



PITTWATER COUNCIL

RECEIVED MONA VALE

18 MAR 2014

CUSTOMER SERVICE

Application for Building Certificate

Environmental Planning & Assessment Act, 1979 (as amended)

Section 149A, B, C, D

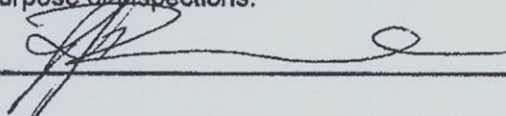
Effective from 1/7/13 till 30/6/14

Office Use - BC No: BC0026/14

Property Description	
Number: <u>14</u>	Street: <u>BOWA CRESCENT</u>
Suburb: <u>MORNING BAY</u>	
Lot: <u>4</u>	DP: <u>21880</u>
Applicant	
Applicants Name: <u>STUDIO RODNEY BOWRY</u>	
Postal Address: <u>2/5 CHURCH STREET</u>	
Suburb: <u>BELLINGEN</u>	Postcode: <u>2454</u>
Phone () _____	Daytime Contact No () _____
Mobile () <u>0400 803 970</u>	Fax () _____
Email: <u>RODNEYBOWRY@ME.COM</u>	
You can apply for a building Certificate if you are: (Please tick the appropriate box)	
☐ I am the owner of the building ☒ I have the owners consent to lodge this application (see below) ☐ I am the purchaser under a contract for the sale of the property ☐ I am the owner's or purchasers solicitor or agent ☐ We are a public authority which has notified the owner of its intention to apply for the certificate	
Signature: <u>[Signature]</u>	Date: <u>12/3/14</u>
For access to the building please contact: _____	
Phone: _____	Mobile: <u>0400 803 970</u>

Owners ConsentOwner/s Name/s: ROBERT STEPHEN BELGIOUANEPostal Address: 14 BONA CRESCENT - LOT 4Suburb: MORNING BAY Postcode: _____Phone (02) 8204 3812 Mobile () 0418 231624Email: rb@b.m.com.au

I/We consent to the lodgement of this application and permit Council authorised personnel to enter the site for the purpose of inspections:

Signature: **Certificate Type**☐ Whole Property☐ Whole Building i.e: _____☒ Part Building i.e ADDITIONS☐ Pool, Fencing & Access _____**Processing Fees**

Class 1 Building (together with any class 10 building on the site) or a class 10 Building	\$250.00 each
Class 2 - 9 buildings	
Floor Area of building or part -	
(i) Not exceeding 200 square meters	\$250.00 each
(ii) Exceeding 200 square metres but not exceeding 2000 square metres	\$250.00 plus \$0.50 cents per m2 over 200 m2
(iii) Exceeding 2000 square metres	\$1,165.00 plus \$0.075 cents per m2 over 2000 m2
(iv) Fee for additional inspection	\$90.00
In the case of any unapproved structures or works (\$250.00 certificate fee plus \$435.00 inspection & assessment of unauthorised works)	\$685.00

Accompanying information to be submitted with Application		
Applicant Checklist	Documents Required	Office Use Received
✓	A detailed survey prepared by a Registered Surveyor clearly showing the location of the structures and/or works on the site. The date of the survey is irrelevant in so far as the information contained therein is still current.	
✓	Where the property is identified on either Pittwater Councils Geotechnical Risk Management Map 2003 and/or Pittwater Councils Costal 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 completed form 4 & 4a pursuant to that policy	
Where the Certificate Application relates to unapproved structures or works the following additional information is to be provided:		
✓	A detailed survey prepared by a Registered Surveyor clearly showing the site & location of the structures on the property and any nearby structures on adjacent properties together with floor levels, finish surface levels and the like. (A detail and contour survey as required to accompany Development Applications as outlined on Councils Development Application form will satisfy this requirement).	
✓	Works as constructed plans. These plans should be prepared by a suitably qualified professional e.g. Architect/Draftsman and clearly annotate the unapproved structures and/or works as to their compliance with the relevant Council Development controls.	
✓	Certification as to the structural and/or Geotechnical adequacy of the structures and/or works as built. All built structures will require certification as to their structural integrity by a qualified Structural Engineer, all earthworks and foundations will require certification by a qualified & experienced Geotechnical Engineer as to their adequacy.	
✓	Certificate by an appropriately qualified person that the structures and/or works comply with the Building Code of Australia and appropriate Australian Standards.	
	Council may require additional information to enable appropriate assessment and determination of the Building Certificate.	
Office Use		
Receipt No: <u>358066.</u> Date: <u>18/3/14</u> Cashier Code (FHEA)		

Privacy and Personal Information Protection Notice
 This information is provided under the Environmental Planning & Assessment Act 1979 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 Pittwater Council and will be stored in accordance with Pittwater Council's compliant Records Management System (ECM) 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 Pittwater Council and to have that information updated or corrected.

