



Warringah Council

# Application For Construction Certificate

Made under the Environmental Planning and Assessment Act 1979  
(Sections 109C(1b), 81A(5) and 109F)

## Address the application to:

- ☐ The General Manager  
Warringah Council  
Civic Centre, 725 Pittwater Rd  
Dee Why NSW 2099

Or

- ☐ Customer Service Centre  
Warringah Council  
DX 9118 Dee Why

## If you need help lodging your application:

- ☐ Phone our Customer Service Centre on (02) 9942 2111 or come in and talk to us

## To lodge your application:

- ☐ Phone quality application checker on 9942 2749 to make an appointment

## Office Use Only

C C 2 0 1 1 / 0 2 8 9

D A 2 0 1 0 / 1 1 3 6

June 09

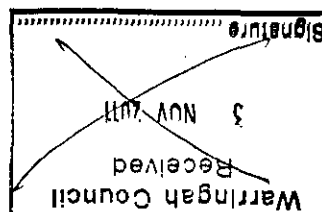
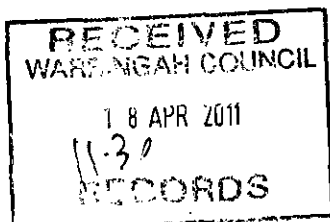
For applicable fees and charges, please refer to Council's website: [www.warringah.nsw.gov.au](http://www.warringah.nsw.gov.au) or contact our Customer Service Centre.

## Privacy and Personal Information Protection Notice

The personal information requested in this form is required by or under the Environmental Planning and Assessment Act 1979 and will only be used by Warringah Council in connection with the requirements of that Act and any other relevantly applicable legislation relating to the subject-matter of this application. The information is being collected for the following purposes, namely, to enable us to (1) process and determine your application; (2) contact you in relation to your application should that be necessary; and (3) keep the public informed by making the application publicly accessible. If you do not provide the information, Council will not be able to process your application, and your application will be rejected.

Your application will be available to Councillors and Council Officers. Members of the public have certain rights of access to information and documents held by Council under the Freedom of Information Act 1989 (NSW), s.12 of the Local Government Act 1993 (NSW), and under the Privacy and Personal Information Protection Act 1998 (NSW) to the extent permitted by those Acts.

Warringah Council is to be regarded as the agency that holds the information, which will be stored on Council's records management system or in archives and may be displayed on DAs Online (except as regards to personal particulars). You have a right to access information within the meaning of the Privacy and Personal Information Protection Act 1998 (NSW) on application to Council, and to have that information updated or corrected as necessary. Please contact Warringah Council if the information you have provided is incorrect or changes or if access is otherwise sought to the information. In addition, a person may request that any material that is available (or is to be made available) for public inspection by or under the Local Government Act 1993 (NSW) be prepared or amended so as to omit or remove any matter that would disclose or discloses the person's place of living if the person considers that the disclosure would place or places the personal safety of the person or of members of the person's family at risk. Any such request must be made to Council's General Manager: see s.739 of the Local Government Act 1993 (NSW).



## PART 1 Site Details

### 1.1 Location of property

We need this to correctly identify the land.

Unit no. ☐

House no. 136

Street ANZAC AVE

Suburb

COLLAROY PLATEAU

Property description  
(e.g. Lot/DP, etc)

LOT 1 DP 235748

### 1.2 Description of work

Please describe briefly everything that you want approved by the Council, including signs, hours of operation, use, subdivision, demolition etc.

Type

☒ Building Work

☒ Subdivision work

SUBDIVIDE BLOCK INTO 3 BLOCKS  
CONSTRUCTION OF 3 NEW DWELLINGS

### 1.3 Estimated cost of work

Must be signed

Estimated cost of work

\$ 1050 000

The estimated cost of development or contract price is subject to a check by Council before final acceptance.

Council reserves the right to seek justification of the estimated cost from the applicant or by an appropriately qualified person.

NAME (printed), & qualification SIGNATURE of qualified person certifying value of work

### 1.4 Development consent

Consent number

DA (Year) 2010 / (Number) 1136

Date of determination

30<sup>th</sup> OF OCTOBER 2010

### 1.5 Building Code of Australia

BCA classification

This information is nominated on your development consent.

### 1.6 Builder details

If known. To be completed in the case of residential building work.

