

the certification group

enhancing building performance

\$30.00

Rept 197955

18/08/06

17 August 2006

Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam,

**Re: Development Application No. N0441/05
Our Construction Certificate No. 140/2006
Premises: 162 Central Road, Avalon**

Please find attached a copy of the following:-

- Construction Certificate, stamped approved plans and relevant documentation.
- Notice to Commence Building Work.
- Appointment of a Principal Certifying Authority.

In accordance with the regulations we have enclosed a cheque for the sum of \$30.00 for the submission of the Part 4A certificate.

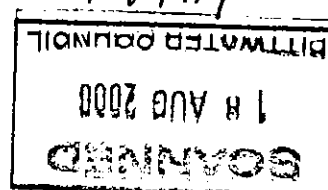
Should you have any further enquiries please do not hesitate to contact us and we will be pleased to assist you.

**NB:(Please forward receipt for the above \$30.00 fee to The Certification Group P/L.
PO Box 870 Narrabeen NSW 2101)**

Yours faithfully,

Per:

Mark Wysman- Director
The Certification Group P/L



Unit 3/6 Wilmette Place Mona Vale NSW 2103 . PO Box 870 Narrabeen NSW 2101
tel 9944 8222 . fax 9944 6330 . email: info@thecgroup.com.au . www.thecgroup.com.au . acn 111 092 632

Accredited Certifiers · Principal Certifying Authority (PCA) · Critical Stage Inspections · Local Council Consultant Services · Building Code & Planning Consultants



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CONSTRUCTION CERTIFICATE DETERMINATION

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

CONSTRUCTION CERTIFICATE NO: 140/2006

DETERMINATION

Decision: Approved

Date of Decision: 17 August 2006

SUBJECT LAND

Address: 162 Central Road, Avalon

Lot No, DP: Lot 15 Sec 1 DP 9935

DESCRIPTION OF DEVELOPMENT

Alterations and additions to the existing dwelling

APPLICANT

Name: Brett Richard Bellingham

Address: 162 Central Road, Avalon

Contact Number: (tel) tel 0419 218 436

OWNER

Name: Brett Richard Bellingham

Address: 162 Central Road, Avalon

Contact Number: (tel) tel 0419 218 436

OWNER BUILDER

Owner Builder permit No: 303043P

PO Box 870 Narrabeen NSW 2101
tel 9944 8222 . fax 9944 6330 . email: info@thecgroup.com.au . www.thecgroup.com.au . acn 111 092 632

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PLANS AND SPECIFICATIONS

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with "The Certification Group" stamp.

DRAWING NUMBER

DATE

Architectural Plan No's: 1 of 2, 2 of 2 prepared by: Planart - Peter Barker	July 2005
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ATTACHMENTS

Structural Plan No: 1, prepared by: B and C Hendriks P/L Consulting Structural Engineers	02/06/2006
Long Service Levy Receipt No. 191835	15/05/06
Sydney Water Quick Check Stamp, Property No. 3407218	19/10/05
Construction Certificate Application Form	01/08/2006

CERTIFICATE

I certify that the work if completed in accordance with these plans and specifications will comply with the requirements of S81A (5) of the Environmental Planning and Assessment Act 1979.

SIGNATURE

DATE OF ENDORSEMENT

CERTIFICATE NO

17 August 2006

140/2006

CERTIFYING AUTHORITY

Name of Certifying Authority
Name of Accredited Certifier
Registration No
Contact No
Address

THE CERTIFICATION GROUP P/L
Mark Wysman
P0061 - NSW Dept of Planning
PH (02) 9944 8222, FAX (02) 9944 6330
PO BOX 870 NARRABEEN NSW 2101

