

Contact Us		Office Use Only	
Dee Why	725 Pittwater Rd, Dee Why 2099	B	C 0078/17
Mona Vale	1 Park St, Mona Vale 2103	Application Fee	
Manly	1 Belgrave St, Manly 2095	\$250.00 FHEA	
If you need help lodging your application call Customer Service on 1300 434 434, email council@northernbeaches.nsw.gov.au or come in and talk to us at one of our offices.		Ref. NO '14717'	

Part 1: Site Details

1.1 ADDRESS OF PROPERTY			
Unit / House Number	4A		
Street	ORANA ROAD		
Suburb	MONA VALE	Postcode	2103
Lot + DP/SP Number	LOT 30 - 6195		
Name of Building			
1.2 DETAILS OF THE BUILDING(S) OR STRUCTURE(S)			
Whole of Building(s)		Part of the building(s)	
List and describe the structures/buildings for which this building certificate is being applied for			
HOUSE, RESIDENTIAL LIVING			

Part 2: Applicant Details

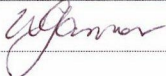
Title	MR & MS	Given Names	WAYNE & PATRICIA
Family Name	GARNIER POGSON	OR Organisation Name	
ACN Number			
Address	4A ORANA RD		
Suburb	MONA VALE	Postcode	2103
Private Phone	9999 4963	Business Phone	
Mobile Phone	0418 7000 76	Facsimile	
Email	wayne@northside.linemarking.com		
Contact Person	W GARNIER - A POGSON	Signature	

Person who may be contacted to discuss the application during business hours.

It is important that we are able to contact you if we need more information. Please give us as much detail as possible. Council will deal only with the nominated applicant in the event of any query or communication regarding this application. Please note that information provided will be public information.

Part 2: Applicant Details (continued)

You can apply for a Building Certificate if you are (please tick appropriate box):	
☒	I am the owner of the property
☐	I have the owners consent to lodge this application (see below)
☐	I am the owner or purchaser's solicitor or agent
☐	We are a public authority which has notified the owner of its intentions to apply for the certificate

As the owner(s) of the above property, I/we give consent to this application & permit authorised Council personnel to inspect the property.			
Title	MR		
Given Names	WAYNE PATRICIA ANNE		
Family Name	GARNIER PARSON		
Organisation Name			
Address	44 ORANA RD MONA VALE 2103		
ABN Number		Home Number	9999 4963
Business Number	9999 4963	Mobile Number	0418 7000 76
Email	wayne@northsidelinearking.com		
Signature	 		

Company / Organisation

Provide one of the following:

- Signature of director and common seal stamped on the form.
- Letter on company letterhead signed by authorised person and the common seal stamped on the letter.

Note: A copy of ASIC certificate may be accepted in place of the company's common seal.

Strata Title / Owner's Corporation

If the property is a unit under strata title or a lot in a community title, then in addition to the owner(s) signature one of the following must be provided:

- The common seal of the owner's corporation must be stamped on this form over the signature of the owner(s) and signed by the chairman or secretary of the owner's corporation or the appointed managing agent.
- A letter of consent to lodge a Building Certificate on strata management letterhead.
- Minutes signed by the Owner's Corporation, clearly stating the words "Supported for lodgement of a Building Certificate Application".

New owner(s)

If the property has recently been sold, documentary evidence of the sale must be provided. Please provide one of the following:

- A copy of the Certificate of Title.
- A letter from your solicitor confirming settlement.
- Previous owner(s) to provide owner(s) consent.

Signing on owner(s) behalf

If you are signing on the owner(s) behalf as the owner(s) legal representative, you must state the nature of your legal authority and attach documentary evidence (e.g. Power of attorney, executor, trustee, company director, etc.).

Joint wall / Fence

When works affect a joint wall or fence, consent of all property owners is required (e.g. Semi-detached or terrace dwelling and boundary fences).

Part 4: Particulars Application

Why are you applying for a Building Certificate? (Property sale, property purchase, unauthorised building work, other) provide details	
Property Sale	
Property Purchase	
Unauthorised Work	
Other (please specify)	<i>Just to have all paperwork up to date</i>

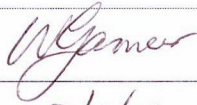
YOU MUST COMPLETE THIS SECTION FOR UNAUTHORISED WORK

Has any form of consent or approval been granted for the works undertaken?		Yes	No
If yes, provide Consent number/approval numbers			
Date consent was granted			
Were any part of the works carried out within the last 2 (two) years?			
Are either you or the person on whose behalf this application is made, the person/s who carried out the unauthorised work or who caused the unauthorised building work to occur?		Yes	No
What is the contract value of the work undertaken? Provide total cost estimate of labour and materials.			
Has a modified consent been issued for the development?		If yes, provide the date granted:	
Classification of the Building – Building Code of Australia (BCA) (Class 1a: dwelling house. Class 2: apartment. Class 10a: awning, garage, carport. Class 10b, fence, freestanding wall, swimming pool. Class 5 & 6: Commercial building).			
Floor area (m ²) of whole building or part of the building where the Building Certificate is required (as applicable).			

Part 5: Checklist – You must complete checklist A or B

Checklist	Checklist A (for sale of property or similar reason)	<i>NA</i>
	Checklist B (unauthorised structures or works)	<i>NA</i>

Checklist "A" - Applications for Sale of Property or Matters Not Involving Unauthorised Works

		Supplied		
		Yes	No	NA
1. Do you have owner(s) consent?		YES		
2. Have you attached a cheque/payment?		yes		
NOTE: Where the building certificate relates to unauthorised works (in part or whole) the Council levies additional fees under section 149 of the Environmental Planning and Assessment Act 1979. You will be advised of the fees applicable following review and assessment of this application and supporting documentation. Fees must be paid prior to processing or determination of the application.				
3. Have you attached a copy of the contract of sale? (if applicable)				NA
4. Survey Plan				
An identification survey plan by a registered surveyor is to be submitted with all applications Information should include:				
• Plan to show all existing structures • Location/position of all buildings/structures on the land (showing street number and street address), to the boundary. • Easements and rights of way including common or party walls				
Note: An assumed datum may sometimes be sufficient for very minor development (that does not alter building height). The assumed datum point must be shown on the site plan and relative levels (RLs) on section and elevation plans.				
Signature				
Date	9/8/17			

Checklist "B" - Application For Unauthorised Development

Contact Council if you are unsure what details will be required for your Building Certificate application.

		Supplied	
		Yes	No
1. Preparing your application			
- One (1) copy of all documentation, including the application form are required. - Only one copy of the checklist is required. - Additional copies of documentation may be requested. - Highlight in colour all unauthorised works and building changes. - Provide a statement of works undertaken			
2. For all plans			
The following information should be included on all plans and documents: - Applicant(s) name(s) - Property address (block/house/shop/flat number) - Draftsman/architect name, date, plan name and number, plan version, and revision			
3. CD / Disc			
For any document containing 10 or more pages, an electronic copy of that document is also to be provided in PDF format on CD / disc. One file for each document or plan, file name to include: document name, plan type, description and number (including version) and date. e.g. Architectural, North Elevation, p1/9,15/12/06.			
4. A4 plans for notification purposes			
Notification plans are to be submitted with all applications (see exceptions below). - Provide five (5) copies of A4 reductions of site plan and elevations (preferably 1 page), to be double-sided. - Plans are to be legible, including dimensions and wording. - These plans need not include interior detail that may affect your rights to privacy. However if such plans are provided, then the signature on the Application Form acknowledges and accepts that all relevant A4 plans submitted will be used for public notification purposes.			
5. Survey plan			
An identification survey plan by a registered surveyor is to be submitted with all applications Information should include: - Plan to show all existing structures - Location/position of all buildings/structures on the land (showing street number and street address), to the boundary. - Easements and rights of way including common or party walls Note: An assumed datum may sometimes be sufficient for very minor development (that does not alter building height). The assumed datum point must be shown on the site plan and relative levels (RLs) on section and elevation plans.			
6. Building Code of Australia (BCA) report			
A Building Code / Fire Safety analysis / report is required for all applications. The report is to detail the developments compliance with provisions of Sections C, D, E & F (Class 2-9) and parts 3.1 to 3.12 (Class1). Specific detail is to be provided as to how the development will be either be fire protected or upgraded to meet current Building Code and Australian Standard requirements.			
7. Structural Report			
A structural Report may be required to be submitted with applications that include structural works. The report is to be prepared by a suitably qualified professional Structural Engineer and shall detail the developments compliance with the relevant structural provisions. Specific detail is to be provided as to how the development will meet the current Building Code and Australian Standard requirements.			

	Yes	No
8. Works as executed floor plan/elevation and sections		
These plans should include: • Plan to scale 1:100 or 1:200 • Coloured and to identify the unauthorised portions • Floor levels and steps in floor levels. (reduced levels) • Room names, areas and dimensions • Locations and sizes of windows and doors • Wall structure type and thickness • Location of plumbing fixtures (where possible) • Access and facilities for persons with a disability • Existing floor plan, room names and use (if relevant) • Works as executed stormwater drainage plan (where applicable)		
9. Landscape open space plan and calculations		
Landscape Open Space plan and calculations may be supplied with all applications including works additional to the approved building footprint. Information should include: • Plan identifying proposed 'landscape open space' in accordance with the requirements. (If no change to existing landscape open space, calculations are still required). • Show associated area calculations and 'landscape open space' percentage.		
10. Swimming Pool (if applicable)		
• Please show levels of the pool coping and surrounding ground surface to Australian Height Datum on Site Plan/Elevations/Sections. Pool fencing, gate and filter box position must also be shown on the plans.		
11. Bushfire hazard assessment report		
A Bushfire Hazard Assessment Report may be required to be submitted with all applications on Bushfire Prone Land. The report is to be prepared by a person with appropriate qualifications in Bushfire Protection (or equivalent) and shall address how the development and the site responds to the requirements of Planning for Bushfire Protection (most recent version) including requirements for construction. See www.rfs.nsw.gov.au or further details.		
12. Geotechnical Risk Management		
Where the property is identified on the former Pittwater Councils Geotechnical Risk Management Map 2003 and/or Coastal Hazard map 97 - 003 as being Bluff Management Areas, a Geotechnical Engineers Report prepared in accordance with Councils Interim Geotechnical Risk Management Policy is to be provided, together with a completed Form 4 pursuant to that Policy.		
Signature		
Date		

Application Fee

Fees for this application may be found on Council's website by typing the words 'fees and charges' into the search engine. Alternatively you may contact Council's Customer Services to obtain a quotation.

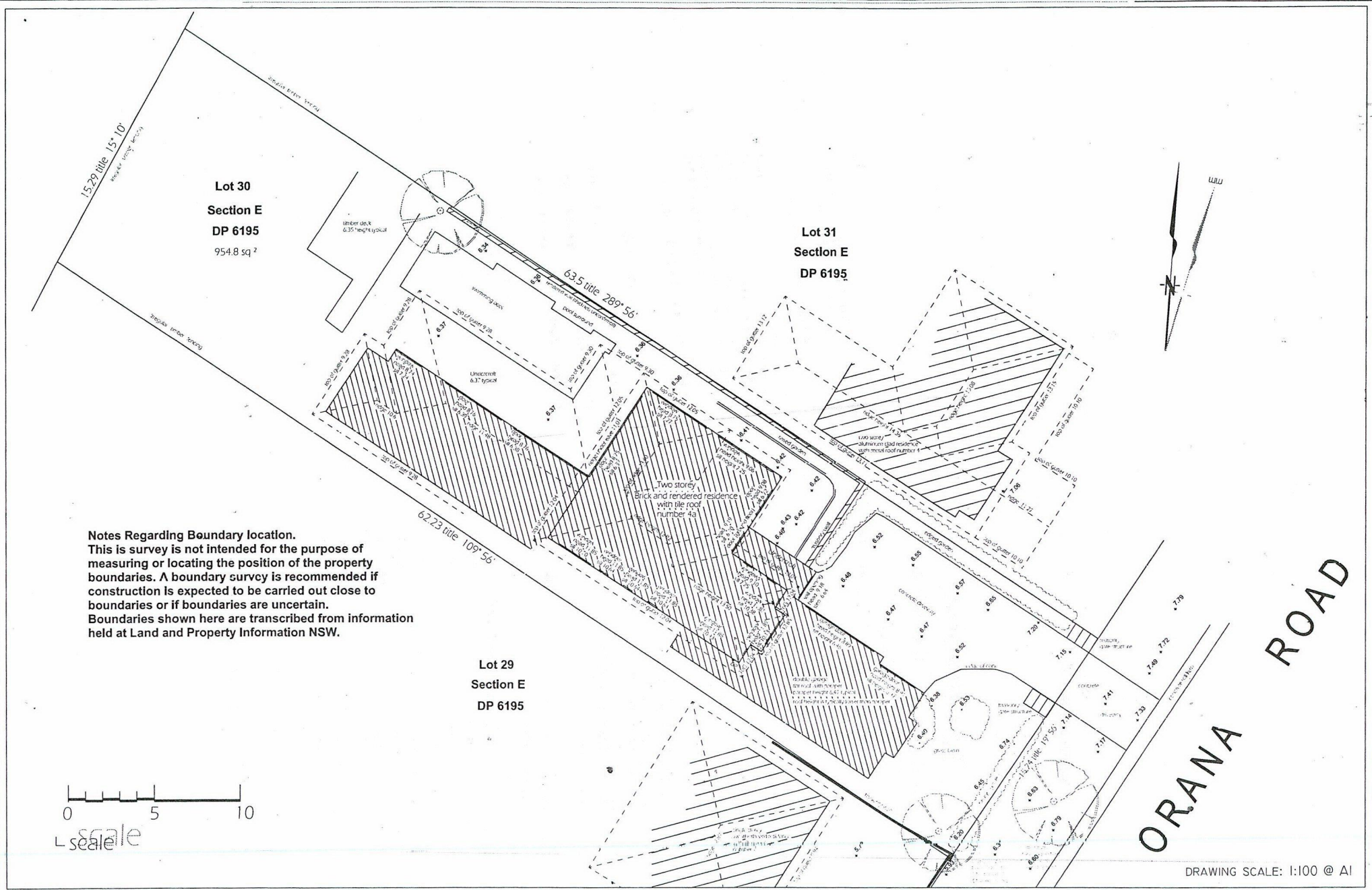
n.b. It should be noted that unauthorised work will require additional fees to be paid.

An urgency fee may also be paid for 'sale of property' applications. This fee is not applicable for unauthorised work.

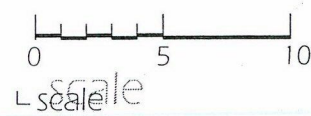
Privacy Statement

This information is provided voluntarily by the applicant and is collected for the assessment of the application. Failure to provide this information will prevent Council processing your application and may lead to your application being rejected. This information is intended only for Officers of Northern Beaches Council and will be stored in accordance with Northern Beaches Council's compliant Records Management System and the State Records Act 1998 (NSW). This information may be accessed by Council Officers or by requests under the Government Information (Public Access) Act 2009 (NSW). You have a right to access your personal information under the Privacy and Personal Information Protection Act 1998 (NSW) by application to Northern Beaches Council and to have that information updated or corrected.