Name

NOLAN CONSTRUCTIONS

Licence number

# 133867C

Or

Owner-builder permit



Warringah Council

# Construction Certificate Checklist

## REQUIRED

## SUPPLIED

☐ **DEVELOPMENT CONSENT COMPLIANCE STATEMENT** (2 copies)

An itemised statement of compliance with all relevant conditions of your development consent. The conditions of your development consent will specify what additional information is required to lodge a construction certificate application.

YES NO - WHY NOT

☒ ☐

☐ **PLANS** (2 copies)

Plans must be drawn to scale and the scale identified on each plan. Free hand, single line or illegible drawings will not be accepted. Two coloured copies of all plans must be submitted with your application

☒ ☐

The following information should be included on all plans and documents:

- ☐ Applicant(s) name(s), block/house/shop/flat number, street/road name, town or locality
- ☐ Lot number, section number, DP number. (Found on rates notice or land title)
- ☐ Measurement in metric
- ☐ The position of true north
- ☐ Building, or parts of building, to be demolished to be indicated in outline
- ☐ Draftsman/Architect name and date
- ☐ Coloured on elevations/sections

☐ **SURVEY PLAN** (2 copies)

Information should include:

- ☐ Plan to scale
- ☐ Plan to show all existing structures
- ☐ Plan to show all trees greater than 5m in height and/or 3m in canopy spread. The exact location of any such tree, the relative level (RL) at its base and its height and canopy spread.
- ☐ Location/position of all buildings/structures on adjoining land (showing street number and street address) and ridge heights of those buildings or structures at the boundary
- ☐ Show the levels of the lowest floor, and of any yard or unbuilt area belonging to that floor, and the levels of the adjacent ground
- ☐ Levels – contour and spot levels (drawn at Australian Height Datum)
- ☐ Easements and rights of way (Council and private)

☒ ☒

**SITE PLAN** (2 copies)

A site plan is a birds-eye view of the existing and proposed development on the site and its position in relation to boundaries and neighbouring developments.

A site plan should include:

- ☐ ☐ Drawings to scale
- ☐ Location of the new and existing buildings in relation to site boundaries
- ☐ Location/position of all buildings/structures on adjoining land (showing street number and street address)
- ☐ Location of any existing and proposed fences and landscaping features such as swimming pool, retaining walls, paved areas and driveways
- ☐ Relative location of adjoining building
- ☐ Location of any adjoining owner windows facing your development
- ☐ Levels – contour and spot levels
- ☐ Easements and rights of way including common or party walls
- ☐ Existing stormwater drainage location

☒ ☐

**REQUIRED****SUPPLIED**

YES NO - WHY NOT

**SITE PLAN Cont.**

- ☐ Location of vehicle access and car parking (indicating extent of cut and fill and gradients). Engineering details may be required
- ☐ Locality boundaries if multiple localities apply
- ☐ Site safety and security fencing during construction

Measurements including:

- ☐ Length, width and site area of land, both existing and proposed
- ☐ Width of road reserve
- ☐ Distance from external walls and outermost part of proposed building to all boundaries
- ☐ Approximate distance from proposed building to neighbouring buildings

**SUBDIVISION, DRAINAGE AND ROADWORKS (2 copies)**

If you are going to carry out work to do a subdivision (eg building roads or a stormwater drainage system):

- ☐ ☐ The details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
- ☐ The details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (like water, road, electricity, sewerage)
- ☐ The existing ground levels and the proposed ground levels when the subdivision is completed
- ☐ Copies of any compliance certificates on which you rely
- ☐ Detailed engineering plans (3 copies). The detailed plans might include the following:
  - ☐ Earthworks
  - ☐ Roadworks
  - ☐ Road pavement
  - ☐ Road furnishings
  - ☐ Stormwater drainage (including on-site detention works/ water quality control ponds)
  - ☐ Water supply works
  - ☐ Sewerage works
  - ☐ Landscaping works
  - ☐ Construction
  - ☐ Management run
  - ☐ Traffic management plan
  - ☐ Soil and water management plan
  - ☐ Stormwater or on-site detention drainage plans in accordance with Council's "on-site stormwater detention specification" IIsax or drains model

☐ **FLOOR PLAN (2 copies)**

A floor plan is a birds-eye view of your existing and/or proposed layout of rooms within the development. Floor plans should include:

