

23/10/12

Pittwater Council
PO Box 882
Mona Vale NSW 2103

Dear Sir or Madam

RE: Lodgement of CC 2012-216 for DA No. N0248/12
Site address: No. No.45 Brinawa Street, Mona Vale NSW 2103

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

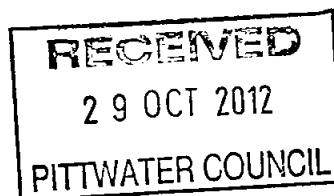
- Part 4A Lodgement Fee \$36.00 payable to Council
- Sydney Water approval
- 1 full set of Council approved plans/Construction Certificate plans
- 1 Structural Engineers plans
- 1 Builders quotation

Yours faithfully

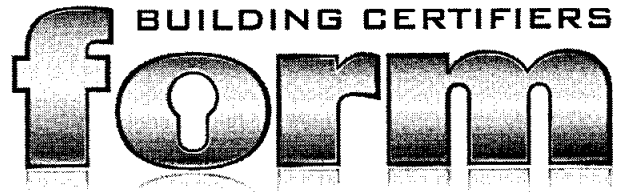
A handwritten signature in black ink, appearing to read "Craig Formosa".

Craig Formosa

2-331411



POSTED
24/10/12



CONSTRUCTION CERTIFICATE #2012-216

Approved 23/10/12

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

Date Application Received	19/10/12				
Council	Pittwater				
Development Consent No.	NO248/12	Date Approved	4/10/12		
Certifying Authority	Craig Formosa	Accredited Certifier	Craig Formosa - BPB0124		
Accreditation Body	Building Professionals Board				
APPLICANT DETAILS					
Name	Salvatore & Traci Cavallaro	Ph No.	0418 244 793		
Address	45 Brinawa Street, Mona Vale NSW 2103				
OWNER DETAILS					
Name	Salvatore & Traci Cavallaro				
Address	45 Brinawa Street, Mona Vale NSW 2103				
DEVELOPMENT DETAILS					
Subject Land	45 Brinawa Street, Mona Vale NSW 2103	Lot No.	104	DP	1098407
Description of Development	Cabana				
Class of Building	10a	Value of Work	\$4,890.00		
APPROVED PLANS & DOCUMENTS					
Plans Prepared By	JD Evans & Company Pty Ltd				
Drawing Numbers	1316-1,2,3,4,1	Dated	27/6/10		
Engineer Details Prepared By	McKee & Associated Pty. Ltd.				
Drawing Numbers	22928 S02	Dated	17.10.12		
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: 23/10/12



IMPORTANT ADVICE

Due to changes in planning laws, (Sect. S81A (2)C of the Act), **the critical stage inspections are mandatory and must** be inspected by the P.C.A or the final certificate (Occupation Certificate) may not be able to be issued (causing complications and delays when selling/refinancing etc). **The critical stage inspections are listed on the Notice of Commencement part of this document.**

Also, **NO CHANGES** to the building, as detailed in the plans, can be made without notification to your PCA (**some changes will need council consent**). **Please take note of any changes made in red to your plans, the builder will have to be provided with a copy of the approved construction certificate plans so that compliance with the Building Code of Australia and Council's DA conditions is achieved first time.**

Unauthorised changes may lead to fines and orders being issued by Council's Compliance Officers and prevent an Occupation Certificate being issued.

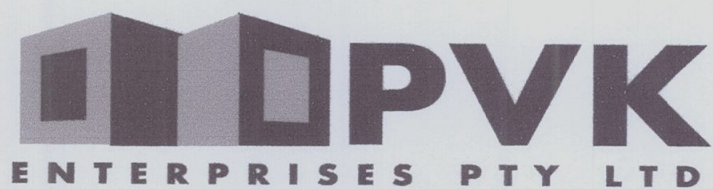
To arrange the mandatory inspections please give 48 hours notice by contacting Form Building Certifiers by telephone.

Please do not hesitate to ring me if there are any enquiries in respect of these matters.

Kind regards

A handwritten signature in black ink, appearing to be "CF" or "Craig Formosa", written over the printed name.

Craig Formosa
Director
Form Building Certifiers



QUOTATION
sc81012

DATE	8.10.12
ATTENTION	salvador cavallaro
ADDRESS	45 Brinawa Street Mona Vale
PLANS AND / OR OTHER ATTACHMENTS	DA #N0248/12 as per site inspection
WORKS	works as outlined by client re DA

