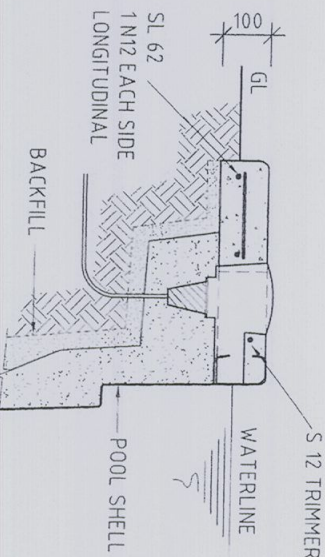
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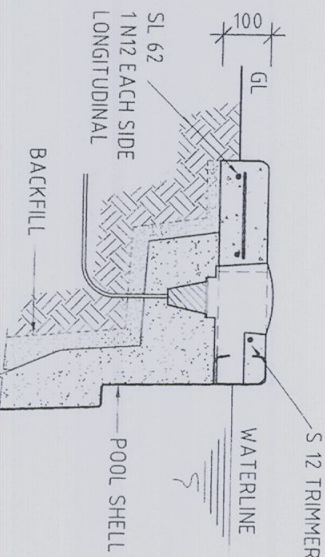
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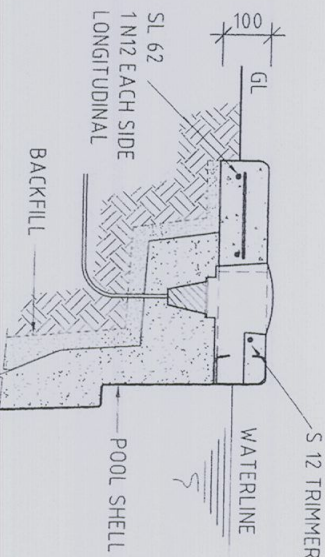
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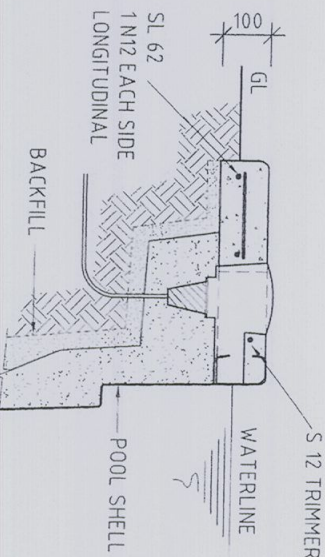
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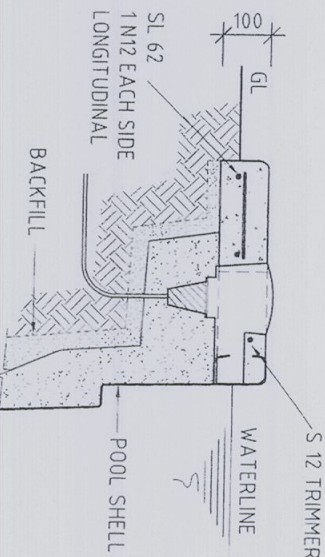
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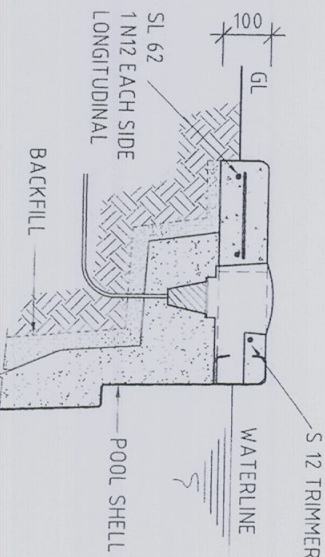
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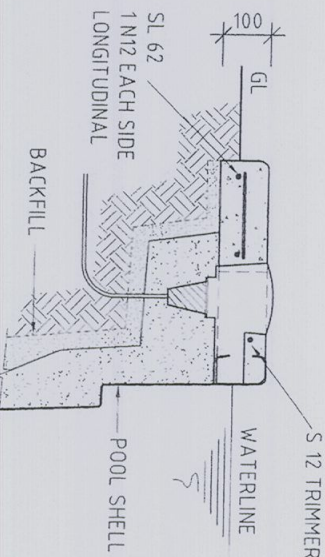
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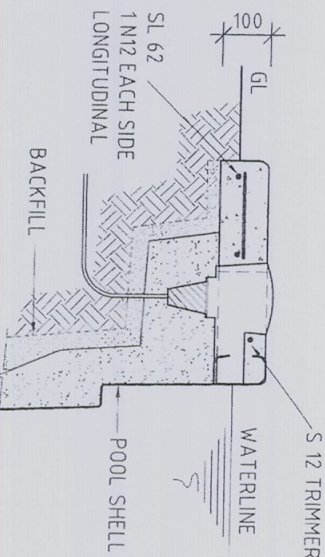
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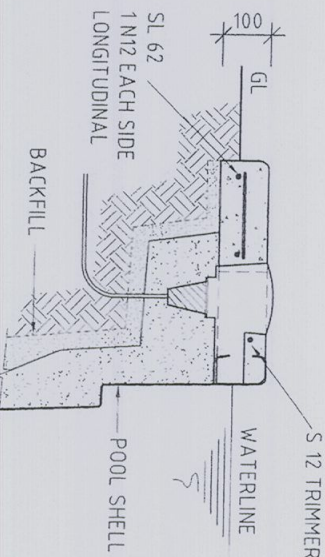
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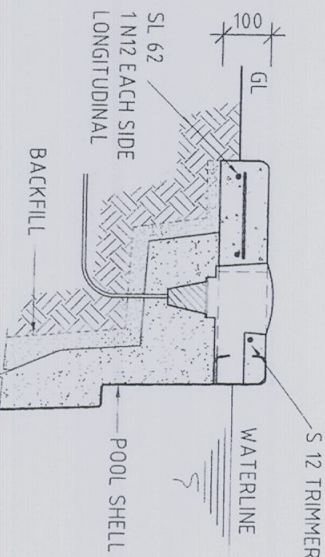
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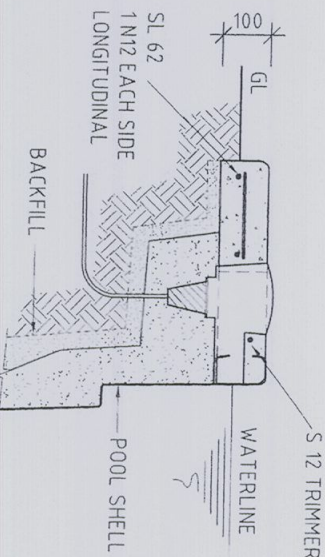
