

# CONSTRUCTION CERTIFICATE PROCEDURE

ADDRESS:

126 Elimatta Road Mona Vale

CC NO: cc0612/05

DA NUMBER: NO724/05

1. THE WORKING PLANS/STRUCTUREL/GEOTECHNICAL ENGINEERING PLANS/EROSION CONTROL PLANS ETC COMPLY WITH THE CONDIIONS OF DEVELOPMENT CONSENT

DEVELOPMENT OFFICER: Compliance Dept

REASONS WHY NOT?

2. THE LANDSCAPE PLAN COMPLY WITH THE CONDITIONS OF DEVELOPMENT CONSENT

LANDSCAPE OFFICER:: \_\_\_\_\_

REASONS WHY NOT?

3. THE WORKING DRAWINGS COMPLY WITH THE BCA

BUILDING SURVEYOR: \_\_\_\_\_

REASONS WHY NOT?

# PITT CONSTRUCTI

2nd Floor, Unit 11,  
PO Box 882, MONA  
DX 9018, MONA V  
Facsimile: (02) 99  
Telephone: (02) 99

Pittwater Council  
ABN: 61340837871

Office Use Only:

ON C/C NO: \_\_\_\_\_  
FILE AND PART NO: \_\_\_\_\_  
PROPERTY NO: \_\_\_\_\_  
OFFICER: \_\_\_\_\_

## TAX INVOICE OFFICIAL RECEIPT

05/12/2003 Receipt No 131602

To MATTONELLE DEVELOPMENTS PTY  
LTD

126 ELINATTA ROAD  
MONA VALE 2103

- All informat
- Incomplete
- Fees are to b
- To minimise
- and 4.30pm v

to accompany this application.

lication between the hours of 10.00am

TO: (please tick)

WORK

ITE

24.11.03

rint)

Suburb Mona Vale.

Deposited Plan 550494

~ storage shed.

- BUILD
- AN EX
- Consent
- A CON
- Applica

Qty/ Applic	Reference	Amount
1	TCER-Cons	\$580.00
GL Rec	1 X DA N0724/03	
	GST	\$58.00
GL Rec		
1	RMIC-Rord	\$25.00
GL Rec	1 X SCANNING	
	GST	\$2.50
GL Rec		
	GLSL-Buil	\$274.00
GL Rec	LONG SERVICE LEVY	

House No 126  
Postcode 2103  
Description of Prop

To GL Receipt:

Total Amount: \$939.50  
Includes GST of: \$60.50

Amounts Tendered

Cheque	\$939.50
Total	\$939.50
Rounding	\$0.00
Change	\$0.00
Nett	\$939.50

Printed 05/12/2003 1:55:57 PM

Cashier PTasker

tion with this application are correct.  
sability Discrimination Act.

05.12.03

### VALUE OF DEVEL

Nominated Building

Name/Company P  
Address 126  
Phone (02) 999

I declare that all of the  
Further, I acknowledge

Signature [Signature]

Name/Company ~~Mattonelle~~ Mattonelle Developments P/L  
Address P.O. Box 577 Avalon.  
Phone ( ) 9918 8096 Daytime Contact No ( ) 0416 02106

**OWNER (please print)**

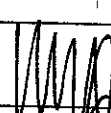
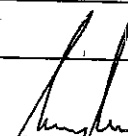
*This section must be signed by ALL owners*

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

Owner/s Monique & Marco Manera

Address 126 Elimatta Rd, Mona Vale

Postcode 2103

Signature(s) \*  \* 

- If the property has recently been purchased, written confirmation from the Purchaser's Solicitor must be provided.
- If contracts have been exchanged for purchase of the land, the current owner is to sign the form.
- If signed on behalf of a Company, the seal must be stamped over the signature.
- If the land is below mean high water mark, the written consent of the Crown is required.
- **If the written consent is not signed by all owners of the property, this application will not be accepted.**

**BUILDER'S NAME AND ADDRESS**

(must be completed when the proposal involves residential building work): *(please print)*

Are you an Owner-Builder?  YES, Permit No.....

**Licensed Builder Details**

Name/Company Mattonelle Developments P/L

Address P.O. Box 577 Avalon 2107

Phone ( ) 9918 8096 Daytime Contact No ( ) 0416 02 1106

Licence No 5984C Insurance Policy No RCW 71253187

**Note: (1) Where the works are to be carried out by a licensed builder, documentary evidence must be submitted confirming that the builder's insurance is current and appropriate for this proposal.**

**(2) Prior to the release of the Construction Certificate, the owner/builder permit must be sighted by a Council Officer.**

CC \$638.00  
SCAN 27.50  
LSL 274.00

\$939.50

Rec  
131602

**S  
C  
H  
E  
D  
U  
L  
E**

**CONSTRUCTION MATERIALS/DETAILS:**

(please print) (must by law be accurate)

Please complete this schedule for the purpose of providing information to the Australian Bureau of Statistics

**All NEW Buildings**

Please complete the following details:

Current use of the land/building(s) Residential

- Number of storeys (including underground floors) two
- Gross floor area of new building (m<sup>2</sup>) 321m<sup>2</sup> (No increase - i.e. storage shed)
- Gross site area (m<sup>2</sup>) 2767m<sup>2</sup>

**Residential Buildings Only**

Please complete the following details on residential structures

- Number of dwellings to be constructed N/A
- Number of pre-existing dwellings on site One
- Number of dwellings to be demolished Nil

- Will the new dwellings be attached to other new buildings? Yes  No
- Will the new buildings be attached to existing buildings? Yes  No
- Does the site contain a Dual Occupancy? Yes  No

(NB Dual Occupancy = two dwellings on the same site)

**Construction materials**

WALLS	ROOF	FLOOR	FRAME
Brick (double) <input type="checkbox"/>	Tiles <input type="checkbox"/>	Concrete or slate <input checked="" type="checkbox"/>	Timber <input type="checkbox"/>
Brick (veneer) <input type="checkbox"/>	Concrete or Slate <input checked="" type="checkbox"/>	Timber <input type="checkbox"/>	Steel <input type="checkbox"/>
Concrete or stone <input type="checkbox"/>	Fibre cement <input type="checkbox"/>	Other <input type="checkbox"/>	Aluminium <input type="checkbox"/>
Fibre cement <input type="checkbox"/>	Steel <input type="checkbox"/>	Not specified <input type="checkbox"/>	Other <input checked="" type="checkbox"/>
Timber <input type="checkbox"/>	Aluminium <input type="checkbox"/>		Not specified <input type="checkbox"/>
Curtain glass <input type="checkbox"/>	Other <input type="checkbox"/>		
Aluminium <input type="checkbox"/>			
Other <input checked="" type="checkbox"/>			
Not specified <input type="checkbox"/>			

Concrete Block.