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

TOTAL INCLUDING GST

\$4,890.00

BUILDERS - COMMERCIAL AND DOMESTIC CONTRACTORS

Masterbuilder's Association Member 35420 since 1983

PoBox 818, Newport NSW 2106

phone: 0437992422

fax: 02 9999 2432

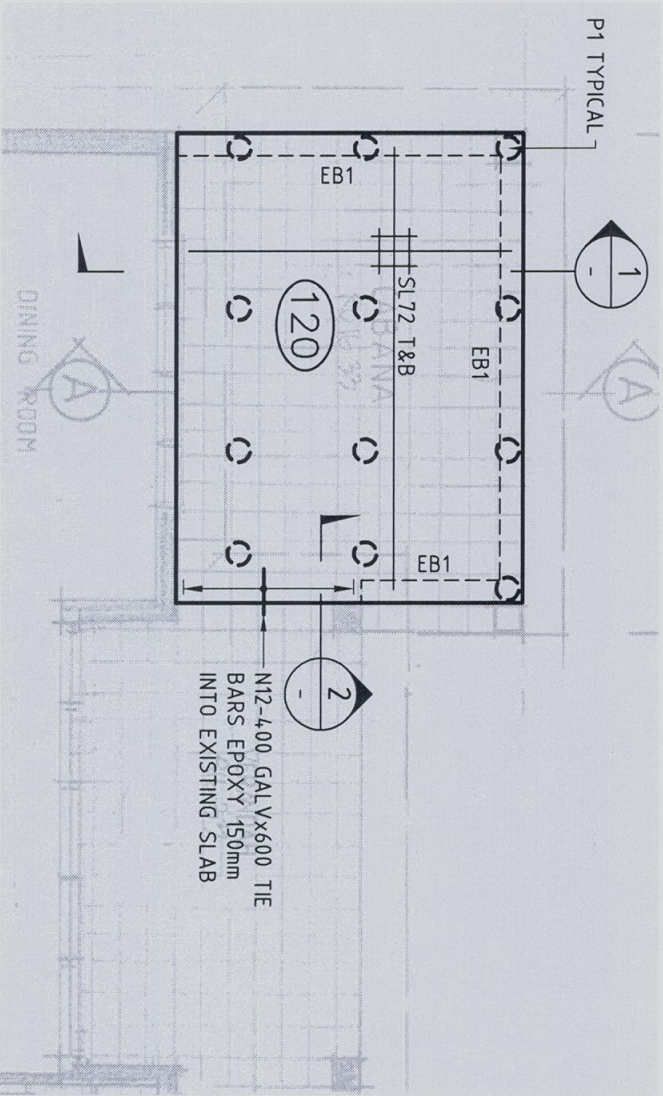
www.pvkconstructionrentals.com.au

email: andyvk@optusnet.com.au

ABN:

AC

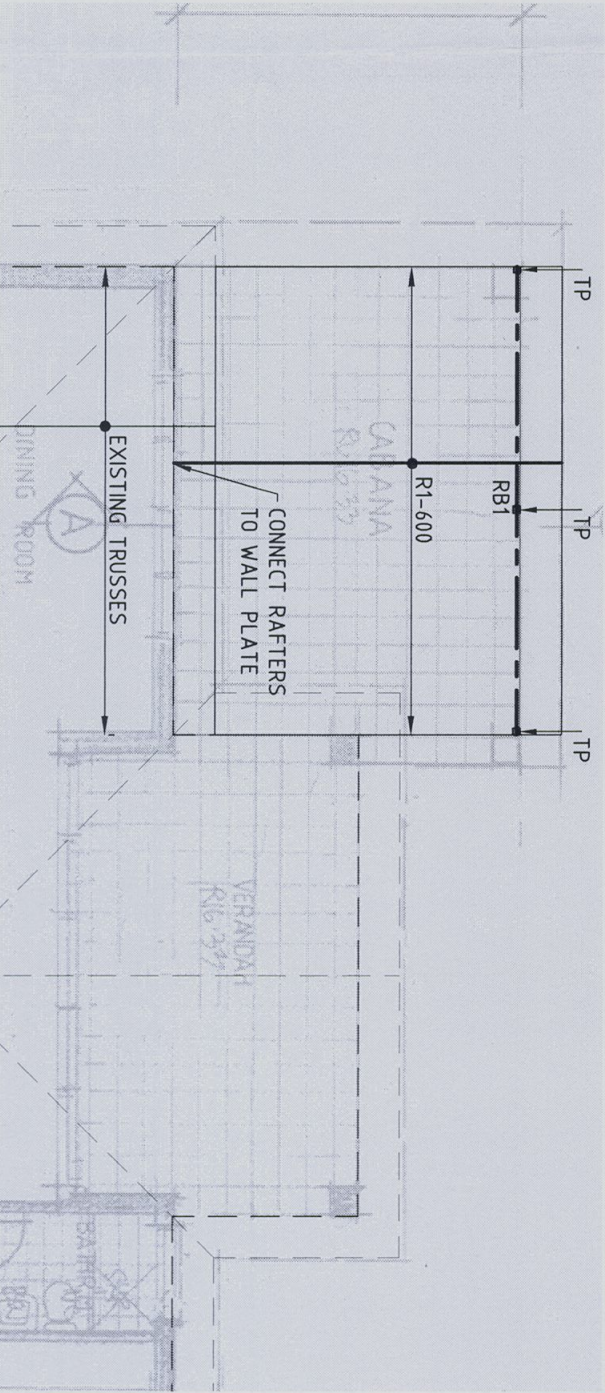
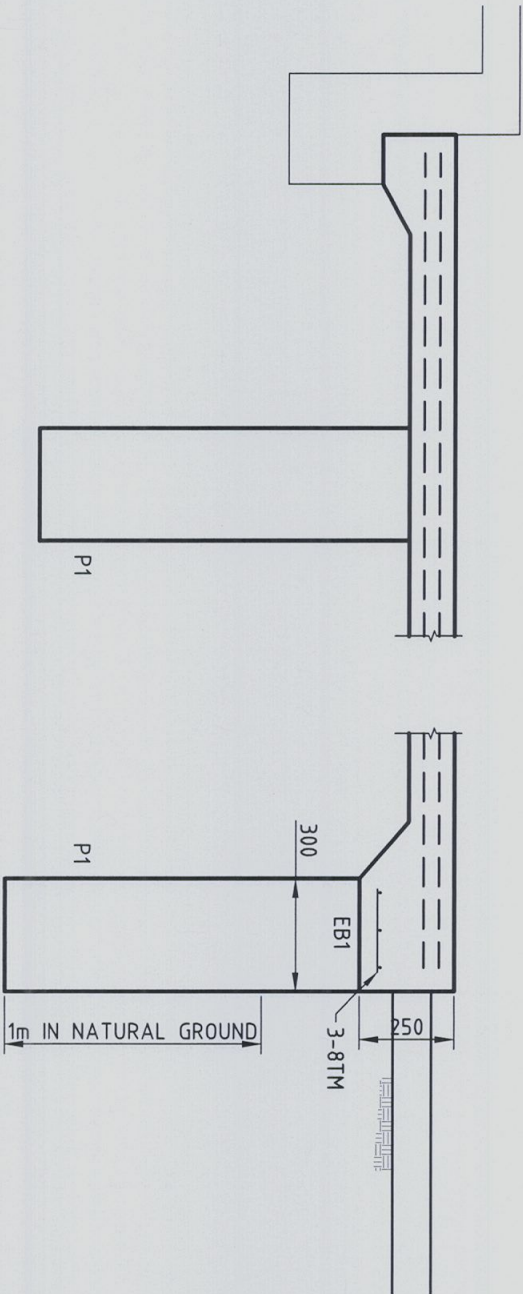
Builder's Licence