ECM Document Set #: 4098359

PITTWATER COUNCIL
DEVELOPMENT DIVISION
FILE NOTE

RECORD OF MEETING/ENQUIRY/TELEPHONE CALL/COMPLAINT

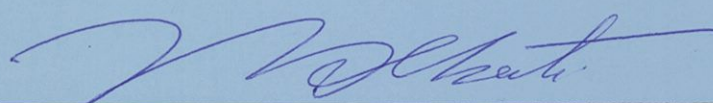
Date: 18/3/14 File No: _____

Participants: _____

Address: 14 Bona Cres Morning Bay

Incorrect geotech form attached.
Applicant is to be advised if
any changes are needed to
be made.

V. ALBERTI

Officers Signature: 

Memorandum

DATE: Thursday, 13 March 2014

Project: BUILDING CERTIFICATE APPLICATION

ADDRESS: LOT 4 DP 21880 BONA CRESENT TOWLERS BAY Application Number: N0291/09/s96/1

TO: Pittwater Council

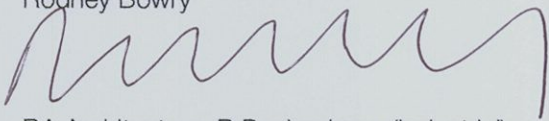
ATTENTION : Certification and Assessment

Facsmillile	Mail	Email	Hand o

Dear Sir /Madame

Please find the following application for building certificate approval of unauthorised works at the above address. The site has been subject to a number of approved DA's in recent years however the development actually constructed departs from the DA approved plans. The actual development is significantly smaller than the approved DA and is inside all envelopes imposed by the DA as noted on the BC plans attached however is unauthorised due to correct procedure not being followed. Inspections by Structural and Geotechnical engineers have now been completed and their reports form part of this application. It is proposed that the completed works on being legitimised would supersede the approved DA. It is further noted that the DA approval had a number of complaints and that the current completed works where more acceptable to the adjoining residents due to its reduced scale. For the above reasons it is considered reasonable to consider the approval of a Building certificate for works at number 14 Bona Crescent Morning Bay.

Kind regards
Rodney Bowry



BA Architecture, B.Design hons (Industrial)



Crozier Taylor Geotechnical

Geotechnical Engineers & Engineering Geologists

Crozier Taylor Geotechnical
Suite 203/30 Fisher Road
Dee Why NSW 2099
Email: pcrozier@bigpond.net.au

ABN: 96 113 453 624
Phone: (02) 9972 9578
Fax: (02) 9971 1774

Date: 5th September 2013
No. Pages: 1 of 4
Project No.: 2383.C

The Manager,
Development Compliance Office
Pittwater Council
Mona Vale Customer Service Centre,
Village Park, 1 Park Street,
Mona Vale. 2103.

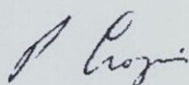
RE: Proposed Alterations and Additions at 14 Bona Crescent, Towlers Bay.

Recently we received a request from the Architect to inspect the completed works at the above site. We have not inspected the site works during construction nor has the structural engineer. Our inspection on the 9th August 2013 of the new external footings that support the house addition and new deck suggest that they are founded on piers drilled to an unknown depth. Therefore we cannot guarantee that these structures will not settle over time.

Council's Form: 3 of the Risk Management Policy has been completed and enclosed with this letter. We would suggest that the maintenance schedule as detailed on the attached page and Table: 2 (copies enclosed) be set as minimal requirements for this site. If this maintenance schedule is not strictly followed then we cannot guarantee the stability of this site.

Hope the above information meets Councils requirements. If we can be of further assistance in regards to this matter please don't hesitate to contact the undersigned.

Yours faithfully,



Peter Crozier
MSc. MIE Aust. CPEng. NPER.
Registration Number: 691550.

Attached:

1. Maintenance Schedule.
2. Table: 2 Schedule.
3. Form: 3.

Maintenance Schedule:

A recommended maintenance program for this site is given in Table: 2 and should also include the following guidelines;

- The conditions on the block don't change from those present at the time this report was prepared, except for the changes due to this development.
- There is no change to the property due to an extraordinary event external to this site, and the property is maintained in good order and in accordance with the guidelines set out in:
 - a) CSIRO sheet No. 10-91 1988 and ,
 - b) The Australian Geomechanics article "Geotechnical Risk Associated with Hillside Development" Number 10, December 1985, Australian Geomechanics Society, March 2007, Titled "Landslide Risk Management" in the Journal and News of the Australian Geomechanics Society, Volume 42, No 1 and,
 - c) Comply with the requirements of AS 2870 – 1996, Australian Standard for Residential Slabs and Footings.

Where changes to site conditions are identified during the maintenance and inspection program, reference should be made to relevant professionals (e.g. structural engineer, geotechnical engineer or Council).

It is assumed that Pittwater Council will carry out regular inspections of the soil slopes, trees, undergrowth on public land and reserve adjacent to the site so as to ensure that stability conditions do not deteriorate with potential increase in risk level to the site. And that individual Government Departments will maintain public utilities in the form of power & phone lines, water mains and gas lines to ensure they don't leak and increase the local groundwater level, fire or landslide potential.