Lodgement Details	Phone	Fax	Mail
Dee Why, 725 Pittwater Rd	(02) 9971 4522	(02) 9971 4522	PO BOX 1336, Dee Why, NSW 2099
Mona Vale, 1 Park Street	(02) 9970 1111	(02) 9970 1200	PO BOX 882, Mona Vale NSW 1660
Avalon, 59a Old Barrenjoey Rd	(02) 9970 1200	(02) 9970 1200	PO BOX 882, Mona Vale NSW 1660
Manly, 1 Belgrave Street	(02) 9976 1500	(02) 9976 1400	PO BOX 82, Manly 1655



Notes Regarding Boundary location.
This is survey is not intended for the purpose of measuring or locating the position of the property boundaries. A boundary survey is recommended if construction is expected to be carried out close to boundaries or if boundaries are uncertain. Boundaries shown here are transcribed from information held at Land and Property Information NSW.



DRAWING SCALE: 1:100 @ A1

NOTES
* THESE NOTES FORM AN INTEGRAL PART OF THE PLANS AND MUST BE SHOWN AT ALL TIMES ON ANY FULL OR PARTIAL DISPLAY OR REPRODUCTION OF THE PLANS IN DIGITAL OR HARDCOPY FORMAT IN A LEGIBLE MANNER.
* LEVELS TO AHD, AZIMUTH IS MGA - GRID IS MGA PLANE
* NO ATTEMPT HAS BEEN MADE TO DEFINE BOUNDARIES BY TITLE.
* ALL PIPE SIZES ARE APPROXIMATE AND PIPE LOCATIONS ARE INDICATIVE.
* TREE HEIGHTS (H 1) ARE INDICATIVE.
* SCALE 1:100 @ A1.

AMENDMENTS

SHEET 1 OF 1
DRAWING NO. P441901_REV1

PROJECT:
PLAN SHOWING FEATURES
AND STRUCTURES.
4A ORANA ROAD,
MONA VALE, NSW
PROJECT REFERENCE: 4492

CLIENT:
ANNE
4A ORANA ROAD
MONA VALE NSW

UNIT 2
27 CHILTERN ROAD
INGLESIDE, NSW, 2101
TELEPHONE 612 9956 6003



5 February 2009

COPY

FILE COPY

Mr Garnier & Ms Pogson
4A Orana Road
MONA VALE NSW 2103

Dear Mr Garnier & Ms Pogson

RE: CONSTRUCTION CERTIFICATE NO: 2005-05766
ADDRESS: LOT 30, 4A ORANA ROAD, MONA VALE
TYPE OF DEVELOPMENT: DWELLING

Firstly we wish to congratulate you on the completion of your Krslovic Home.

Greenfield Certifiers Castle Hill was engaged by Krslovic Homes and yourself as the Principal Certifying Authority (PCA) to certify the above premises, which involved the approval of building works and periodic inspections throughout the building process.

Why you have received this letter

We are writing to advise that the following items were not complete at the time of our final construction inspection and must be finalised in accordance with the relevant conditions of Council Development Consent to enable an **Occupation Certificate** to be issued.

The following outstanding items require your attendance prior to the occupation of this building in accordance with the Council Development Consent:

1. Provide two (2) canopy trees as required by Condition B10 of the Development Consent.
2. Driveway & crossover to be completed. Driveway to be dark earthy tone in colour – Condition B18 of the Development Consent.
3. Complete landscaping & provide Landscape Compliance Certificate as per Condition E7 of the Development Consent.
4. When all works completed provide photographic details of road reserve condition & street trees.
5. House number to be provided as per Condition E6 of the Development Consent.
6. Provide copy of 88b covenant as per Condition E2 of the Development Consent.

Why you may need an Occupation Certificate

From our experience, many clients have requested an Occupation Certificate for the following reasons:

- To obtain your refundable Council Bonds, some Councils require evidence of an Occupation Certificate
- Some lending authorities require a copy of an Occupation Certificate should you wish to sell your property

- Some Councils require a copy of an Occupation Certificate to commence your waste collection service
- It is a requirement under Section 109M of the Environmental Planning & Assessment Act 1979 and may also be a requirement of Council Development Consent

As a complimentary inclusion Krslovic Homes have paid for an **Occupation Certificate** in advance. However, we cannot legally issue an Occupation Certificate until the above-mentioned conditions have been discharged.

What you need to do to obtain your Occupation Certificate

1. Complete & sign the Occupation Certificate Application Form attached.
2. Return Application Form to our office within **thirty (30) days** of the date of this letter.
3. Attend to the above-mentioned outstanding items within **sixty (60) days** of the date of this letter.
4. Once all outstanding items have been attended to please contact our office on 1300 663 215 to arrange for a final inspection.

Please note that you will need to pay for this inspection/s as Krslovic Homes have prepaid construction inspections only.

What happens if you choose not to apply for an Occupation Certificate?

By law, we are obliged to refer the matter to your Local Council should occupation occur prior to the attendance of the outstanding matters. This is referred to as issuing a Notice of Intention to Serve an Order.

By doing this, we are effectively referring the matter to Council and they will decide the next course of action.

What if you need more time to attend to the outstanding items

We understand that sixty (60) days may not be enough time to attend to such matters, however, the Council Development Consent conditions specifically state that such matters need to be finalised prior to the occupation of the building. Please be aware that we, as the Principal Certifying Authority, do not control such Council requirements. As a consequence, we will still be required to refer the matter to Council should you use or occupy the building.

Please note

Should we not hear from you within thirty 30 days, your file will be placed in archives and the matter will be referred to Council. If you decide to proceed with your application for occupation certificate after such time, an archive retrieval fee of \$110.00 will apply.

Thank you for taking the time to read this important letter.

Yours faithfully

Cathryn McGovern

APPROVALS LIAISON MANAGER



greenfield

Accredited Certifiers

OCCUPATION CERTIFICATE APPLICATION FORM

CHECKLIST

- ☒ Complete & sign this Application form – only originals will be accepted. Legislation prohibits Greenfield from accepting faxed application forms.
- ☒ Provide all documentation required per “OC Checklist” provided at CC stage of project.
- ☒ Complete payment details or make payment upon this application.

SECTION 1 : PARTICULARS

Applicant Name	
Applicant Address (This is the address all correspondence will be delivered)	Postcode
Applicant Contact Details	Tel: Fax: Email:
SITE Address of the Proposed Building Works	4A Orana Road, MONA VALE 2103
Local Government (Council) Area	PITTWATER
Development Consent No.	N0066/05
Detailed description of completed building works	

SECTION 2 : TERMS OF APPLICATION

Scope

The scope of works covered under this application is restricted to those building works as described in the "PARTICULARS" section of the form.

Terms and Conditions

1. All information provided by the Applicant on this form will be taken to be accurate and correct. Greenfield does not accept any responsibility for any intentional or unintentional error or omission made by the Applicant on this form.

Fees

Failure to pay the quoted fee for services will generally result in a refusal to release the Occupation Certificate. Should an Occupation Certificate be released and payment not honoured the Applicant will be liable in addition to any associated debt recovery costs plus interest incurred from the time of the application. Greenfield may suspend where fees have not been paid in accordance with the provisions of the Building and Construction Industry Security of Payment Act 1999.

SECTION 3 : DECLARATIONS BY THE APPLICANT

I, the aforementioned person or authorised representative of a legal entity as described as the Applicant in the PARTICULARS section hereby declare the following:

- I, to the best of my knowledge, have completed all details in the PARTICULARS section in a correct and accurate manner and hereby indemnify Greenfield against any damages, losses or suffering as a result of incorrect information provided under that section.
- I have read, understood and hereby accept the terms and conditions outlined in Section 2 of this form.
- I understand that the Application for Occupation Certificate is not complete until all required documentation has been received by Greenfield.

SECTION 4 : CONSENT TO SUPPLY BUILDER WITH COPY OF OCCUPATION CERTIFICATE

- ☐ Please tick this box if you, as the Applicant, consent for Greenfield to forward a copy of the Occupation Certificate to your builder upon its issue. Many builders require a copy of an Occupation Certificate for Home Warranty Insurance purposes.

APPLICANT SIGNATURE

Signature of Applicant	X
Full Name of Applicant	
Dated	

CHECKLIST

All works are complete and are ready for inspection.	YES / NO
I will contact Greenfield Certifiers once all works are complete to arrange final inspection.	

Job ID 17402
Site Address 4A Orana Road, MONA VALE 2103

PAYMENT DETAILS

Service Item	Price Ex GST	GST	Total
Final Inspection	150.00	15.00	165.00
		Total	165.00

Payment Options (please ✓)

☐ **Cheque** attached totalling the amount above.
Please make cheque payable to "Greenfield Accredited Certifiers"

☐ **Money Order** attached totalling the amount above.
Please make money order payable to "Greenfield Accredited Certifiers"

☐ **Credit Card** to be processed for the Total amount above.

☐ Visa ☐ Mastercard

Credit Card Number _____

Expiry Date _____ / _____ (Month / Year)

Cardholder's Name _____

Signature of Cardholder X _____



Greenfield Accredited Certifiers

Construction/Complying Development Certificate Application Form

Issued under the Environmental Planning & Assessment Act 1979

R Moy & Associates Pty Ltd

Trading as Greenfield Accredited Certifiers

ACN 100 924 605

ABN 23 100 924 605

Postal Address: PO Box 6160 Baulkham Hills BC NSW 2153

Telephone **1300 663 215**

Facsimile **9659 1633**

Email enquiries@greenfieldcertifiers.com.au

Website www.greenfieldcertifiers.com.au

Privacy Policy – The information you provide in this application will enable your application to be assessed by the certifying authority under the Environmental Planning and Assessment Act 1979. If the information is not provided, your application may not be accepted. The application can potentially be viewed by members of the public. Please contact Greenfield Accredited Certifiers if the information you have provided in your application is incorrect or requires modification..

CHECKLIST - DOCUMENTS TO ACCOMPANY THIS APPLICATION

For Construction Certificate Applications:

- ☐ Complete & sign this Application form – builder can sign
- ☐ Completion of Land Owners Form to be signed by ALL owners
- ☐ 1 copy of Council DA approved plans
- ☐ 1 copy of Council development consent
- ☐ 3 copies of architectural plans with amendments satisfying conditions
- ☐ 3 copies of building specifications
- ☐ If using a licensed builder - copy of Home Owners Warranty insurance if work is valued over \$12,000 (N/A for commercial or industrial development)
- ☐ If not using a licensed builder - copy of Owner-Builder permit if work is valued over \$5,000 (N/A for commercial or industrial development)
- ☐ Proof of payment of Long Service Levy if work is valued \$25,000 or over
- ☐ Cheque made payable to Council for Certificate Registration Fee – schedule of Council fees can be provided on request.

For Complying Development Applications:

- ☐ Complete & sign this Application form – builder can sign
- ☐ Completion of Land Owners Form to be signed by ALL owners
- ☐ 3 copies of architectural plans
- ☐ 3 copies of building specifications
- ☐ If using a licensed builder - copy of Home Owners Warranty insurance if work is valued over \$12,000 (N/A for commercial or industrial development)
- ☐ If not using a licensed builder - copy of Owner-Builder permit if work is valued over \$5,000 (N/A for commercial or industrial development)
- ☐ Long Service Levy will apply if work is valued \$25,000 or over
- ☐ Copy of relevant Water Authority Approval (if applicable)
- ☐ Cheque made payable to Council for Certificate Registration Fee – schedule of Council fees can be provided on request.

1. TYPE OF APPLICATION

I wish to make an application for a:

- ☐ Complying Development Certificate
Issued under the Environmental Planning & Assessment Act 1979 sections 85 and 85A

- ☐ Construction Certificate
Issued under the Environmental Planning & Assessment Act 1979 sections 109C(1)(b), 81A(2) & 81A(4)

Class of building under the Building Code of Australia	1a
Development application no.	N0066/05
Date which development consent was granted	28.4.05

2. DETAILS OF THE APPLICANT

Applicant Name			
Or Company	Krslovic Homes Pty Ltd		
Applicant Address	PO Box 6544		
	WETHERILL PARK	Postcode	2164
Phone: 9629 1750	Fax: 9725 4767	Email:	

3. BILLING DETAILS (if different from Applicant)

Bill To:	
Billing Address:	

Note: Applicant will be liable for payment of our fees if funds cannot be recovered from the above

4. DETAILS OF THE OWNER(S)

Owner/s Name	Mr G & Ms Pogson		
Or Company			
Owners Address	66 Barrenjoey Rd		
	Mana Vale	Postcode	2106
Phone:	Fax:	Email:	

5. IDENTIFY THE LAND YOU PROPOSE TO DEVELOP

Site Address	4A Orana Rd, Mana Vale		
		Postcode	2106
Lot no.	30	DP/SP no.	6195
Council Area	Pittwater		

6. DETAILS OF THE PROPOSED DEVELOPMENT

Description of work to be carried out	Two Storey Dwelling		
Estimated cost of development including GST	\$		

7. DETAILS OF THE BUILDER

Licensed Builder Name, or Owner Builder Name	Krslovic Homes Pty Ltd		
Builder License No. or Owner Builder Permit No.	43324		
Builders Address	PO Box 6544		
	WETHERILL PARK	Postcode	2164
Phone: 9629 1750	Fax: 9725 4767	Email:	

8. PLANS & SPECIFICATIONS

List plan numbers & specification reference details included in this application:	Ref No. 1087 Sheets: 1, 14, 3, 4, 5, 6, 7, 8
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dated 16.3.06
Issue: 8

Please continue to next page for signing

AUSTRALIAN BUREAU OF STATISTICS SCHEDULE – compulsory

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

• Number of storeys (incl underground floors)	2
• Gross floor area of new building (m ²)	434.08
• Gross site area (m ²)	954.34

Residential buildings only

• No. of dwellings to be constructed	1
• No. of pre-existing dwellings on site	1
• No. of dwellings to be demolished	1
• Will the new dwelling/s be attached to other new buildings ?	No
• Will the new building(s) be attached to existing buildings ?	No
• Does the site contain a dual occupancy ?	No

Materials – Residential Buildings

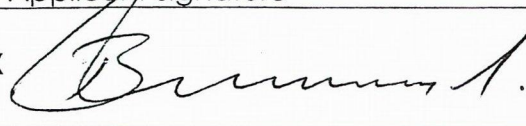
WALLS	ROOF	FRAME	FLOOR
Brick Veneer	✓ Aluminium	Timber	✓ Concrete
Full Brick	Concrete	Steel	Timber
Single Brick	Concrete Tiles	✓ Aluminium	Other (describe)
Concrete Block	Fibrous Cement	Other (describe)	
Concrete Masonry	Fibreglass		
Concrete	Masonry Shingle		
Steel	Terracotta Shingle		
Fibrous Cement	Tiles – other		
Hardiplank	Slate		
Timber/Weatherboard	Steel		
Cladding/Aluminium	Terracotta Tiles		
Curtain Glass	Other (describe)		
Other (describe below)			

CC/CDC No. 05/5766 DA No. N0066/05

SIGNATURES

The applicant must sign the application.