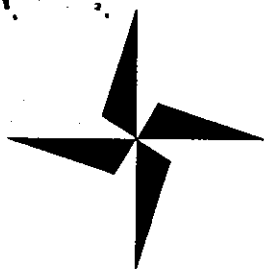
DEVELOPMENT CONSENT

Council
Development Consent No
Date of Determination

Pittwater
N0441/05
7 September 2005 & Modified 21 November 2005

BUILDING CODE OF AUSTRALIA CLASSIFICATION

1a



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APPLICATION FORM

Made under the Environmental Planning and Assessment Act 1979, Sections 81A(2)(4), 84A, 85A, & 109C (1)(b),
Environmental Planning and Assessment Regulation 2000, clauses 126(1), 139(1), or 157(1)

To complete this form, please place a cross in the boxes and fill out the white sections as appropriate.

Application Sought

- ☐ Complying Development Certificate
☒ Occupation Certificate

- ☒ Construction Certificate
☒ Principal Certifying Authority

Office Use Only
CC 140/2006
Job TCG/112.06

Subject Land

Address 162 Central Rd, Avalon Beach NSW 2107
Lot No, DP, SP, vol/foi. Etc. Lot 21 DP 8394

Details of the applicant

Name / Company Brett Bellingham Contact Person _____
Postal Address 162 Central Rd, Avalon Postcode 2107 State NSW
E-mail brettbellingham@mbf.com.au Daytime telephone 9323 9751
Fax _____ Mobile 0419 218 436

Applicant Signature [Signature] Date _____

Consent of Owner(s)

I/We as the owner/s of the above property authorise for either Mark Wysman, or Wayne Treble to provide Construction Certification and to act as the Principal Certifying Authority for the subject building works, including site inspections and to lodge the Notice of Commencement / Appointment of the Principal Certifying Authority with the relevant Council.

Name(s)/ Company Brett Bellingham
Address 162 Central Rd Avalon Postcode 2107 State NSW
Phone No 9918 7594 Mobile 0419 218 436 Fax —

Signature of Registered owner(s). Company stamp or seal to be affixed if applicable

[Signature]

Date 1-8-06

Description of the work proposed

Type of work proposed:

☐ New Building ☒ Additions / Alterations

Class of Building under Building Code of Australia 1a.

Description of the work Addition of Bedroom + Bathroom

Construction Cost of Works \$ 50,000

Details of Builder

Contact Person Brett Bellingham

Name /Company Brett Bellingham

Fax _____ Mobile 0419 218 436

Daytime telephone _____ Email _____

Builders address 162 Central Rd Avalon Beach Postcode 2107

Details of the relevant Development Consent granted

Consent No. DA N0441/05 Date the consent was granted 21-11-05

Applicant Checklist

- ☐ Complete Application Form – Pages 1 & 2
☐ Attach supporting documentation as nominated on Page 3
☐ Complete statistical Return on Page 4

Private Policy

The information you provide in this notice is required under the Environmental Planning and Assessment Act 1979 if you are going to erect a building. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the certification group if the information you have provided in this notice is incorrect or changes.

Date of receipt (To be completed by Certifying Authority)

Date 11.8.06

STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS

What is the site area of land?	Area in square meters <u>920 sqm</u>
Gross floor area of existing building? If no existing building, write NIL	Area in square meters <u>100 sqm</u>
What is the existing building or site used for at present?	Main Uses <u>Residential Dwelling</u> Other Uses _____
Does the site contain dual occupancy?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gross floor area of proposed building?	In square meters <u>140 sqm</u>
What will the proposed building be used for?	Main Uses <u>Residential Dwelling</u> Other Uses _____
How many dwellings?	
Are pre-existing at this property?	Dwellings <u>1</u>
Are proposed to be demolished?	Dwellings <u>0</u>
Are proposed to be constructed?	Dwellings _____
Are attached to an existing building?	Dwellings <u>1</u>
Are attached to a new building?	Dwellings _____
How many storeys will the building consist of?	Storeys <u>1</u>

What are the main building materials? (Please tick appropriate boxes)