TABLE: 2

Recommended Maintenance and Inspection Program

Structure	Maintenance/ Inspection Item	Frequency
Stormwater drains,	Owners to inspect to ensure that the drains, and pipes are free of debris & sediment build-up. Clear surface grates and litter.	Every year or following each major rainfall event.
Retaining Walls.	Owners to inspect walls for deviation from as constructed/built condition	Every two years or following major rainfall event.
Large Trees on or adjacent to site	Arborist to check condition of trees and remove branches as required.	Every five years
Slope Stability	Hydraulics (stormwater) & Geotechnical Consultants to check on site stability at same time and provide report. Owners to inspect after every major storm event.	One year after construction is completed.

N.B. Provided the above schedule is maintained the design life of the property should conform with Pittwater Councils Risk Management Policy.

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 3 – Post Construction Geotechnical Certificate to be submitted with
Occupation Certificate or Subdivision Certificate

Development Application for _____	Name of Applicant _____
Address of site <u>14 Bona Crescent, Towlers Bay</u>	

Declaration made by geotechnical engineer on completion of the Development

I, Peter Crozier on behalf of Crozier Geotechnical Consultants

on this the 5th September 2013
 certify that I am a Geotechnical Engineer, Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I prepared and/or verified the Geotechnical Report as per Form 1 dated referred to below.

Geotechnical Report Details:

Report Title: <u>Proposed Alterations & Additions at Lot 4, Bona Crescent, Towlers Bay. Project No. 2383</u>
Report Date: <u>23rd December 2003</u>
Author: <u>P. Crozier</u>
Author's Company/Organisation: <u>Crozier Geotechnical Consultants</u>

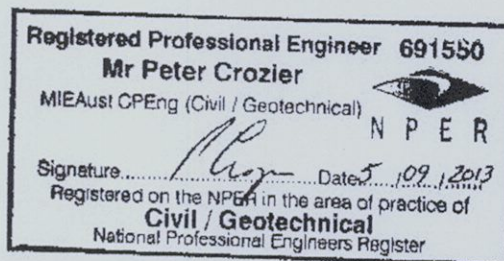
- ☐ I reviewed the original structural design, and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project.
- ☒ I have inspected and/or am satisfied that the foundation materials, upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected, comply with the requirements specified in the Geotechnical Report and the Construction Certificate approved Structural Plans.
- ☐ I have inspected the site during construction and to the best of my knowledge, I am satisfied that the development referred to in the development consent D.A. _____ dated _____ (Date consent given) _____ (D.A.No)

has been constructed in accordance with the intent of the Geotechnical Report, the requirements of the conditions of Development Consent and the Construction Certificate approved Structural Plans relating to the geotechnical issues (including any treatment and/or maintenance plan that may be required to remove risk where reasonable and practical).

I am aware that Pittwater Council require this certificate prior to issuing an occupancy certificate for the development identified above and will rely on this certificate in regard to the development having achieved the "Acceptable Risk Management" criterion defined in the Policy and that reasonable and practical measures have been taken to remove foreseeable risk.

List of all work as executed drawings and Ongoing Maintenance plans relevant to geotechnical risk management.

As per enclosed letter dated 5th September 2013 and Table 2 enclosed.



This Report has been prepared and submitted by R Coffey, FPA Australia, Certified Practitioner
Practitioner Certification No-PBD-PA-09328

Planning For Bushfire Protection Pty Ltd



ABN: 52 136 652 296

Ron Coffey

20 Lake Park Road

North Narrabeen

Sydney NSW

(02) 99137907-0408220443

Email: roncoffey@optusnet.com.au

Web: www.bushfireconsultants.com.au

Reference: 23-2

23rd October 2010

The General Manager

Pittwater Council

Subject:

Section 96 application for a variation to the proposed development at No 14 Bona Crescent, Morning Bay

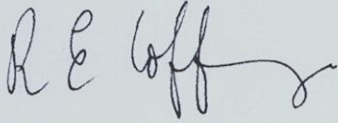
Reference:

Bushfire Risk Assessment by Fire Base Consulting [now trading as Planning for Bushfire Protection Pty Ltd] dated 28th October 2007, Reference No 23

Bushfire risk assessment reference No 23 was submitted by Fire Base Consulting for the development of alterations and additions at No 14 Bona Crescent, Morning Bay.

I have received a copy of revised plans for the proposed development and have determined that the conditions recommended in relation to bushfire mitigation measures are appropriate for the proposed variations to the development.

This Report has been prepared and submitted by R Coffey, FPA Australia, Certified Practitioner
Practitioner Certification No-PBD-PA-09328



Ron Coffey – Bushfire Safety Engineer
Grad I Fire E [Institute of Fire Engineers - 1973]
Grad Cert Fire Safety Eng [UWS - 2003]
Grad Dip Building in Bushfire Prone Areas [UWS – 2005]
Ass Prof Cert in Expert Evidence in the Land & Environment Court [UTS – 2005]
Corporate Member - Institute of Fire Engineers
Member - Fire Protection Association Australia



Planning for Bushfire Protection Pty Ltd
Fire Protection Association of Australia
BPAD-A Certified Practitioner/Certified Business
Certification No BPD-PA09328
02 99137907 0408220443