- ☐ Drawings to scale
- ☐ Outline of existing building/development on site (shown dotted)
- ☐ Room names, areas and dimensions
- ☐ Window and door locations and sizes
- ☐ Floor level and steps in relative levels (RLs)
- ☐ Access for persons with a disability (if in a new public building)
- ☐ Location of plumbing fixtures (where possible)
- ☐ Wall structure type and thickness

**REQUIRED****SUPPLIED****ELEVATION PLAN** (2 copies)

- ☐ Elevation plans are a side on view of your proposal. Drawings of all affected elevations (north, south, east and west facing) of your development need to be included in your application. Elevation plans should include:

- ☐ Drawings to scale
- ☐ Outline of existing building/development on site (shown dotted)
- ☐ Location/position of all buildings/structures on adjoining land (showing street number and street address)
- ☐ Exterior cladding type and roofing material/colour
- ☐ Window sizes and location
- ☐ Stormwater drainage pipes (downpipes and gutter)
- ☐ Chimneys, flue exhaust vents, duct inlet or outlet
- ☐ Reduced levels (AHD) for ridge and floor as a minimum

YES NO WHY NOT

☒ ☒☐ **SECTION PLAN** (2 copies)

A section is a diagram showing a cut through the development at the most typical point. Sections should include:

- ☐ Drawings to scale
- ☐ Outline of existing building/development on site (shown dotted)
- ☐ Section names and where they are shown on plan (ie A/A B/B etc)
- ☐ Room names
- ☐ Room and window heights
- ☐ Details and chimneys, fire places and stoves
- ☐ Roof pitch and covering
- ☐ Site works, finished and proposed floor and ground levels in relative levels (RLs) (indicate cut, fill and access grades)
- ☐ Stormwater or on-site detention drainage plans in accordance with Council's "on-site stormwater detention specification" Ilax or drains model

☒ ☒☐ **SPECIFICATIONS AND STRUCTURAL DETAILS** (2 copies)

A specification is a written statement that should include as a minimum:

- ☐ The construction of the building to specific BCA standards and materials to be used
- ☐ Type and colour of external finishes
- ☐ Whether the materials will be new or second-hand, and if second-hand materials are to be used, particulars
- ☐ The method of drainage, effluent disposal and provision of water supply
- ☐ Any other details relevant to the construction of the building

☒ ☒

Note: Three copies of the specification must be supplied

☐ **ADVERTISING STRUCTURE/SIGN** (2 copies)

If you are planning to erect an advertising structure or sign, you will need to supply the following:

- ☐ Details of the structure, materials to be used and how it will be fixed to the building
- ☐ Its size, colours, lettering and overall design
- ☐ The proposed location shown on a scale plan and building elevation
- ☐ The amount and extent of light spill

☒ ☐☐ **FIRE SAFETY MEASURES SCHEDULE** (2 copies)

- ☐ Proposed alterations to existing building (BCA Classes 2 to 9) to be accompanied by a fire safety measures schedule listing all existing and those proposed to be installed in the building including the standard of performance
- ☐ For a new development (BCA Classes 2 to 9) a fire safety measures schedule listing all those proposed to be installed including the standard of performance

☒ ☐

**REQUIRED****SUPPLIED**

YES NO - WHY NOT

☐ **RESIDENTIAL FLAT BUILDINGS - DESIGN VERIFICATION**

Provide a design verification from a qualified designer in which the development application was required under clause 50(1A) of the Environmental Planning and Assessment Act, 1979. The design quality principles are set out in Part 2 of State Environmental Planning Policy No. 65 'Design Quality of Residential Flat Developments.'

☐ **HOME BUILDING ACT REQUIREMENTS**

In the case of an application for a construction certificate for residential building work (within the meaning of the Home Building Act 1989) attach the following:



to be supplied  
ASAP.

In the case of work by a licensee under the Act:

- ☒ A statement detailing the licensee's name and contractor licence number
- ☒ Documentary evidence that the licensee has complied with the applicable requirements of the Act

In the case of work done by another person:

- ☒ A statement detailing the person's name and owner-builder permit number
- ☒ A declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in section 29 of the Act

A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

☐ **BASIX CERTIFICATE** (2 copies)

Applies to Classes 1, 2 and 4. A Basix certificate is required for all residential new dwellings and alterations and additions to residential dwellings, swimming pools and spas exceeding prescribed value.