## Application Lodgement Summary

 Sydney  
**WATER**

Reference Number 947782

Date Requested: Thu November 27 2003

**Agent** Tradelink Mona Vale, ?  
**Applicant** KIETH ROOT BUILDIND SERV, PO BOX 577 AVALON 2107  
**Property/Asset** 126 Elimatta Rd, Mona Vale 2103 (Mr M Manerams M Franz) PNum: 3414939  
 150 mm PVC Sewer Main Reticulation - (2794694)  
**Product** Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application Fee	\$16.50	\$0.00	\$16.50

TR paid  
KRBS visa.

Sighted approved consent stamped  
 plans with Sydney Water approved  
 as Property # 3414939  
 Pamela Tasker  
 CSO = 5.12.03

# Certificate of Insurance

Mattonelle Developments Pty Ltd  
PO Box 577  
AVALON NEW SOUTH WALES 2107

Royal & Sun Alliance  
Insurance Australia Ltd  
ABN 48 005 297 807

Form 1  
Section 92  
Home Building Act 1989

Local Authority's Copy  
Issue Date: 05/11/2003  
Certificate No: RCW71253187

## CERTIFICATE IN RESPECT OF INSURANCE

Contract Of Insurance Complies With: Section 92

Of The: Home Building Act 1989

Type Of Insurance: As per the Home Building Act 1989, insurance is  
'issued in the name of the Building Owner as insured'

Issued By: Royal & Sun Alliance Insurance Australia Ltd  
ABN 48 005 297 807

### Building Contract Details

Contract Date: October 21, 2003

Declared Building Contract Value: \$143,990.00

(Refer policy for indemnity limit)

Carried Out By: Mattonelle Developments Pty Ltd  
ABN: 62050038134

License No: 5984C

For: Mr & Mrs M Manera

In Respect Of: Alterations and Additions

At:

House No: 126 Elimatta Road  
MONA VALE NEW SOUTH WALES 2103

Permit Authority: Pittwater Council

Subject to the Act, the Home Building Regulation 1997, and the conditions of the insurance contract, cover will be provided to a beneficiary described in the contract and successors in the title to the beneficiary. Please note when the Insurer has issued this Certificate of Insurance, the Insurer is not entitled to refuse to pay a claim, or to cancel the insurance contract, on the grounds that the premium was not paid. This policy is to be read in conjunction with the policy wordings, if you have not received a copy of the policy wording please contact the Insurer Royal & SunAlliance.

N OG4KJKTKG8R1 Printed 05/11/2003

Signed for and on behalf of the insurer:



Insurer: Royal & SunAlliance Insurance Australia Limited ABN 48 005 297 807

ROYAL &  
SUNALLIANCE  
CONSTRUCTION & ENGINEERING



# BEAR PLUMBING



A.B.N. 93 001 820 140  
License #: 91279-C  
PO BOX 805, Willoughby NSW 2068  
P.H.: 9967 5477 FAX: 9967 2821  
Brett: 0417 440 455  
Shane: 0414 494 061  
Accounts: 0417 672 375 Fax: 9405 5731  
Email: [bearbathrooms@optusnet.com.au](mailto:bearbathrooms@optusnet.com.au)

*Property: 126 Elimatta Road, Mona Vale*

Bear Plumbing, License no 91279C hereby certify that all the works to connect to the existing storm water system will be carried out in accordance with section 3.1.2 drainage of the BCA and AS/N2S 3500.3.2 storm water drainage.

Yours faithfully

Brett Matthews  
Plumber

♦ DOMESTIC & COMMERCIAL LICENSED PLUMBER ♦  
DRAINER ♦ GASFITTER ♦ ROOFING & GUTTERING  
NO JOB TOO SMALL

cat mackenzie *landscape by design*

PO Box 151  
NEWPORT BEACH  
SYDNEY NSW 2106  
ABN 90 639 906 218

Phone: 9918 5741  
Fax: 9940 0217  
Mobile: 0414 997 417  
e-mail: cmackenzie1@bigpond.com

**December 1, 2003**

To the Principal Certifying Authority,

**RE: STORAGE SHED AT 126 ELIMATTA ROAD, MONA VALE, NSW.  
MATTERS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE**

I, Catriona Mackenzie of cat mackenzie landscape by design being a qualified horticulturist and landscape designer, my qualifications being a Horticulture Certificate (1984), and an Associate Diploma of Applied Science (Landscape Design 2000),

hereby certify that the attached drawing *Landscape Screening LC01* complies with the requirements of Condition E37 of Development Consent No N0724/03.

Further, I am appropriately qualified and experienced to provide the certification for this project at 126 Elimatta Road, Mona Vale, NSW.

Signed this day, December 1, 2003.



Catriona Mackenzie

**consultations, designs and management solutions to suit all urban landscape needs**

Fully qualified. Certificate of Horticulture (Hons), and Associate Diploma of Landscape Design (Dist) MAIH

Please note: All drawings, plans and sketches remain the exclusive property of Catriona Mackenzie and may not be used, copied, reproduced, altered or amended in any way without the written permission of the proprietor.