GROUND FLOOR PLAN

Scale 1:100

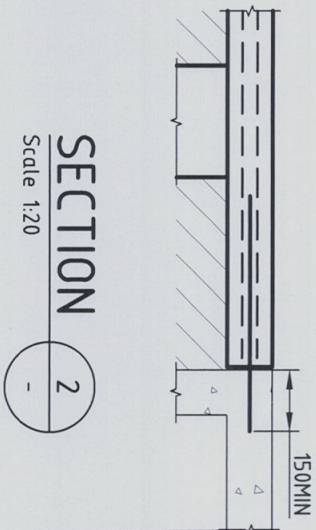
SIZE SCHEDULE	
P1	300Øx1000 INTO GROUND MASS CONCRETE PIER



ROOF PLAN

Scale 1:100

SIZE SCHEDULE	
TP	90x90 TIMBER POST
RB1	150x45 LVL
R1	150x45 LVL



I certify that work completed in accordance with these plans and specifications will comply with the regulations referred to in Section 81A(5) of the Environment Planning and Assessment Act 1979

This is the plan/spec. referred to in Form Building Certifiers Certificate
Certificate No. 2018-818
Plan No. 2018-818
a3/10/12
Orig Formosa BPE0124 DATED

McKEE & ASSOCIATES PTY LTD

STRUCTURAL ENGINEERS

12 Niven Place Belrose 2085 ABN 71 003 894 111
0419 7333366 mckeepl@bigpond.net.au

PLAN CERTIFICATION

I am a Structural Engineer holding the qualification of Bachelor of Engineering (Structural) and I am appropriately qualified to certify the structural components of this project.

I hereby state that these plans and details comply with the conditions of development consent, the provisions of the Building Code of Australia and/or relevant Australian/Industry Standards

Geoffrey McKee BE(Structural) PEng

SECTION 1

Scale 1:20



SECTION 2

Scale 1:20



PROPOSED CABANA
AT 45 BRINAWA ST, MONA VALE
FOR SAL & TRACY CAVALLARO

GROUND FLOOR PLAN, ROOF PLAN
SECTION 1,2

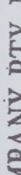
Save date	Approved	Scale	Drawn	Size
Revision date	G McKee	1:100,20	MW	A3
17.10.12	Purpose of issue CONSTRUCTION	Project 22928	Drg S02	Rev 0

This is the plan/spec. referred to
in Form Building Certificate
Certificate No. 2010-216
Plans 1316-1, 2, 3, 4, 1
23/10/12
Craig Formosa BPB0124 DATED

DEVELOPMENT CALCULATIONS			
SITE AREA	679.60 SQUARE METRES		
DESCRIPTION	EXISTING SQM	PROPOSED SQM	
ROOF	188.20	188.20	
DRIVEWAY	35.00	35.00	
PORCH	10.40	10.40	
GARAGE	49.50	49.50	
VERANDAH	22.20	22.20	
SWIMMING POOL & PAVING	48.50	48.50	
CABANA		29.44	
TOTAL HARD SURFACE	353.80	363.24	
TOTAL LANDSCAPING	325.80	296.36 (43.61%)	

**Coloured Copy
for Council**

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 010 976 596 WWW.JDECO.COM.AU

 **MEMBER**
THE INSTITUTE OF BUILDING DESIGNERS ASSOCIATION

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LEGAL PROCEEDINGS.