Peninsula Consulting
Coastal Structural Engineers

Peninsula Consulting Engineers

39 McKillop Rd
Beacon Hill NSW 2100

PO Box 841
Brookvale NSW 2100

M 0424 253 818
F (02) 9982 4722
E bruce@peninsulaconsulting.com.au

ABN 60 493 390 399

30 September 2013

#13-0809

Mr & Mrs Belgiovane
14 Bona Crescent,
MORNING BAY, NSW, 2108

BUILDING CERTIFICATE APPLICATION REPORT FOR WORKS **At: 14 Bona Crescent, Morning Bay**

At the request of Sheridan Belgiovane, Bruce Lewis of Peninsula Consulting Engineers conducted a site consultation on 9th August 2013 at the above-mentioned address. The purpose of the inspection was to assess the existing renovations completed without Council approval and recommend remedial works as required. The structure has only been inspected from the outside. No access was provided to the inside of the structure. The geotechnical Engineer inspected the site at the same time as my inspection.

Observations

The existing timber framed cottage, shown on the attached survey plan SK01, has been increased in size to that shown on the Architectural plans by Studio Rodney Bowry reference project # 0320, drawings BC100C, BC200D, BC300D, BC301D & BC400C.

The works can be divided into three sections. An internal bedroom area has been added to the eastern side of the existing cottage. A new bathroom has been added within the existing shed and a new external deck has been added to the northern & western elevations.

The inspection was conducted from the outside of the building and no internal access was provided. No linings were removed during the inspection. The subfloor areas were inspected where practical.

Comments on Works

1. Internal East Bedroom

The bedroom has been constructed with timber floor, wall and roof framing. Concrete footings & a southern elevation retaining wall have been added.

The framing inspected to the floor appears generally adequate. Some of the framing extends outside of the line of the structure. This floor framing should be cut off flush and covered as it is not suitable for exposure to the weather.

The framing to the roof appears generally satisfactory. The roof framing was tied down to the walls with triple grips.

The framing to the walls could not be inspected or commented on.

The adequacy of the footings to the extension & the footing size, depth and founding material can't be confirmed. The adequacy of the concrete block retaining walls can't be confirmed.



Peninsula Consulting
Coastal Structural Engineers

Peninsula Consulting Engineers

39 McKillop Rd
Beacon Hill NSW 2100

PO Box 841
Brookvale NSW 2100

M 0424 253 818
F (02) 9982 4722
E bruce@peninsulaconsulting.com.au

ABN 60 493 390 399

2. Bathroom & adjacent low deck.

The bathroom has been constructed within the existing shed framing. The structure of the existing shed can't be confirmed as it is lined internally and externally.

The deck framing to the low deck appears generally satisfactory.

The adequacy of the footings to the deck & the footing size, depth and founding material can't be confirmed.

3. Main North elevation deck.

The deck has been constructed with timber floor, wall and roof framing. Concrete footings wall have been used along the northern elevation.

The deck framing to the floor, roof and posts are satisfactory and meet the Australian Standards. The tie down to the rafters cannot be confirmed due to the installation of the soffit lining. The framing changes to the northern elevation of the existing building could not be confirmed due to the walls being lined and no access being provided.

The adequacy of the footings to the deck & the footing size, depth and founding material can't be confirmed.

The geotechnical Engineer inspected the site at the same time as my inspection.

Summary

The works able to be inspected appeared generally structurally adequate. This includes the majority of the floor and roof framing.

No concrete footings or concrete block retaining walls are able to be certified as structurally adequate.

I can be contacted as above and would be happy to discuss any aspects of the project with you.

Yours Faithfully,

Bruce Lewis

Principal BE(Civil) Cpeng NPER

Peninsula Consulting Engineers



Photo 1 – North elevation of cottage and deck.



Photo 2 – View of floor framing and posts under northern deck.



Photo 3 – View of roof framing and posts under northern deck. Note lining boards.



Photo 4 – View of decking boards to west of cottage.



Photo 5 – View of floor framing under decking boards to west of cottage.



Photo 6 – View of shed/bathroom in background to west of cottage.



Photo 7 – View of retaining wall at south of eastern extension.



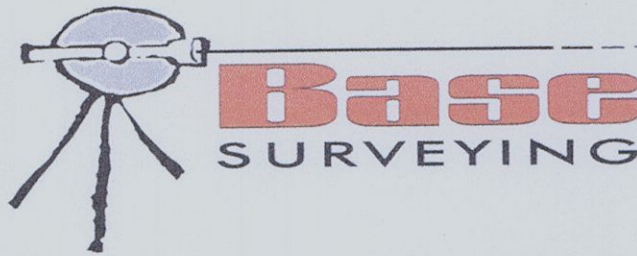
Photo 8 – View of floor framing under eastern extension.



Photo 9 – View of protruding floor framing under eastern extension. These joists are to be cut back and clad.



Photo 10 – View of protruding floor framing under eastern extension. These joists are to be cut back and clad.