# LANDSCAPE SCREENING

No. 126 ELIMATTA ROAD, MONA VALE

for Marco and Monique Manera

SCALE 1:100 DATE: 12/11/2003 DWG No. LC01

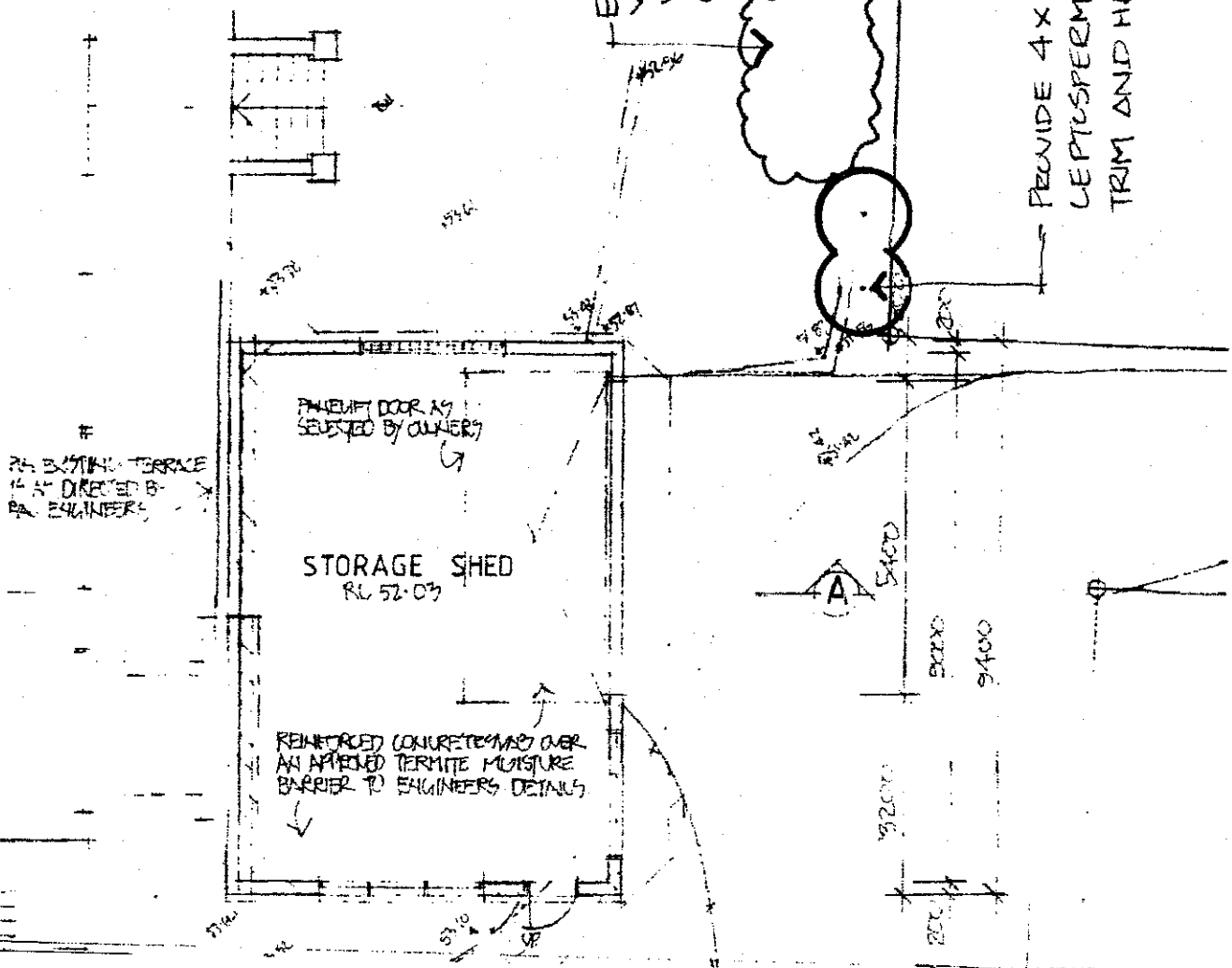
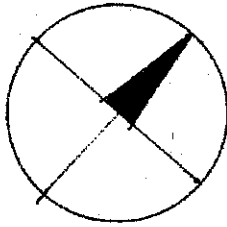
*cat mackenzie landscape by design*

consultations, designs and management solutions to suit all urban landscape needs

Ph (02) 9918 9833 - Fax (02) 9918 9844 - email [cmackenzie1@bigpond.com](mailto:cmackenzie1@bigpond.com)

Mobile 0414 987 417

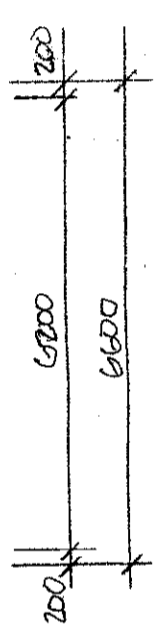
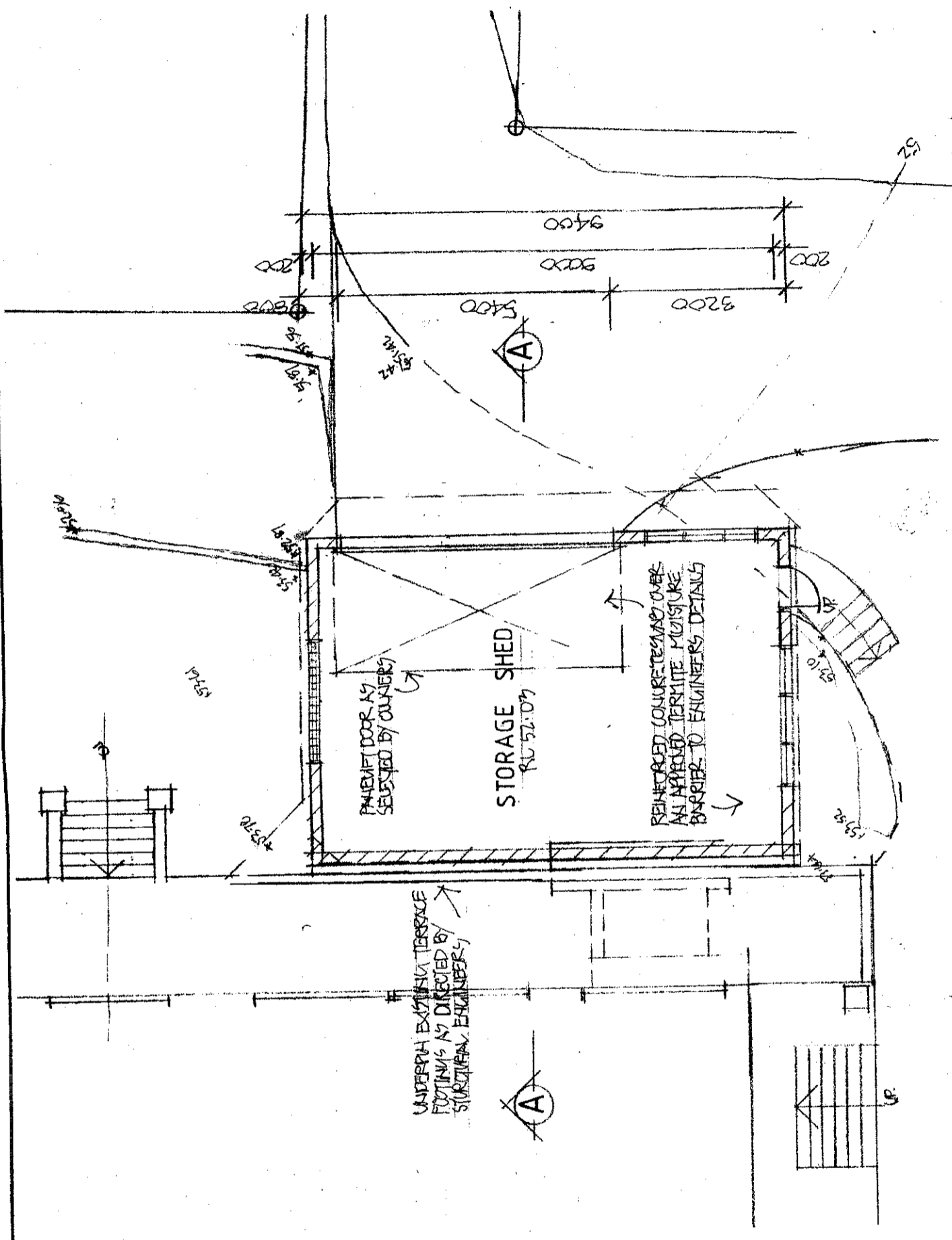
PO BOX 151 NEWPORT BEACH, NSW 2106