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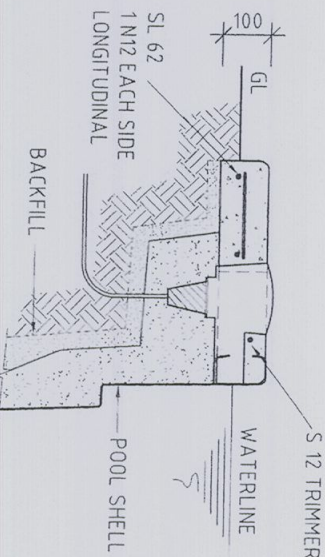
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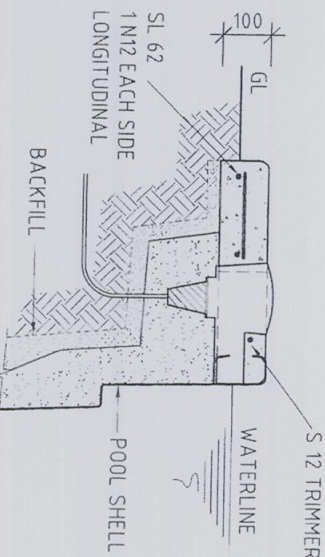
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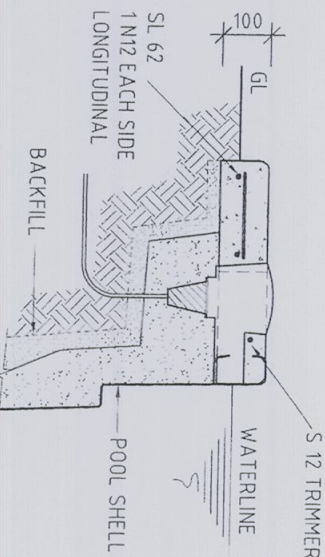
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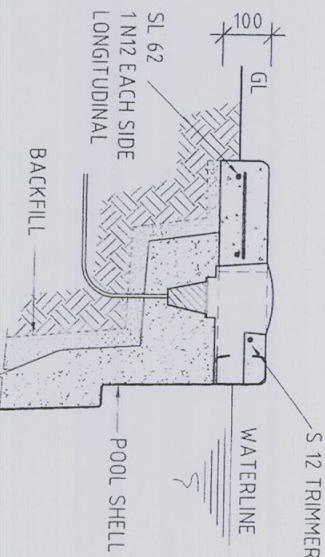
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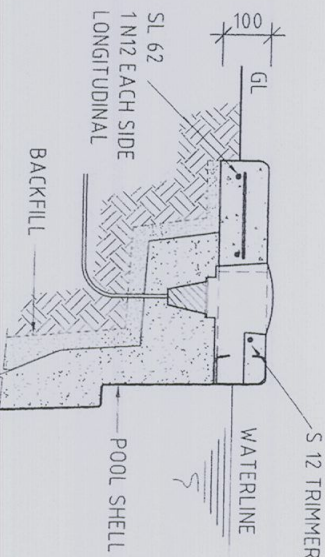
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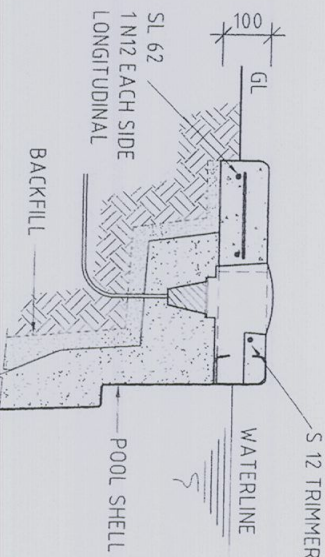
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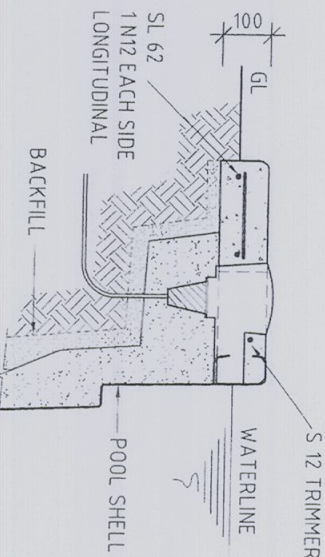
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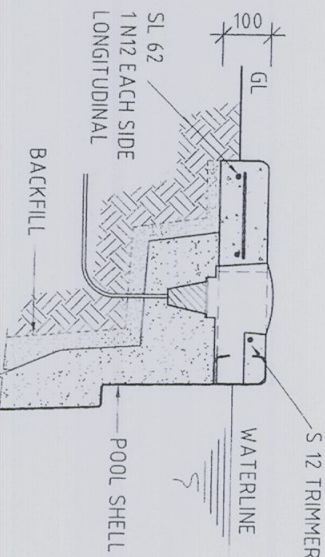
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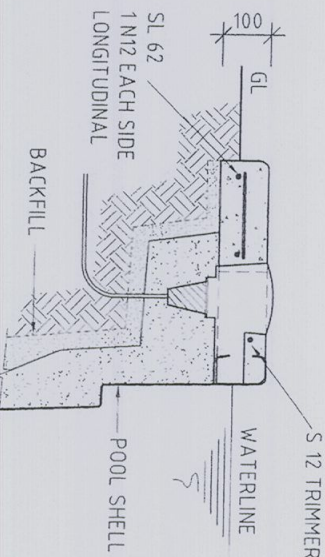
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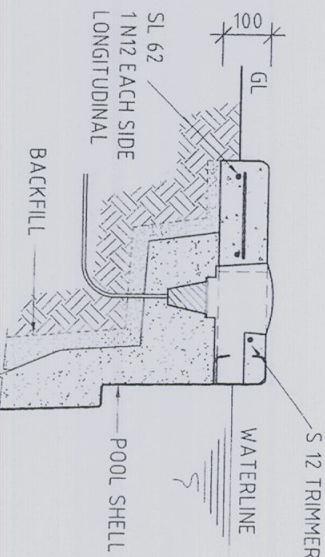
SKIMMER BOX DETAIL