Applicant Signature

X 

Date

4.5.05

OWNER'S COPY

Land Owner/s Form



This form contains:

- PCA Service Agreement
- Owners Consent
- Appointment of Principal Certifying Authority (PCA)
- Notice to Commence Building Work

Issued under Environmental Planning and Assessment Act 1979 in accordance with Sections 81A(2), 86(1) and 109E

An important note to the owner/s

- All land owners must sign this form
- It is the owners responsibility to make the necessary arrangements for the principal contractor (builder) to contact us for all "critical stage inspections" (see back page of this form for details)
- An occupation certificate is mandatory prior to the occupation or use of a new building. Fines may apply for non-compliance.
- An occupation certificate cannot be issued unless all "critical stage inspections" have been carried out by a certifying authority (PCA, Accredited Certifier or Council)

Privacy Policy – The information you provide in this form will enable your appointment of Principal Certifying Authority (PCA) under the Environmental Planning and Assessment Act 1979. If the information is not provided, the appointment may not be accepted. The form can potentially be viewed by members of the public. Please contact Greenfield Accredited Certifiers if the information you have provided in your application is incorrect or requires modification.

R Moy & Associates Pty Ltd
ABN 23 100 924 605
Trading as
Greenfield Accredited Certifiers

PO Box 6160
Baulkham Hills BC 2153

Tel. 1300 663 215
Fax. 02 9658 1633

Email:
enquiry@greenfieldcertifiers.com.au

Website:
www.greenfieldcertifiers.com.au

PCA SERVICE AGREEMENT

Scope of services

Private certification is subject to specific statutory requirements for both the PCA and its appointee. The provision of services is limited to those works described by you on this form which is to be formally lodged with Greenfield Accredited Certifiers in accordance with the Environmental Planning & Assessment Act 1979, Regulations and Amendments. The PCA is required by legislation to be satisfied of certain prescribed matters and is required to enforce such requirements where non-compliance becomes known.

Terms & conditions of appointment of PCA

Greenfield Accredited Certifiers will only accept the appointment of one of its staff as the PCA for proposed building works as stated on this form where:

1. All information stated on this form, plan, certificate or document submitted in relation to the proposed building work is correct and accurate in its entirety,
2. Building work has not commenced at the time the PCA consents to the appointment,
3. Details of the principal contractor and the required insurance under the Home Building Act 1989, or details of the owner-builder and any permits required under the Act have been supplied to our office in writing, whichever the relevant,
4. Building work will not commence until you have been advised the PCA has consented to the appointment and a valid Construction Certificate or Complying Development Certificate has been issued,
5. You must contact the PCA at the "critical stage inspections" or make arrangements for the principal contractor to do this on your behalf, as advised by the PCA, during the construction phase of the project by providing at least 48 hours written notice,
6. Building works are to be carried out in accordance with the current development consent and building approval, or you must inform the PCA in writing where you intend to depart from the current development consent as soon as the intention arises,
7. You acknowledge the PCA and Greenfield Accredited Certifiers will not be liable for any damages or losses suffered by any other party as a result of carrying out its duties or responsibilities as a PCA under the EP&A Act and Regulations,
8. You acknowledge that an occupation certificate is mandatory and cannot be issued unless all critical stage inspections have been successfully carried out by the PCA or another certifying authority. Fines may apply to an occupier of a new building without an occupation certificate.

Prior to the appointment of PCA

You must ensure that you have filled in this form correctly and entirely (except where it states "Office use only"). The form must be signed by ALL land owners of the site where building work is proposed. You must also arrange for the relevant information as stated in condition number 3 in the Terms & Conditions to be forwarded to our office.

After appointment of PCA

A Construction Certificate or Complying Development Certificate may be issued to the "Applicant" as stated on the approved Application Form.

During Construction Phase

It is your responsibility as the appointee of the PCA to contact or arrange contact with the PCA at the critical stage inspections, or any other inspection stage as specified in this agreement (refer to last page for details). Failure to do so may result in the inability of the PCA to issue an occupation certificate. The legislation provides that the PCA must be given at least 48 hours notice to carry out the inspection.

Finalisation of Building Work

The PCA may issue an occupation certificate where he/she is satisfied as to certain prescribed matters. Where an occupation certificate cannot be issued, the applicant will be notified and advised as to the action required to enable issue of occupation certificate.

Enforcement

The legislation requires the PCA to enforce compliance with the current development consent and building approval. Where non-compliance is not rectified within a reasonable time the PCA may issue a Notice of Intention To Serve an Order and the Consent Authority will be notified. Council has the discretion to take or not take action in the capacity of the consent authority.

Fees for services rendered

The applicant for a Construction Certificate or Complying Development Certificate will be advised of our fees for services rendered by way of written quote or long term service arrangement. The applicant will be liable for these costs unless otherwise specifically stated on the application form.

OWNERS CONSENT

As the owner/s of the land specified on this form, I/we hereby consent to the following:

1. I/we authorise an application to Greenfield Accredited Certifiers for a construction certificate or a complying development certificate (whichever the relevant) and occupation certificate by the principal contractor nominated on this form,
2. I/we authorise the appointment of an employee of Greenfield Accredited Certifiers as the Principal Certifying Authority (PCA) and consent to the transfer of PCA to another employee if the original PCA ceases employment with Greenfield Accredited Certifiers for any reason or becomes unable to fulfil their duties as the PCA,
3. I/we authorise the right of entry for any certifying authority arranged by Greenfield Accredited Certifiers to carry out inspections required by the PCA under this agreement.

APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY AND NOTICE TO COMMENCE BUILDING WORK

1. IDENTIFY THE LAND YOU PROPOSE TO DEVELOP

Site Address	No. 4A Orana Road Mona Vale NSW		Postcode	2103
Lot no.	30	DP/SP no.	6195	
Council Area	Pittwater Council			

2. DESCRIPTION OF BUILDING WORKS

Description of proposed building works	Single Dwelling		
Intended commencement date of building work	13/6/2005 JANUARY 2006		

3. BUILDER INFORMATION

Please tick one (1) of the following options and complete table for that option:

☒ **Licensed Builder:** I will be using a licensed builder for the project described above:

Name of Builder/Principal Contractor	Kislovic Homes Pty Ltd
Builder License Number	43324
Builder Telephone Number	(02) 9725-5833
Builder Address	17 Elizabeth Street, Wetherill Park

NB: Part 6 of the Home Building Act 1989 may require your licensed builder to arrange Home Owners Warranty insurance prior to the commencement of building works. Insurance is generally required for building contracts valued over \$12,000 except for commercial, industrial or high-rise residential development.

☐ **Unlicensed Builder:** I will not be engaging a licensed builder because (please select one):

- ☐ The value of building works is less than \$5,000 or the building works are commercial or industrial development – owner builder permit not required.
- ☐ I will be carrying out the building works as an owner builder under the Home Building Act 1989 – please forward copy of owner builder permit to our office.

Name of Builder or Owner Builder	
Owner Builder Permit Number, if req'd	
Builder Telephone Number	
Builder / Owner Builder Address	

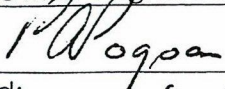
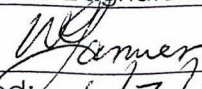
NB: The Home Building Act 1989 may require the owner to obtain an owner builder permit prior to the commencement of building work. Owner Builder permits are generally required for building works valued over \$5,000 except for commercial or industrial development.

4. DETAILS OF OWNER/S (all owners must sign)

Full Name of Owner 1	Print	Mr Wayne Garnier
Full Name of Owner 2	Print	Mrs Ann Pogson
Postal Address of Owner 1	68 Barronjoey Road, Mona Vale NSW 2103	
Postal Address of Owner 2 if different		

Owner 1 signature

Owner 2 signature

X		X	
Dated:	6.7.05	Dated:	6/7/05

You may attach a separate page if there are more than 2 owners.

CRITICAL STAGE INSPECTIONS (TO COMPLETED BY PCA ONLY)

The owner or the principal contractor must contact our office at least 48 hours prior to the following stages as indicated below.

BCA Class of Building	PCA to tick if relevant	Critical stages
☒ Class 1 ☐ Class 10	☒ ☒ ☒ ☒ ☒ ☒ ☒	1. Commencement of building work 2. Prior to placement of footings after excavation* 3. Prior to pouring reinforced concrete building element* 4. Prior to covering any stormwater drainage connections 5. Prior to covering floor, wall and roof framework 6. Prior to covering waterproofing of any wet areas 7. Completion of building work
☐ Class 2 ☐ Class 3 ☐ Class 4	☐ ☐ ☐	1. Commencement of building work 2. Prior to covering any stormwater drainage connections 3. Prior to covering waterproofing for min 10% of wet areas 4. Completion of building work
☐ Class 5 ☐ Class 6 ☐ Class 7 ☐ Class 8 ☐ Class 9	☐ ☐ ☐	1. Commencement of building work 2. Prior to covering any stormwater drainage connections 3. Completion of building work

***You will need to arrange for an engineer accredited under IEAust Accreditation Scheme to carry out these inspections unless otherwise specified on your quote or PCA package.**

PCA to state any other inspections which are required:

☐	☐
☐	☐

DETAILS OF PCA (OFFICE USE ONLY)

DA No: <u>N0066/05</u>	Date of DA consent: <u>28.4.05</u>
CC No: <u>2005-5766</u>	Date of CC issue: <u>21.3.06</u>
CDC No:	Date CDC issue:
Earliest date building work can commence	<u>24.3.06</u>
Name of PCA	<u>Rick May</u>
PCA Accreditation No	<u>2081</u>
Address of PCA	<u>34/7 Carrington Rd, Castle Hill NSW 2154</u>
PCA Telephone No	<u>1300 663 215</u>
Accreditation Body	<u>DIPNR - 20 Lee St, Sydney NSW 2000</u>

I consent to the appointment as Principal Certifying Authority (PCA) as at the date of signing below.

Signature of PCA X	Date <u>21.3.06</u>
--	------------------------

IMPORTANT DOCUMENT

Occupation Certificate Checklist

ITEMS TICK/LISTED BELOW ARE REQUIRED TO OBTAIN AN OCCUPATION CERTIFICATE

Applicant Name:

Krslovic Homes Pty Ltd

Site Address :

Lot, 4A Orana Road, MONA VALE 2103

CC/CDC No.:

CC2005-05766

Tick if required	Rec'd by GAC	Tick if required	Rec'd by GAC
☒ Engineers certificate for piers/footings		☐ Ridge level survey – Condition no. _____	
☒ Engineers certificate for slab		☒ Landscaping certificate – Condition no. <u>E 7</u>	
☒ Part A pest treatment		☐ Engineers certificate for retaining wall Cond no. _____	
☐ Part B pest treatment		☐ Glazing certificate – Condition no. _____	
☒ Water proofing / wet areas certificate		☐ Works-as-executed plan for stormwater Cond no. _____	
☒ Smoke alarm/detector certificate		☒ Engineers certificate for OSD ^{stormwater} – Condition no. <u>E1</u>	
☐ Purchase order for Council fees \$ _____		☐ Insulation certificate – Condition no. _____	
☒ Floor level survey report – Condition no. _____		☐ 3.5 star rated hot water service – Condition no. _____	
☒ Set-out survey report – Condition no. _____		☐ Sarking certificate – Condition no. _____	
☒ Final identification survey – Condition no. _____		☒ 88b covenant – Condition no. <u>E2</u>	
☐ BASIX commitments prior to issue of FOC – applicable to dwellings & dual occ's in Sydney where DA lodged after 1/7/04			
☐ Section 73 Certificate – Condition no. _____		☐ Integral Energy Clearance Letter – Cond no. _____	

Other items required or matters to be addressed prior to or during construction	Condition No.	Rec'd by Greenfield
4000-l rainwater tank.	B 1	
4000-l detention tank.	B 3	
No canopy trees within 1.0m southern boundary.	B 6	
2 canopy trees req'd front yard 1 in rear	B 10	
No exposed plumbing	B 12	
No white or light coloured roofs	B 14	
1.0m landscap strip to drive B17 Drive to be dark colour	B 18	
Fire safety certificates required	Condition No.	Rec'd by Greenfield

Prior to Occupation	Condition No.	Builder	Owner
Eng cert of SW system	E 1		
Positive Covenant for OSD	E 2		
Photographic evidence of road condition	E 3		
Occupation Cert.	E 5		
Street numbers	E 6		
Landscap cert	E 7		

All certificates listed above.

Black Jacks Gardening Services

Tim Birkett / Tim Newson

40 Ryan Place ~ Beacon Hill ~ Sydney NSW 2100 ~

Phone: 0408 233 035 or 0412 114 384 ~ Home Phone/Fax (02) 9905 1874 ABN ; 52 385 964 945

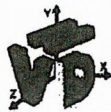
6 April 2009

RE ; 4A ORANA RD MONAVALLE

Dear Sir / madam

This letter certifies that the two canopy trees
(*Waterhousia floribunda*) have been planted, and all landscaping has
been completed

Regards Timothy birkett and Timothy newson directors



VIRTUAL HOME DESIGN

Visualise your dreams today for tomorrow

Thilay Nagendra B.Sc (Eng)
Managing Director

11 Miriam Court
Baulkham Hills
NSW 2153
Australia

Phone: (02) 9634 7754
Mob: 0405 107 847
Fax: (02) 9634 7754

Email: thilay@virtualhomedesign.com.au



07	PROVIDE ROOF OVER PATIO AS TO ISSUE 5	30.11.05	ADAM
06	AMENDMENTS AS TO MEETING WITH CLIENTS REFER TO A3 SIZE ISSUE 5 MARKED DRAWINGS	25.11.05	ADAM
08	CC - STREET ALIGNMENT LEVELS SHOWN	13.09.05	INHOUSE
08	CC	09.05.05	INHOUSE
03	BA	05.04.05	ADAM
04	AMENDMENT REQUESTED BY CLIENT	21.02.05	ADAM
03	AMENDMENT REQUESTED BY CLIENT	25.01.05	ADAM
02	AMENDMENT REQUESTED BY CLIENT	22.12.04	ADAM
ISSUE	DESCRIPTION	DATE	DRAWN

krslovic  HOMES

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TEL: 9725 5833 FAX: 9725 4167
www.kralovichhomes.com.au

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SITE PLAN

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DESIGNED:	ADAM	SCALES:	1:200 (A3)
DRAWN:	INHOUSE	DATE:	13.12.04

REFERENCE NO.:

1087

PROJECT: PROPOSED 2 STOREY DWELLING
LOT 30 NO.4A ORANA ROAD
MONA VALE NSW 2103
FOR: MR. GARNIER & MS. POGSON

SHEET NO.:

**** JOB CALCULATIONS ****

DWELLING CALCS.