29th May 2013

Our Ref: 04-20

SURVEYOR'S REPORT

TO: MR R BELGIOVANE

RE: LOT 4 IN DP 21880 TOWLERS BAY

WE HAVE SURVEYED upon your instruction the land on the accompanying plan comprised in Certificate of Title registered Folio Identifier 4/21880 being Lot 4 in Deposited Plan No.21880 at Towlers Bay in the Local Government Area of Pittwater, Parish of Broken Bay and County of Cumberland having frontage to Pittwater.

WE REPORT that upon the land and wholly within the boundaries stands a single storey fibrous cement clad cottage with a metal roof. Other improvements include a fibro shed. Offsets of walls from boundaries are shown on the accompanying plan.

Waterfront structures include jetty, ramp, pontoon and decking. No investigation of Crown Lands Licence for structures located below Mean High Water Mark has been made for this survey.

WE FIND THAT THE BOUNDARIES of the subject property are unfenced and there are no apparent encroachments of note by or upon the subject property.

THE SURVEY OF THE SUBJECT LAND is for feature, levels and contours purposes on Australian Height Datum and is restricted to those parts of structures which are visible and accessible. Should further additions or improvements be erected upon the subject property after this date we would advise the boundaries be marked on the ground prior to construction.

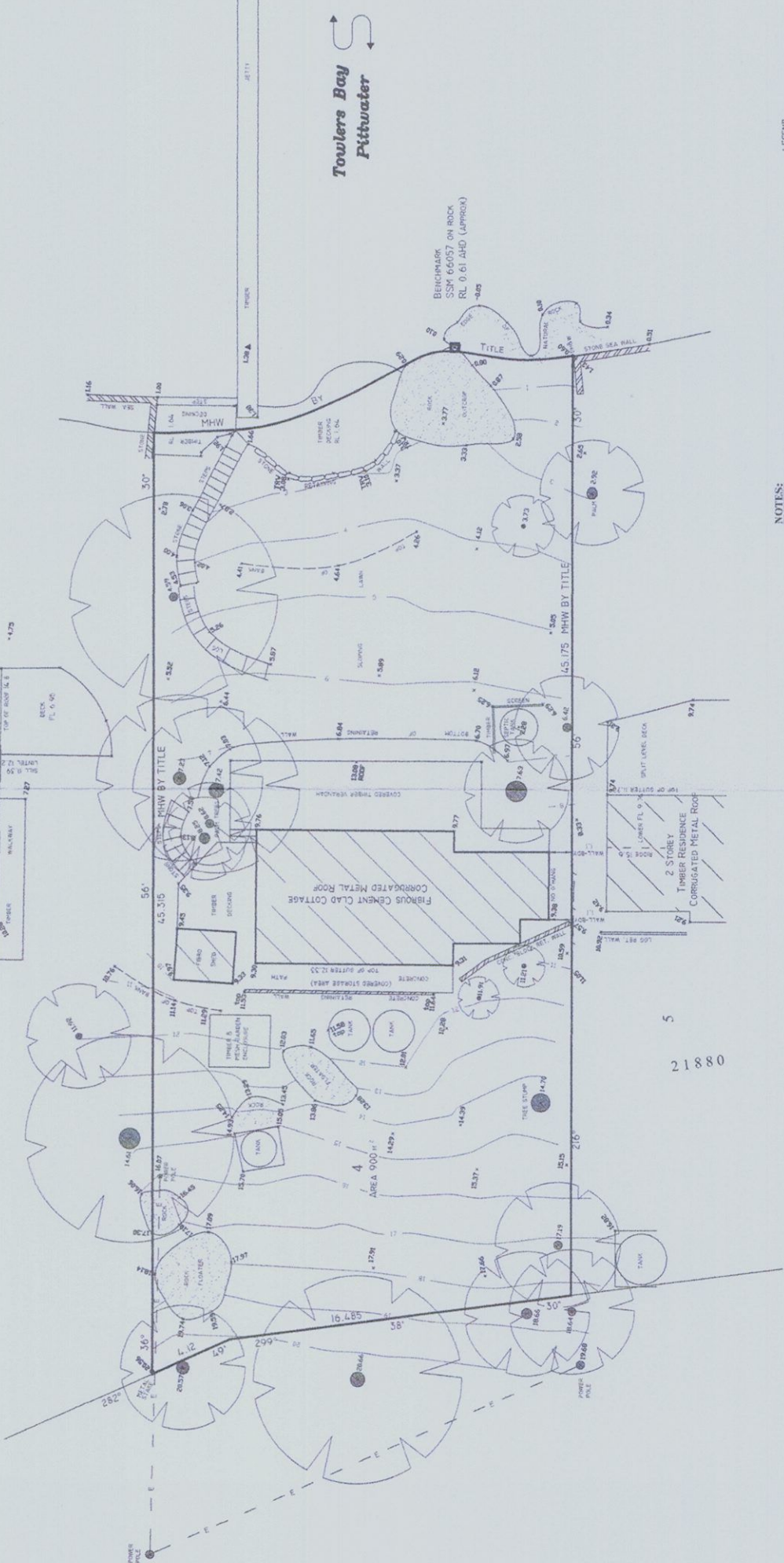
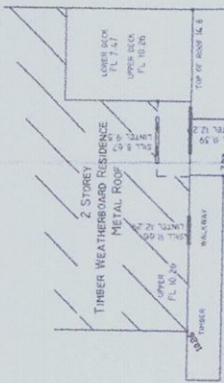
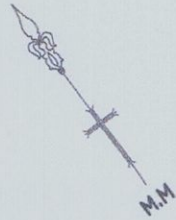
Accompanying plan dated 29-5-2013 forms part of this report.