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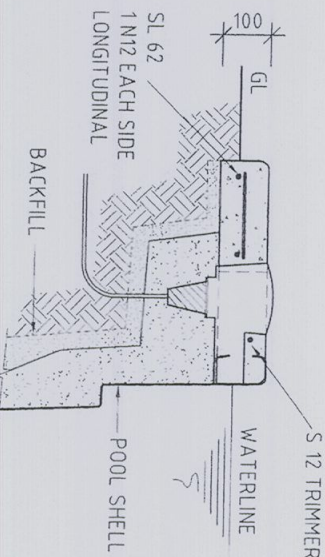
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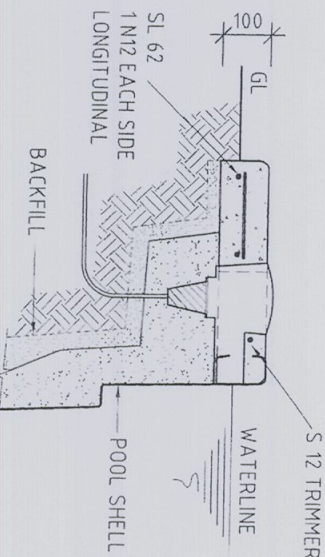
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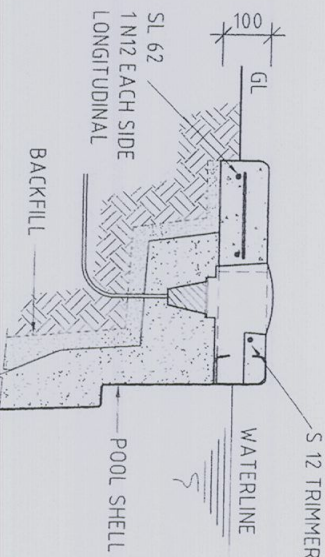
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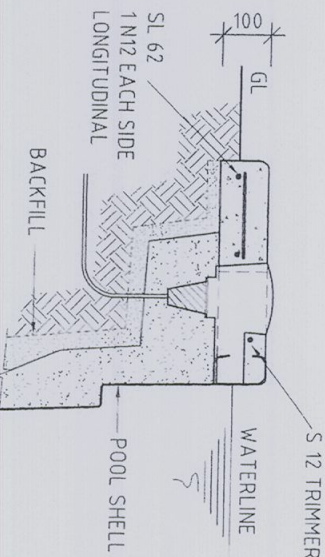
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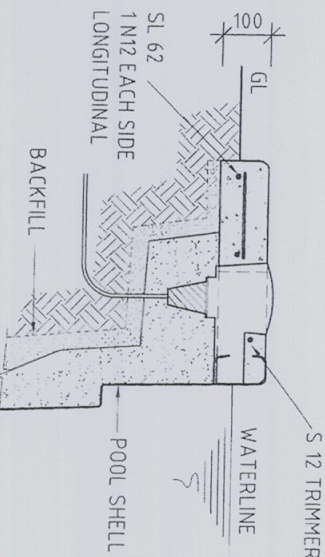
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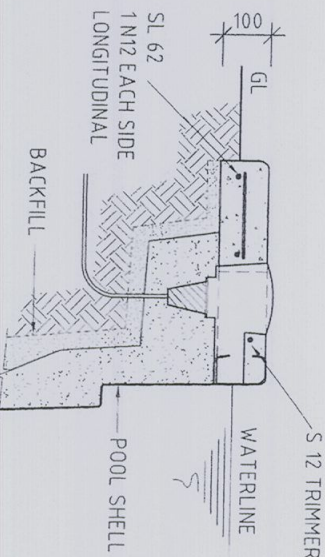
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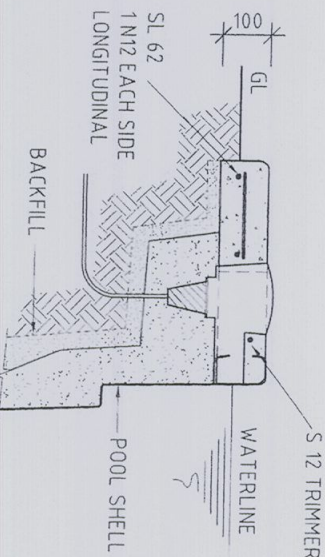
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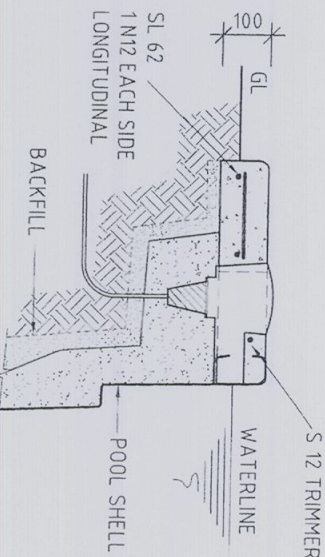