GROUND FLOOR	213.12
GARAGE	61.84
PORCH	8.42
PATIO	49.68
LANDING	1.78
FIRST FLOOR	88.65
STAIRS	3.50
VOID	7.09

TOTAL AREA 434.08

BUILT UPON AREA

GROUND FLOOR	213.12
GARAGE	61.84
PORCH	8.42
PATIO	49.68
LANDING	1.78
DRIVEWAY & PATH	95.40

TOTAL AREA 430.24

SITE AREA	954.80
LANDSCAPE AREA:	55%
SITE COVERAGE:	45%

DRAWINGS IN THIS SET

- 01 SITE PLAN
- 1a BASIX AND AREA CALCULATIONS
- 1b SHADOW DIAGRAM
- 02 DEMOLITION PLAN
- 03 GROUND FLOOR PLAN
- 04 FIRST FLOOR PLAN
- 05 ROOF PLAN
- 06 ELEVATIONS SHEET 1 OF 2
- 07 ELEVATIONS SHEET 2 OF 2
- 08 SECTIONS SHEET 1 OF 1

DRAWINGS BY OTHER CONSULTANTS

LANDSCAPE PLANS
STORMWATER PLANS
STRUCTURAL PLANS

NOTHERS DATA SHEET

BUILDING ELEMENT	ROOM	PROPOSED FINISH
EAVES WIDTH	FRONT:	600MM (VARIES)
	SIDES:	600MM (VARIES)
	REAR:	600MM (VARIES)
SKYLIGHTS	VOID - LOUNGE	FIXED - OPENABLE
WALL INSULATION	R1.7	
CEILING INSULATION	R4.0	
SARKING TO CEILING	YES	
ROOF TILES	MEDIUM COLOUR	
EXTERNAL WALLS	FULL BRICK	
FLOORS		
GROUND FLOOR	CONCRETE	
FIRST FLOOR	ULTRA FLOOR	
FIRE PLACE	NIL	NIL

BASIX SUMMARY AND FIXTURES TABLE

FIXTURES DETAILS

SHOWER HEADS	3A
TOILET FLUSHING SYSTEM	3A
BASIN TAPS	3A

RAINWATER TANK DETAILS

RAINWATER TANK CAPACITY	10000 LITRES (MINIMUM)
RAIN WATER RUN OFF	250 M2 OF ROOF (SEE ROOF PLAN)
RAINWATER TANK USE	TOILET TO GROUND FLOOR (OPTIONAL)
	WASHING MACHINES (COLD TAP ONLY)
	AT LEAST 1 OUTDOOR TAP

HEATING/COOLING

COOLING SYSTEM	LIVING AREAS: 3-PHASE A/C. EER 3.0-3.5
	BEDROOMS: 3-PHASE A/C. EER 3.0-3.5
HEATING SYSTEM	LIVING AREAS: 3-PHASE A/C. EER 3.5-4.0
	BEDROOMS: 3-PHASE A/C. EER 3.5-4.0
HWS SPEC'S	GAS INSTANTANEDUS - 5 STAR
EXHAUST SYSTEMS TO	BATHROOMS, ENSUITE, KITCHEN
OTHER ITEMS	GAS COOKTOP & ELECTRIO OVEN



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THIS SHEET:

BASIX AND AREA CALCS

DESIGNED: ADAM
DRAWN: INHOUSE

SCALES: --
DATE: 13.12.04

REFERENCE NO:
1 0 8 7

PROJECT: **PROPOSED 2 STOREY DWELLING
LOT 30 NO.4A ORANA ROAD
MONA VALE NSW 2103
MR. GARNIER & MS. POGSON**

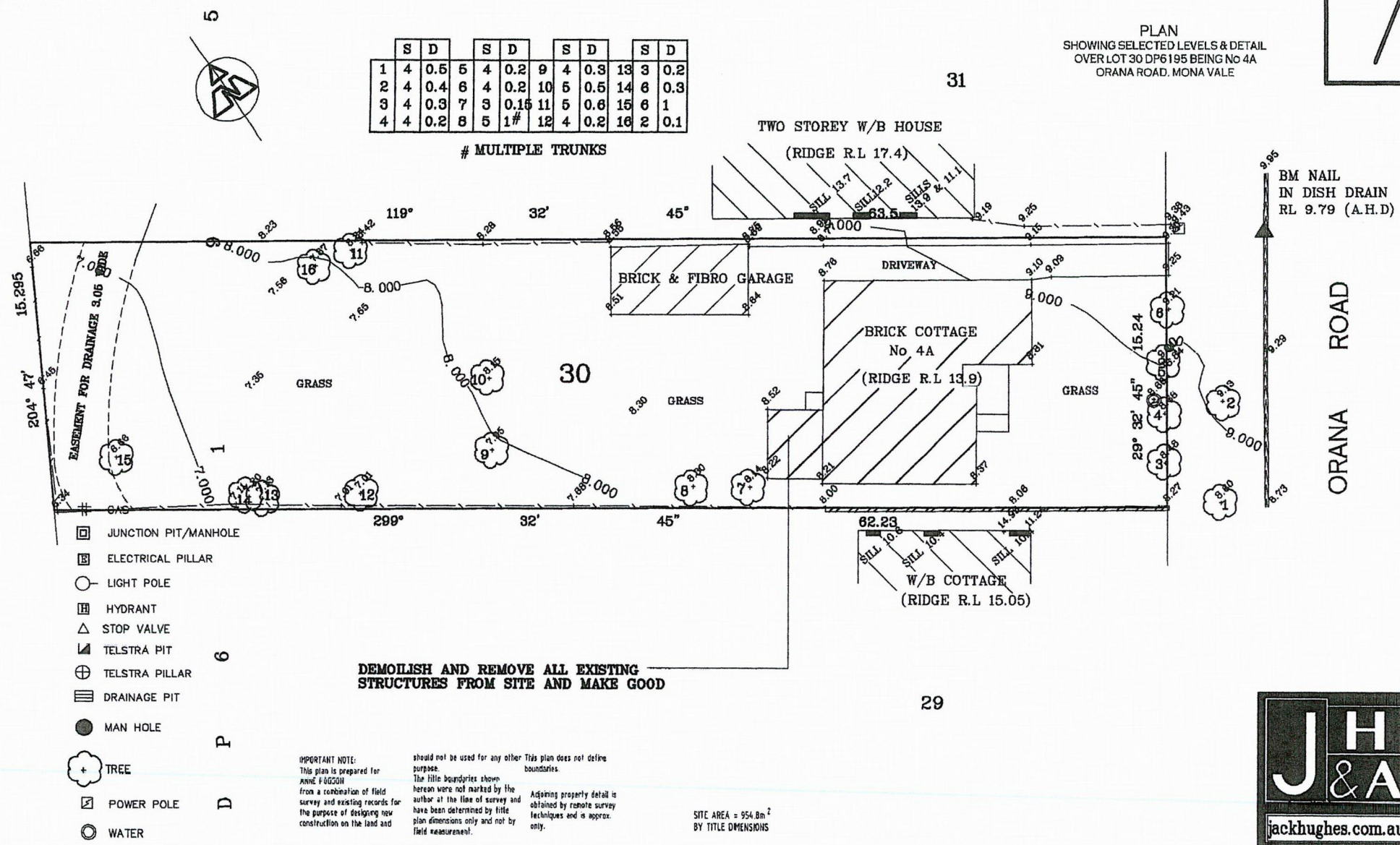
SHEET NO.:

1a

PLAN
SHOWING SELECTED LEVELS & DETAIL
OVER LOT 30 DP6195 BEING NO 4A
ORANA ROAD, MONA VALE

	S	D	S	D	S	D	S	D
1	4	0.5	5	4	0.2	9	4	0.3
2	4	0.4	6	4	0.2	10	5	0.5
3	4	0.3	7	3	0.15	11	5	0.6
4	4	0.2	8	5	1#	12	4	0.2
						13	3	0.2
						14	6	0.3
						15	6	1
						16	2	0.1

MULTIPLE TRUNKS



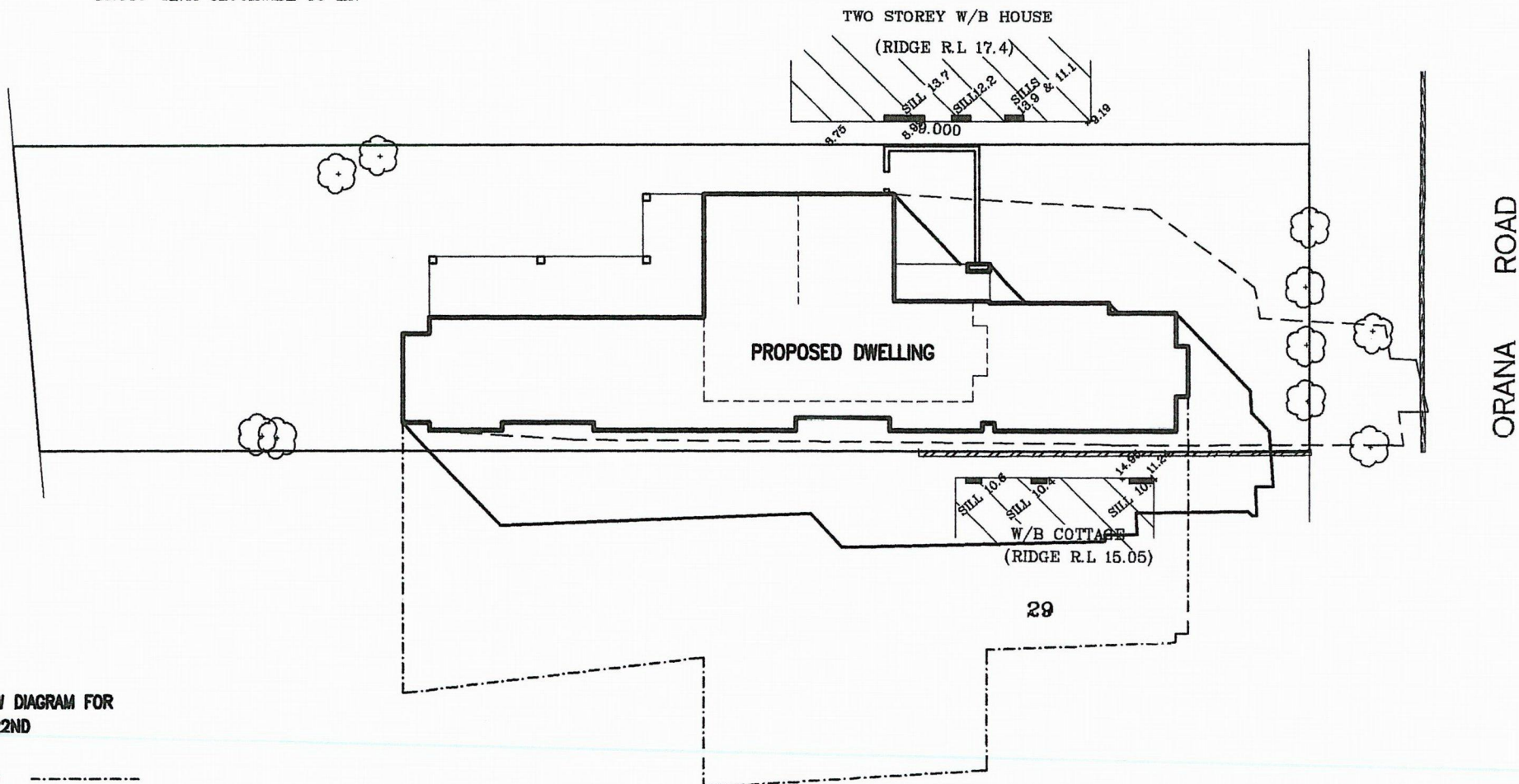
P.O. BOX 6544 WETHERILL PARK 2164 TEL: 9725 5833 FAX: 9725 4167 www.krslovichomes.com.au	DO NOT SCALE DRAWING © COPYRIGHT: KRSLOVIC HOMES PTY LTD. REPRODUCTION IN WHOLE OR PART FORBIDDEN	THIS SHEET: DEMOLITION PLAN		PROJECT: PROPOSED 2 STOREY DWELLING LOT 30 NO.4A ORANA ROAD MONA VALE NSW 2103 MR. GARNIER & MS. POGSON	SHEET NO: 1b
		DESIGNED: ADAM DRAWN: INHOUSE	SCALES: - DATE: 13.12.04		



13.683° ANTI CLOCKWISE TO MN

31

ISSUE:
7



SHADOW DIAGRAM FOR
JUNE 22ND

KEY:

9:00 am -----
12:00 noon =====
3:00 pm -----

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SHADOW DIAGRAM

DESIGNED: ADAM
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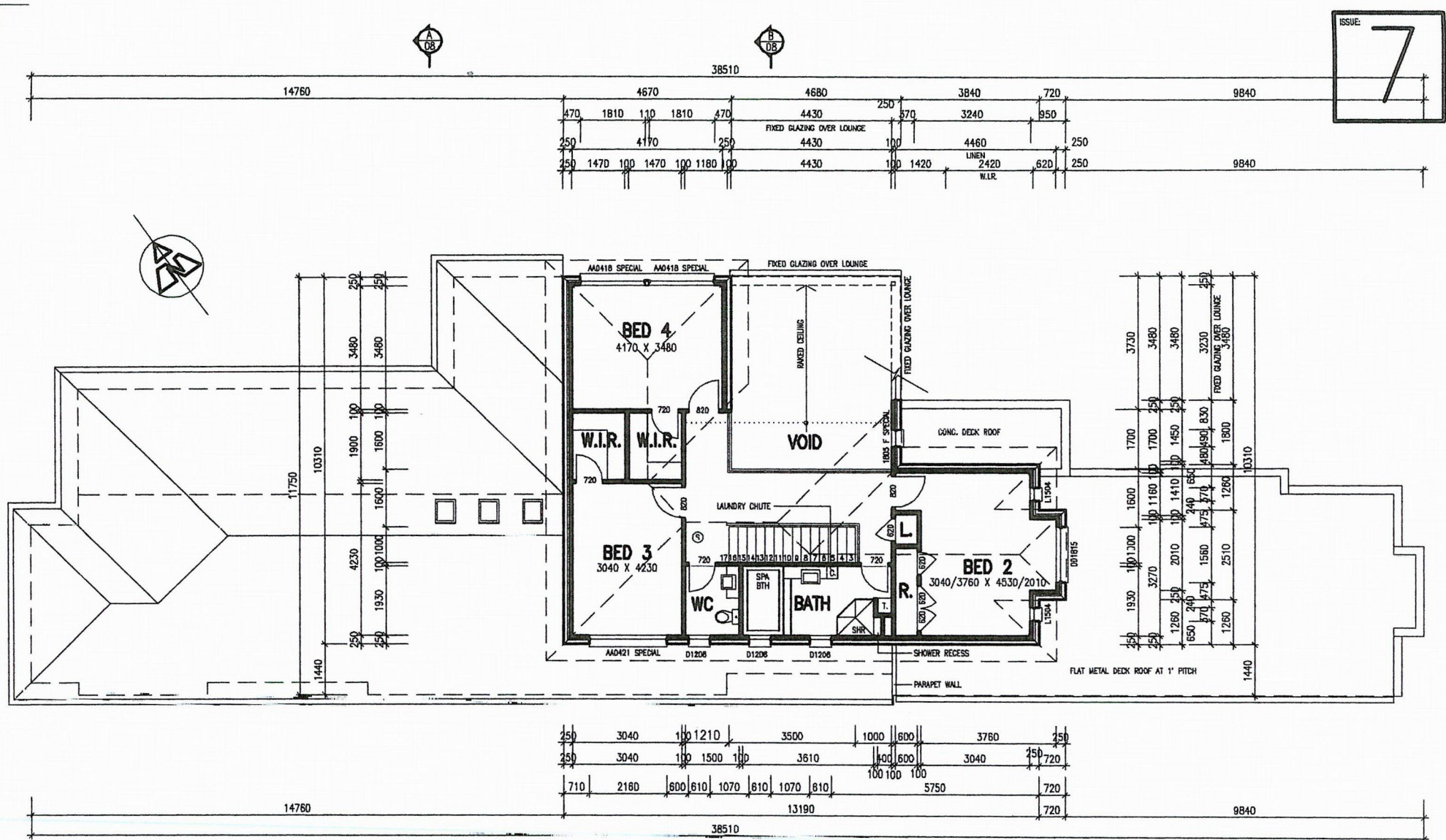
SCALES: -
DATE: 13.12.04

REFERENCE NO.:
1 0 8 7

PROJECT: PROPOSED 2 STOREY DWELLING
LOT 30 NO.4A ORANA ROAD
MONA VALE NSW 2103
FOR: MR. GARNIER & MS. POGSON

SHEET NO.:

2



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THIS SHEET:

FIRST FLOOR PLAN

DESIGNED:
DRAWN:

ADAM
ADAM

SCALES:
DATE:

1:100 (A3)
13.12.04

REFERENCE NO.:
1 0 8 7

PROJECT: **PROPOSED 2 STOREY DWELLING**
LOT 30 NO.4A ORANA ROAD
MONA VALE NSW 2103
FOR: **MR. GARNIER & MS. POGSON**

SHEET NO.:

4

NOTES:

SD INDICATES LOCATION OF SMOKE DETECTORS
- TO BE INSTALLED IN COMPLIANCE WITH THE B.C.A.