EXISTING CAMPHOR LAUREL

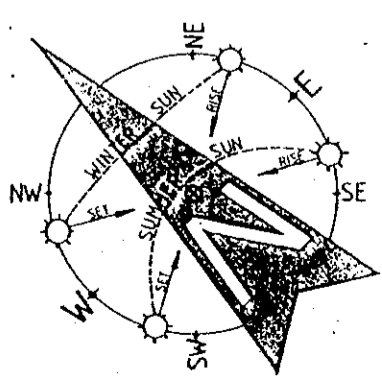
EXISTING VEGETATION WATTLES, GREVILLEAS

PROVIDE 4 X 25 LITRE LEPTOSPERMUM LAEVIGATUM (COASTAL TEA TREE) TRIM AND HEDGE TO 3M HIGH



# STORAGE SHED PLAN

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING



DATE 02/10/03	SCALE 1:100
DRAWN JOE	CHECKED
DRAWING No. 448-02	ISSUE

PROJECT  
**PROPOSED STORAGE SHED AT**  
 No. 126 ELIMATTA ROAD  
 MONA VALE N.S.W. 2103  
 CLIENT  
**MARCO & MONIQUE MANERA**

**J.D EVANS and COMPANY PTY. LTD.**  
 BUILDING DESIGN CONSULTANTS  
 74 RIVIERA AVE. AVALON BEACH 2107  
 Phone (02) 9916 9206 Fax (02) 9973 4454  
 Mobile 081 976 996

No.	REVISION	DATE

**COPYRIGHT**  
 ALL DRAWINGS ARE SUBJECT OF COPYRIGHT AND ANY ATTEMPT OR ACTUAL REPRODUCTION OR REUSE OF ANY PART, WHOLLY OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL PROCEEDINGS.  
 J.D. EVANS and COMPANY PTY. LTD.  
 74 RIVIERA AVE. AVALON BEACH, NSW

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.  
 2. All dimensions that relate to site boundaries and setbacks are subject to verification by a site survey.  
 3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.  
 4. All timber construction to be in accordance with the "TIMBER PRESERVATION" code.  
 5. Any detailing in addition to what is supplied shall be required between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.  
 6. Roof water & run-off drainage to be designed by the approved member or as directed by local council inspectors.  
 7. All electrical power & light outlets to be determined by owner.  
 8. Make good and repair all existing finishes damaged by new work. Remove safety restrictions where possible.



DATE 02/10/03 SCALE 1:100  
 DRAWN JDE CHECKED  
 DRAWING No. 448-03  
 ISSUE

PROJECT  
 PROPOSED STORAGE SHED AT  
 No. 126 ELIMATTA ROAD  
 MONA VALE N.S.W. 2103  
 CLIENT  
 MARCO & MONIQUE MANERA

J.D. EVANS and COMPANY PTY. LTD.  
 BUILDING DESIGN CONSULTANTS  
 71 MYRTLE AVE. AVALON BEACH, 2107  
 Phone (02) 9618 9206 Fax (02) 9973 2454  
 Mobile 0488 976 596

