

Peter J Boyce & Associates

Ph 0412 928 500

P.O. Box 375. Strathfield 2135

Ph 9868 2855

Level 2, 41 Rawson Street, Epping 2121

Building Surveyor Acc. No BPB0043 Fax 9868 2655

Your ref D/A N0004/04 – N0004/04(M)

2 November 2009

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

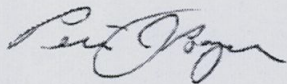
Dear Sir,

Re: Copy of Modified Construction Certificate
997 Barrenjoey Road Palm Beach

Please find enclosed copy of Modified Construction Certificate issued for the above property under D/A N0004/04 – N0004/04(M).

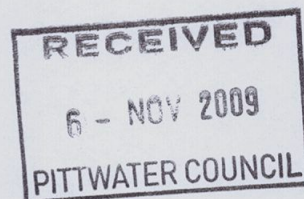
Please find cheque enclosed for \$30.00 for registration of Modified Construction Certificate.

Yours faithfully



Peter Boyce

REC-26273
6/11/09
\$30



Peter J Boyce & Associates

Level 2, 41 Rawson St Epping NSW 2121

Ph: 9868 2855

email: info@boycecorp.com.au

Fax: 9868 2655

Planning NSW Building Surveyor No. BPB0043

MODIFIED CONSTRUCTION CERTIFICATE

Certificate No. AO382(M)

This certificate is issued by a certifying authority and verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the Environmental Planning and Assessment Act 1979 and Regulations 2000.

Applicant

Name	Teknemodus Pty Ltd
Address	PO Box 627 Spit Junction
Contact Number	9968 2720
Email	-

Development

Development Consent No.	D/A N0004/04 – N0004/04(M)
Consent Date	11 June 2004 – 30 July 2009
Site Address	997 Barrenjoey Road Palm Beach
Property Identification	Lot B DP 418963
Building Classification under BCA	1a

Pursuant to Section 109C (1) (b), 81A (2) and 81A (4) Of the Environmental Planning & Assessment Act, 1979 the construction certificate has been determined by approval in accordance with the stamped plans and specifications.

Approval

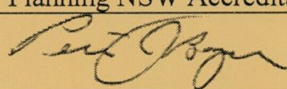
Plan Nos. Approved	David Jones Building & Landscape Design – Drawing Nos. 393/29 – 393/30
Description of works Approved	Alteration and addition to the existing dwelling. MODIFICATION
Modified Construction Certificate Determination Date	2006/1438B AO382(M) 2 NOV 2009

Note:

Prior to commencement of work, Section 81A (2) (b) and/or 81A (4) (b) and (c) Of the Environmental Planning & Assessment Act, 1979 must be satisfied (see form 7 of the Regulation) i.e. name of the Principal Certifying Authority.

I certify that the work if completed in accordance with the documents, plans and specifications accompanying the application will comply with the requirements of this regulation as are referred to in Section 81A (5) of the Environmental Planning & Assessment Act 1979

Accredited Certifier

Name of Accredited Certifier	Peter Boyce
Accreditation No. of Certifier	Planning NSW Accreditation No BPB0043
Signature	

Application for Modified Construction Certificate

Issued under the Environmental Planning and Assessment Act 1997 Part 3 - Schedule 1

Local Council Area

City, Council or Shire **PITTWATER**

Owner & Applicant

Name **MA Zeltoff P/L**
Address **PO Box 87 Annandale 2038**
Phone **95521980**

Consent of all owner(s)

I/we consent to this application

Signature **SEE OVER**
(OWNER IS APPLICANT)

Subject Land with lot & deposited plan number

Address **997 Barrenjoey Road, Palm Beach**
Lot B DP 418963

Brief description of development

Type of Development

i.e. Dwelling. Addition **Alterations and additions to existing dwelling.**

Building code of Australia

Building Classification. **Class 1**

Development Consent

Development consent number: **N0004/04** Modification No **N0004/04**
Date of Determination: **11 June, 2004** Mod date **30 July 2009**

Builder/Owner Builder

Name or Permit number **Mr K Berkeley (Owner-Builder)**
Address **PO Box 87 Annandale 2038**
Telephone No **95521980** Fax No Mobile

Value of Work **\$42,000**

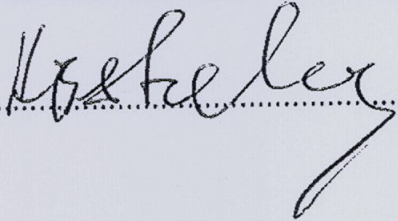
Required attachments --- Copy of D/A approval with Conditions
Three copies of the plans & Specification.