BEAM OVER INDICATES STEEL OR TIMBER BEAMS, ACTUAL
POSITION, TYPE & SIZE TO ENGINEER'S DETAILS

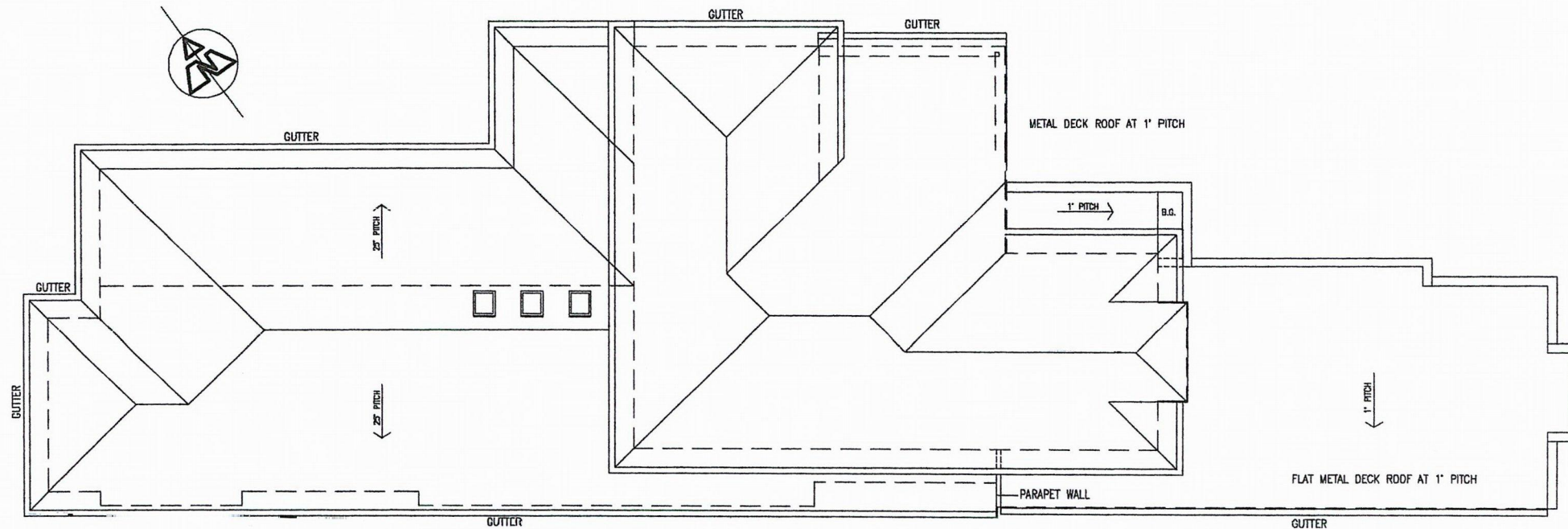
MBE INDICATES LOCATION FOR METER BOX, TOP OF
METER BOX TO BE 1000MM ABOVE GROUND LEVEL.

HWS INDICATES LOCATION FOR HOT WATER SYSTEM.
- TO BE CONFIRMED ON SITE.
(450MM OFFSET TO OPENABLE WINDOW/DOOR FOR GAS SYSTEMS).

MH INDICATES LOCATION FOR MANHOLE - TO BE CONFIRMED
ON SITE.

ISSUE:

7



LEGEND

FS-1 VELUX 1140 x 700 FIXED SKYLIGHT
FS-2 VELUX 1140 x 1180 FIXED SKYLIGHT
VSE VELUX 1140 x 700 ELECTRIC SKYLIGHT

ROOF AREA: 250M2
AREA TO RAINWATER TANK: 250M2

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ROOF PLAN

DESIGNED: ADAM
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SCALE: 1:100 (A3)
DATE: 13.12.04

REFERENCE NO.:
1 0 8 7

PROJECT: PROPOSED 2 STOREY DWELLING
LOT 30 NO.4A ORANA ROAD
MONA VALE NSW 2103
FOR: MR. GARNIER & MS. POGSON

SHEET NO.:

5

SCHEDULE OF MATERIALS AND FINISHES

EXTERNAL FINISHES

BS BRICK WINDOW SILL
CRS CEMENT RENDERED SILL
CB COLORBOND BARGE BOARD
CGF COLORBOND GUTTER & FASCIA
CRP CEMENT RENDERED & PAINTED FINISH
FC FIBRE CEMENT SHEETING
RT ROOF TILES

DOORS AND WINDOWS

F FIXED WINDOW
GD GLAZED DOOR
PGD PANELIFT GARAGE DOOR
TD TIMBER DOOR
SKE SKYLIGHT ELECTRONIC
SKF SKYLIGHT FIXED

INTERNAL MATERIALS AND FINISHES

FB FACEBRICK
CPT CARPET
CT CERAMIC TILES
PB PLASTERBOARD
MT MARBLE TILES
TF TIMBER FLOORING

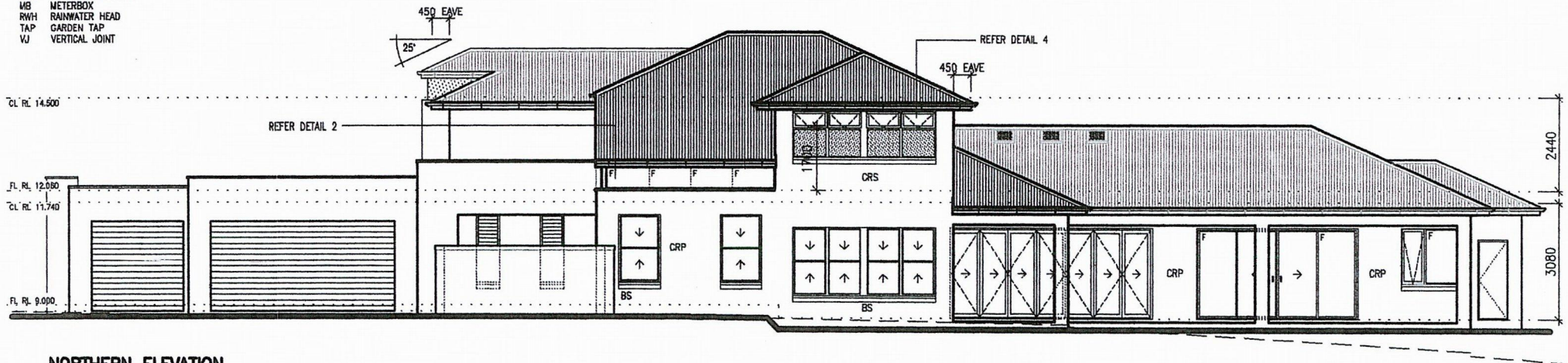
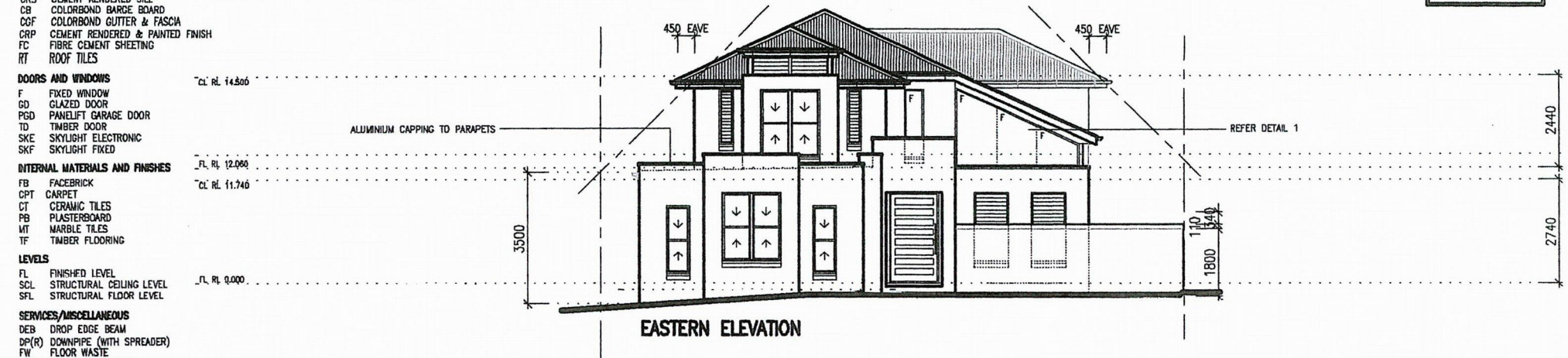
LEVELS

FL FINISHED LEVEL
SCL STRUCTURAL CEILING LEVEL
SFL STRUCTURAL FLOOR LEVEL

SERVICES/MISCELLANEOUS

DEB DROP EDGE BEAM
DP(R) DOWNPIPE (WITH SPREADER)
FW FLOOR WASTE
HWS HOT WATER SYSTEM
MB METERBOX
RWH RAINWATER HEAD
TAP GARDEN TAP
VJ VERTICAL JOINT

ISSUE:
7



NORTHERN ELEVATION

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THIS SHEET:

ELEVATIONS SHEET 1 OF 2

DESIGNED: ADAM
DRAWN: ADAM

SCALE: 1:100 (A3)
DATE: 13.12.04

REFERENCE NO.:
1 0 8 7

PROJECT: PROPOSED 2 STOREY DWELLING
LOT 30 NO.4A ORANA ROAD
MONA VALE NSW 2103
FOR: MR. GARNIER & MS. POGSON

SHEET NO.:

6

SCHEDULE OF MATERIALS AND FINISHES

EXTERNAL FINISHES

BS BRICK WINDOW SILL
CRS CEMENT RENDERED SILL
CB COLORBOND BARGE BOARD
CGF COLORBOND GUTTER & FASCIA
CRP CEMENT RENDERED & PAINTED FINISH
FC FIBRE CEMENT SHEETING
RT ROOF TILES

DOORS AND WINDOWS

F FIXED WINDOW
GD GLAZED DOOR
PGD PANELIFT GARAGE DOOR
TD TIMBER DOOR
SKE SKYLIGHT ELECTRONIC
SKF SKYLIGHT FIXED

INTERNAL MATERIALS AND FINISHES

FB FACEBRICK
CPT CARPET
CT CERAMIC TILES
PB PLASTERBOARD
MT MARBLE TILES
TF TIMBER FLOORING

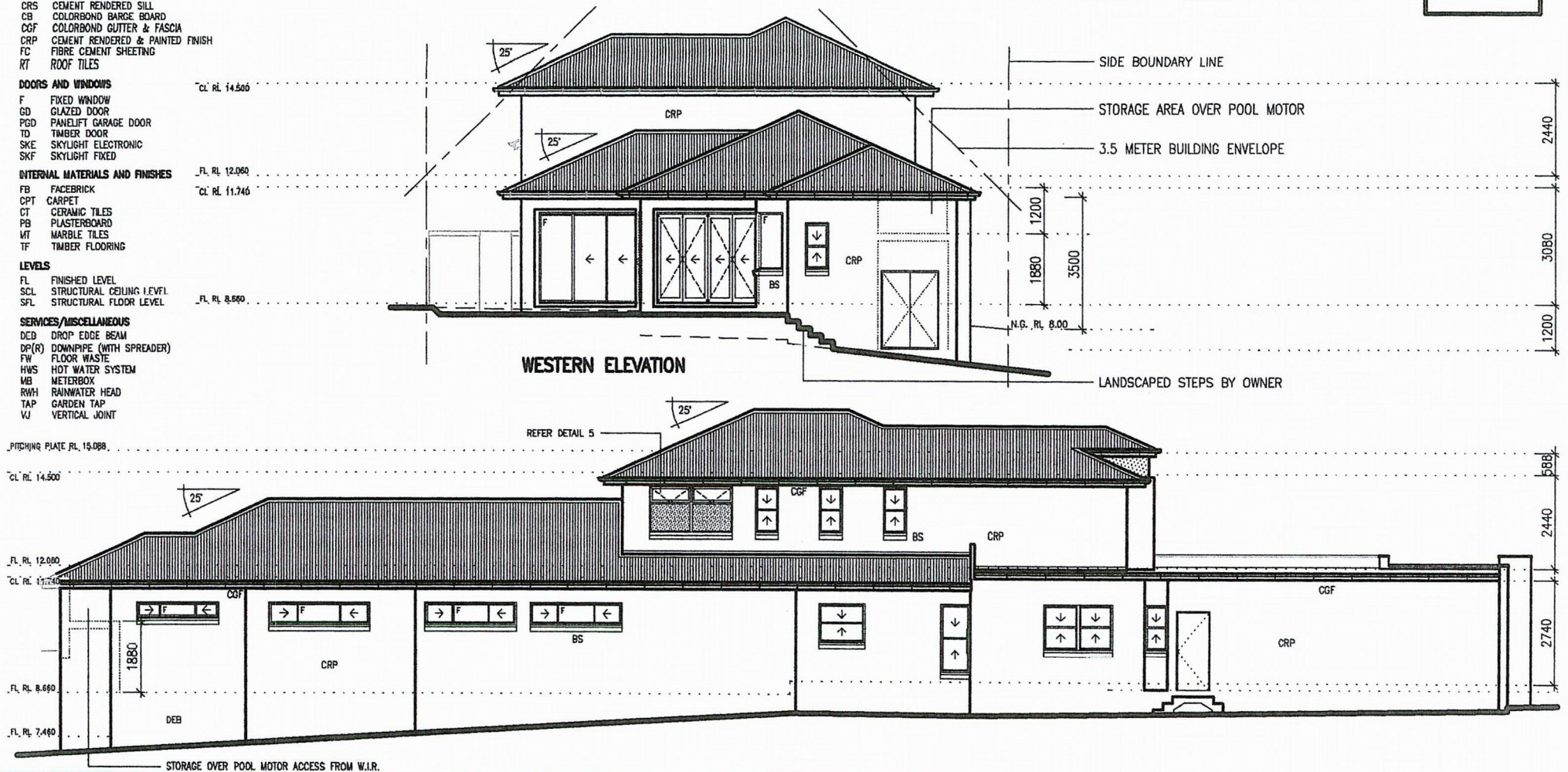
LEVELS

FL FINISHED LEVEL
SCL STRUCTURAL CEILING LEVEL
SFL STRUCTURAL FLOOR LEVEL

SERVICES/MISCELLANEOUS

DEB DROP EDGE BEAM
DP(R) DOWNPIPE (WITH SPREADER)
FW FLOOR WASTE
HWS HOT WATER SYSTEM
MB METERBOX
RWH RAINWATER HEAD
TAP GARDEN TAP
VJ VERTICAL JOINT