WALLS

- ☐ Full Brick
- ☐ Brick Veneer
- ☐ Concrete or Stone
- ☐ Steel
- ☐ Fibrous Cement
- ☒ Timber/weatherboard
- ☐ Cladding- aluminium
- ☐ Curtain glass
- ☐ Other
- ☐ Unknown

ROOF

- ☐ Aluminium
- ☐ Concrete or Slate
- ☐ Tile
- ☐ Fibrous Cement
- ☒ Steel
- ☐ Other
- ☐ Unknown

FLOOR

- ☐ Concrete or slate
- ☒ Timber
- ☐ Other
- ☐ Unknown

FRAME

- ☒ Timber
- ☐ Steel
- ☐ Aluminium
- ☐ Other
- ☐ Unknown

THE CERTIFICATION GROUP - 28 Cook Terrace Mona Vale NSW 2103 . PO Box 870 Narrabeen NSW 2101
tel 9944 8222 . fax 9944 6330 . email: info@thecgroup.com.au . www.thecgroup.com.au . acn 111 092 632

PRIVATE CERTIFICATE COPY:

COUNCIL COPY

THE CERTIFICATION GROUP PTY LTD
APPROVED CONSTRUCTION CERTIFICATE
DOCUMENTATION.

LEVY PAYMENT FORM

FORM NO.

OFFICE USE ONLY

ORGANISATION LIABLE TO PAY LEVY

PLEASE PRINT ALL DETAILS USING CAPITALS

1 N G H A M
7 R I C H A R D

C E N T R A L
O N B E A C H

Postcode 2107 Bus. hours phone 0419218436

CONSTRUCTION WORK

30 V E

Postcode Estimated finish date 6 Y 2006 15 M 08 Y 2006

Authority by consenting/certifying authority with whom plans lodged for approval

W A T E R C O U N C I L
1 / 0 5
0,000,000 Levy payable \$ 175,000

DA number here 3188 Date 15 M 05 Y 2006

Business hours phone 99701111

Authority where applicable - see reverse

Contract amount \$ 000,000

Levy payable \$ 000,000

Contact person (Print) Phone number

Contact person (Signature) Date D M Y

PART 1 DECLARATION - to be signed by person liable to pay levy or authorised officer of company/organisation

Any false or misleading information provided on this form may result in prosecution under Section 58A.

I hereby declare that the information provided on this form is true and correct to the best of my knowledge

Name Signature Date 15 M 05 Y 2006

PART 2 TO BE COMPLETED WHERE APPLICABLE - SEE REVERSE

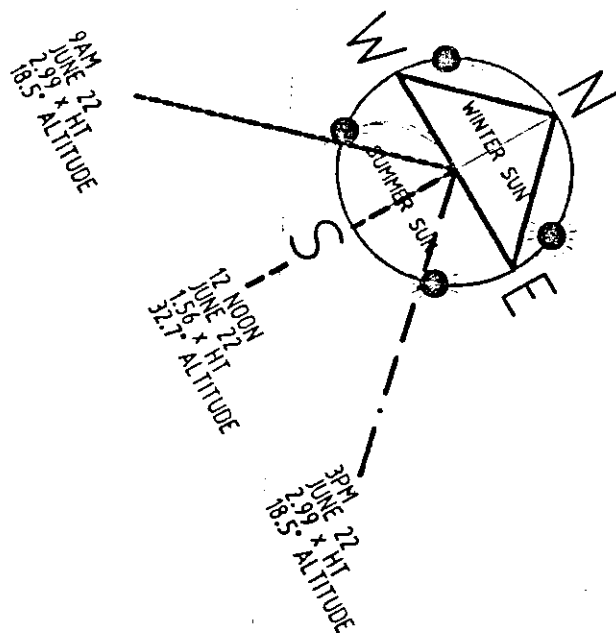
Exemption Approval Certificate No.

THE CERTIFICATION GROUP PTY LTD
APPROVED CONSTRUCTION CERTIFICATE
DOCUMENTATION.

