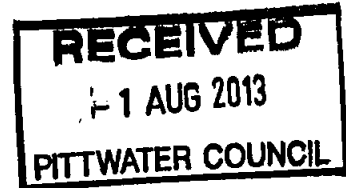


31 July 2013

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660



Dear Sir/Madam,

Development Application No. N0412/10 - 49 Elaine Avenue, Avalon

For Council's information, please find enclosed **Modified** Construction Certificate No. 2012/4814A issued for Alterations & Additions to an Existing Dwelling at the above address, accompanied by:

- Copy of **Modified** Construction Certificate application form
- Cheque for \$36.00 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

A handwritten signature in dark ink, appearing to read "Tom Bowden".

Tom Bowden
Insight Building Certifiers Pty Ltd

PRVC

PRVC \$36
rec. 344267.

Modified Construction Certificate Determination

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

Certificate No. 2012/4814A

Council	Pittwater
Determination Date of issue	Approved 31 July 2013
Subject land Address Lot No, DP No.	49 Elaine Avenue, Avalon Lot 18 DP 21687
Applicant Name Address Contact No.	Mr Robert Dick 49 Elaine Avenue, Avalon NSW 2107 0407 257 028
Owner Name Address Contact No.	Mr R Dick & Ms E Walraven 49 Elaine Avenue, Avalon NSW 2107 0407 257 028
Description of Development Type of Work	Alterations & additions to an existing dwelling
Builder or Owner/Builder Name Contractor Licence No/Permit	Barry Foster Building Pty Ltd 36838
Value of Work Building	\$100,000.00

Attachments
• Copy of completed Construction Certificate Application Form • Long Service Payments receipt no. 5030758 for payment for Long Service Levy dated 27 July 2012 • BASIX Certificate no. A89332-04 dated 28 May 2013

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. 1271-1, 2, 3, 4 & 5 (all Issue A) prepared by J D Evans & Company Pty Ltd dated 25 May 2011 *modified by Architectural details reference no. 1271-1, 2, 3, 4 & 5 (all Issue B) prepared by JD Evans & Company Pty Ltd dated 27 May 2013.*
- Structural Details prepared by Burgess Arnott & Gava Pty Ltd Consulting Engineers, dated 1 August 2012
- Sydney Water approval dated 25 July 2012
- Schedule of External Finishes dated 30 July 2012

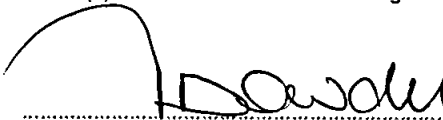
Certificate

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

31 JUL 2013

Certificate No.

2012/4814A

Certifying Authority

Name of Accredited Certifier
Accreditation No.
Accreditation Authority
Contact No.
Address

Tom Bowden
BPB0042
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.
Date of Determination

N0412/10
23 June 2011

BCA Classification

1a & 10a

23 JUL 2013

2012/4814

INSight building certifiers pty ltd

Construction Certificate ☐

Modified Construction Certificate ☒

APPLICATION FOR A CONSTRUCTION CERTIFICATE

Environmental Planning and Assessment Act 1979 & Environmental Planning and Assessment Regulation 2000

Description of Building Work

Extension to rear outdoor deck area ; construction of carport; construction of new bathroom

Estimated cost of work

100,000

Development Consent Reference no.

N0412/10

Modified Consent Reference no. (If applicable)

BCA Classification(s)

1(a)

Date of Issue

23 June 2011

Date of Issue (If applicable)

Property Address

Unit/Street no.

49

Street name

Elaine Ave

Suburb

Avalon

Post code

2107

Lot no.

18

DP no.

21687

Accompanying Documents

- Appropriate Architectural Plans and Specifications
- All information required by *Part 3 of Schedule 1 Forms* of the Regulation (see over)

I/We, the owner/s of the abovementioned property, hereby make application to Tom Bowden/Heath McNab of Insight Building Certifiers Pty Ltd ('Insight') for a Construction Certificate for the building work described above and, in doing so, I/we also declare that the documents provided and asserted by me as a copy of a development consent and incorporated plans are a true copy of same as issued by the relevant consent authority or the Land and Environment Court.

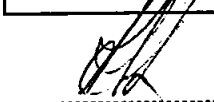
Owner 1 Name:

Robert Dick

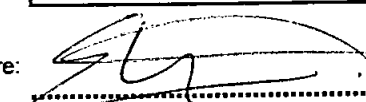
Owner 2 Name:

Erna Walraven

Owner's Signature:



Owner's Signature:



Date:

23 July 2013

Date:

23 July 2013

Owner's Address:

49 Elaine Ave Avalon, NSW, 2107

Daytime Telephone:

02 99188914

Mobile:

0407257028

[Office Use Only]: Date received by Accredited Certifier:.....