ISSUE:
7



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THIS SHEET:

ELEVATIONS SHEET 2 OF 2

DESIGNED: ADAM
DRAWN: ADAM

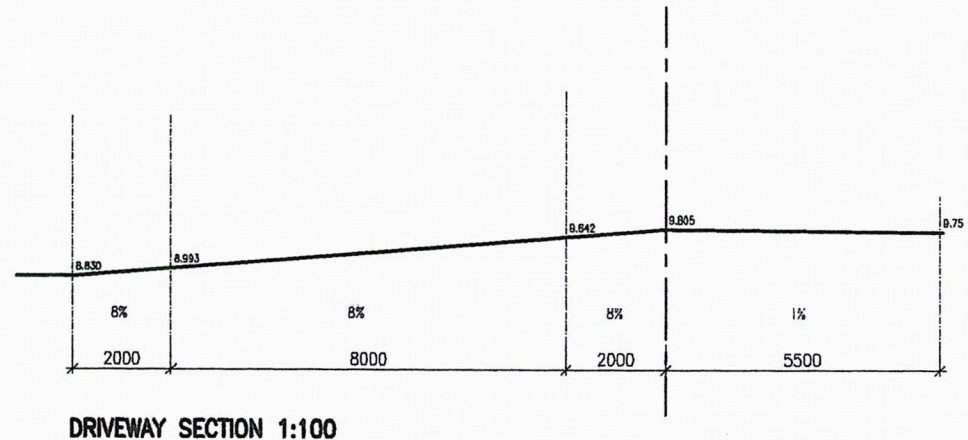
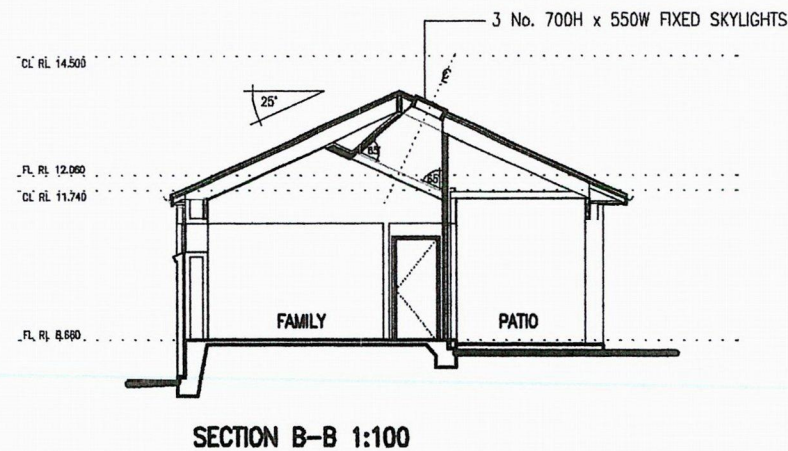
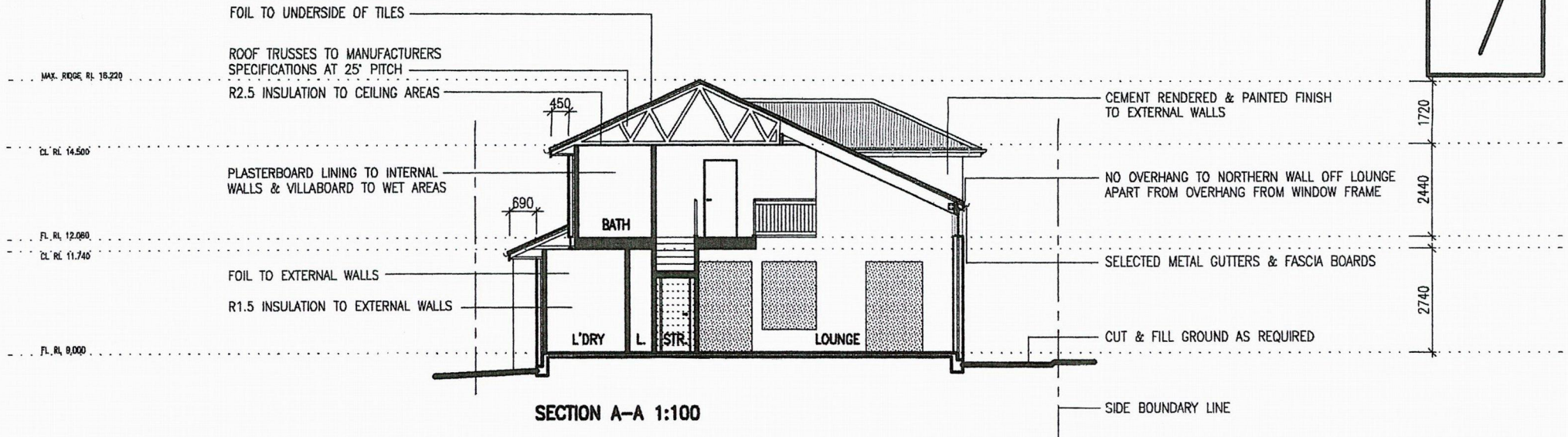
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DATE: 13.12.04

REFERENCE NO.:
1 0 8 7

PROJECT: PROPOSED 2 STOREY DWELLING
LOT 30 NO.4A ORANA ROAD
MONA VALE NSW 2103
FOR: MR. GARNIER & MS. POGSON

SHEET NO.:

7



krslovic HOMES P.O. BOX 6544 WETHERILL PARK 2164 TEL: 9725 5833 FAX: 9725 4167 www.krslovichomes.com.au	DO NOT SCALE DRAWING © COPYRIGHT: KRSLOVIC HOMES PTY LTD. REPRODUCTION IN WHOLE OR PART FORBIDDEN	THIS SHEET: SECTIONS SHEET 1 OF 2			PROJECT: PROPOSED 2 STOREY DWELLING LOT 30 NO.4A ORANA ROAD MONA VALE NSW 2103 FOR: MR. GARNIER & MS. POGSON	SHEET NO.: 8
		DESIGNED: ADAM DRAWN: ADAM	SCALES: 1:100 (A3) DATE: 13.12.04	REFERENCE NO.: 1 0 8 7		



REFER TO HYDRALIC PLANS
FOR STORMWATER DISCHARGE

REFER TO SHEET 7 FOR
DRIVEWAY SECTION ———

BM NAIL
IN DISH DRAIN RL 9.79
(A.H.D)

ORANA ROAD

1000 MINIMUM

BATTER FILL

BUILDER:

krslovic
BY DESIGN

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DO NOT
SCALE
DRAWING

1:200

DRAWN: ADAM

DATE: 13/12/04

PROPOSED DWELLING

LOT 30 No.4A ORANA ROAD
MONA VALE

FIG: SITE PLAN

MR GARNIER
MS POGSON

SHEET:

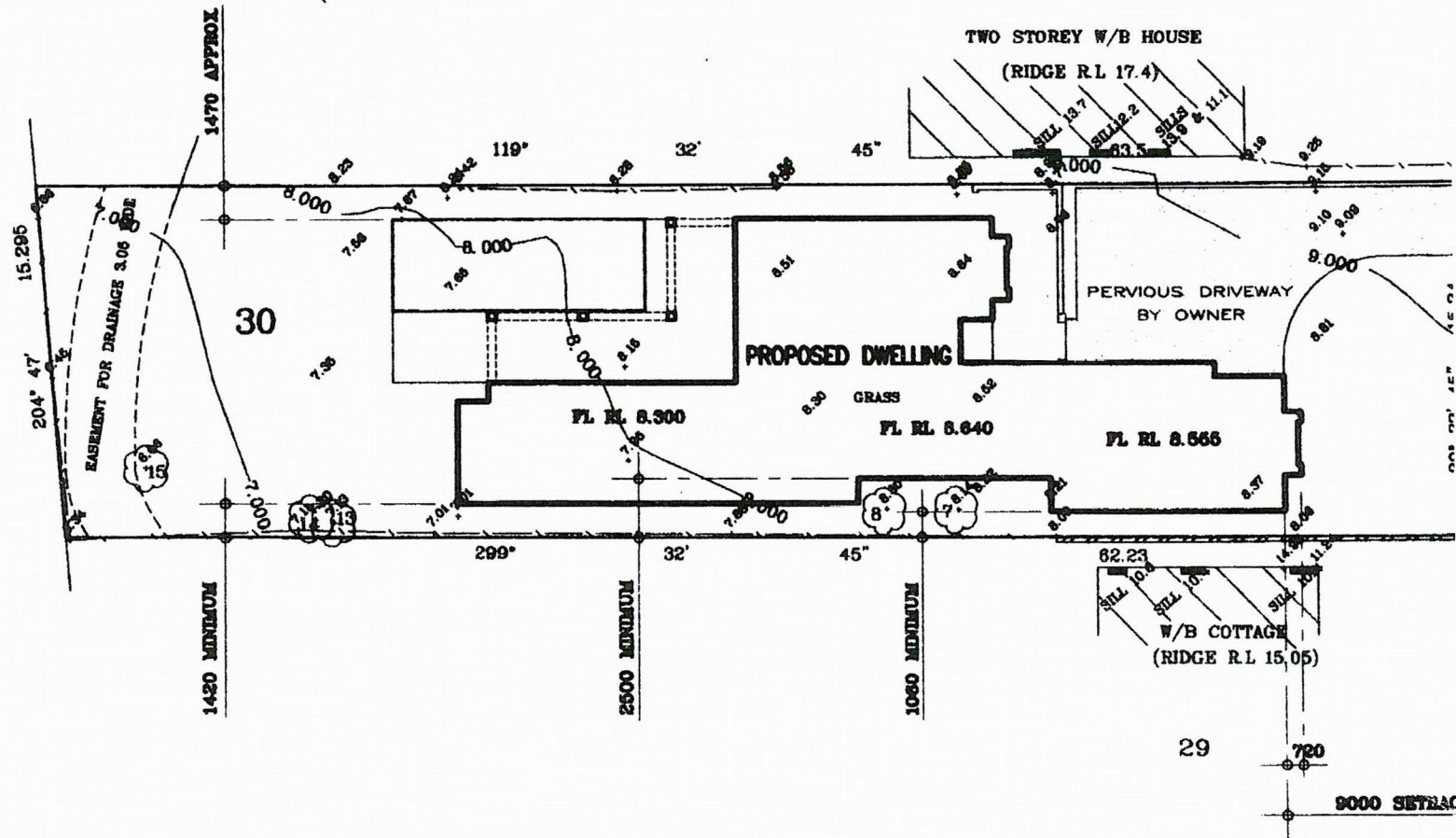
1087

1

6° ANTI CLOCKWISE TO MN



31



**KRSLOVIC
HOMES**

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Tel: 9725 3833 Fax: 9725 4167

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PROJECT: PROPOSED DWELLING

**ADDRESS: LOT 30 No. 4A ORANA ROAD
MONA VALE**

SKETCH: SITE PLAN

**CLIENT: MR GARNIER
MS POGSON**

PLAN
SHOWING SELECTED LEVELS & DETAIL
OVER LOT 30 DP6195 BEING No 4A
ORANA ROAD, MONA VALE

	S	D		S	D		S	D		S	D
1	4	0.5	5	4	0.2	9	4	0.3	13	3	0.2
2	4	0.4	6	4	0.2	10	5	0.5	14	6	0.3
3	4	0.3	7	3	0.15	11	5	0.6	15	6	1
4	4	0.2	8	5	1#	12	4	0.2	16	2	0.1

MULTIPLE TRUNKS

TWO STOREY W/B HOUSE

(RIDGE R.L 17.4)

BRICK & FIBRO GARAGE

BRICK COTTAGE

No 4A

(RIDGE R.L 13.9)

W/B COTTAGE

(RIDGE R.L 15.05)

BM NAIL
IN DISH DRAIN
RL 9.79 (A.H.D)

ORANA ROAD

DEMOLISH AND REMOVE ALL EXISTING
STRUCTURES FROM SITE AND MAKE GOOD

SITE AREA = 954.8m²
BY TITLE DIMENSIONS

- # GAS
- JUNCTION PIT/MANHOLE
- ELECTRICAL PILLAR
- LIGHT POLE
- HYDRANT
- △ STOP VALVE
- TELSTRA PIT
- ⊕ TELSTRA PILLAR
- DRAINAGE PIT
- MAN HOLE
- ⊙ TREE
- ☑ POWER POLE
- WATER

IMPORTANT NOTE:
This plan is prepared for
ANNE POGSON
from a combination of field
survey and existing records for
the purpose of designing new
construction on the land and

should not be used for any other purpose.
This plan does not define boundaries.
The title boundaries shown hereon were not marked by the author at the time of survey and have been determined by title plan dimensions only and not by field measurement.
Adjoining property detail is obtained by remote survey techniques and is approx. only.