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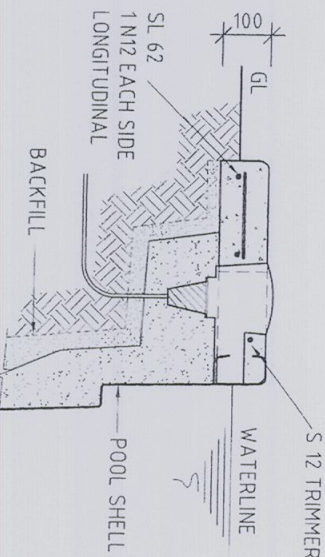
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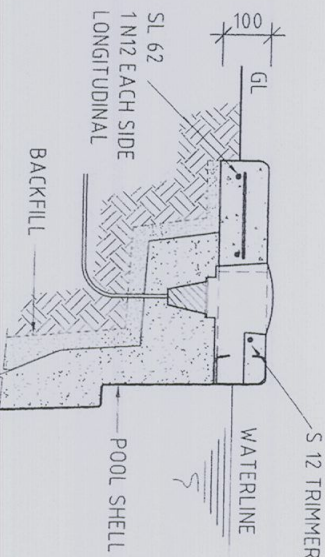
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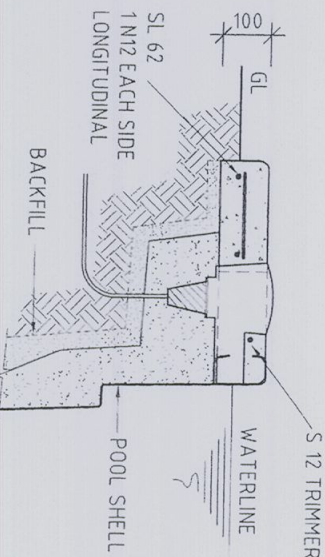
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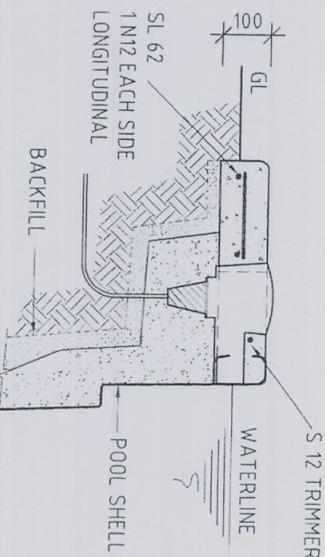
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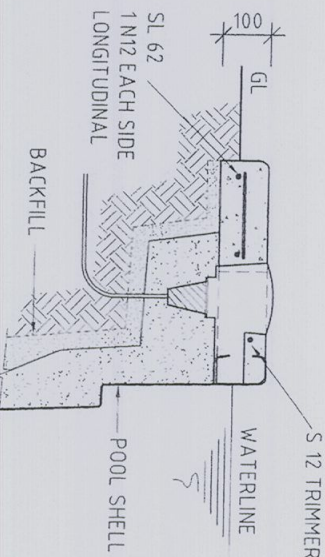
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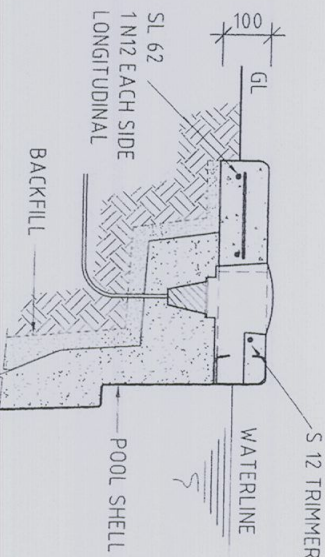
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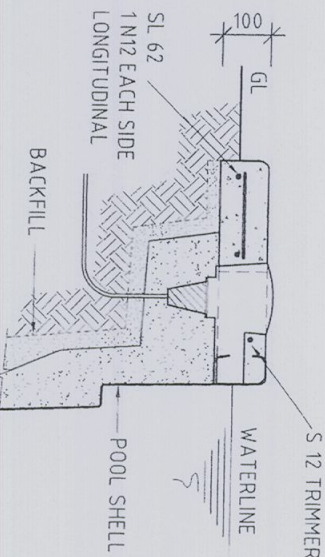
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SKIMMER BOX DETAIL