COUNCIL COPY

SURVEY BY:-
D.P. LAND & ENGINEERING SURVEYORS
27 QUEENS AVENUE, AVALON 2107.
PHONE : 99182060
FAX NO : 99187677
DATE : 1 MAY, 2000

SURVEY BY:-
D.P. LAND & ENGINEERING SURVEYORS
27 QUEENS AVENUE, AVALON 2107.
PHONE : 99182060
FAX NO : 99187677
DATE : 1 MAY, 2000



SYDNEY WATER APPROVED

1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainier.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.
5. Gullics, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
6. Property No. 3407218

Reece, Mona Vale
Quick Check Agent on behalf of
SYDNEY WATER

Per: REECE 19/10/05

DEVELOPMENT DATA:

SITE AREA _____ 919.73 SQ. M

EXISTING:

EX. DRIVEWAY & HARD AREA _____ 119.31 SQ. M

EX. FLOOR AREA (FOOTPRINT) _____ 109.89 SQ. M

EX. GARAGE AREA _____ 22.62 SQ. M

EX. COURTYARD: _____ 19.44 SQ. M

EX. PAVED BBQ AREA: _____ 9.78 SQ. M

EX. BUILT UPON AREA _____ 281.04 SQ. M

OR 30.55%

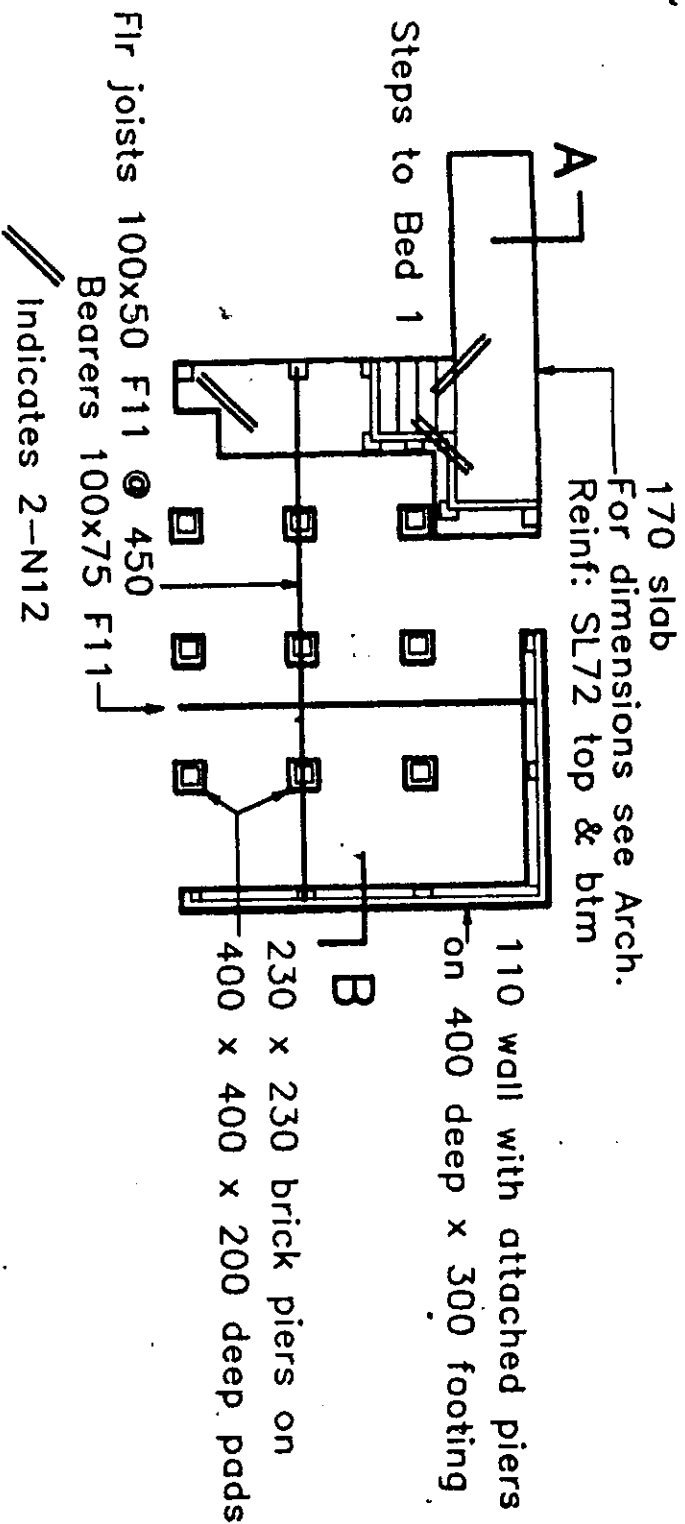
FICATION

/CAD DRAFTSMAN/LICENCED BUILDER

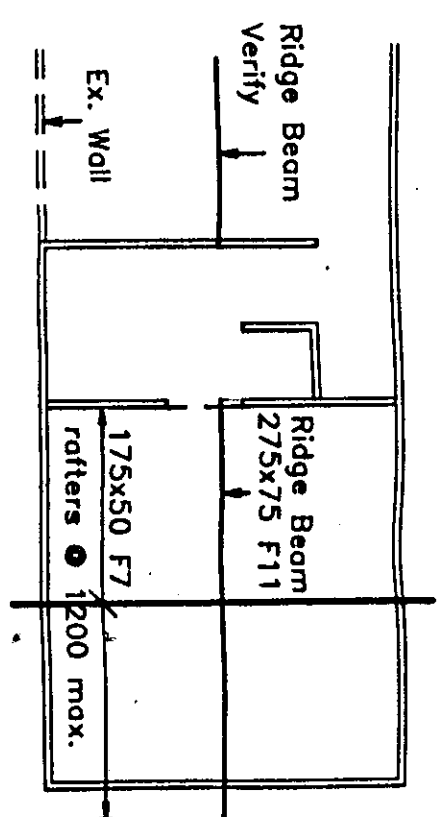
licence No.

computer Drafting

to certify this component of the project
etails comply with the conditions of

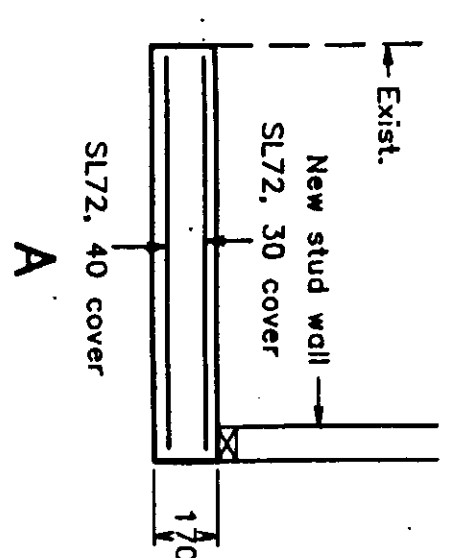


FOUNDATION PLAN



Note tie down of ridge beam and rafters is req'd

ROOF FRAMING PLAN



COUNCIL COPY

THE CERTIFICATION GROUP PTY LTD
APPROVED CONSTRUCTION CERTIFICATE
DOCUMENTATION.

WARNING

PLEASE NOTE: The stamping of this STRUCTURAL PLAN by The Certification Group P/L does not relieve the Structural Engineers responsibility to certify the structural adequacy of this development including any variations that may occur during construction.