J.D. BYRANG AND COMPANY, P.TY., LTD.
BUILDING DESIGN CONSULTANTS
11 BRIDLE AVE., AVALON BEACH, 3357

2. All dimensions for loads to be determined on the basis of the information on file prior to construction. Do not exceed the design.
3. All work to be in accordance with BUILDING CODE OF AUSTRALIA, subject to verification by a site survey.
4. All work to be in accordance with the Australian Standard for the certification of floor causal requirements & other authorities.
5. Any structural contribution to be in accordance with the "FLOOR FRAMING" section of the approved drawings.
6. Any structural details or design to be approved by the Engineer.
7. Floor water & sub-slab drainage to be determined by the approved monitor or as directed by local council inspectors.
8. All electrical power & light outlets to be determined by the approved monitor or as directed by local council inspectors.
9. Make good and repair of existing finishes damaged by new work. Remove existing materials where possible.

1. 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. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.
- 2.

NOTES:

SITE PLAN

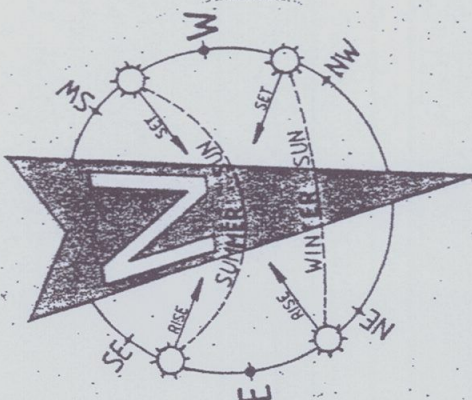
LOT 104 H. D.P. 1098407

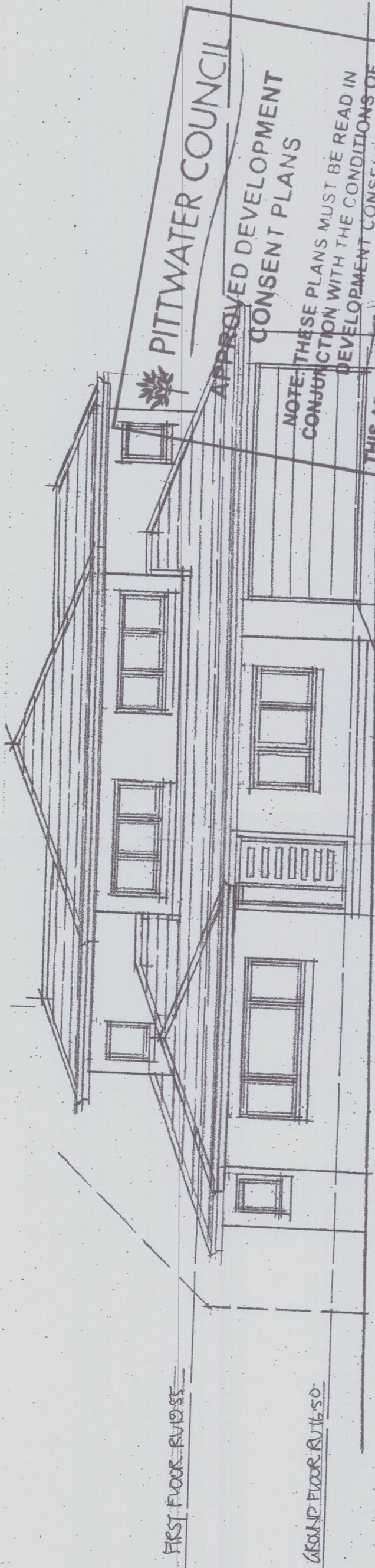
STREET

DRIVEWAY

ADDITIONAL RESIDENCE

ADULT RESIDENCE





PITTPATER COUNCIL

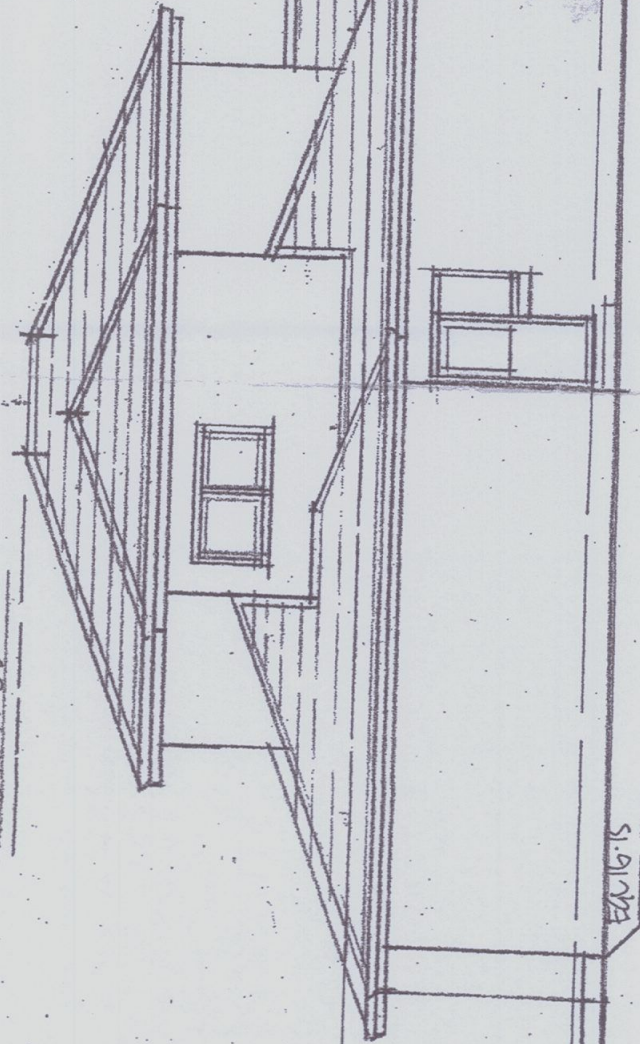
APPROVED DEVELOPMENT
CONSENT PLANS

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.