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These plans have been prepared in accordance with the regulations referred to in the Environmental Planning and Assessment Act 1979.

THIS PLAN / DOCUMENT FORMS PART OF FORM BUILDING CERTIFIERS CC / CDC

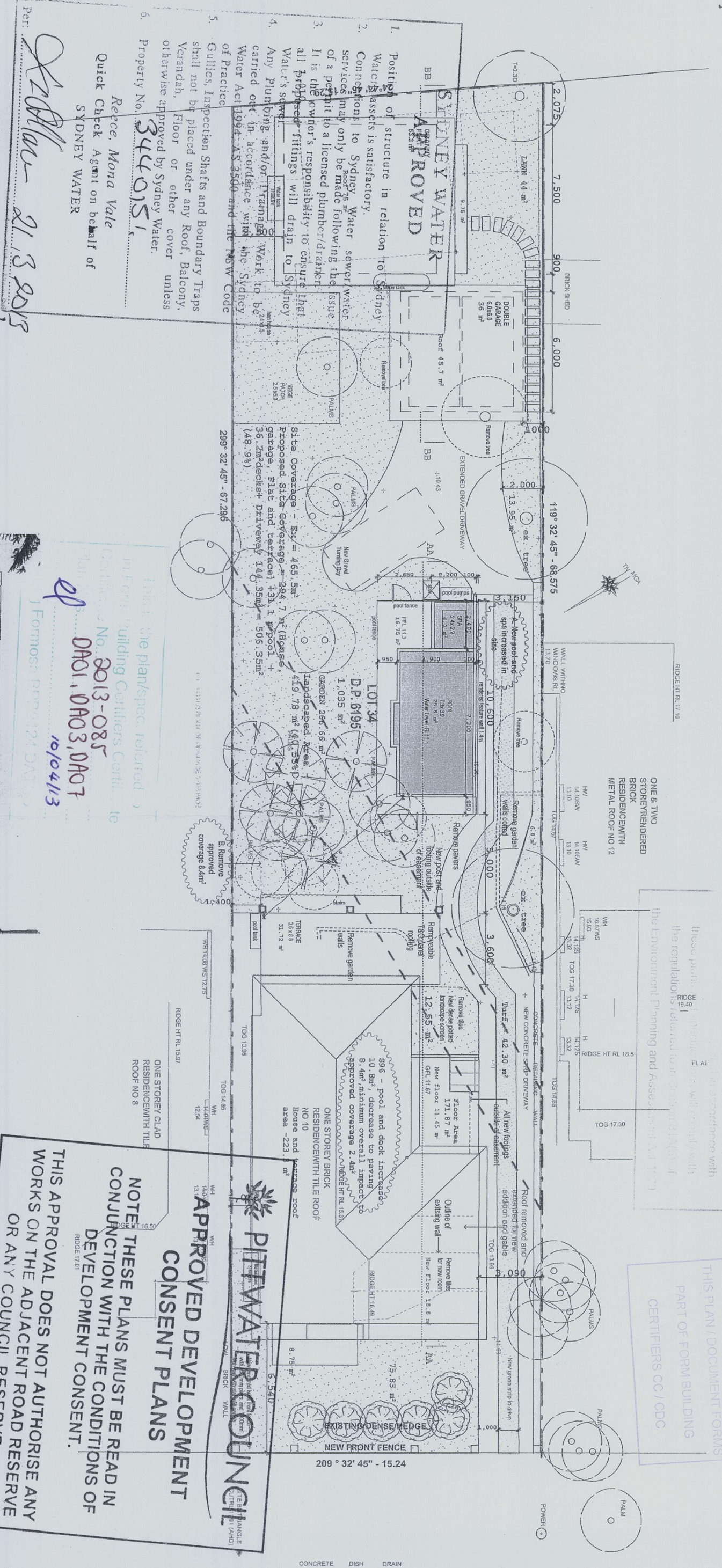
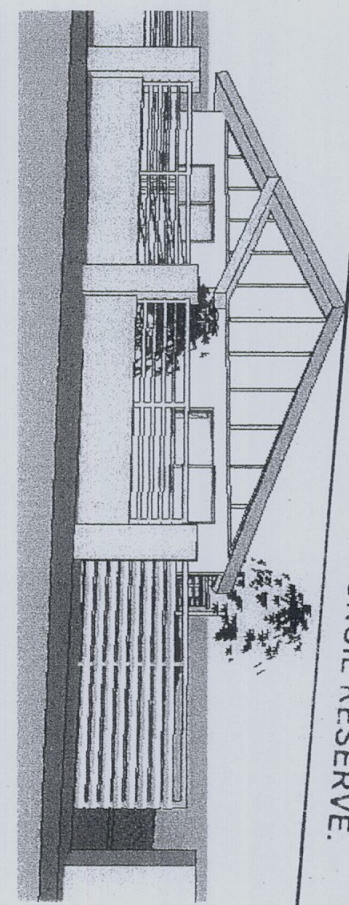
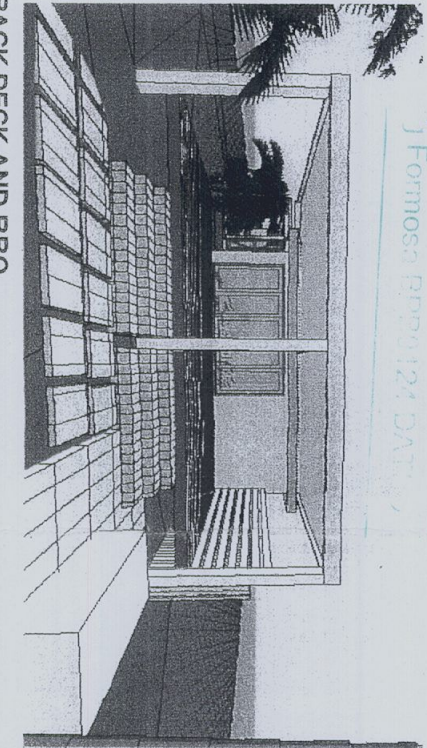
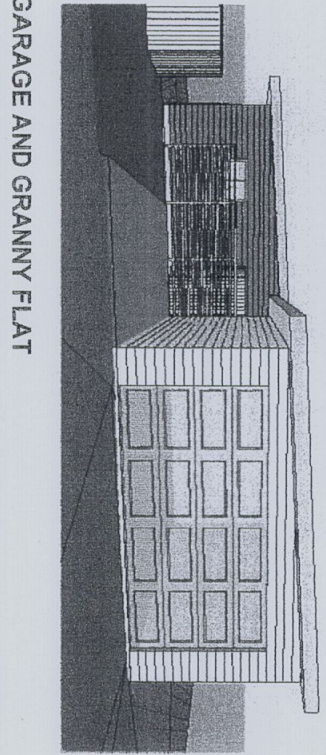
APPROVED DEVELOPMENT CONSENT PLANS

