

16 November 2010

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir,

**Re Development Application No N0549/10
16 Elouera Road, Avalon**

For Council's information, please find enclosed Construction Certificate No 2010/4070 issued for the conversion of the existing studio to a secondary dwelling at the above address, accompanied by

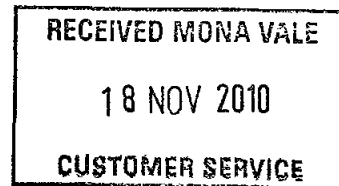
- Copy Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Licensed Builders Details
- Cheque for \$30 00 being the prescribed fee to receive the above certificate

NB Please forward receipt for the above fee to **Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660**

Yours faithfully



**Stephen Pinn
Insight Building Certifiers Pty Ltd**



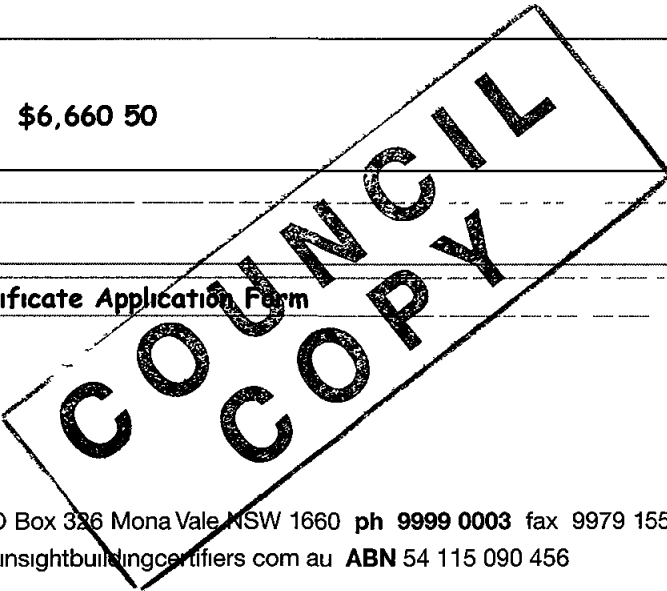
R 291833 \$30- PRVC

Construction Certificate
Determination

issued under the Environmental
Planning and Assessment Act 1979
Section 109C (1) (b) 81A (2) and 81A (4)

Certificate No 2010/4070

Council	Pittwater
Determination Date of issue	Approved 16 November 2010
Subject land Address Lot No DP No	16 Elouera Road, Avalon Lot 114 DP 9151
Applicant Name Address Contact No	Mr Graeme Heine 16 Elouera Road Avalon NSW 2107 9918 9911 / 0412 807 070
Owner Name Address Contact No	Mr Graeme Heine 16 Elouera Road, Avalon NSW 2107 9918 9911 / 0412 807 070
Description of Development Type of Work	Conversion of the existing studio to a secondary dwelling
Builder or Owner/Builder Name Contractor Licence No/Permit	Peter Paine Constructions 26841
Value of Work Building	\$6,660 50
Attachments	<ul style="list-style-type: none">Copy of completed Construction Certificate Application Form



Plans & Specifications certified

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with *Insight Building Certifiers* stamp

- Architectural Plans & Construction Specification reference no GA01 GA02 & GA03 all issue A prepared by Heine Architects Pty Ltd dated 16 September 2010
- Sydney Water Approval dated 12 April 2007

Certificate

I hereby certify that the above Plans documents or Certificates satisfy

- The relevant provisions of the Building Code of Australia
- The relevant conditions of this Development Consent

and that work completed in accordance with the documentation accompanying the application for this Certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979



Signed

Date of endorsement
Certificate No

16 NOV 2010
2010/4070

Certifying Authority

Name of Accredited Certifier
Accreditation No
Accreditation Authority
Contact No
Address

Stephen Pinn
BPB0326
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road Mona Vale NSW 2103

Development Consent

Development Application No
Date of Determination

N0549/10
2 November 2010

BCA Classification

1a

**APPLICATION FOR A
CONSTRUCTION CERTIFICATE**

11 NOV 2010

Construction Certificate ☒
Modified Construction Certificate ☐

1. Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much details as possible.

Mr ☒ Mrs ☐ Ms ☐ Dr ☐ Other

Given Names (or ACN) CRAEME Family Name (or Company) HEINE

Postal Address (we will post all mail to this address)
16 ELOUERA RD
AVALON BEACH NSW Post Code 2107

Daytime telephone 9918 9911 Alternate no - Mobile no 0412 807070

2. Owner's consent

Every owner of the land must sign this form. If the owner is a company the form must be signed by an authorised director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title then in addition to the owner's signature, the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Owners Corporation or the appointed Managing Agent.