NORTH ELEVATION

RIDGE RV 19.92



FIRST FLOOR RV 19.55

GROUND FLOOR RV 16.50

WEST ELEVATION

NOTES:

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- 2.

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 boundaries and easements are subject to verification by a site survey.
3. All work to be in accordance with the BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All timber construction to be in accordance with the "TIMBER PRESERVATION" code.
5. Any building in addition to what is specified shall be supplied by a Structural Engineer.
6. Any structural details or design which is to be supplied by a Structural Engineer.
7. Floor water & sub-soil drainage to be disposed of in the approved manner or as decided by local council inspectors.
8. Make good and repair all existing finishes damaged by new work. Reuse building materials where possible.

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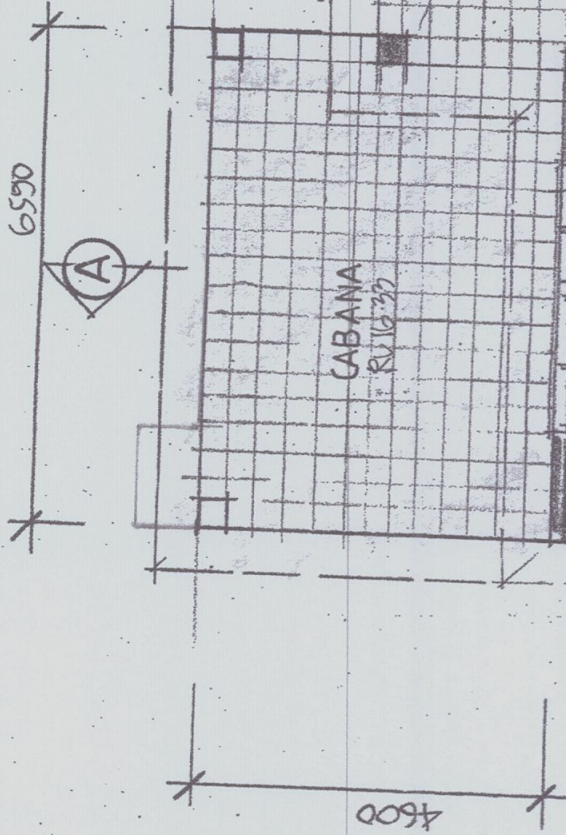


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PROJECT
PROPOSED CABANA AT
No. 45 BRINAWA STREET
MONA VALE N. S. W. 2103
CLIENT