Plan Nos.
List of supporting documents

Schedule ---

The building schedule must be completed as part of this
application for the Australian Bureau of Statistics

Owner/Applicants Signature

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Wattlegrove Services Pty Ltd

ABN 25 066 064 293

PO Box 29

Forestville 2087

Telephone: 9400 5878

Fax: 9949 5690



1st September 2009

Mr. David Jones
MA Zeltoff Pty Ltd
PO Box 87
Annandale NSW 2038

Dear David,

Addendum to Bush Fire Report 997 Barrenjoey Rd Palm Beach

In reference to the report by Volking Pty Ltd (4/12/2002) and addendum report by Volking Pty Ltd (19/7/2004) an inspection was carried out by the writer of 997 Barrenjoey Road Palm Beach on 27th August 2009 to confirm the Bush Fire Requirements for the property as a Section 96 variation application had been lodged.

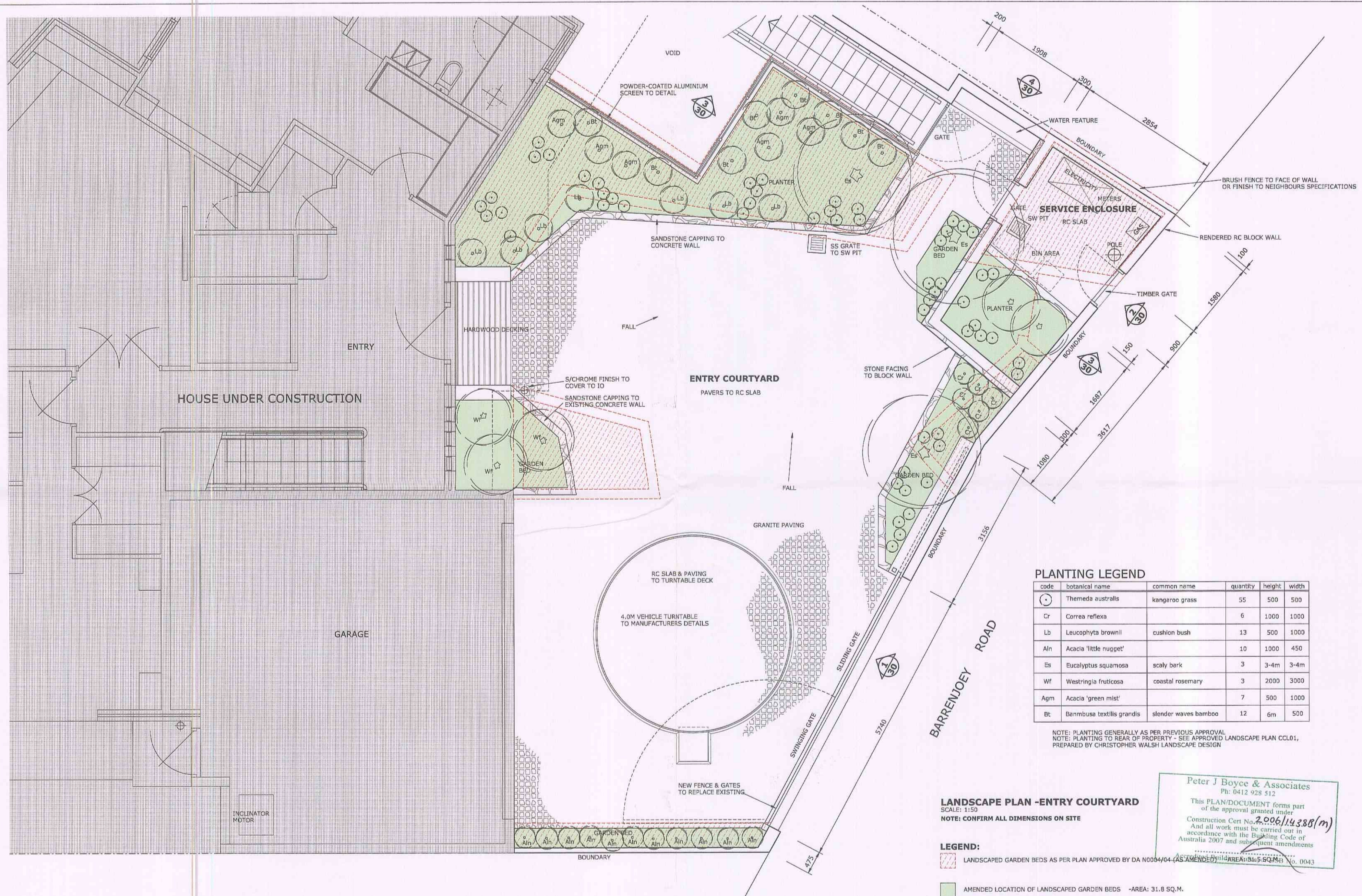
I find that the structure exceeds the requirements of AS3959 Level 2 construction as required by the Volking Reports and meets the requirements of Planning for Bush Fire Protection 2001 (NSW Rural Fire Service). I would require the front boundary to be protected by a solid masonry wall/fence as this would offer better protection against radiant heat from the opposite hazard and prevent embers from entering the property. The proposed picket fence, although of non-combustible construction would not offer the same protection.