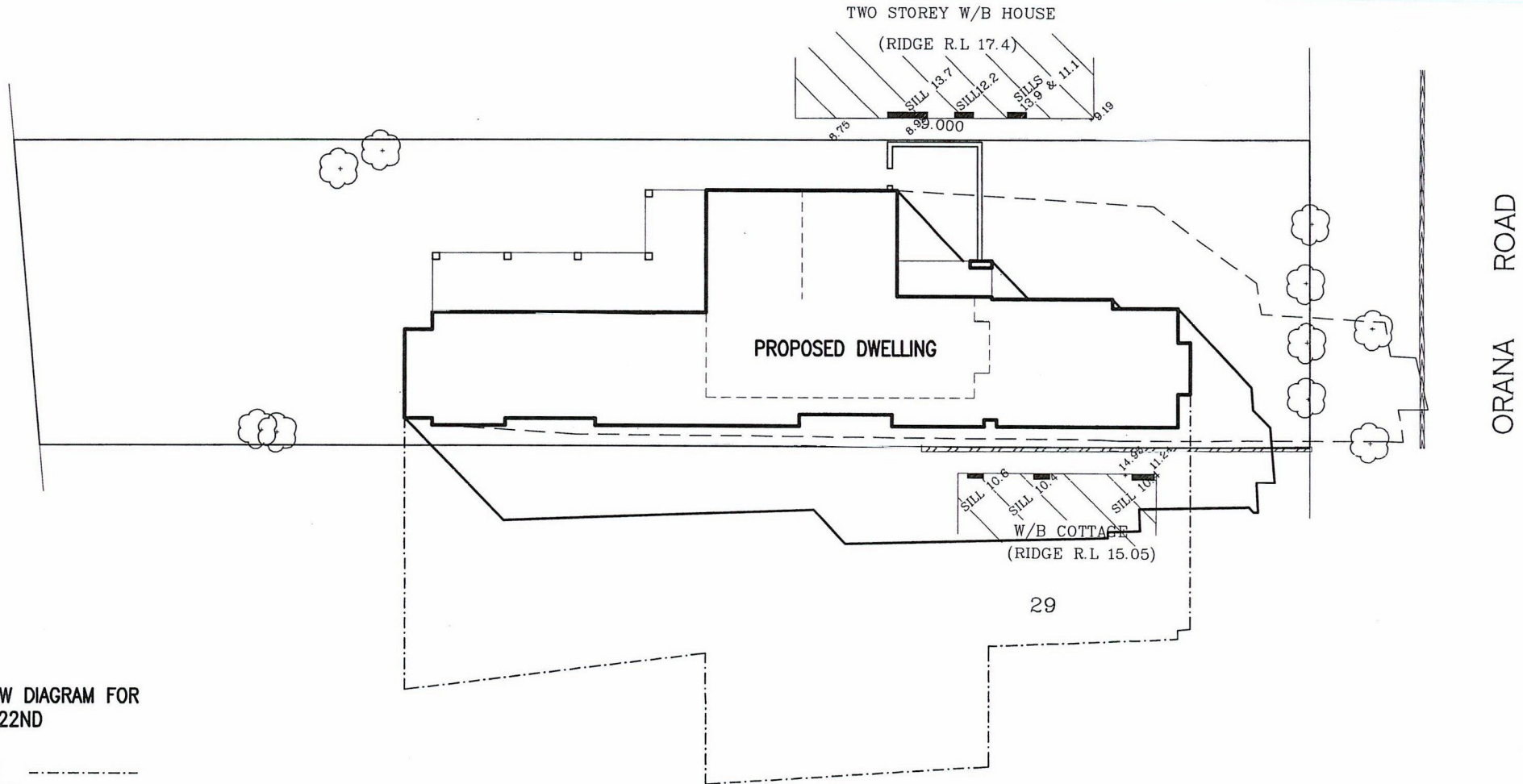


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				DRAWN: ADAM	AT: LOT 30 No.4A ORANA ROAD MONA VALE	CLIENT: MR GARNIER MS POGSON		
DATE: 13/12/04								



13.683° ANTI CLOCKWISE TO MN

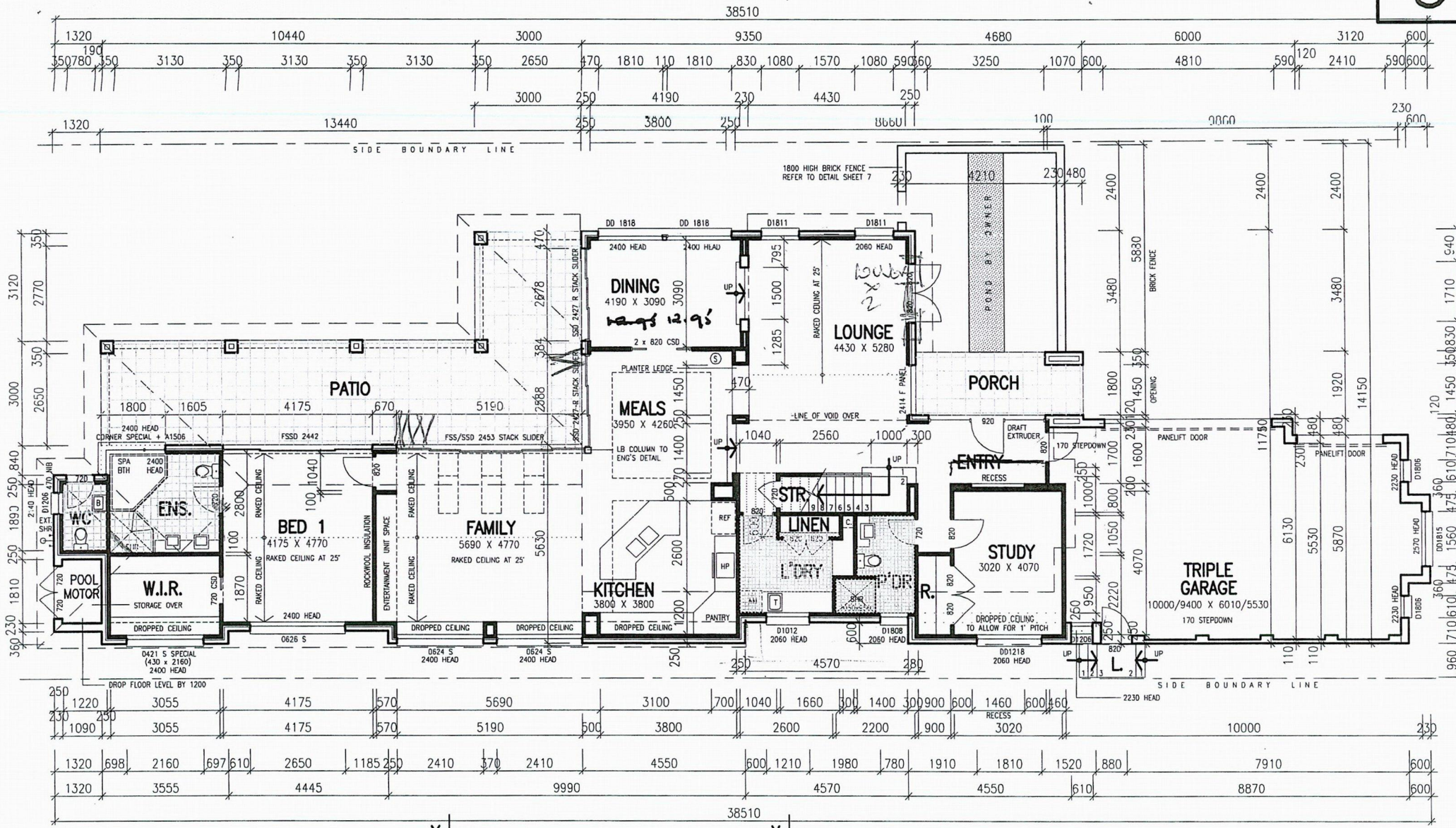
31



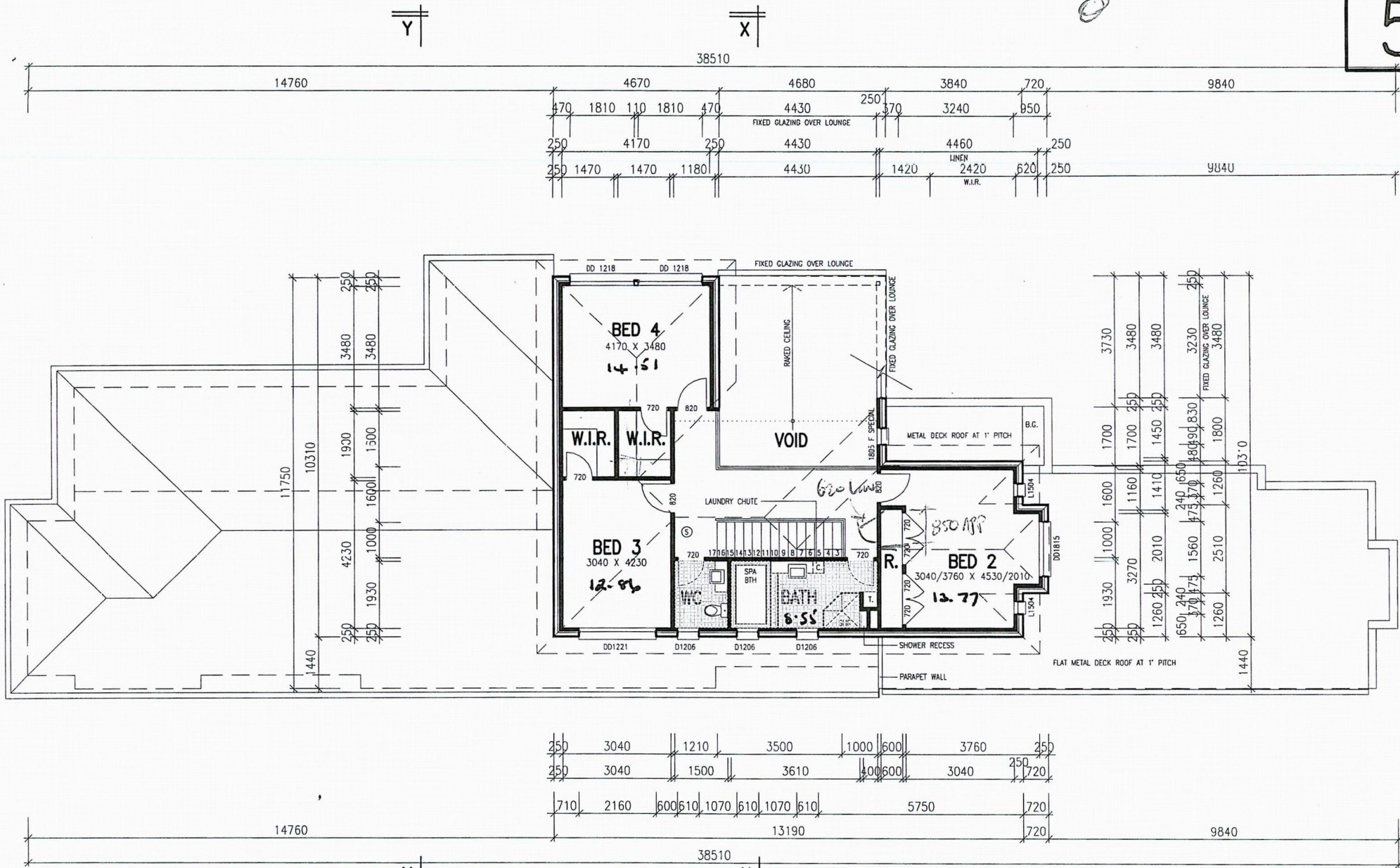
SHADOW DIAGRAM FOR JUNE 22ND

KEY:
9:00 am - - - - -
12:00 noon = = = = =
3:00 pm - - - - -

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				DRAWN: ADAM DATE: 13/12/04		CLIENT: MR GARNIER MS POGSON		

SCHEDULE OF MATERIALS AND FINISHES

EXTERNAL FINISHES

BS BRICK WINDOW SILL
CRS CEMENT RENDERED SILL
CB COLORBOND BARGE BOARD
CGF COLORBOND GUTTER & FASCIA
CRP CEMENT RENDERED & PAINTED FINISH
FC FIBRE CEMENT SHEETING
RT ROOF TILES

DOORS AND WINDOWS

F FIXED WINDOW
GD GLAZED DOOR
PGD PANELIFT GARAGE DOOR
TD TIMBER DOOR
SKE SKYLIGHT ELECTRONIC
SKF SKYLIGHT FIXED

INTERNAL MATERIALS AND FINISHES

FB FACEBRICK
CPT CARPET
CT CERAMIC TILES
PB PLASTERBOARD
MT MARBLE TILES
TF TIMBER FLOORING

LEVELS

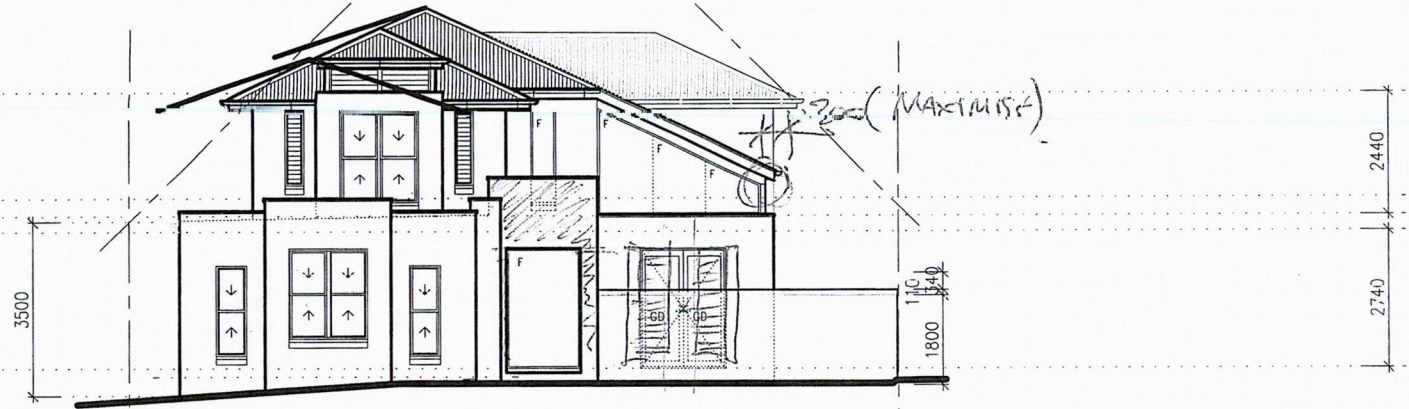
FL FINISHED LEVEL
SCL STRUCTURAL CEILING LEVEL
SFL STRUCTURAL FLOOR LEVEL

SERVICES/MISCELLANEOUS

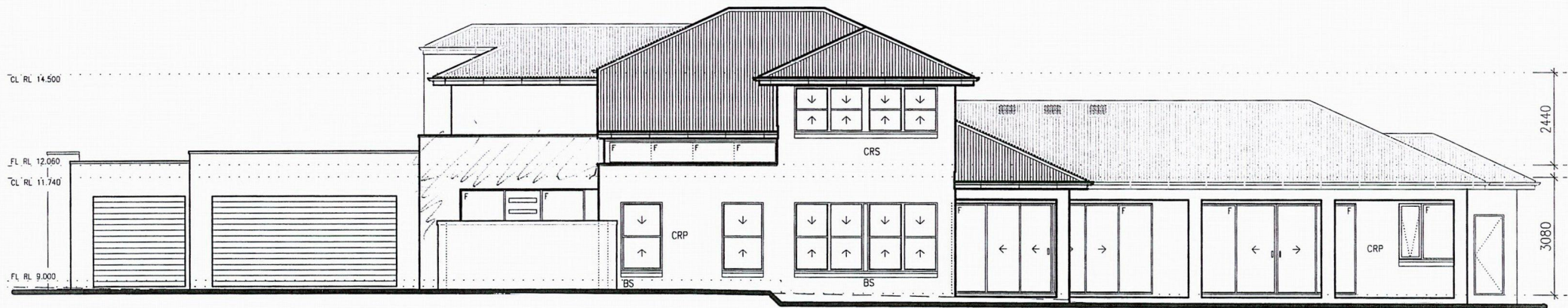
DEB DROP EDGE BEAM
DP(R) DOWNPIPE (WITH SPREADER)
FW FLOOR WASTE
HWS HOT WATER SYSTEM
MB METERBOX
RWH RAINWATER HEAD
TAP GARDEN TAP
VJ VERTICAL JOINT