DATE 27/6/2010 SCALE 1:100
DRAWN JOE
CHECKED
DRAWING NO. 1741
CSHF

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

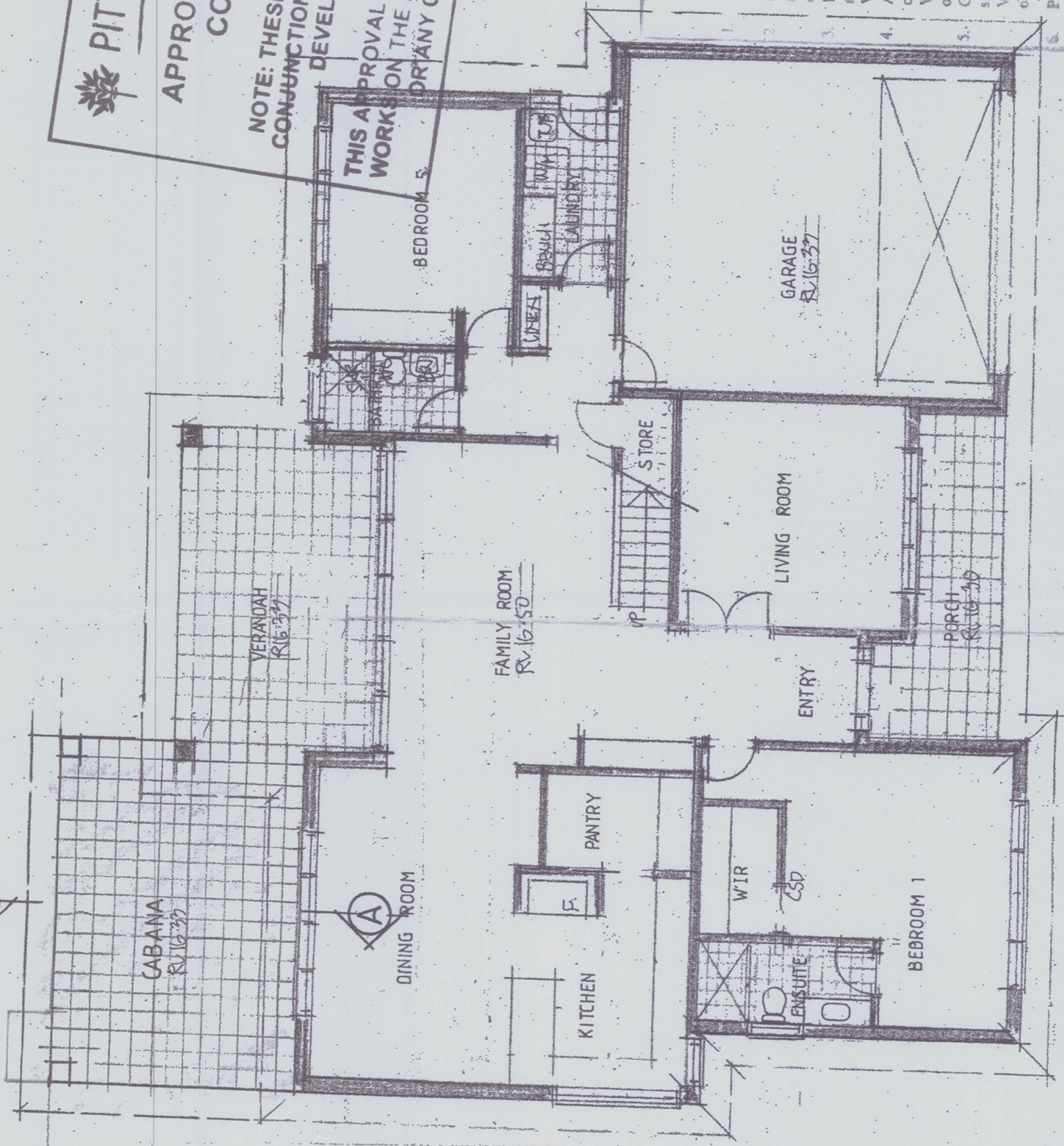


PITTSWATER COUNCIL

**APPROVED DEVELOPMENT
CONSENT PLANS**

NOTE: THESE PLANS MUST BE READ IN
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OR ANY COUNCIL RESERVE.



**SYDNEY WATER
APPROVED**

1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainier.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.
5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Pool, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
6. Property No. 5370648

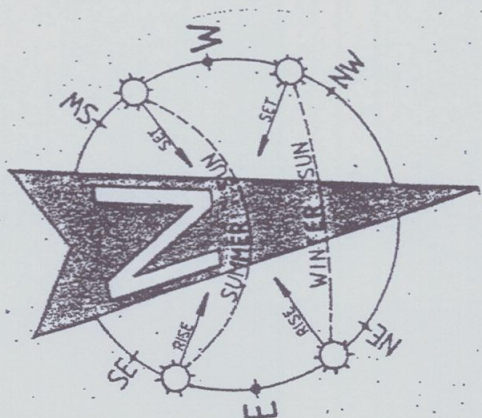
**Quick Check Agent on behalf of
SYDNEY WATER**

DATE: 27/6/2010
DRAWN: JDE
CHECKED: JDE
SCALE: 1:100

THIS PLAN / DOCUMENT IS A PART OF FORM 1000
CERTIFIERS CC / CDC

GROUND FLOOR PLAN

- NOTES:**
1. 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.
 2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.



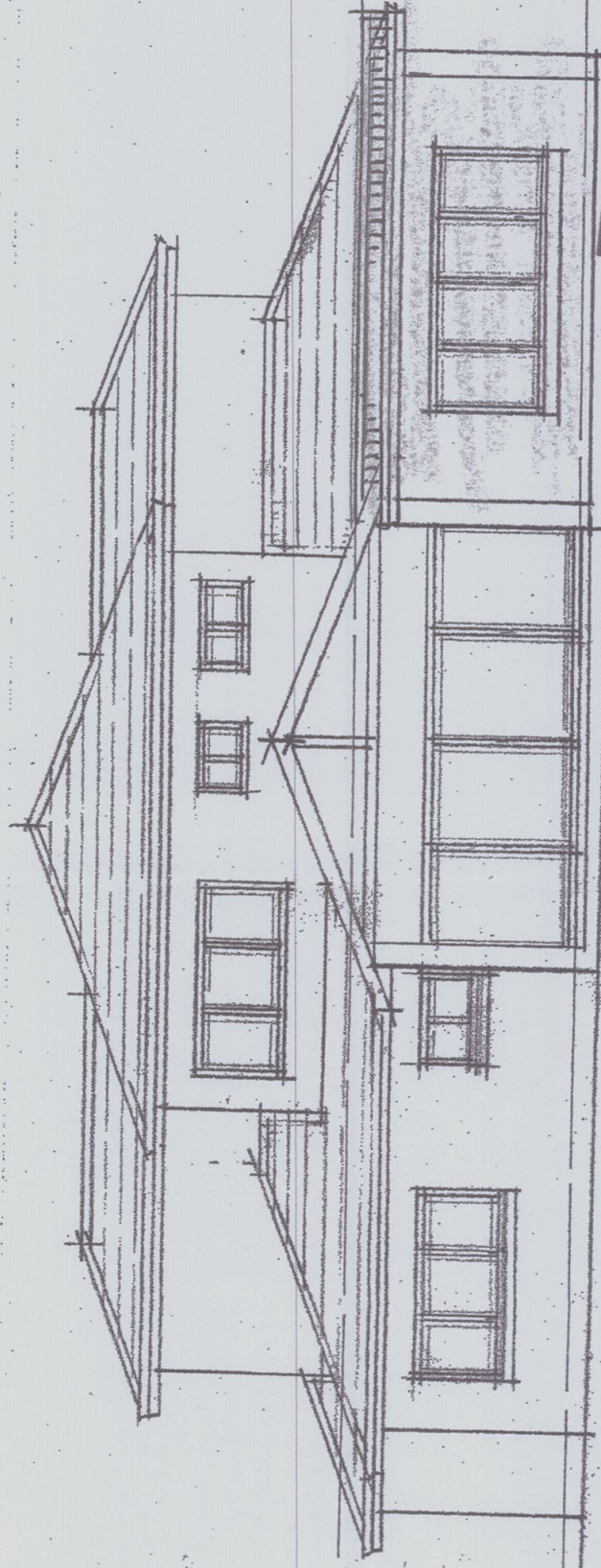
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1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of the local council requirements & other authorities.
4. Any structural details or design to be supplied shall be reviewed between the owner and the builder to the owner's approval, except for
any structural details or design to be supplied by a Structural Engineer.
5. Flood water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspection.
6. All electrical power & light outlets to be determined by owner.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Remove building materials where possible.