Yours sincerely

Jim Murphie
Grad IFE, Grad Dip Fire Safety Eng.
Wattlegrove Services Pty Ltd

Consultant Building Fire & Safety Management





PLANTING LEGEND

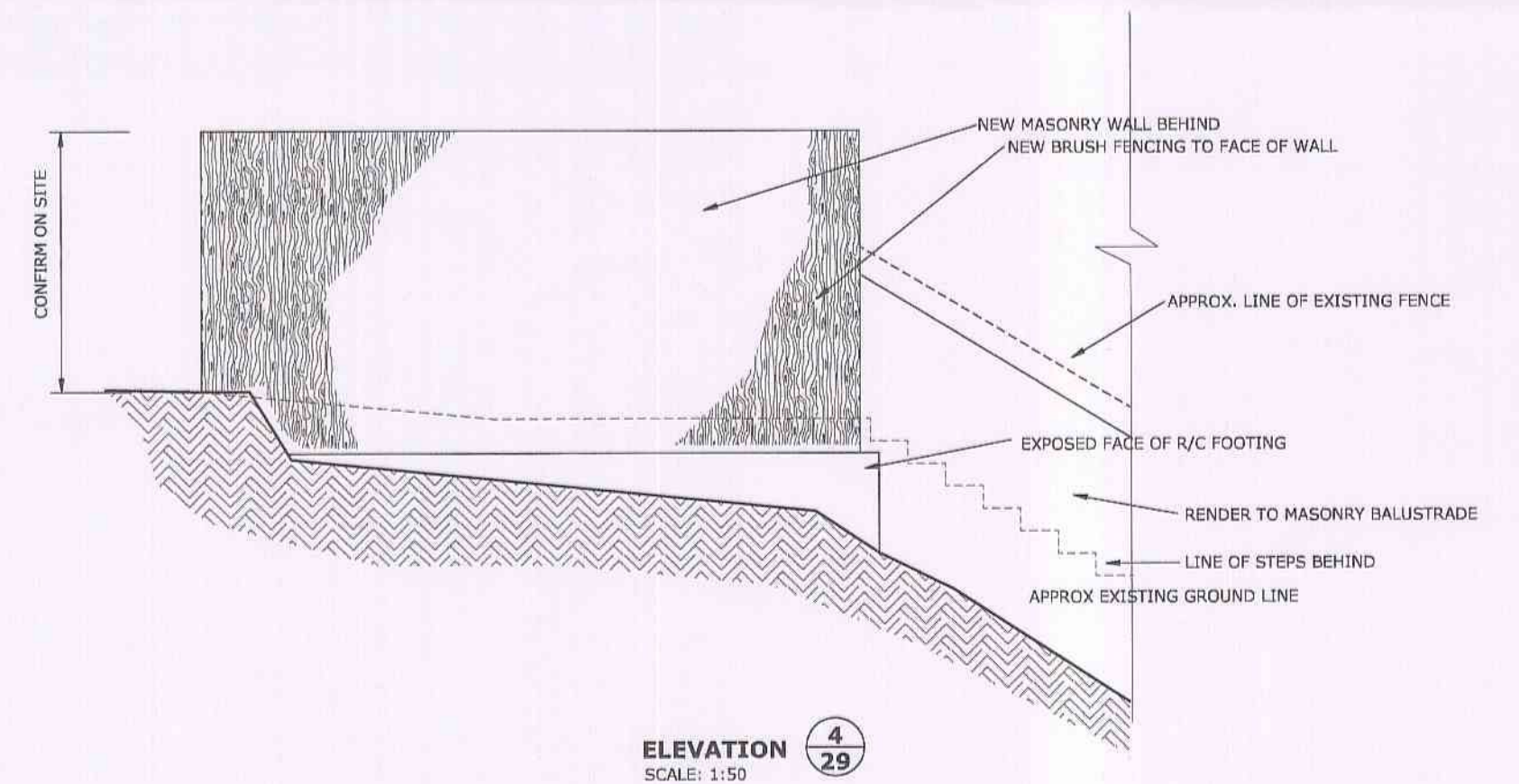
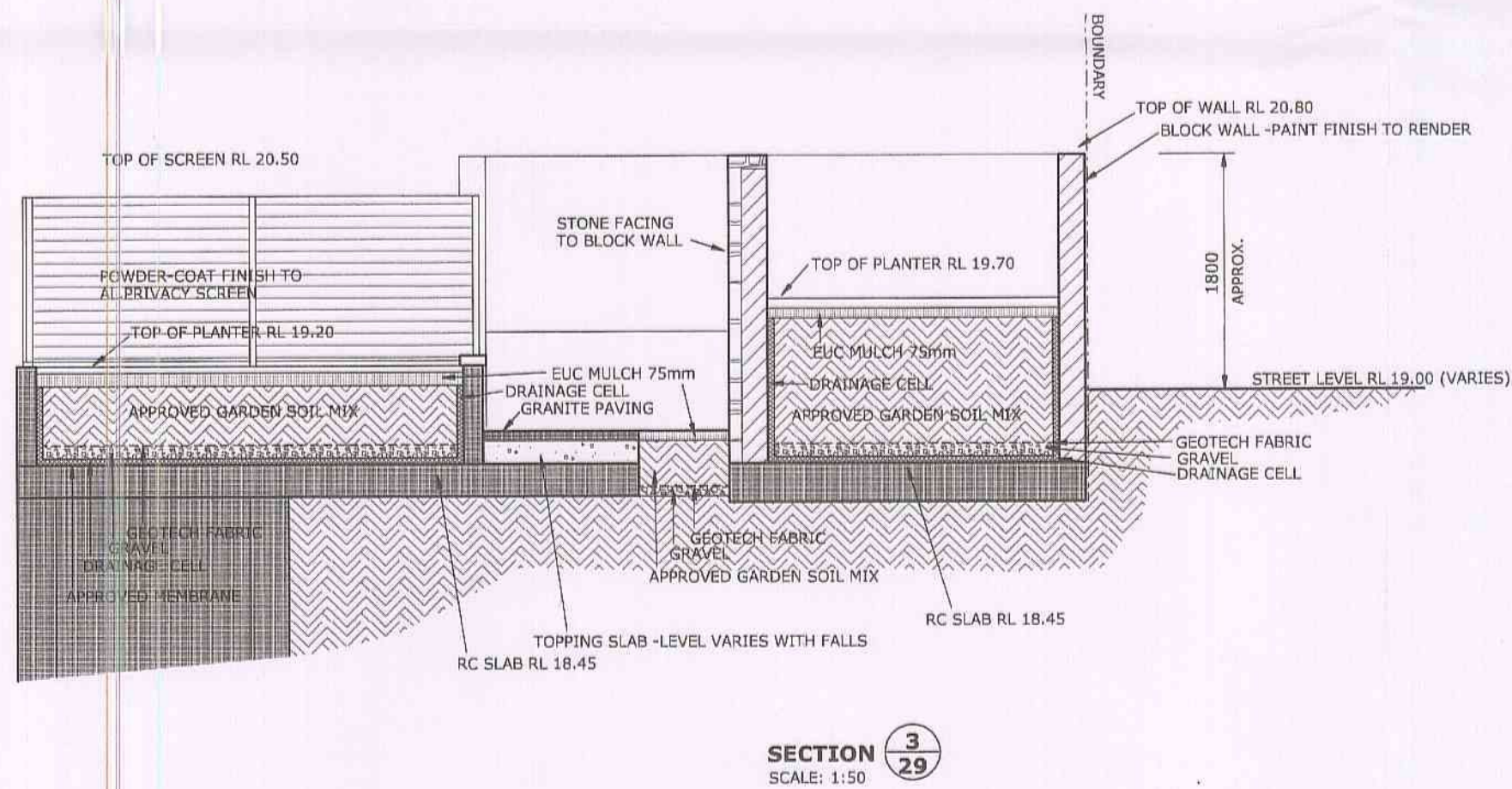