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 PO Box 326 Mona Vale NSW 1660 ph: 9999 0003 fax: 9979 1555
email: info@insightcert.com.au web: www.insightbuildingcertifiers.com.au ABN 54 115 090 456

BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A89332_04

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 29/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number A89332 lodged with the consent authority or certifier on 16 Jul 2010 with application No412/10.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Sch 1 Cl 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Director-General

Date of issue: Tuesday, 28, May 2013

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Rob Dick & Erina Walraven_04
Street address	49 Elaine Avenue Avalon Beach 2107
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 21687
Lot number	18
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	J.D.Evans & Co Pty Ltd
ABN (if applicable):	72 001 636 693

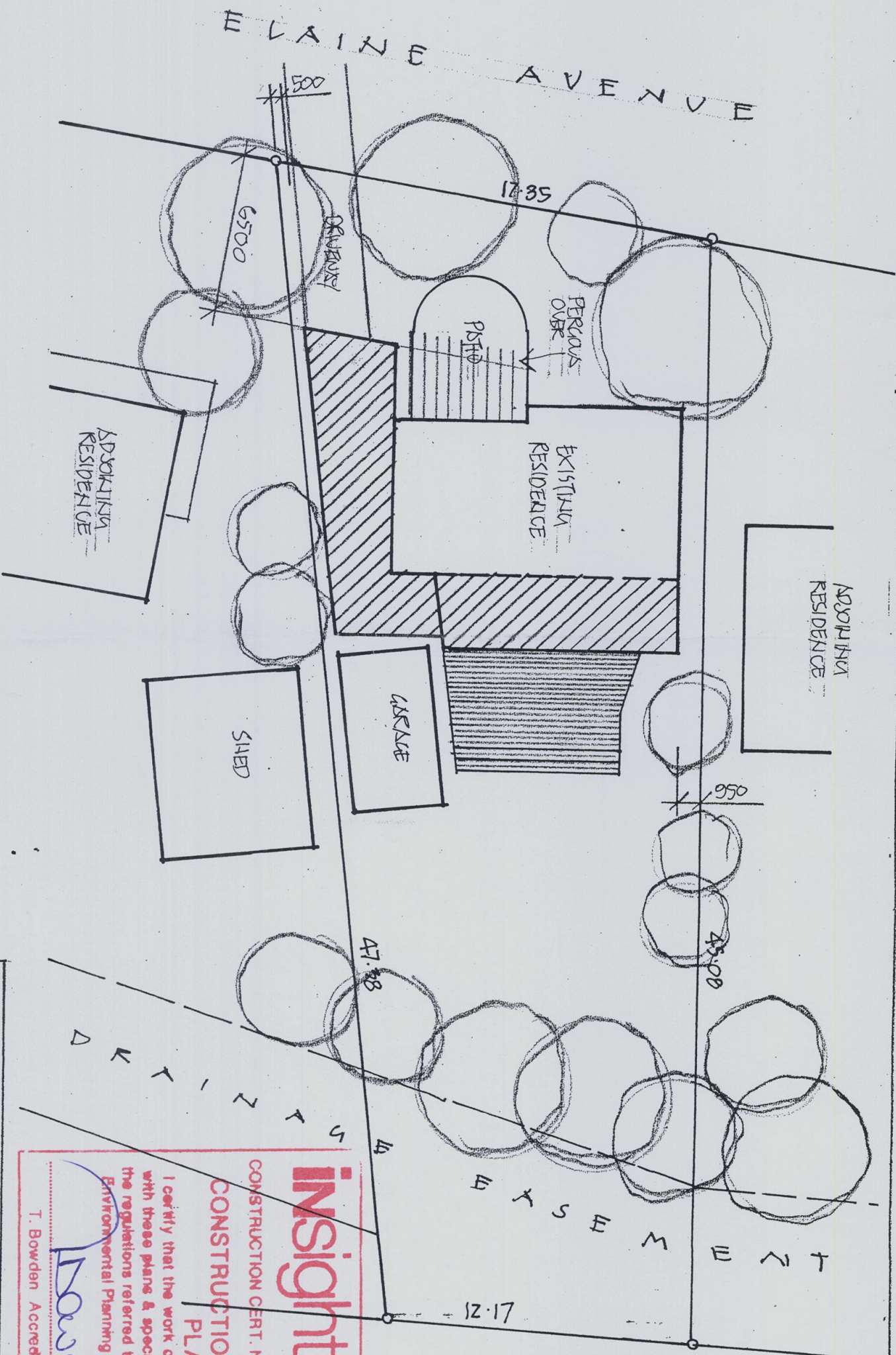


J. D. EVANS & COMPANY P/L
74 RIVIERA AVENUE
AVALON BEACH NSW 2107

Fixtures and systems				Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check
Hot water						
The applicant must install the following hot water system in the development: gas instantaneous.				✓	✓	✓
Lighting						
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.					✓	✓
Fixtures						
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.					✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.					✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.					✓	