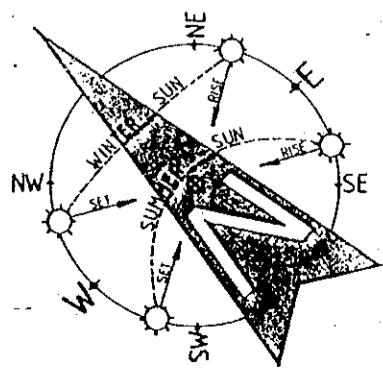
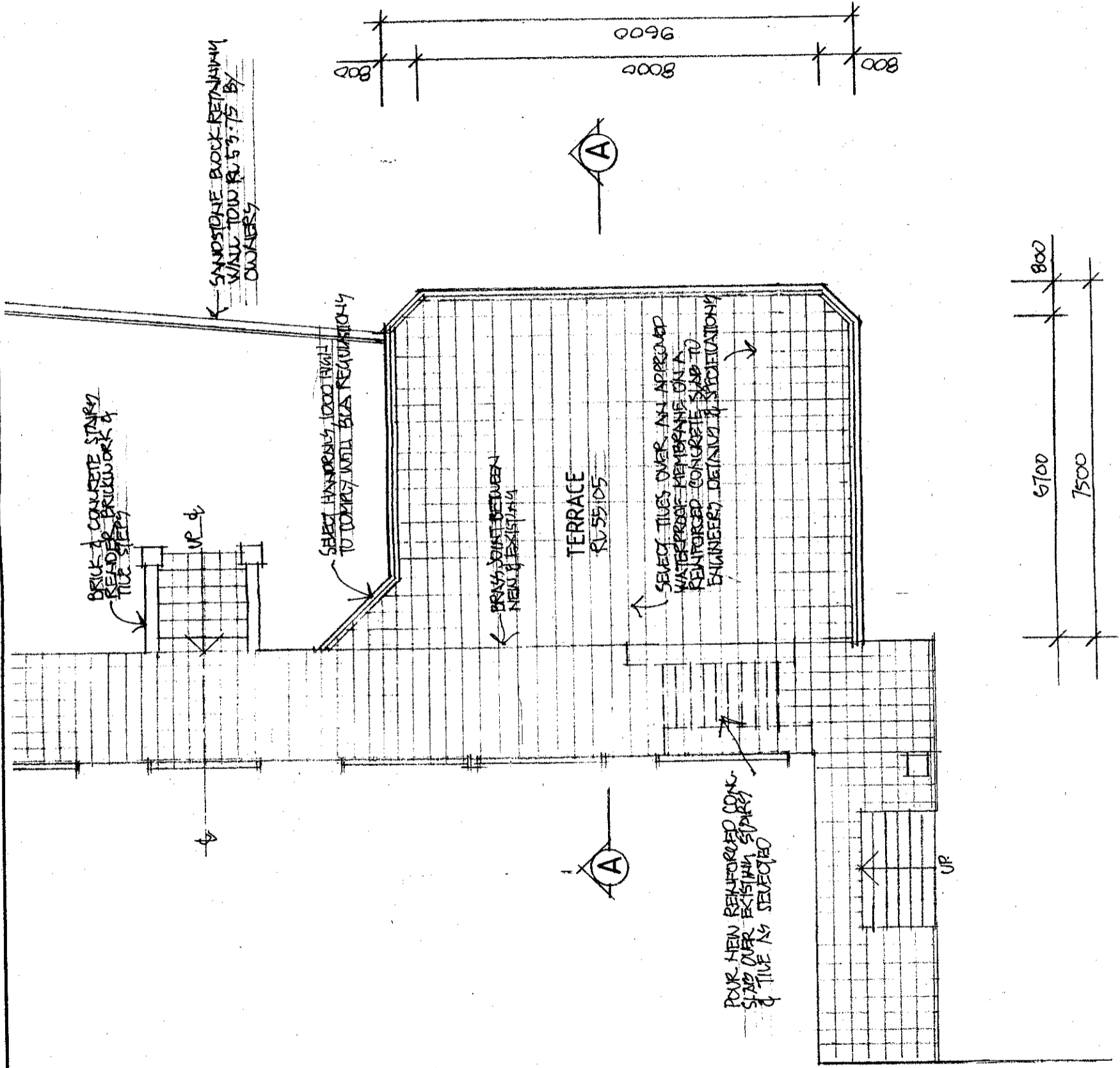
NO.	REVISION	DATE

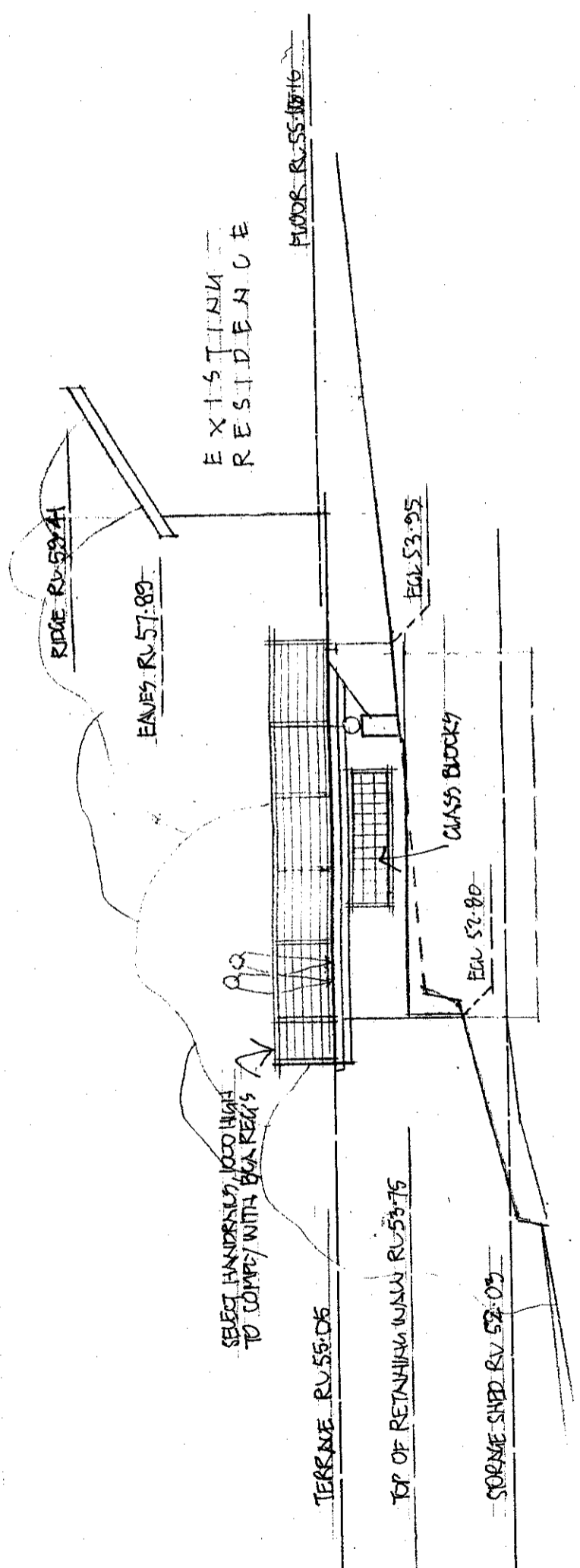
**COPYRIGHT**  
 ALL PLANS AND DRAWINGS ARE SUBJECT OF  
 COPYRIGHT AND ANY ATTEMPT OR ACTUAL  
 REPRODUCTION BY ANY MEANS WITHOUT  
 WRITTEN PERMISSION WILL RESULT IN  
 LEGAL PROCEEDINGS.  
 J.D. EVANS AND COMPANY PTY. LTD.  
 71 MYRTLE AVE. AVALON BEACH, NSW

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.  
 2. All dimensions that relate to site boundaries, setbacks, easements, etc. are to be confirmed by the owner.  
 3. All work to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.  
 4. All structural steelwork to be in accordance with the "AISC 360" code.  
 5. All structural steelwork to be in accordance with the "AS 4100" code.  
 6. All structural steelwork to be in accordance with the "AS 4100" code.  
 7. All electrical power & light outlets to be determined by owner.  
 8. Make good and repair all existing damage caused by new work. Remove existing materials where possible.