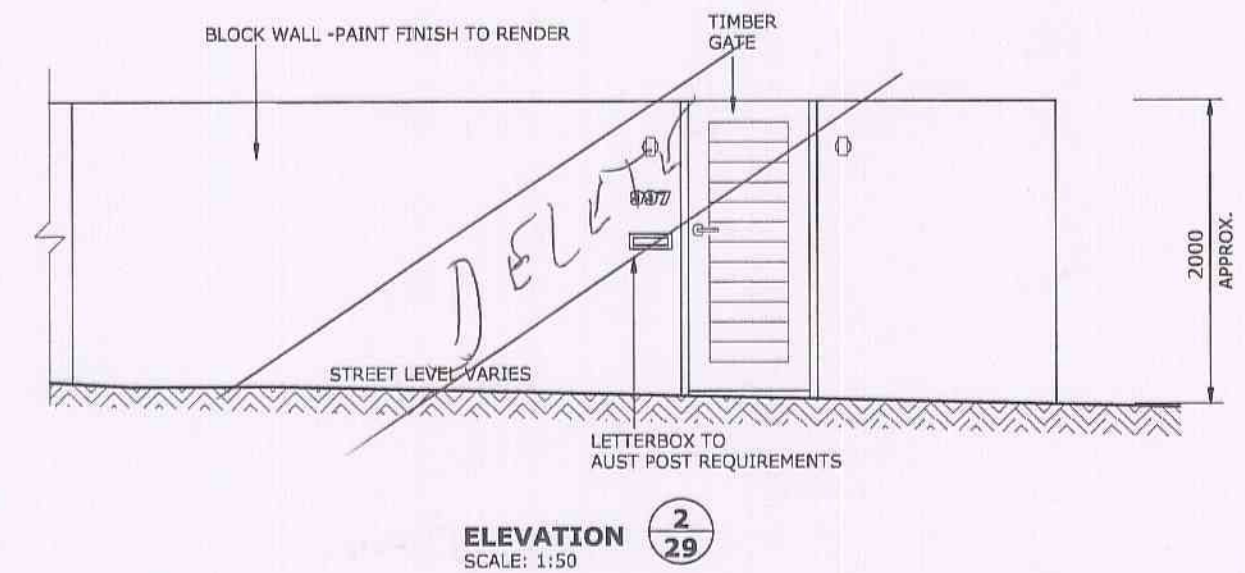
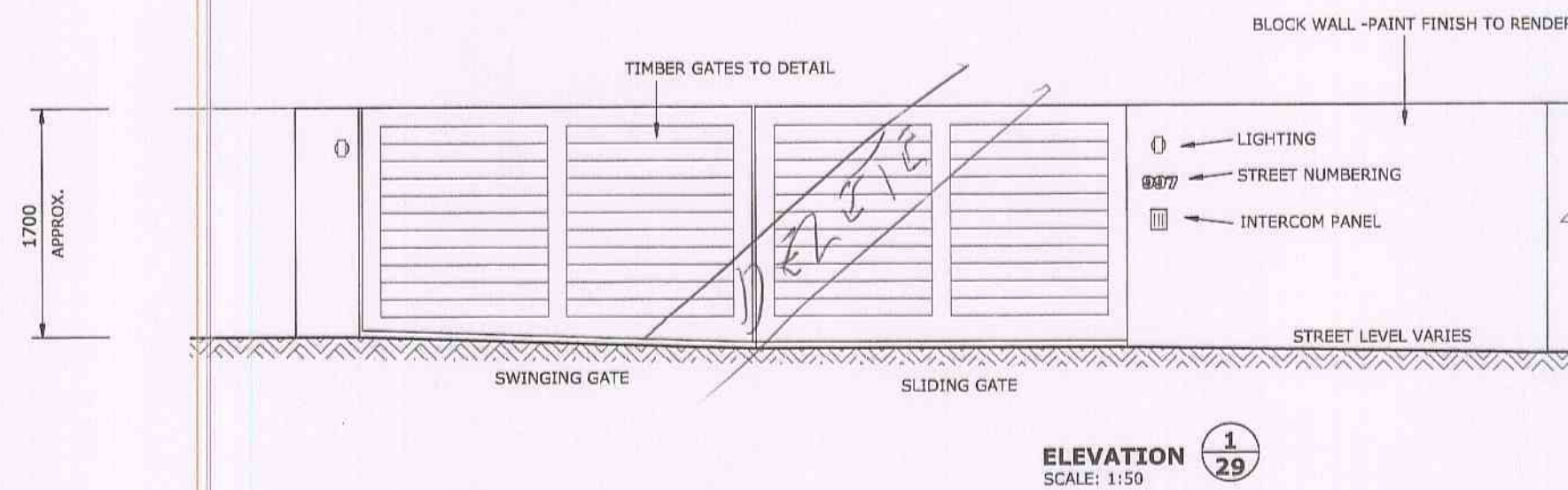
code	botanical name	common name	quantity	height	width
Th	Themeda australis	kangaroo grass	55	500	500
Cr	Correa reflexa		6	1000	1000
Lb	Leucophyta brownii	cushion bush	13	500	1000
Aln	Acacia 'little nugget'		10	1000	450
Es	Eucalyptus squamosa	scaly bark	3	3-4m	3-4m
Wf	Westringia fruticosa	coastal rosemary	3	2000	3000
Agm	Acacia 'green mist'		7	500	1000
Bt	Bambusa textilis grandis	slender waves bamboo	12	6m	500