Where a DA has been issued without a Basix certificate, the following must be provided:

- ☒ Submission of the Basix certificate and assessor certificate (when simulation method is being used)
- ☒ Details of commitments in the Basix certificate shown on plans and specifications

**ENERGY EFFICIENCY** (Section J, Building Code of Australia)

Applies to Classes 3 and 5 to 9 buildings. Details of commitment to be shown on plans and specifications.

**FIRE SAFETY**

Class 1a building must show the location of all hard-wired smoke alarms.

Class 2 to 9 building, please provide:

- ☒ Existing and proposed Fire Safety Schedules
- ☒ Plans showing detail and location of the essential fire services
- ☒ Where an alternative solution is being used, provide details of the performance requirements that the alternative solution is intended to meet (2 copies)
- ☒ Detail of assessment methods used to establish compliance "deem to satisfy"
- ☒ Evidence of accreditation, component, process or design that is to be relied upon as part of the proposed work. The list must describe the extent, capabilities and basis of the design of each of the measures
- ☒ The submission of alternative solutions must be submitted by a Level 1 (unconditional) accredited certifier

March 2011

Architecture + Interior Design  
Quattro Design Pty Limited  
ACN 094 615 853

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35 Buckingham Street  
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Canberra  
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53 Bowman Street  
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T 612 6251 2016  
F 612 6251 2089

Peter Hosking  
Director (Registered Architect 6854)  
Kylie Grimwood  
Director

[quattrodesign.com.au](http://quattrodesign.com.au)

To Whom it May Concern,

**RE: Construction Certificate : DA 2010/1136**

Find attached complete application form and copies of drawings, schedules, receipts and certificates.

Please note the following in reference to conditions:

**Condition no 1.**

Find copy of approved DA drawings

**Condition no 2. NOTED**

**Condition no 3.**

Please note that the documentation reflects the requirements of the Basix certificate. This detailed information contained within the drawings.

The building have been designed in accordance with the Building Code of Australia.

**Condition no 4. NOTED**

**Condition 5 - Section 94 Contribution**

Find attached receipt

**Condition no 6. Compliance With Standards**

The development has been designed according the Australian standards

**Condition no 7: External Colour and Materials**

The roof colour is a medium Dark colour - colorbond Woodland Grey

**Condition no. 8: Deletion of Paved Areas**

Please note that the paved areas associated with the rear setback area on lots 1 and 2 have been deleted and converted to soft landscaping

**Condition no. 9. Increased Side Setbacks**

The side setbacks have been increased to achieve a side setback of 1.5 mtrs.

**Condition no. 10. Security Bonds**

Find attached receipts

**Condition no. 6, 11, 16 - On-site stormwater detention Compliance Certification**

Find attached engineers certificates and drawings.

**Condition no. 12 (4 x copies included)**

Refer to drawing Vehicular crossover drawing WD\_A\_521

Refer to Drawing - BE01 for bulk earth works

Refer to drawings - H002, H401, H501 for storm water detention design

**Condition no. 13, 14**

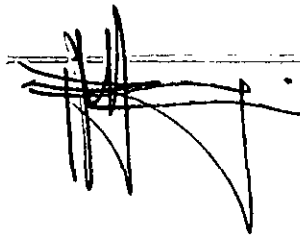
Refer to drawing Vehicular crossover drawing WD\_A\_521

**Condition no. 15**

Refer to WD L 01 , WD L 02

**Condition no. 16, 17, 18, 19, 20, 21, 22, 23 Noted**

regards,

A handwritten signature in black ink, appearing to be 'Peter Hosking', written over a horizontal line.

Peter Hosking

Director - Architect

Quattro Design Pty Limited



## **CERTIFICATION FOR BUILDING DESIGN**



**GLENN HAIG**

**& Associates Pty Ltd**

Hydraulic • Fire • Environmental Consultants

Your Choice. Your Project.  
Our Priority.