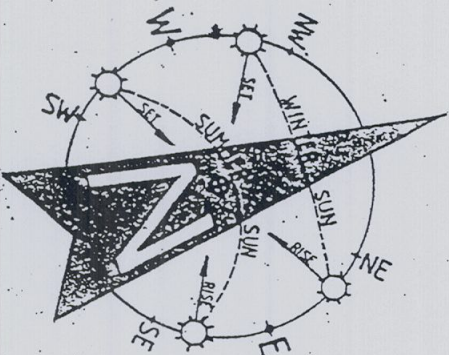
Construction		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements				
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.				
Construction	Additional insulation required (R-value)	Other specifications		
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)			
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
flat ceiling, pitched roof	ceiling: R1.95 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)		
		✓	✓	✓

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.



SITE PLAN

- NOTES:
1. 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.
 2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.



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. Any structural details or design which is to be supplied by the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by the registered land surveyors.
5. Any structural details or design which is to be supplied by the registered land surveyors.
6. Flood water & sub-sat enclosure to be disposed of in the approved manner or as directed by local council inspectors.
7. In electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.
9. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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LEGAL PROCEEDINGS.

NO.	REVISION	DATE
1	ISSUED FOR TENDERS	11/11/10
2	REVISED	11/11/10
3	REVISED	11/11/10
4	REVISED	11/11/10
5	REVISED	11/11/10
6	REVISED	11/11/10
7	REVISED	11/11/10
8	REVISED	11/11/10
9	REVISED	11/11/10
10	REVISED	11/11/10

J.D EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
24 RAVENHILL AVE, AVALON BEACH, 2107
Tel: 02 9375 5200 Fax: (02) 9973 2454
Mobile: 098 976 596 WWW.JDECO.COM.AU

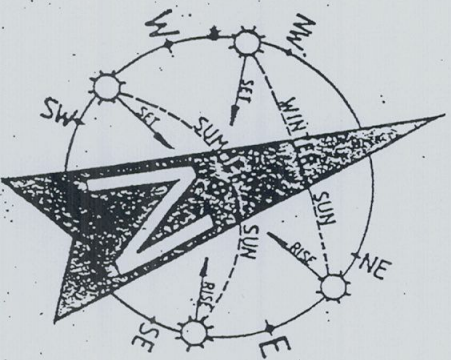
PROJECT:
PROPOSED ALTERATIONS/ADDITIONS
No. 49 ELAINE AVENUE
AVALON BEACH N.S.W. 2107
CLIENT
ROB DICK & ERINA WALRAVEN

DRAWING No. **1271-1** ISSUE **B**
DATE **9/11/2010** SCALE **1:200**
DRAWN **JDE** CHECKED
DATE **27/1/13**

DEVELOPMENT CALCULATIONS		
SITE AREA	675.00 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
FLOOR	73.25	100.30
ROOF	73.25	100.30
GARAGE	24.60	24.60
PATIO	23.15	23.15
VERANDAH	31.25	35.30
DRIVEWAY	48.30	18.60
CARPORT	-	33.60
TOTAL HARD SURFACE	200.55 (29.71%)	235.55 (34.90%)