02.06.06	h	reinforced, tie down slab
DATE	ISSUE	AMENDMENT
		See separate sheet

Alterations and Additions at:
162 Central Road
AVALON
For:
Mr. and Mrs. B. & K. BELLINGHAM

STRUCTURAL DETAILS

B. and C. HENDRIKS PTY. LTD.
A.S.T.C. B.E. M.E.
CONSULTING STRUCTURAL ENGINEERS
48 Laurence Str. PENMANT HILLS
TELEPHONE: 94844694 FAX: 96752477
SCALE 1:100.00 DATE 22-09-06 DRAWN 1 CHECKED 1
JOB NO 05092 DRAWING NO 1 ISSUE 0

FOUNDATION NOTES

Foundations designed to A.S. 2870.-1996 for an assumed soil classification of : Foundations to rest on uniform material having a min bearing cap. of 150 kPa Concrete strength : Fc 20 MPa throughout Compact concrete using an approved vibrator Cure concrete by keeping damp for 7 days Splice LTM 500 min Cover 50 all sides unless noted below Cover 75 sides 450 wide ftg

SLAB on COMPACTED FILL NOTES

Slabs to be resting on well compacted fill Slab thickness 170 splice : two cross wires + 25 Keep reinf. in place with chairs at 800 cts both ways Compact concrete using an approved vibrator Cure slabs directly after initial set with a spray on membrane or keep damp Slab must be poured on W.P. membrane on sandbed CONCRETE GRADING N25

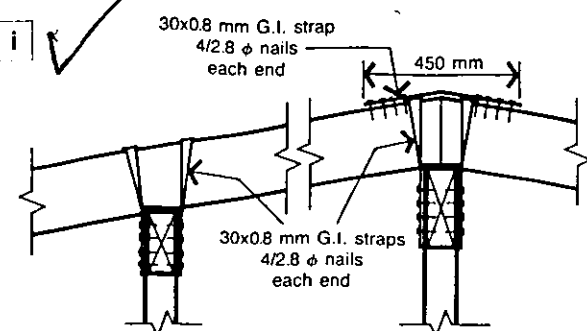
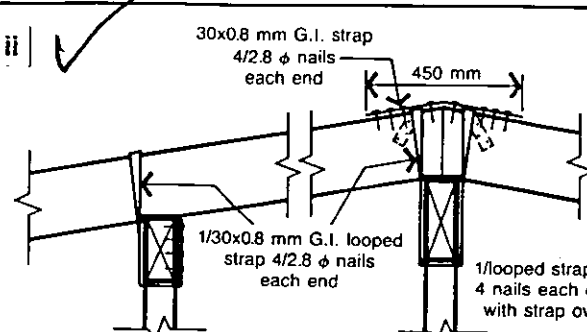
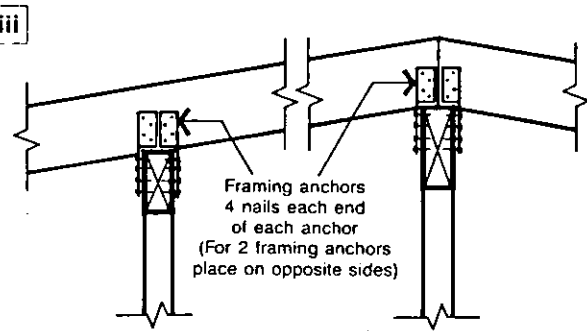
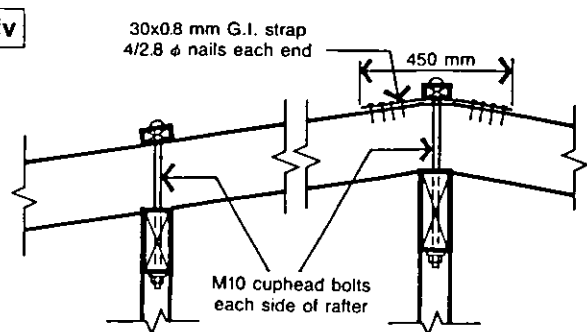
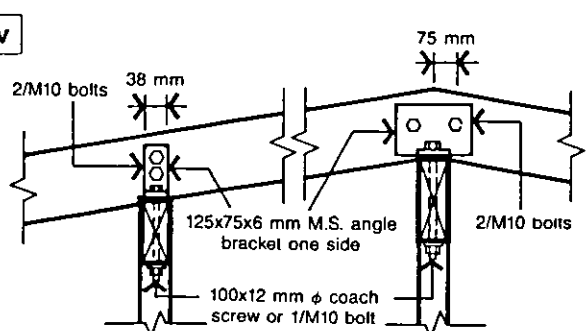
		DESIGN STRENGTH (kN)					
		Unseasoned Timber			Seasoned Timber		
		J2	J3	J4	JD4	JD5	JD6
<div><div>i</div><div>No. of Straps</div><div>1</div><div>2</div></div>		5.1	3.6	2.6	4.0	3.3	2.5
		9.3	6.6	4.7	7.5	6.2	4.7
<div><div>ii</div><div>1/30x0.8 mm G.I. looped strap 4/2.8 φ nails each end</div><div>1/looped strap — 4 nails each end with strap over</div></div>		7.2	7.2	7.2	7.2	3.3	2.5
<div><div>iii</div><div>No. of Framing Anchors</div><div>2</div><div>4</div></div>		5.1	3.6	2.6	4.0	3.3	2.5
		9.3	6.6	4.7	7.5	6.2	4.7
<div><div>iv</div><div>30x0.8 mm G.I. strap 4/2.8 φ nails each end</div><div>450 mm</div><div>M10 cuphead bolts each side of rafter</div></div>		17	13	7.2	13	8.6	5.6
<div><div>v</div><div>2/M10 bolts</div><div>38 mm</div><div>125x75x6 mm M.S. angle bracket one side</div><div>100x12 mm φ coach screw or 1/M10 bolt</div><div>75 mm</div><div>2/M10 bolts</div></div>		8.3	6.0	3.8	5.1	4.2	2.9