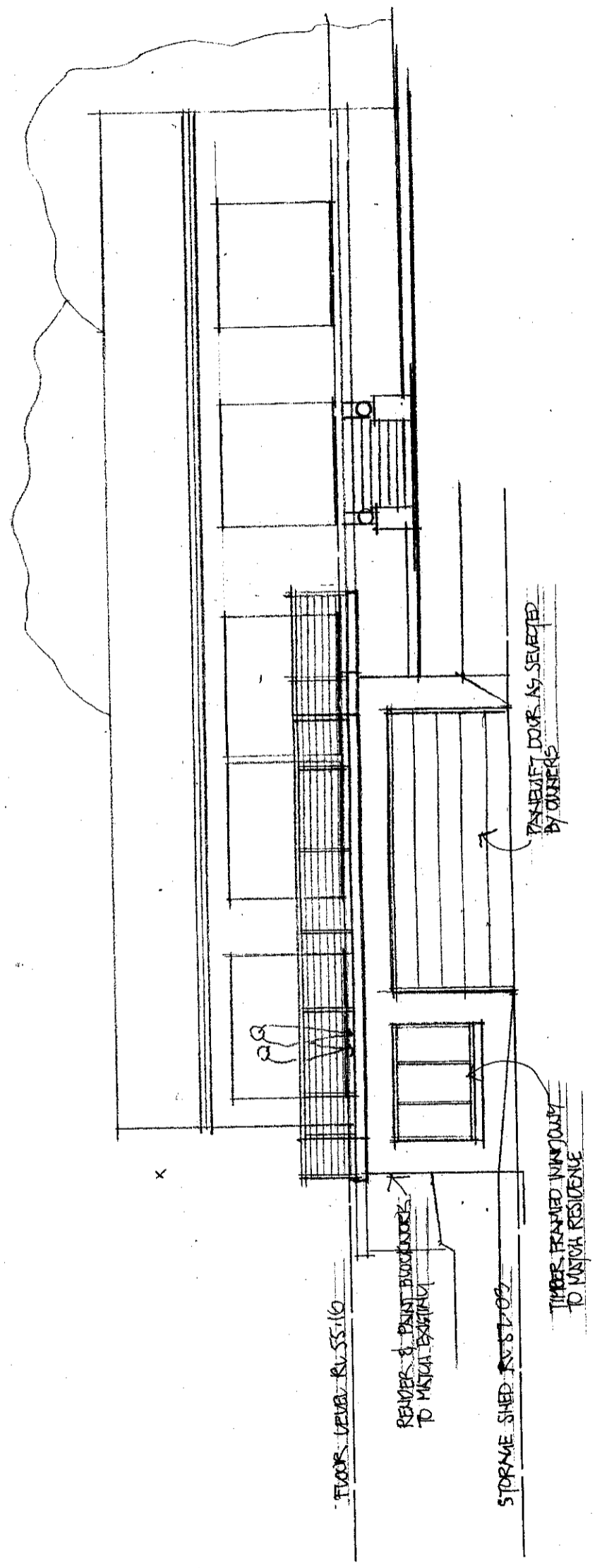
# TERRACE PLAN

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY  
 DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS  
 AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING





# NORTH - WEST ELEVATION



# NORTH - WEST ELEVATION

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING

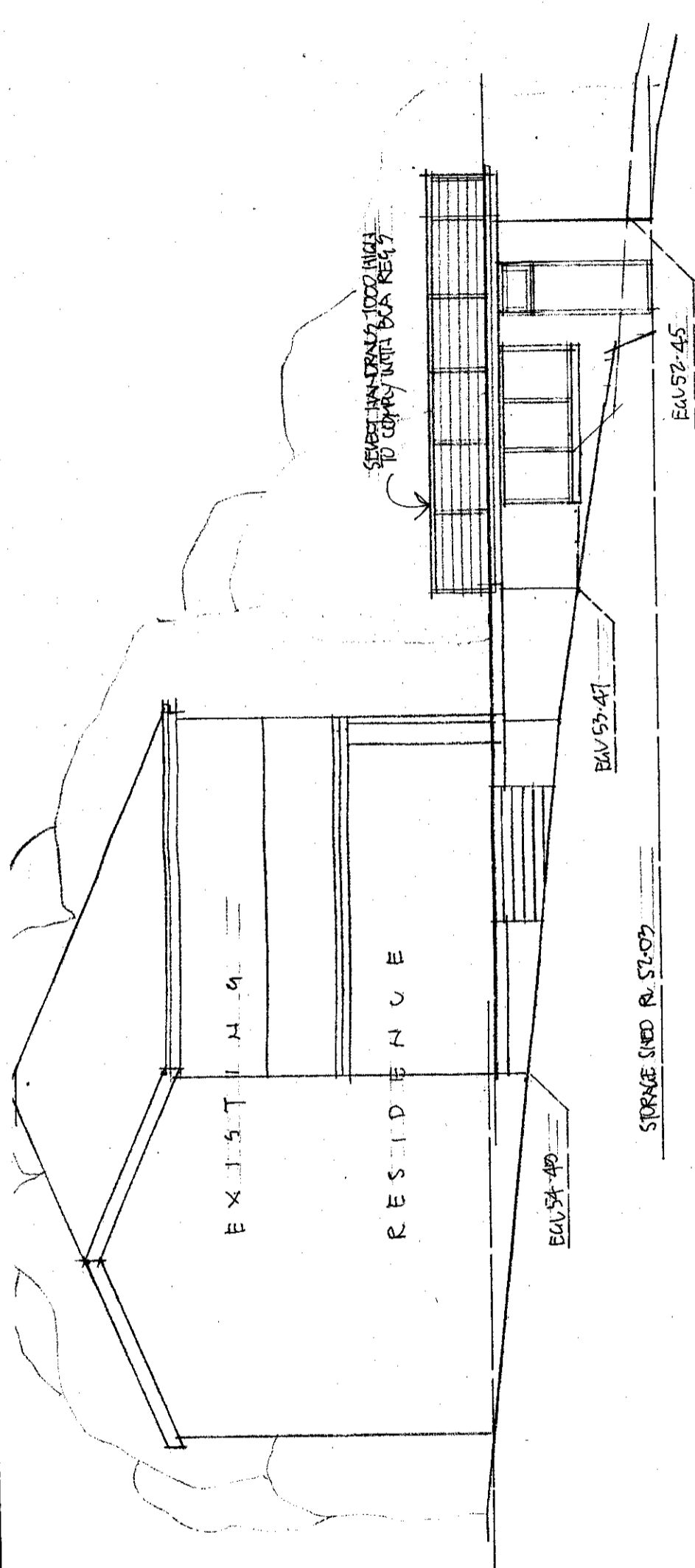
- COPYRIGHT** DRAWINGS ARE SUBJECT OF ALL PLANS AND INSTRUMENT OR ACTUAL CONSTRUCTION BY USING, REPRODUCING OR COPYING SAME WHOLLY OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL PROCEEDINGS.  
 J.D. EVANS and COMPANY PTY. LTD.  
 74 RIVIERA AVE, AVALON BEACH, QLD  
 AUSTRALIA
1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
  2. All dimensions that relate to site boundaries and setbacks are subject to verification by a site survey.
  3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
  4. All timber construction to be in accordance with the "TIMBER FRAMING" code.
  5. Any detailing in addition to what is supplied shall be reviewed between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
  6. Roof water & sub-soil drainage to be designed & to be approved in writing by the approved inspector or as directed by local council inspectors.
  7. All electrical power & light outlets to be determined by owner.
  8. Make good and repair all existing finishes damaged by new work. Remove existing materials where possible.