NOTE: PLANTING GENERALLY AS PER PREVIOUS APPROVAL
NOTE: PLANTING TO REAR OF PROPERTY - SEE APPROVED LANDSCAPE PLAN CCL01,
PREPARED BY CHRISTOPHER WALSH LANDSCAPE DESIGN

LANDSCAPE PLAN -ENTRY COURTYARD
SCALE: 1:50
NOTE: CONFIRM ALL DIMENSIONS ON SITE

LEGEND:
LANDSCAPED GARDEN BEDS AS PER PLAN APPROVED BY DA N0004/04 (AS AMENDED) - AREA: 31.8 SQ.M.
AMENDED LOCATION OF LANDSCAPED GARDEN BEDS - AREA: 31.8 SQ.M.

Peter J Boyce & Associates
Ph: 0412 928 512
This PLAN/DOCUMENT forms part of the approval granted under Construction Cert No. 2006/14388(m) And all work must be carried out in accordance with the Building Code of Australia 2007 and subsequent amendments
Approved by DA No. 0043



Peter J Boyce & Associates
Ph: 0412 928 512
This PLAN/DOCUMENT forms part
of the approval granted under
Construction Cert No. 2009/143887
And all work must be carried out in
accordance with the Building Code of
Australia 2007 and subsequent amendments
Accredited Building Surveyor BSB No. 0043