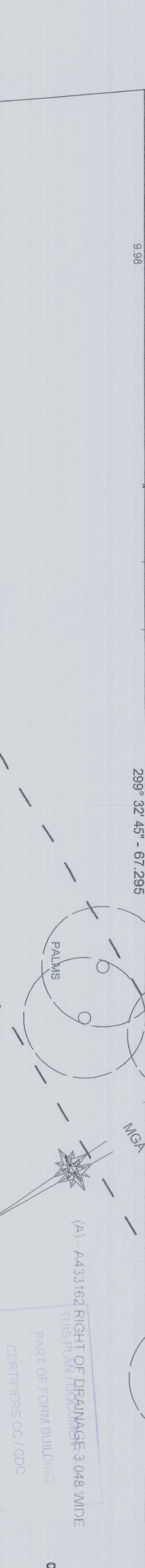
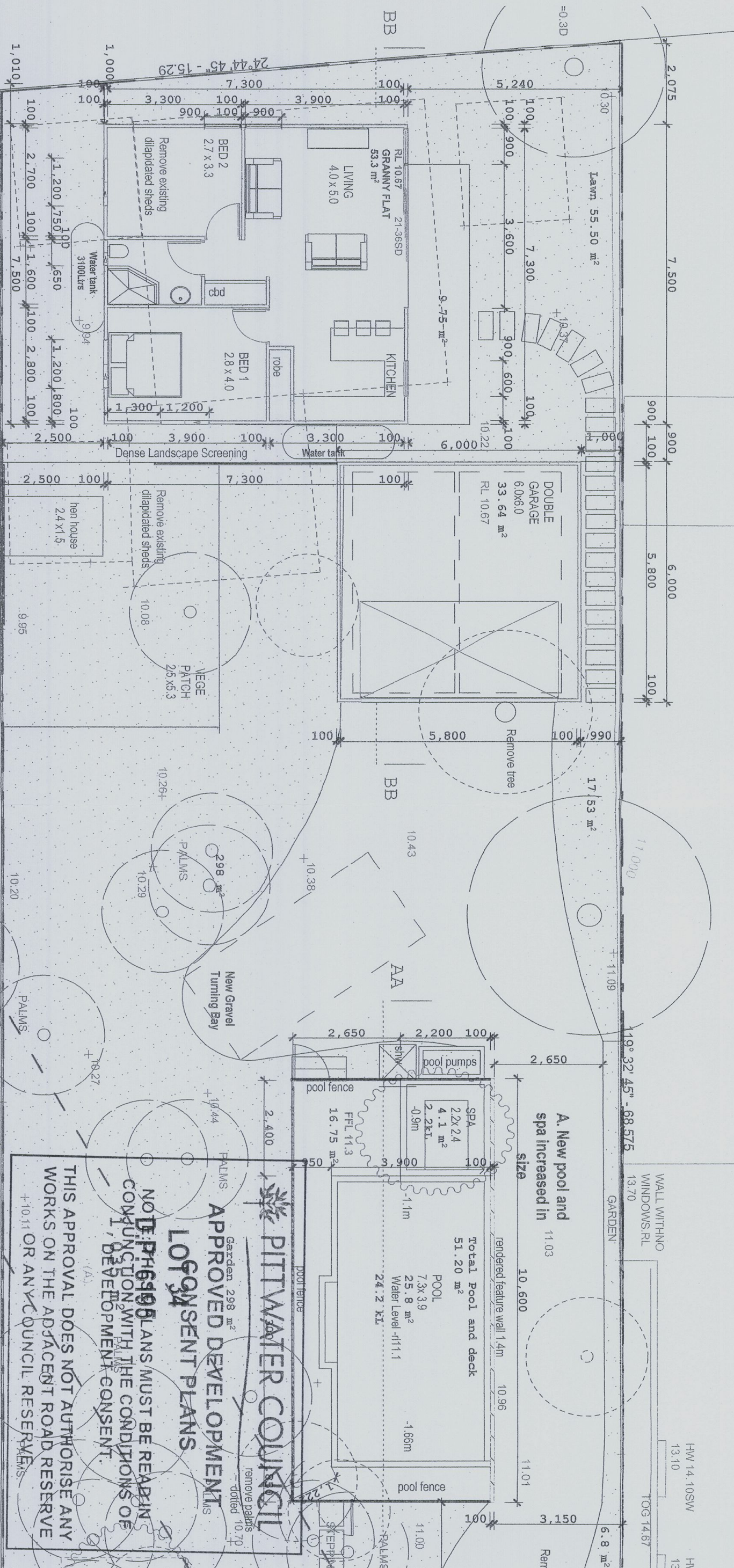
NOTE THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.

THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

PITTWATER COUNCIL

5th Feb 2013	E	S96 Application	client: Dean & Stephanie Harding	dwn: SH	date: 05/02/2013
21st May 2012	D	Additional Information	location: 10 Orana Road MONA VALE NSW 2103	dwg: DA01	scale: 1:200
19th Dec2011	C	Development Application	Principal : Sheralee Hogan B.(Arch)	dwg: SITE PLAN ANALYSIS AND PERSPECTIVES	issue: E
date	issue	description			





5th Feb 2013	E	S96 Application	client:	Dean & Stephanie Harding	dwn:	SH	date:	05/02/2013
21st May 2012	D	Additional information	location:	10 Orana Road MONA VALE NSW 2103	dwg:	DA03	scale:	1:100
19th Dec 2011	C	Development Application					issue:	E
date	issue	description						

Site Specific
SSC Designs

11 HILL STREET
WARRIEWOOD NSW 2102
02 9979 3434
sher_tlm@bigpond.com

Principal : Sheralee Hogan B.(Arch)

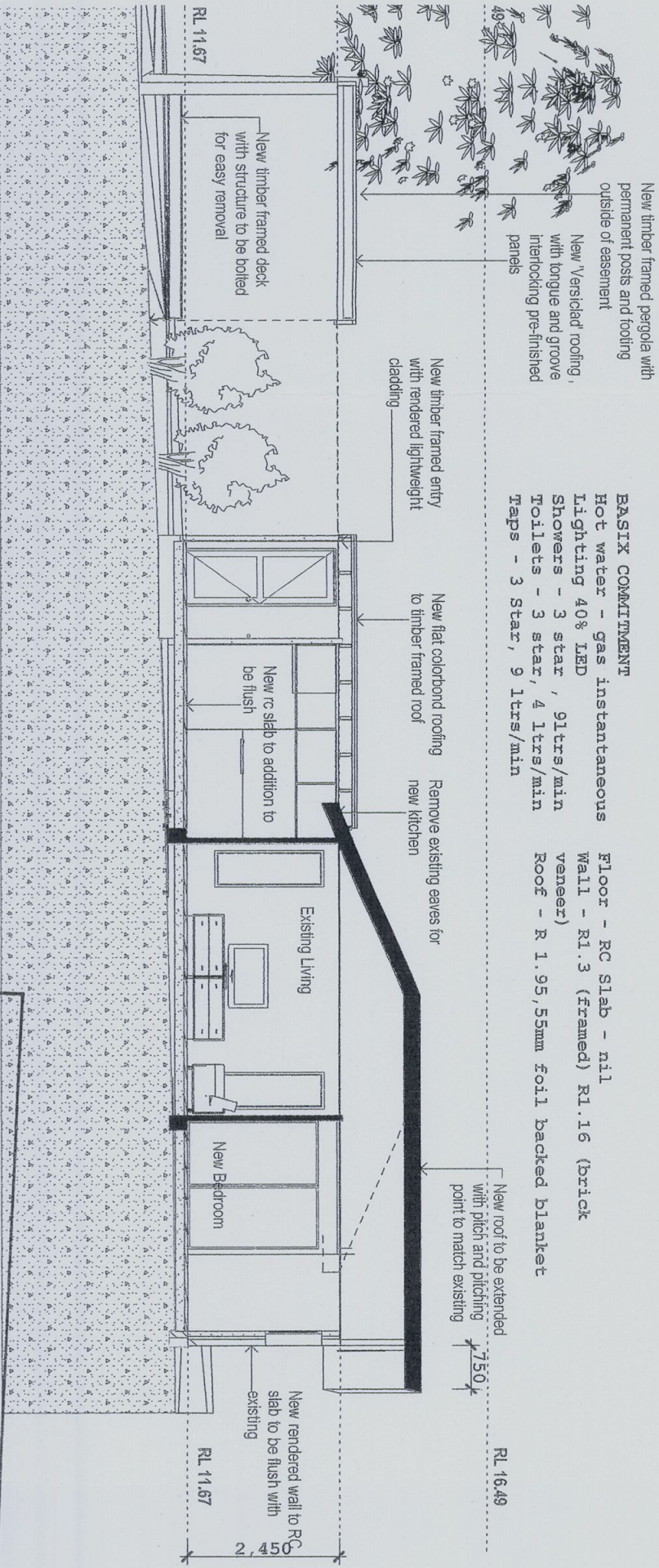
dwg: GROUND FLOOR PLAN - FLAT & POOL

PART OF FORM BUILDING
CERTIFIERS CC / CDC

PITTSWATER COUNCIL
APPROVED DEVELOPMENT
LOT 94
NO 116696 PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.
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BASIC SPECIFICATION