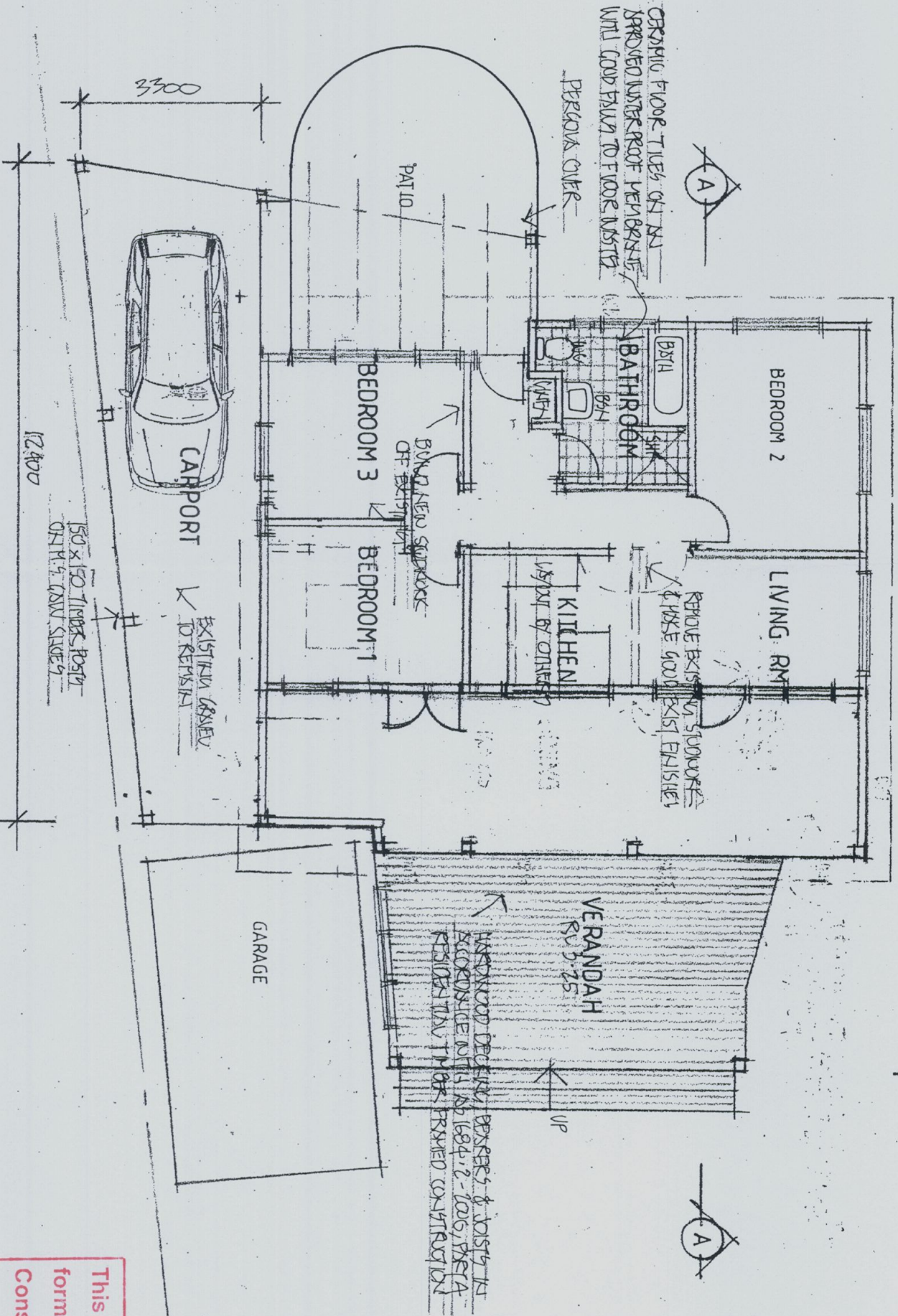
insight building certifiers pty ltd
CONSTRUCTION CERT. NO. 2012/4814
CONSTRUCTION CERTIFICATE PLANS
I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979
12 JUL 2013
T. Bowden Accreditation No. BPB0042

- NOTES:
1. SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZS 3786 / 1993.
 2. TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH PART 3.1.3 OF THE BUILDING CODE OF AUSTRALIA
 3. SOUND INSULATION TO BE IN ACCORDANCE WITH PART 3.8.6 OF THE BUILDING CODE OF AUSTRALIA
 4. ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%.
 5. ALL GLAZED ASSEMBLIES TO COMPLY WITH AS. 2047 AND AS. 1288.
 6. WATERPROOFING OF ALL WET AREAS TO COMPLY WITH AS 3740-2004



- NOTES:
1. 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.
 2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawings.
2. All dimensions must refer to the boundary and not the building footprint.
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 resolved 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 disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. All site work and report of existing facilities damaged by new work. Reuse existing materials where possible.



FLOOR PLAN

FOR SCHEDULE OF BASIC COMMITMENTS
REFER TO DRAWING NUMBER 1271-5

- NOTES:
1. LIGHTING OF BATHROOM AND WC TO BE IN ACCORDANCE WITH PART 3.8.4 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZS 1680.0.
 2. VENTILATION OF BATHROOM AND WC TO BE IN ACCORDANCE WITH PART 3.8.3.3 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZS 1680.2.
 3. THE DOOR TO THE BATHROOM IS REQUIRED TO COMPLY WITH AND IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AMENDMENT 3 PART 3.8.3.3 (TO EITHER OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT).