Owner(s) CRAEME HEINE

Address
16 ELOUERA RD
AVALON BEACH NSW 2107

As owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

Signature(s) [Signature]

Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. 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 (eg. power of attorney, executor, trustee, company director, etc).

3. Location of property

Unit/Street no. 16 Street name ELOUERA RD

Suburb AVALON BEACH NSW Post code 2107

Legal Property Description (these details are shown on your rate notices, present deeds, etc)
Lot no 11A DP no 9151

**COUNCIL
COPY**

4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

FITOUT OF EXISTING STUDIO TO BECOME
SECONDARY DWELLING, INCLUDING -

- NEW SHOWER ROOM
- NEW KITCHEN
- NEW LAUNDRY.

5. Estimated cost of work

The estimated cost of the development or contract price may be subject to review

Estimated cost of work \$ 6660 50

6. Development Consent

Council Consent no. N0549/10

Date of Determination 02 NOVEMBER 2010

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification 1a

8. Builder's details

If known, to be completed in the case of residential building work:

Name PETER L PAINE

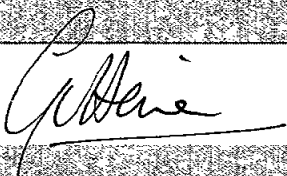
Licence no 26841

Owner/builder permit no. N/A

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that the above Development Consent is valid and that no building works associated with this application have commenced. To the best of knowledge, all the information in this application and checklist is true and correct.

Signature



Date

11 NOVEMBER 2010

SUBMISSION REQUIREMENTS

A GENERAL

Are the plans submitted with the Construction Certificate Application in accordance with the Development Consent?

Yes ☒ No ☐

Have all the conditions of Development Consent relating to the issue of the Construction Certificate been fully complied with?

Yes ☒ No ☐

If you have answered NO to either of the above questions, then you will need to speak with the Accredited Certifier BEFORE LODGING YOUR APPLICATION

B ALL PROPOSALS (has the following required information been submitted?)

Yes	No	Not Applicable	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>In the case of an application for a Construction Certificate for building work</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Three (3) copies of detailed architectural plans and specifications
			The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1:200. The general plan of the building is to
			a) show a plan of each floor section
			b) show a plan of each elevation of the building
			c) show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground
			d) indicate the height, design and full construction details
			e) indicate the provision for fire safety and fire resistance (if any)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building, all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 copies of a specification
			a) to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply
			b) state whether the materials proposed to be used are new or second hand and give particulars
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Where the proposed building work involves a modification to previously approved plans and specifications, the general plans must be coloured or otherwise marked to the satisfaction of the Accredited Certifier to adequately distinguish the modification.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If the proposed building work involves a modification to previously approved plans and specifications which were subject of a Development Consent, has the original Development Consent been modified by Council?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Except in the case of an application for, or in respect of, domestic building work
			a) a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and
			b) if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. This list must specify the standard of design of each of those fire safety measures to which they were originally installed.
			c) This list must describe the extent, capability and basis of design of each of the measures concerned.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of BASIX Certificate & Schedule of BASIX Commitments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of signed BASIX Compliance Statement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other documentation to satisfy conditions of Development Consent

HOME BUILDING ACT 1989 (as amended) OWNER/BUILDER REQUIREMENTS

Applicants for work at a residential property with a value of work over \$12 000 require insurance as specified in the Home Building Act 1989.

Owner Builders require Property Owner Builder's Permit issued by the Department of Fair Trading for all projects over \$5 000. In addition to this permit all projects valued in excess of \$12 000 may also require a contract of insurance under the provisions of the Home Building Act 1989 as amended. This requirement will take effect should the property owner offer the property for sale in the ensuing period of 7 years.

Enquiries on any matters relevant to this section should be taken up with the Department of Fair Trading at Level 21, Astra House, 227 Elizabeth Street, Sydney (ph 133220).

LONG SERVICE LEVY (applies to all classes of buildings)

A Long Service Levy at 0.35% of the cost of works is payable on projects valued \$25 000 or more. This sum can be paid directly to the Long Service Payments Corporation or to Council acting as an agent to the Corporation. Partial exemption from the levy may be granted to non profit organizations, churches and to owner/builders. The levy may also be paid in instalments. Application forms for these exemptions are available from Council but all enquiries in this regard should be addressed to the Long Service Payments Corporation.