No.	AMENDMENT	DATE

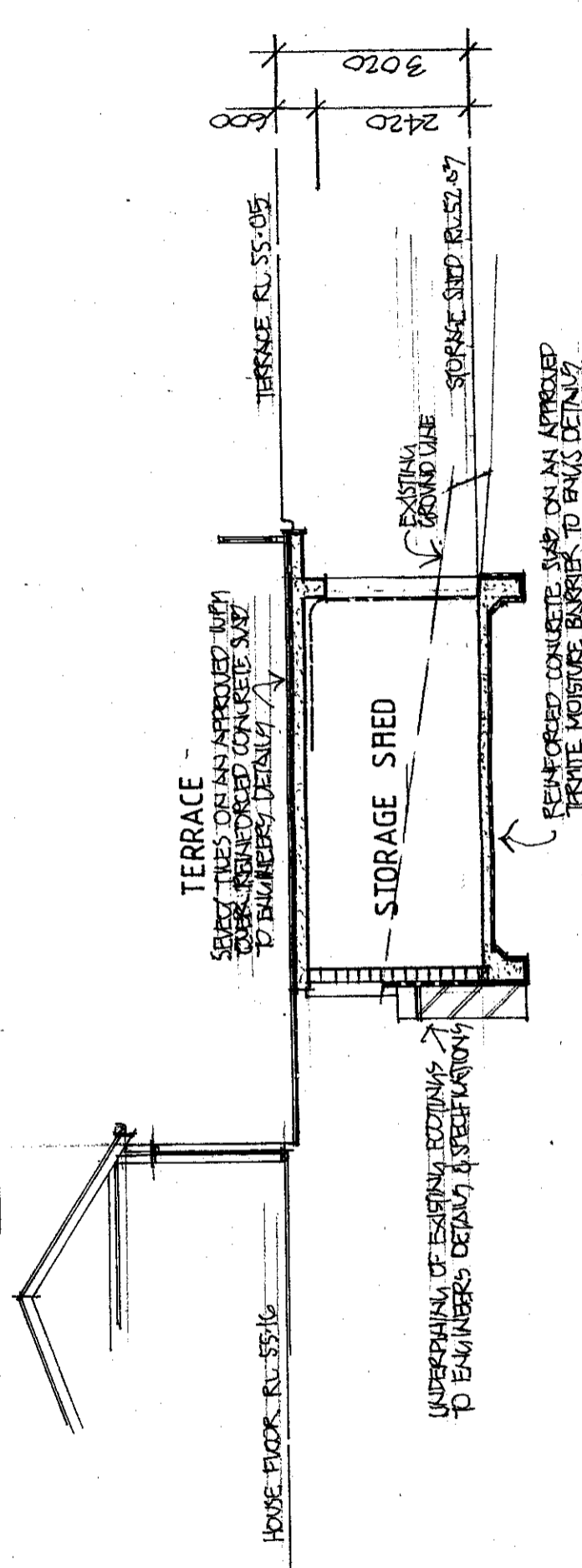
**J.D. EVANS and COMPANY PTY. LTD.**  
 BUILDING DESIGN CONSULTANTS  
 74 RIVIERA AVE, AVALON BEACH, 2107  
 Phone (02) 9918 9206 Fax (02) 9973 2454  
 Mobile 048 976 596

**PROJECT**  
 PROPOSED STORAGE SHED AT  
 No. 126 ELIMATTA ROAD  
 MONA VALE N. S. W. 2103  
 CLIENT  
 MARCO & MONIQUE MANIERA

DATE 02/10/03 SCALE 1:100  
 DRAWN JOE CHECKED  
 DRAWING No. 448-04  
 ISSUE



# SOUTH-EAST ELEVATION



THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING

## SECTION A - A

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All timber construction to be in accordance with the "TIMBER FRAME" code.
5. Any detailing in addition to what is stipulated shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which shall be supplied by a Structural Engineer.
6. Roof water & run-off drainage to be disposed of in the approved manner or as detailed by local council's inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by any work. Reuse existing materials where possible.