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PROJECT
PROPOSED CABANA AT
No. 45 BRINAWA STREET
MONA VALE N.S.W. 2103
CLIENT

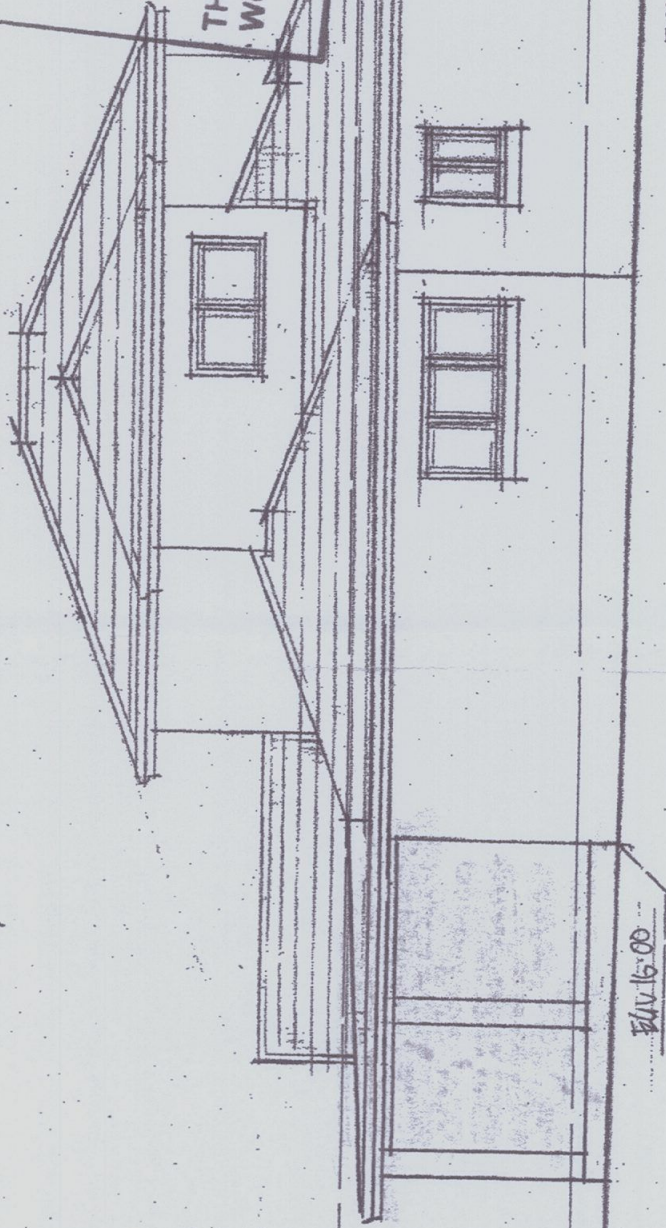
DATE: 27/6/2010
DRAWN: JDE
CHECKED: JDE
SCALE: 1:100



FIRST FLOOR RL: 19.55

GROUND FLOOR RL: 16.50

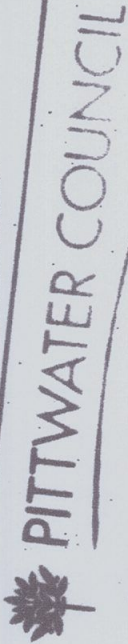
SOUTH ELEVATION



FIRST FLOOR RL: 19.55

GROUND FLOOR RL: 16.50

EAST ELEVATION



APPROVED DEVELOPMENT CONSENT PLANS

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

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OR ANY COUNCIL RESERVE.

NOTES:

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- 2.

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 site boundaries and setbacks are subject to verification by the surveyor.
3. All work to be in accordance with BUILDING CODE of AUSTRALIA & is to be utilised in the utilisation of local council requirements & other authorities.
4. All timber construction to be in accordance with the "TASER FRAMING" code.
5. Any building in addition to what is shown shall be subject to the approval of the owner's approval, except for any alterations to the design which is to be approved by a Structural Engineer.
6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light cabling to be determined by owner.
8. Make good and repair all existing damage caused by new work. Reuse existing materials where possible.