**PROPERTY DETAILS:** Proposed Residential Development  
136 Anzac Avenue  
COLLARROY PLATEAU NSW 2097

**PROJECT:** 101726

**NAME OF COMPETENT PERSON:** GLENN HAIG

**NAME OF COMPANY:** GLENN HAIG & ASSOCIATES PTY LTD  
**POSTAL ADDRESS:** PO BOX 6090  
COFFS HARBOUR PLAZA NSW 2450

**REGISTRATION/  
LICENCE NUMBER:**

**QUALIFICATIONS AND EXPERIENCE:** Advanced Certificate of Plumbing Technology

<b>Contact person:</b>	<b>GLENN HAIG</b>	<b>Phone No. 02 6651 9200</b>
<b>Fax no.</b>	<b>02 6651 9201</b>	<b>Mobile no. 0413 308 660</b>
<b>Email address</b>	<b>glenn@glennhaig.com.au</b>	

### **REFERENCE DOCUMENTATION:**

(Drawing numbers)	<b>H000</b>	Drawing Schedule & Legend
	<b>H001</b>	Site/Ground Floor Plan Sanitary Drainage
	<b>H002</b>	Site/Ground Floor Plan Stormwater Drainage
	<b>H003</b>	Site/Ground Floor Plan Water & Gas Reticulation
	<b>H101</b>	Level 1 Sanitary Drainage
	<b>H102</b>	Roof Plan
	<b>H301</b>	Ground Floor Hot & Cold Water Details
	<b>H302</b>	Level 1 Hot & Cold Water Details
	<b>H401</b>	Detail Sheet

**BCA REFERENCE:** Clause A2.2  
(Clause number) E1.3  
E1.4

### **COMPLIANCE WITH:**

**DA No. DA2010/1136**

**DA Condition No. 6 – Compliance with Standards Including:**

<b>AS 3500.1-2003</b>	<b>Water Services</b>
<b>AS 3500.2-2003</b>	<b>Sanitary Plumbing and Drainage</b>
<b>AS 3500.3-2003</b>	<b>Stormwater Drainage</b>
<b>AS 3500.4-2003</b>	<b>Heated Water Services</b>

~~DA Condition No. 11 – On-Site Stormwater Detention Compliance Certificate:~~  
Compliance with Warringah Councils "On-Site Stormwater Detention  
Technical Specification"

**DA Condition No. 16 – Erosion and Sediment Control In Accordance with Warringah Councils  
Specifications for Erosion and Sediment Control**

**EXCLUSIONS: YES/NO:** \_\_\_\_\_

I certify that the item/s described above, if installed or carried out under the certificate, including any referenced documentation will comply with the Building Code of Australia and Environmental Planning Act 1979.

**SIGNATURE OF COMPETENT PERSON:**

**DATE:** 17 Mar 2011

  
Glenn Haig

# **BEKKER**

paul bekker engineering design buro pty limited

abn 89 118 772 517

po box 591, northbridge, nsw 1560

unit 1/17 grosvenor street, neutral bay, nsw 2089

telephone 9953 6244

facsimile 9953 6266

email address [bekker@spin.net.au](mailto:bekker@spin.net.au)

61845 / March 17, 2011

## **CERTIFICATE OF DESIGN INTENT STRUCTURAL ENGINEERING CONSULTANCY**

### **CONSTRUCTION CERTIFICATE**

STRUCTURAL  
CIVIL  
AND  
WATERPROOFING  
ENGINEERS

ADDRESS OF DEVELOPMENT: 136 Anzac Ave, Collaroy

PROJECT: New Residences

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979.

#### **Qualifications and experience:**

I, Paul Bekker of 1/17 Grosvenor Street Neutral Bay, being a practicing structural engineer, a corporate member of the Institution of Engineers Australia, a member of the ACEA and ASCE and the holder of documentary evidence from the Institute to that effect,

Phone numbers: Bus: 9953 6244. Fax: 9953 6266. Mob: 0411 570 948

hereby certify that the structural engineering drawings for this project are designed to comply with: -

- a) The relevant clauses of the Building Code of Australia,
- b) The engineering plans submitted to the Accredited Certifier for approval are: PBEDB drawings 61845 - S0A to S6A + BE01
- c) The relevant Australian Standards listed in the Building Code of Australia are as follows:

AS1170.1, 2 & 3 (amend 94), AS1289, AS1684, AS2159, AS 2327, AS2500, AS3500, AS3600, AS3700 & AS4100.

Signature:

Paul Bekker BE: MIE Aust. CP Eng. M ACEA

Date: March 17, 2011