M. Castelletti

Mark Castelletti
Registered Surveyor

mob 0412 448 259 fax 02 6555 3006

6 Surfview ave Forster 2428 email basesurveying@iinet.net.au



Towlers Bay
Pittwater

LEGEND
TRW - TOP OF RETAINING WALL
BRW - BASE OF RETAINING WALL
TSW - TOP OF SEA WALL

NOTES:
- Levels are approximately on the Australian Height Datum (A.H.D.)
- Boundaries not marked
- Tree trunks and spreads are diagrammatic only
- No investigation of underground services has been made. Contact the authorities prior to any excavation on or near the site.
- The boundaries should be marked prior to any construction near the boundaries.
- Contour interval 1 metre.
- Contours are indicative of groundform only
- E - denotes overhead electricity wires



LEVEL & FEATURE SURVEY
LOT 4 IN DP 21880
TOWLERS BAY
LGA: PITTWATER

Prepared for:
ROB BELGIOVANE
Copyright: No part of this drawing may be reproduced or distributed in any form or by any means without prior written permission of Base Surveying.

Date: 29-5-2015
Scale: 1:200 @ A3
Datum: AHD
Reference: 04-20
Sheet 1 of 1

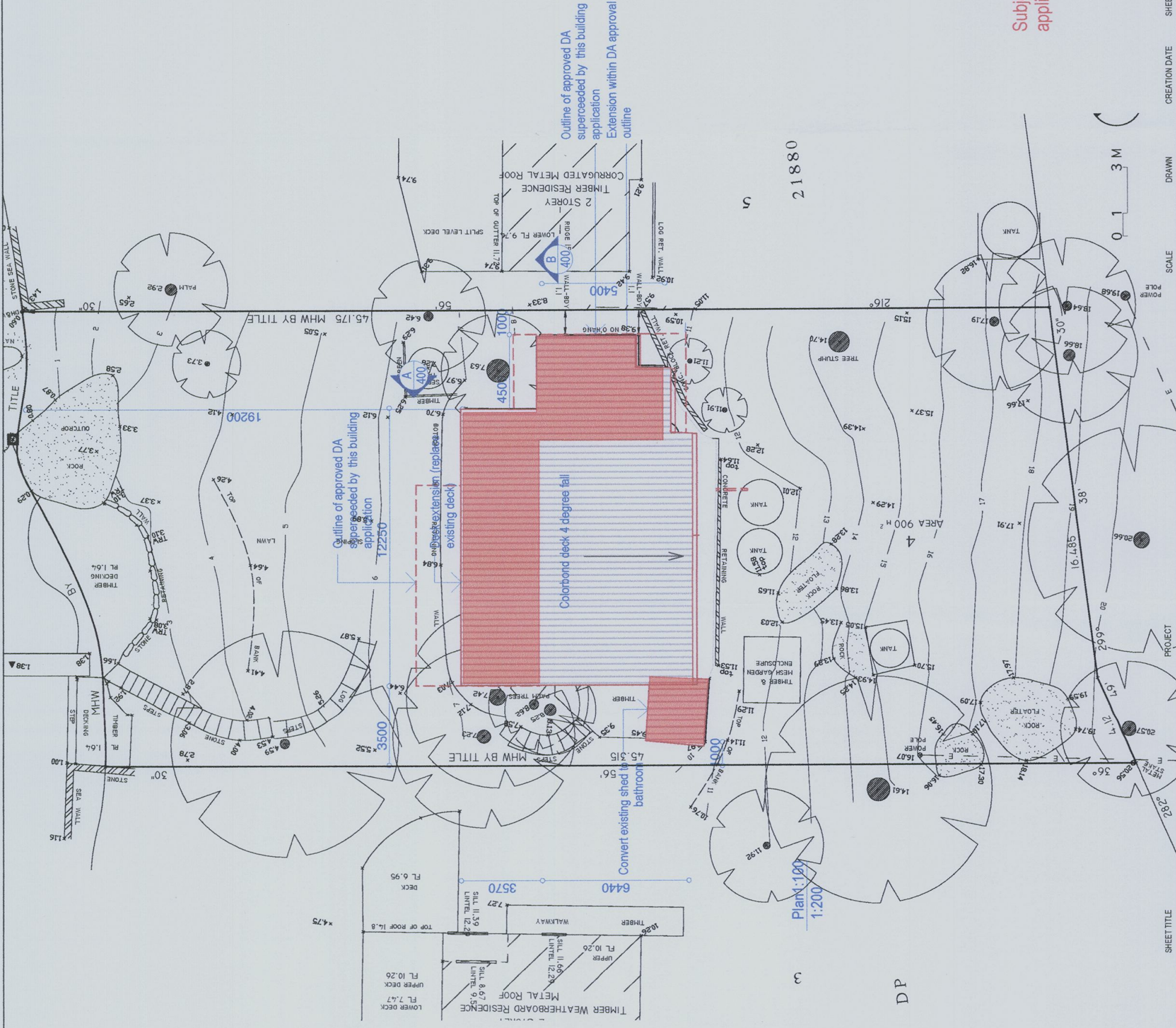
Simon Warren
6 Sunview Ave Forster 2428
Phone: 0412448259
M. Cantalotti
Mark Cantalotti
Registered Surveyor