FIGURE 8.7 (C) TIE-DOWN—RAFTERS OR TRUSSES TO ROOF BEAMS, LINTELS, VERANDAH PLATES AND INTERNAL WALLS



THE CERTIFICATION GROUP PTY LTD
APPROVED CONSTRUCTION CERTIFICATE
DOCUMENTATION.

PETER BARKER
C.A.D. Architectural Drafting
& Building Design

P.O. Box 5 Avalon Beach NSW 2107
Ph. 0407 236 066 or 9973 4746
planart@bigpond.com.au
Breeding Licence No 386813c APR 78 B 3 424 766

THIS DRAWING

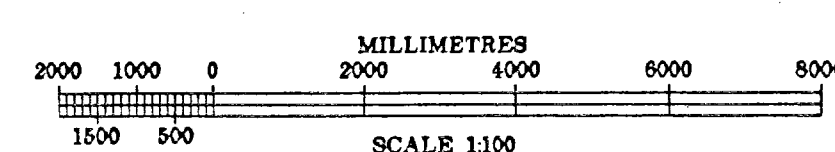
ROOF & SITE PLAN
SHADOW ANALYSIS
EXISTING STORM WATER
SEDIMENTATION CONTROL

SCALE 1:100	DATE JULY 05	SHEET No. 2 OF 2
DRAWN P.B.	CHECKED	PROJECT No. BELL-01 AMENDMENT 30

SCANNED
18 AUG 2008
PITTSBURGH COUNTY

AS THE PROPOSED WORKS ARE LESS THAN 50 SQ. METRES
NO STORM WATER DETENTION SYSTEM IS REQUIRED

ONLY ONE NON INDIGENOUS TREE REQUIRES REMOVAL
THE PROPOSED WORKS ARE LESS THAN 40 SQ. METRES
NO HORTICULTURAL DESIGN ID REQUIRED



SEDIMENTATION FENCE & HAY BAIL RETURN
AS SEDIMENTATION CONTROL FOR DURATION OF PROJECT
REFER SEPERATE SEDIMENTATION DRAWING FOR APPROVED METHODS