THE CONSTRUCTION CERTIFICATION CANNOT BE ISSUED UNLESS THE LONG SERVICE LEVY AND HOME BUILDING ACT 1989 INSURANCE (APPLICABLE TO RESIDENTIAL PROPERTIES) HAVE BEEN PAID OR EVIDENCE OF THE EXEMPTION PROVIDED TO COUNCIL.

PARTICULARS OF THE PROPOSAL

What is the area of the land (m ²)? 1003 sq m	Gross floor area of building (m ²) as proposed 338 sq m
What are the current uses of all or parts of the building(s)/land? RESIDENTIAL	Location 16 Elanora Rd Avalon Use Residential
Does the site contain a dual occupancy? Yes	What is the gross floor area of the proposed addition or new building (sq metres)? NA
What are the proposed uses of all parts of the building(s) land? Residential	Number of pre-existing dwellings 1
Number of dwellings to be demolished NONE	How many dwellings proposed? 2
How many storeys will the building consist of? NA	Will the new building be attached to the existing building? No Will the new building be attached to any new building? No

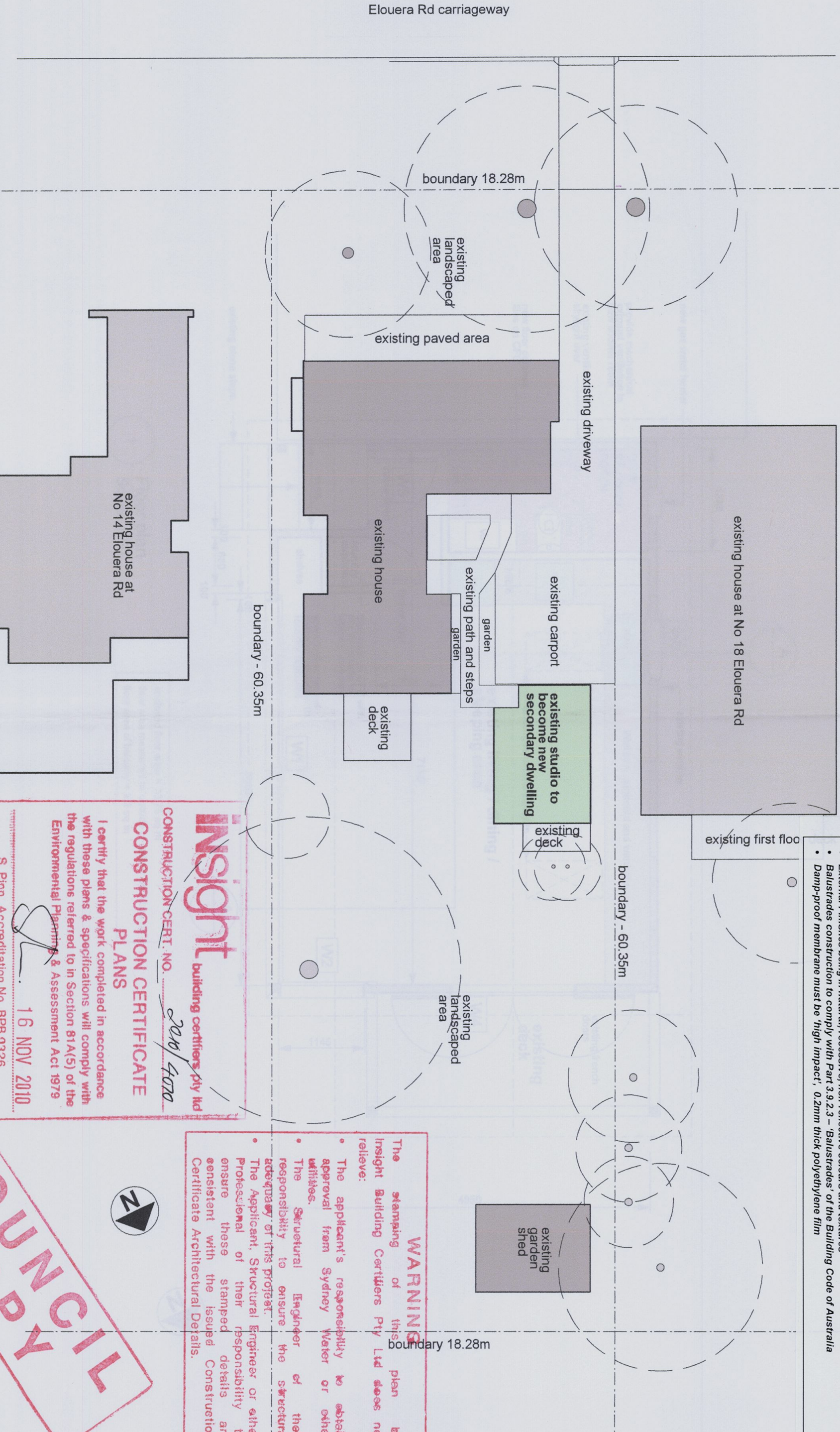
MATERIALS TO BE USED

The following information must be supplied for the Australian Bureau of Statistics

Place a tick (✓) in the box which best describes the materials the new work will be constructed of

WALLS	FLOOR	ROOF	FRAME
Brick veneer <input type="checkbox"/>	Concrete <input type="checkbox"/>	Aluminium <input type="checkbox"/>	Timber <input type="checkbox"/>
Full brick <input type="checkbox"/>	Timber <input type="checkbox"/>	Concrete <input type="checkbox"/>	Steel <input type="checkbox"/>
Single brick <input type="checkbox"/>	Other <input type="checkbox"/>	Concrete tile <input type="checkbox"/>	Other <input type="checkbox"/>
Concrete block <input type="checkbox"/>	Unknown <input type="checkbox"/>	Fibrous cement <input type="checkbox"/>	Unknown <input type="checkbox"/>
Concrete/masonry <input type="checkbox"/>		Fibreglass <input type="checkbox"/>	
Concrete <input type="checkbox"/>		Masonry/terracotta shingle <input type="checkbox"/>	
Steel <input type="checkbox"/>		Tiles <input type="checkbox"/>	
Fibrous cement <input type="checkbox"/>		Slate <input type="checkbox"/>	
Hardiplank <input type="checkbox"/>		Steel <input type="checkbox"/>	
Timber/weatherboard <input type="checkbox"/>		Terracotta tile <input type="checkbox"/>	