- EXTERNAL WALLS
TIMBER FRAMED WITH WEATHERTEX CLADDING.
PRE-PRIMED AND PAINTED IN DULUX - DUNE
RENDERED BRICK VENEER- PAINTED DUNE
- FLOOR
CONCRETE & TIMBER FRAMED WITH OPEN SUBFLOOR.
FINISHES AS SHOWN, SELECTED HARDWOOD, CARPET OR TILES tba
- DECKING
TIMBER FRAMED WITH 130MM MERBAU TO BE OILED WITH A NATURAL FINISH
TIMBER BALUSTRADES AND POSTS
130X130MM HARDWOOD POST TO BE PAINTED IN DULUX VIVID WHITE
- INTERNAL WALLS
TIMBER FRAMED WITH GYPROCK LINING
SQUARE SET CORNICE
90MM FINGER JOINTED PINE SKIRTING
- ROOFING
TIMBER FRAMED WITH COLORBOND ROOFING IN WOODLAND GREY
55MM FOIL BACKED BLANKET WITH R3.0 CEILING INSULATION
- EXTERNAL DOORS AND WINDOWS
POWDERCOATED AL FRAMED WITH FLYSCREENS
W1, W04-W12, W15-W18 SINGLE CLEAR GLAZING U 6.44, SHGC 0.75,
W2-W3, SINGLE TONED GLAZING U-6.39, SHGC 0.56
W13-W14 TO BE AL LOW E glass U-4.48, SHGC 0.46
- HOTWATER
NEW HOTWATER SYSTEM TO BE GAS INSTANTANEOUS
- LIGHTING
40% OF ALL NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORO, OR LED
- FIXTURES
SHOWERHEADS, AND TAPS TO HAVE A FLOW RATE NO GREATER THAN
9 LTRS/MIN, 3 STAR
TOILETS TO HAVE A FLOW RATE NO GREATER THAN 4 LTRS/MIN, 3 STAR
- SWIMMING POOL
MUST BE OUTDOORS AND HAVE A CAPACITY NO GREATER THAN 35.6 KILO LITRES
MUST HAVE A POOL COVER AND A POOL PUMP TIMER.
HEATING TO BE SOLAR, GAS BOOSTED SPA.



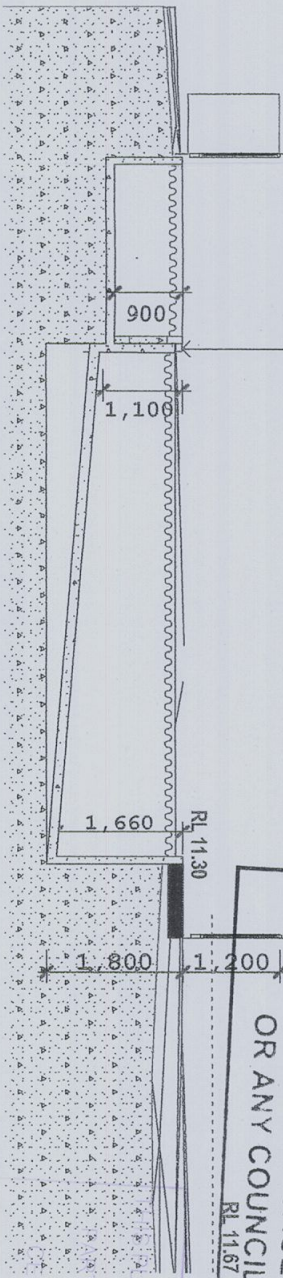
BASIC COMMITMENT
Hot water - gas instantaneous
Lighting 40% LED
Showers - 3 star , 9ltrs/min
Toilets - 3 star, 4 ltrs/min
Traps - 3 Star, 9 ltrs/min

Floor - RC Slab - nil
Wall - R1.3 (framed) R1.16 (brick veneer)
Roof - R 1.95, 55mm foil backed blanket

BASIC COMMITMENT
Pool - rainwater tank 1367Ltr from 80m² roof area, with tap less than 10m away from pool
Pool outdoors with 24.2kl and Spa
2.2kl capacity
Pool pump timer required & pool cover
Solar heating , gas boosted

New in-ground fibre glass pool and spa

New rendered concrete wall as pool fence to 1.4m to BCA



PITTWATER COUNCIL
APPROVED DEVELOPMENT
CONSENT PLANS

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

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5th Feb 2013	E	S96 Application		client: Dean & Stephanie Harding	dwn: SH date: 05/02/2013
21st May 2012	D	Additional information		location: 10 Orana Road MONA VALE NSW 2103	dwg: DA07 scale: 1:100
19th Dec2011	C	Development Application		11 HILL STREET WARRIEWOOD NSW 2102 02 9979 3434 sher_jim@bigpond.com	NB: All dimensions to be verified on site. Do not scale from drawing.
date	issue	description		Principal : Sheralee Hogan B.(Arch)	dwg: SECTIONS AA & BB

Site Specific SCS Designs