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No.	AUTHORITY	DATE



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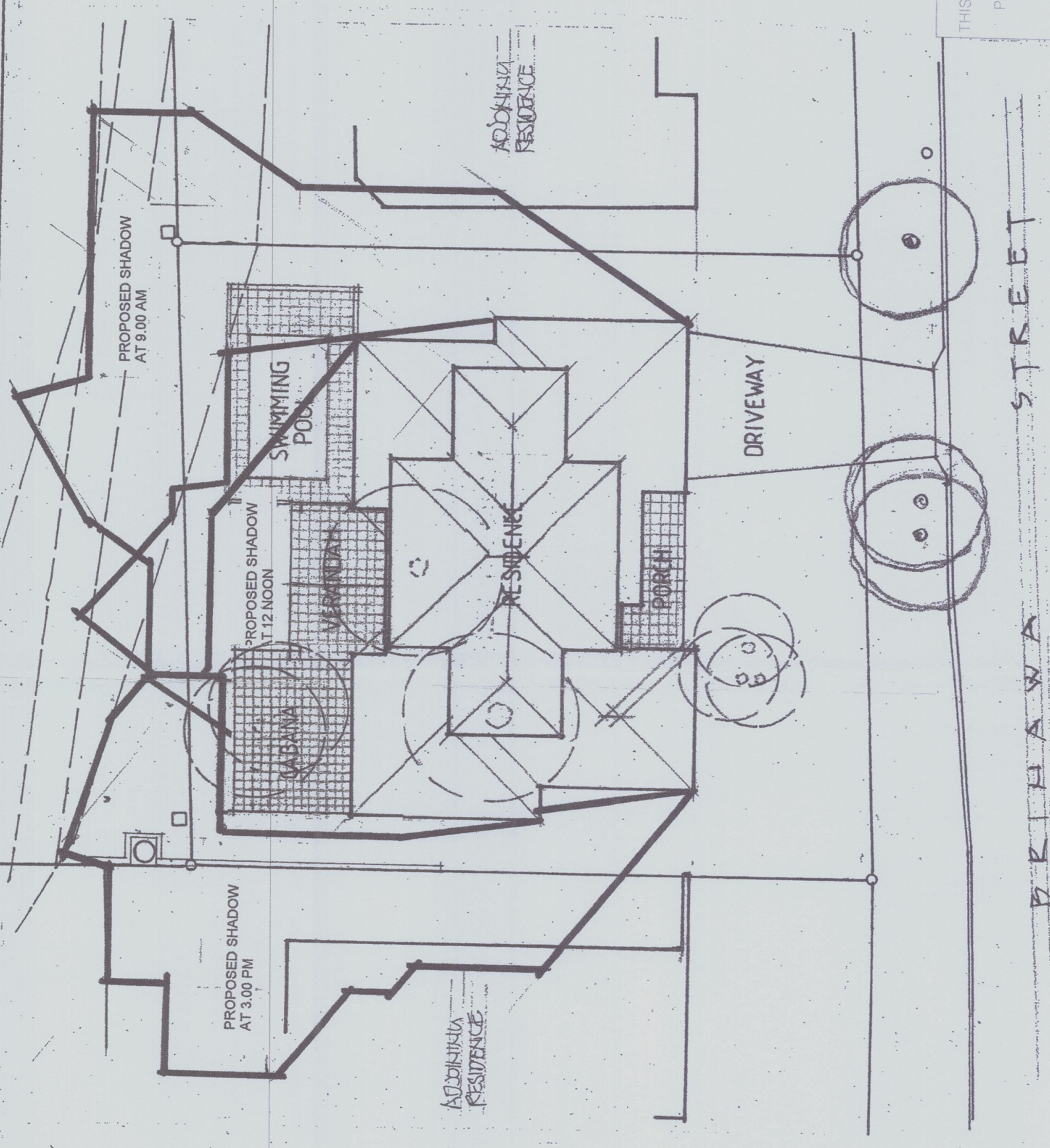


REGISTERED
BUILDING
DESIGNER
No. 12167

PROJECT
**PROPOSED CABANA AT
No. 45 BRINAWA STREET
MONA VALE N. S. W. 2103**
CLIENT

DATE 27/6/2010 SCALE 1:100
DRAWN JDE
CHECKED
DRAWING NO. 12167
ISSUE

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



THIS PLAN / DOCUMENT FORMS
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SHADOW DIAGRAM

JUNE 21

SCALE 1:200

DATE	27/6/2010	SCALE	1:200
DRAWN	JDE	CHECKED	
DRAWING NO.	1316-1		
ISSUE			

PROJECT
PROPOSED CABANA AT
No. 45 BRINAWA STREET
CLIENT
MONA VALE N. S. W. 2103
SAL & TRACY CAVALARO



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No.	AMENDMENT	DATE

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BUILDING DESIGN CONSULTANTS
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1. Builder to check and confirm all preliminary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to the building envelope are subject to verification by a site survey.
3. All work to be in accordance with the Building Code of Australia (BCA) and the Building Regulations.
4. All further construction to be in accordance with the Building Code of Australia (BCA) and the Building Regulations.
5. Any detailing in addition to what is supplied shall be provided by the builder and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
6. Final water & soil pipe layouts to be disposed of in the approved manner or as directed by local council inspectors.
7. Power & light points to be determined by owner.
8. Work to be done in the approved manner or as directed by local council inspectors.
9. Work to be done in the approved manner or as directed by local council inspectors.