Cladding aluminium <input type="checkbox"/>		Other <input type="checkbox"/>	
Curtain glass <input type="checkbox"/>		Unknown <input type="checkbox"/>	
Other <input type="checkbox"/>			
Unknown <input type="checkbox"/>			

- Smoke Alarms to be installed in accordance with AS 3786-1993 'Smoke alarms'
- Termite Management to comply with AS 3660 – 2000 'Termite Management – New Building Work'
- Glazing to comply with AS 1288 – 2006 'Glass in Buildings – Selection & Installation' and AS 2047 – 1999 'Windows in Buildings – Selection & Installation'
- Waterproofing of wet areas to comply with AS 3740 – 2004 'Waterproofing of Wet Areas in Residential Buildings'
- Doors to fully enclosed sanitary compartments to comply with Part 3.8.3 'Facilities' of the Building Code of Australia
- External Glazing & Cladding being of minimal reflectance (maximum of 20%)
- External Finishes being in natural, recessive, non-reflective colours and textures
- Balustrades construction to comply with Part 3.9.2.3 – 'Balustrades' of the Building Code of Australia
- Damp-proof membrane must be 'high impact', 0.2mm thick polyethylene film



insight building certifiers pty ltd
CONSTRUCTION CERT. NO. 206/4070
CONSTRUCTION CERTIFICATE PLANS
I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979
16 NOV 2010
S. Pinn Accreditation No. BPPB 0326

WARNING
The stamping of this plan by Insight Building Certifiers Pty Ltd does not relieve:
• The applicant's responsibility to obtain approval from Sydney Water or other utilities.
• The Structural Engineer of their responsibility to ensure the structural adequacy of this project.
• The Applicant, Structural Engineer or other Professional of their responsibility to ensure these stamped details are consistent with the issued Construction Certificate Architectural Details.

Graeme Heine, registered Architect No 2818

Issue	Rev	Description	Date	Issue	Rev	Description	Date
A		Issued for DA	16.09.10				
Heine Architects Pty Limited				SECONDARY DWELLING			
ABN 71 080 255 241 16 Elouera Road Avalon Beach NSW 2107 Tel: 02 9918 9911 Mobile: 0412 807 070 Email: thearchitect@bigpond.com				(LOT 114 DP 9151) AVALON BEACH			
for judy williams and graeme heine				SITE PLAN			
Scale: 1:200				Date: 16.09.10			
				Issue: A			
				Drawing No: GA01			