BASE SURVEYING
Land & Engineering Surveyors
basesurveying@inet.net.au

Notes

REV	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
3	23/7/13	REVISED AS BUILT DRAWINGS / BUILDING CERTIFICATE APPLICATION	3	12/2/14	ISSUE TO COUNCIL FOR BUILDING CERTIFICATE

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BUILDING CERTIFICATE APPLICATION - 12/3/14

Subject of building certificate application shown in red.

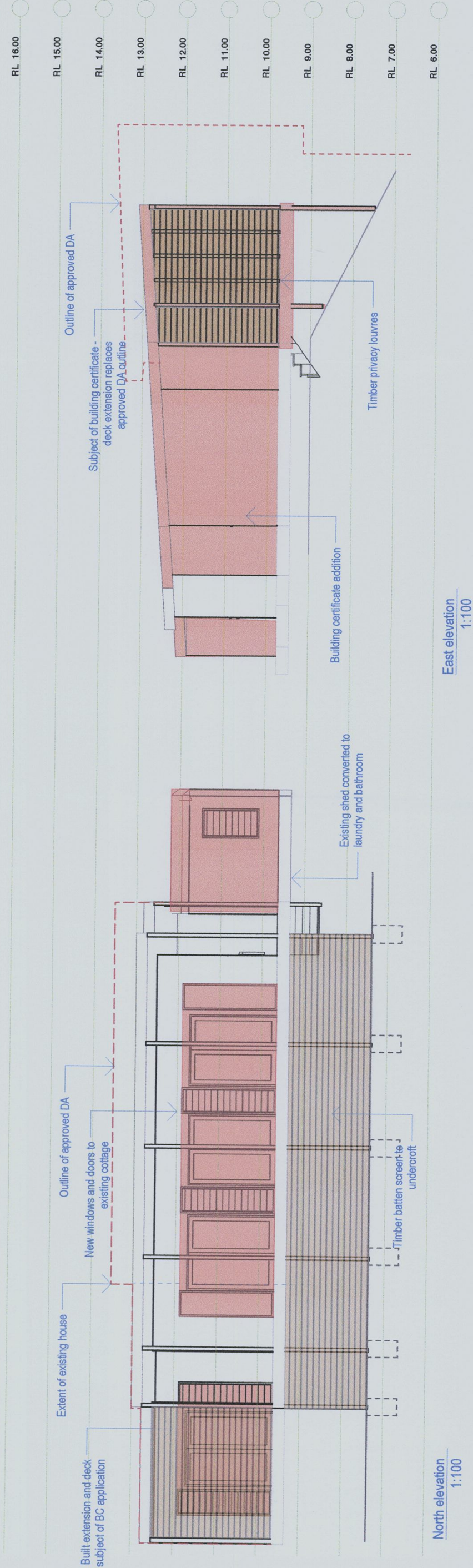
studio rodney bowry

rodney bowry ba.architecture, b.industrial design (hons), e. rodneybowry@me.com m: 04000303970
rodneybowry@tumblr.com

SHEET TITLE					PROJECT			SCALE			DRAWN			CREATION DATE			SHEET SIZE			PROJECT NUMBER			SHEET NUMBER			REVISION		
14 BONA CRESCENT MORNING BAY NSW					SITE PLAN			1:200			RB			JULY2009			A3			0320			BC100 C					

REV	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
D	23/7/13	REVISED AS BUILT DRAWINGS / BUILDING CERTIFICATE APPLICATION	1	12/3/14	ISSUE TO COUNCIL FOR BUILDING CERTIFICATE

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studio rodneý bowry

rodneý bowry ba architecture, b industrial design (hons), e rodneýbowry@me.com m 0408080370
rodneýbowry@umbir.com