ISSUE:

5



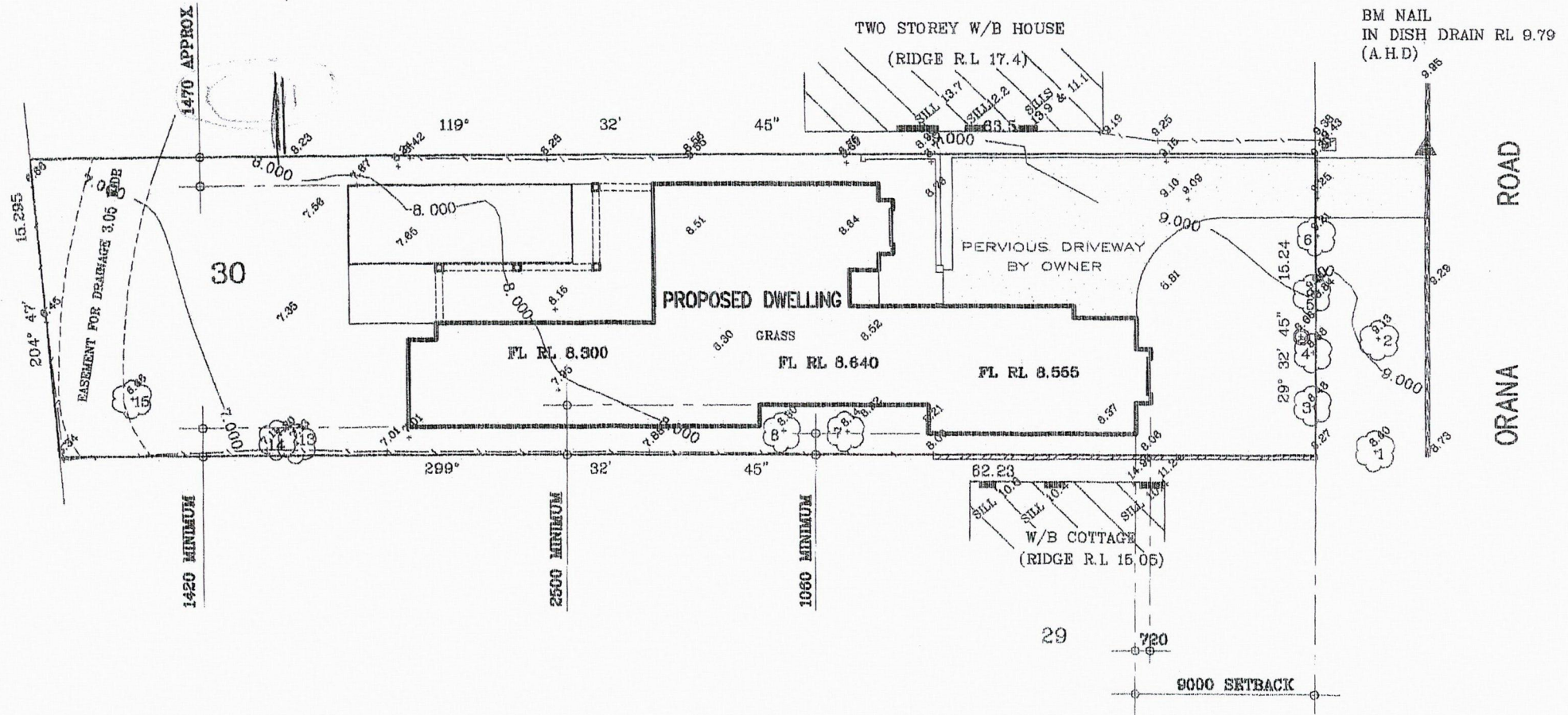
EASTERN ELEVATION



NORTHERN ELEVATION

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6° ANTI CLOCKWISE TO MN



KRSLOVIC HOMES

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Tel: 0725 5835 Fax: 0725 4197

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PROJECT: **PROPOSED DWELLING**

ADDRESS: **LOT 30 No.4A ORANA ROAD
MONA VALE**

SKETCH: **SITE PLAN**

CLIENT: **MR GARNIER
MS POGSON**

DATE: **14th October 2004**

ISSUE TWO



Krslovic
By Design

6

SCHEDULE OF MATERIALS AND FINISHES

EXTERNAL FINISHES

BS BRICK WINDOW SILL
CRS CEMENT RENDERED SILL
CB COLORBOND BARGE BOARD
CCF COLORBOND GUTTER & FASCIA
CRP CEMENT RENDERED & PAINTED FINISH
FC FIBRE CEMENT SHEETING
RT ROOF TILES

DOORS AND WINDOWS

F FIXED WINDOW
GD GLAZED DOOR
PGD PANELIFT GARAGE DOOR
TD TIMBER DOOR
SKE SKYLIGHT ELECTRONIC
SKF SKYLIGHT FIXED

INTERNAL MATERIALS AND FINISHES

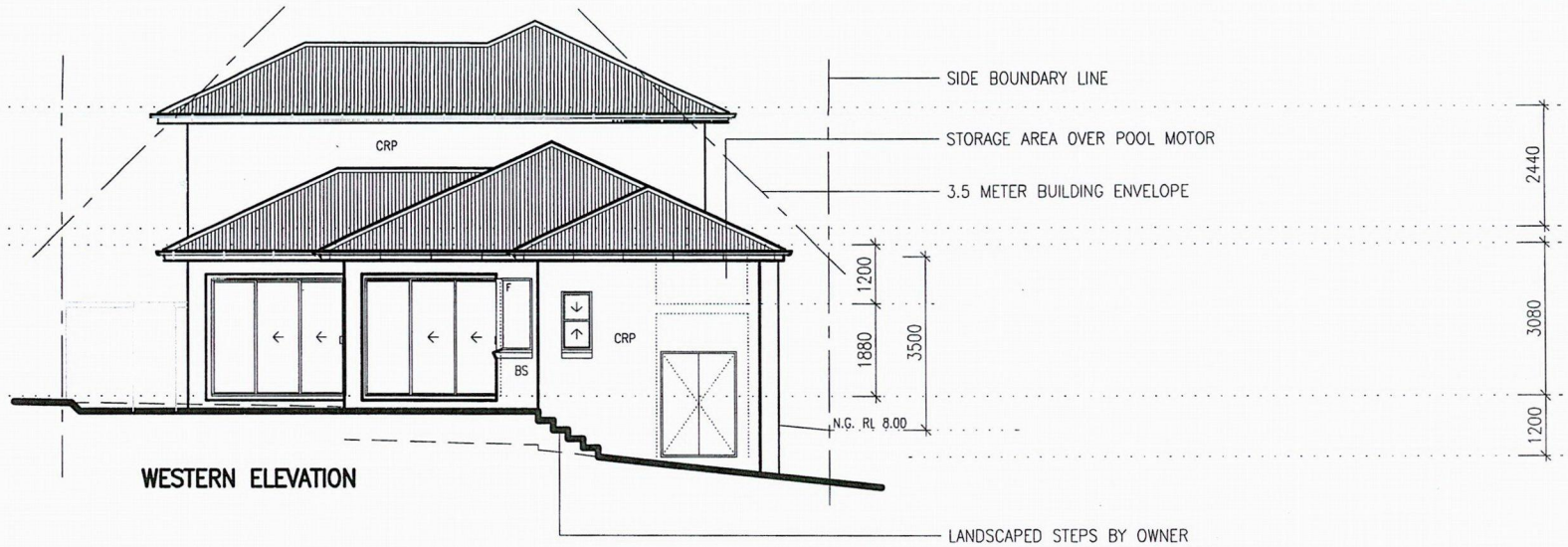
FB FACEBRICK
CPT CARPET
CT CERAMIC TILES
PD PLASTERBOARD
MT MARBLE TILES
TF TIMBER FLOORING

LEVELS

FL FINISHED LEVEL
SCL STRUCTURAL CEILING LEVEL
SFL STRUCTURAL FLOOR LEVEL

SERVICES/MISCELLANEOUS

DEB DROP EDGE BEAM
DP(R) DOWNPIPE (WITH SPREADER)
FW FLOOR WASTE
HWS HOT WATER SYSTEM
MB METERBOX
RWH RAINWATER HEAD
TAP GARDEN TAP
VJ VERTICAL JOINT



WESTERN ELEVATION



SOUTHERN ELEVATION

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** JOB CALCULATIONS **

DWELLING CALCS.

GROUND FLOOR	213.12
GARAGE	61.84
PORCH	8.42
PATIO	49.68
LANDING	1.78
FIRST FLOOR	88.65
STAIRS	3.50
VOID	7.09

TOTAL AREA 434.08

BUILT UPON AREA

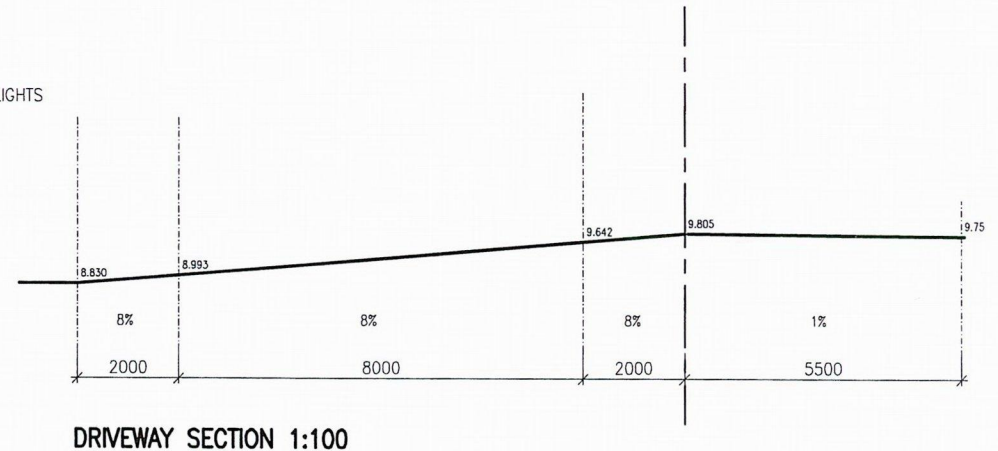
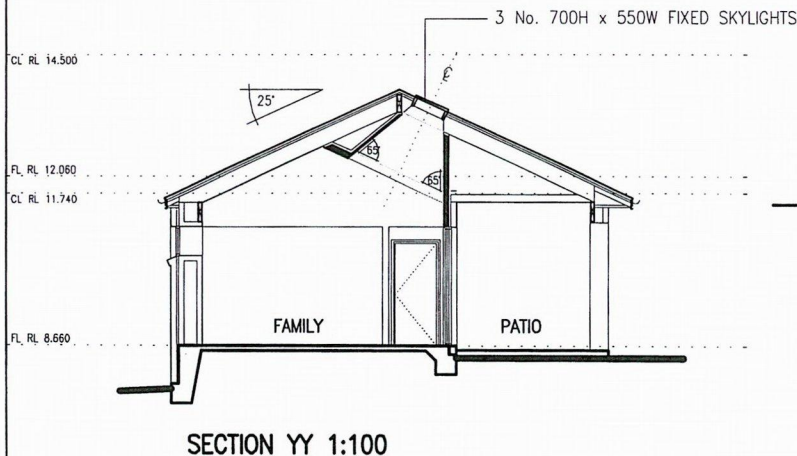
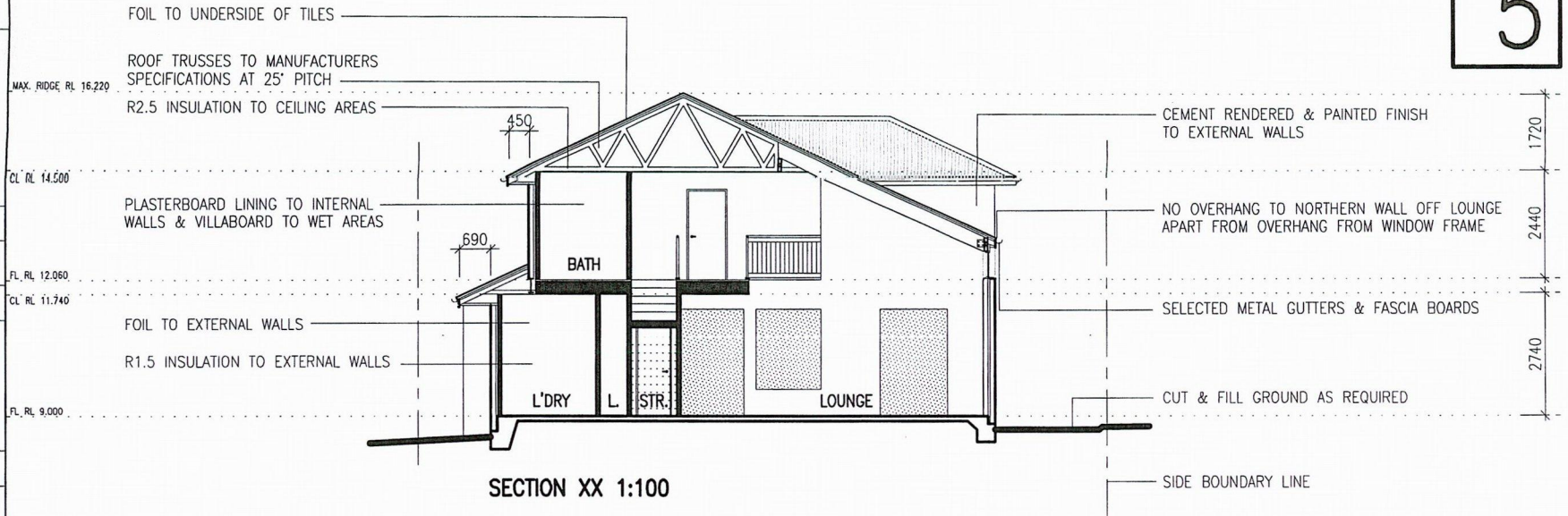
GROUND FLOOR	213.12
GARAGE	61.84
PORCH	8.42
PATIO	49.68
LANDING	1.78
DRIVEWAY & PATH	95.40

TOTAL AREA 430.24

SITE AREA	954.80
LANDSCAPE AREA:	55%
SITE COVERAGE:	45%

ALL AREA CALCS. ARE APPROX. ONLY

ISSUE:
5



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KRSLOVIC HOMES STANDARD SITE COSTS ALLOWANCES

- Full Perimeter Scaffolding to comply with Workcover requirements
- Piering (up to 80 lineal metres) if required
Every lineal metre over 80m to be charged to client at \$ 60 / lineal metre
- Sewer Connection within property (up to 50 lineal metres)
No allowance has been made for road opening or encasement of Sewer Mains
- Stormwater Connection using 90mm PVC pipe to Street Gutter
Or Easement within property up to 60 lineal metres.
- Water Connection (up to 15 lineal metres)
- Electricity Connection (up to 12 lineal metres)
- General Site Preparation (based on standard machinery on site for 1 day)
excluding rock excavation or loading and cartage of any excavated materials
- Concrete pump
- Sedimentation Controls (up to 25 lineal metres)
- Temporary fencing (where required)
- All weather access provision