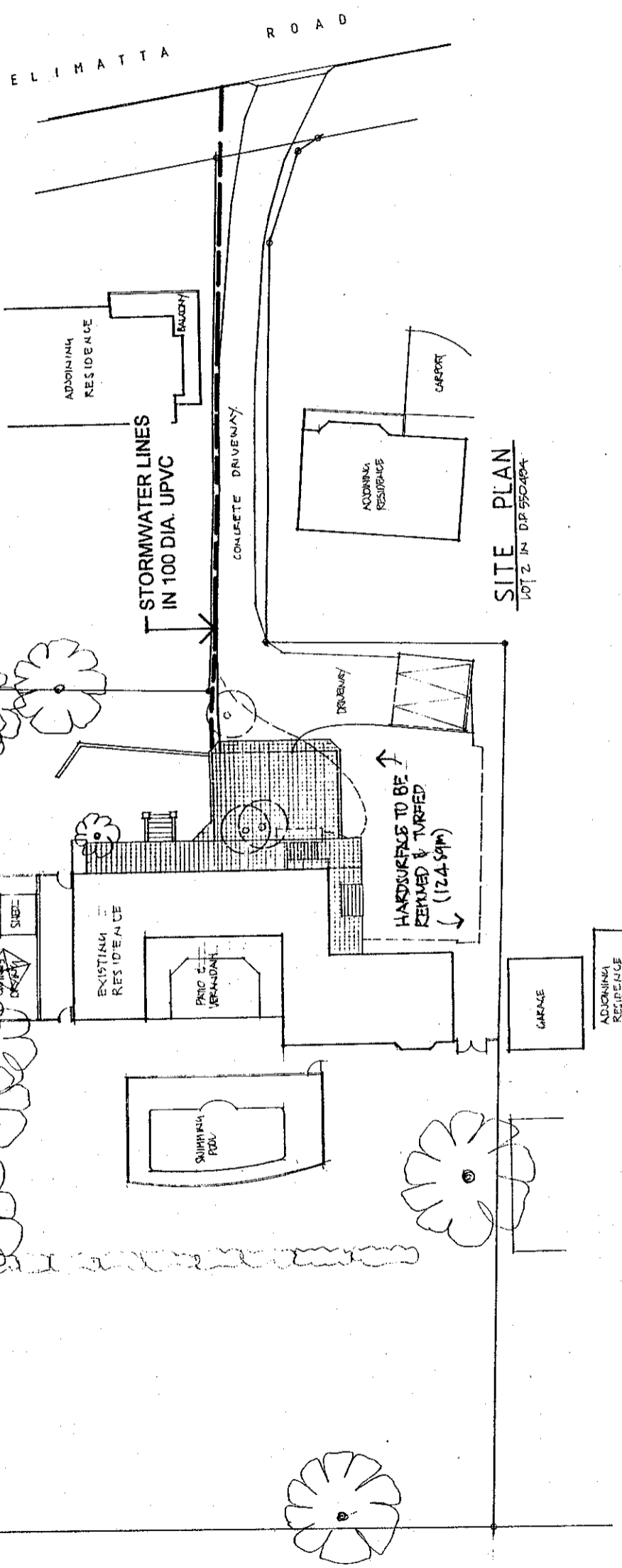
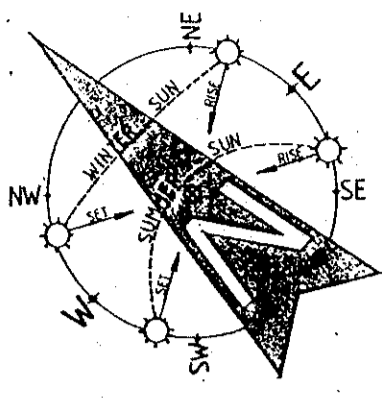
No.	REVISION	DATE

**J.D EVANS and COMPANY PTY. LTD.**  
 BUILDING DESIGN CONSULTANTS  
 74 RIVIERA AVE. AVALON BEACH 2107  
 Phone (02) 9918 9200 Fax (02) 9973 2454  
 Mobile 0411 976 590

PROJECT: **PROPOSED STORAGE SHED AT**  
 No. 126 ELIMATTA ROAD  
 MONA VALE N.S.W. 2103  
 CLIENT: **MARCO & MONIQUE MANERA**

DATE: 02/10/03 SCALE: 1:100  
 DRAWN: JDE CHECKED: [ ]  
 DRAWING No. **448-05**  
 ISSUE





**SITE PLAN**  
LOT 2 IN DP 950484

# STORMWATER MANAGEMENT PLAN

- NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
  - PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY THEMSELVES OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE DRAWINGS AND ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
  - THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
  - ALL SWD PIPES ARE 100 mm UPVC AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE
  - THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION & SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT.
  - TOPSOIL SHALL BE STRIPED & STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
  - THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

**COPYRIGHT** DRAWINGS ARE SUBJECT OF ALL PLANS AND ANY ATTEMPT OR ACTUAL COPYRIGHT BY USING, REPRODUCING OR COPYING SAME, WHOLLY OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL PROCEEDINGS.  
J.D. EVANS and COMPANY PTY. LTD.  
11 MITCHELL AVE, AVALON BEACH, QLD.

Builder to check and confirm all necessary approvals on site prior to construction. Do not waste the owner's money.  
All dimensions that relate to site boundaries and easements are subject to verification by a site survey.  
All work to be in accordance with BUILDING CODE OF AUSTRALIA & for the satisfaction of local council requirements & other authorities.  
All tender construction to be in accordance with the "TENDER PARTICULARS".  
Any existing services in addition to those indicated shall be the responsibility of the owner and the builder to the owner's approval, except for any structural services or design which is to be supplied by a Structural Engineer.  
Local council & sub-road drainage to be determined by the approved council or as directed by local council inspectors.  
All construction power & light cables to be determined by owner.  
8. When used and placed, all existing structures damaged by new work, shall be replaced, repaired, or made good.

**PROJECT**  
PROPOSED STORAGE SHED AT  
No. 126 ELIMATTA ROAD  
MONA VALE N. S. W. 2103  
**CLIENT**  
MARCO & MONIQUE MANERA

**J.D. EVANS and COMPANY PTY. LTD.**  
BUILDING DESIGN CONSULTANTS  
21 MITCHELL AVE. AVALON BEACH, 2107  
Phone (02) 9918 9206 Fax (02) 9973 2454  
Mobile 0418 976 596

DATE 02/10/03 SCALE 1:400  
DRAWN: JDE CHECKED:  
DRAWING NO. 448-07  
ISSUE

NO.	AMENDMENT	DATE