SHEET TITLE
**14 BONA CRESCENT
MORNING BAY NSW**

PROJECT
ELEVATIONS NORTH + EAST

SCALE
1:100

DRAWN
RB

CREATION DATE
JULY2013

SHEET SIZE
A3

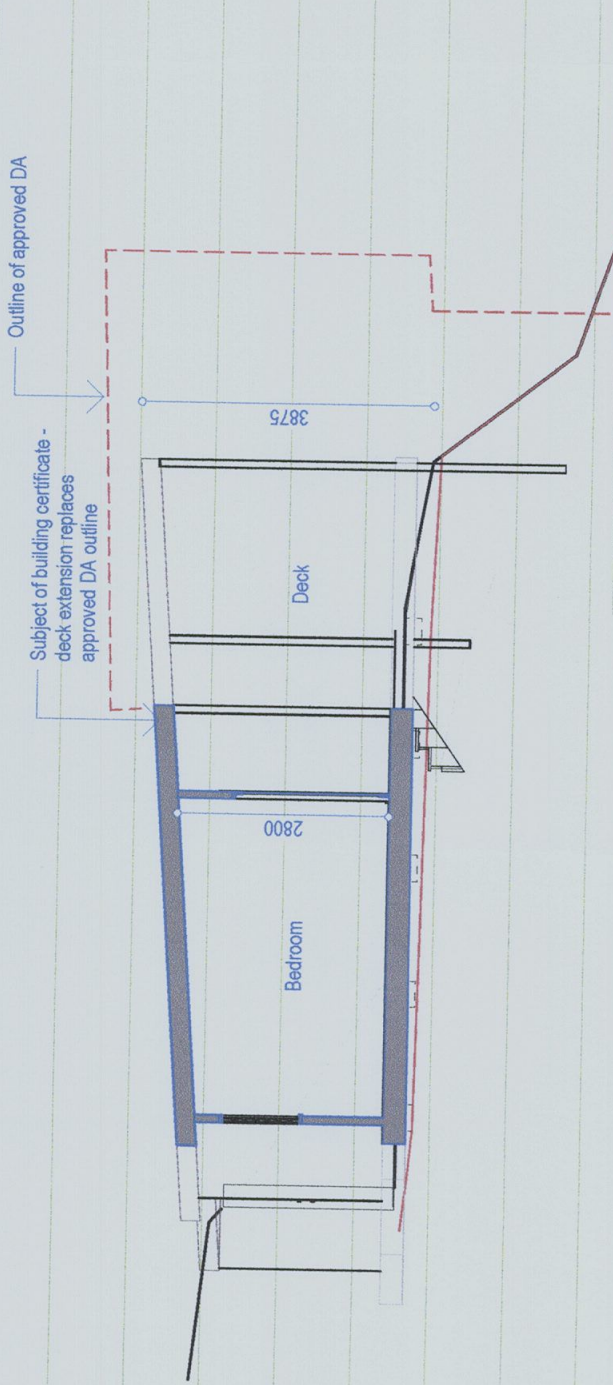
PROJECT NUMBER
0320

SHEET NUMBER
BC301 D

REVISION

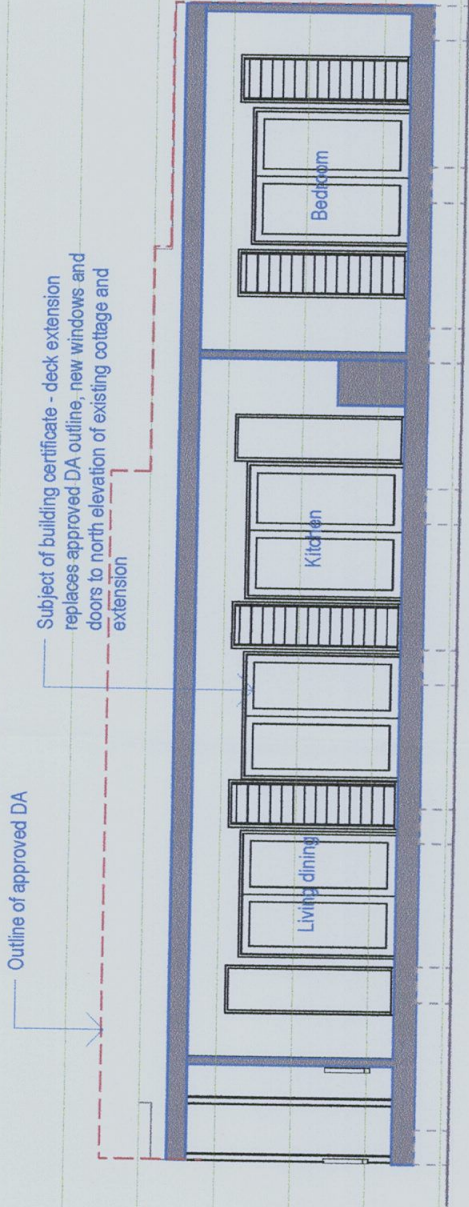
BUILDING CERTIFICATE APPLICATION - 12/3/14

- RL 16.00
- RL 15.00
- RL 14.00
- RL 13.00
- RL 12.00
- RL 11.00
- RL 10.00
- RL 9.00
- RL 8.00
- RL 7.00



Section a
1:100

- RL 14.00
- RL 13.00
- RL 12.00
- RL 11.00
- RL 10.00
- RL 9.00



Section b
1:100

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BUILDING CERTIFICATE APPLICATION - 12/3/14

studio rodney bowry

rodney bowry ba.architecture, b.industrial design (hons), e.rodney@bowry@me.com m.0400603970
rodneybowry@jumbfr.com

PROJECT
SECTIONS

14 BONA CRESCENT
MORNING BAY NSW

SCALE 1:100
DRAWN RB
CREATION DATE JULY2009
SHEET SIZE A3
PROJECT NUMBER 0320
SHEET NUMBER REVISION BC400 C