This plan / document
forms part of
Construction Certificate
no. 2012 / 4814A

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J.D. EVANS AND COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
74 RIVERVIEW AVE. AVALON VIC 3107
PHONE 021 9918 9206 FAX 021 9973 2451
WWW.JDECO.COM.AU

NO.	REVISION	DATE
1	ISSUED FOR TENDERS	12/12/10
2	AMENDMENT	12/12/10

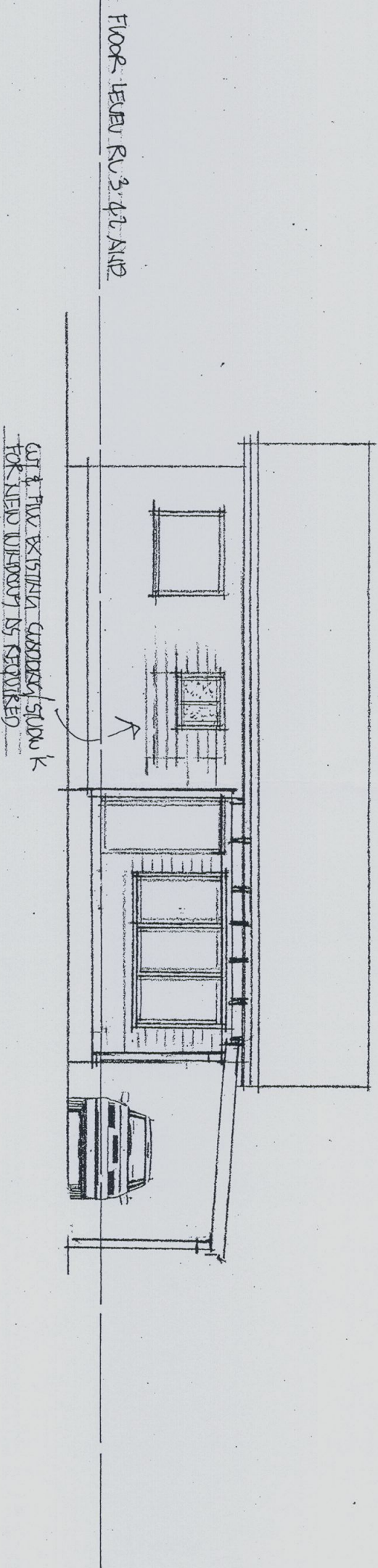
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www.jdeco.com.au

REGISTERED
BUILDING
DESIGNER
ASSOCIATION

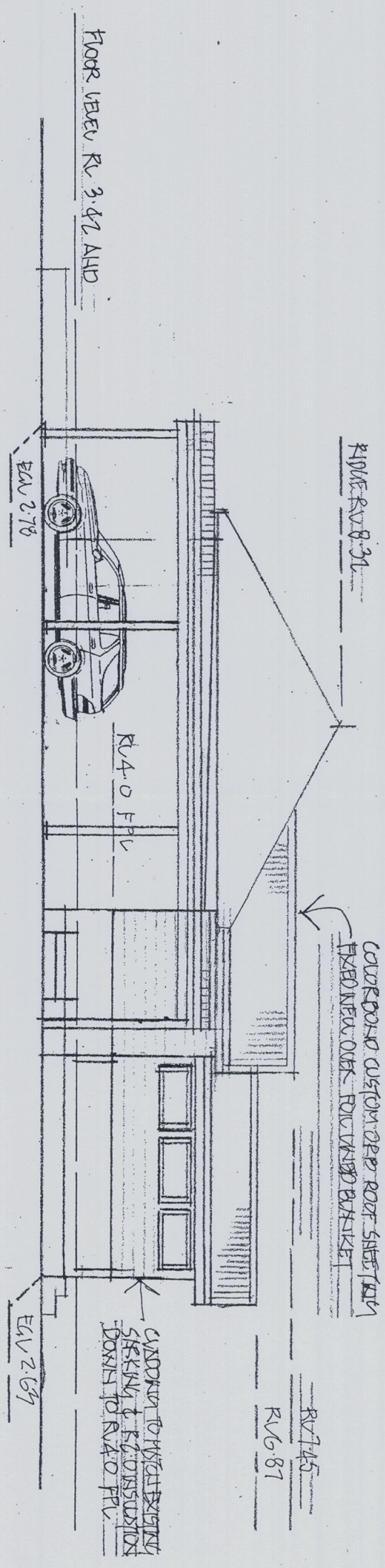
PROJECT:
PROPOSED ALTERATIONS/ADDITIONS
No. 49 ELAINE AVENUE
AVALON BEACH N.S.W. 2107
CLIENT
ROB DICK & ERINA WALRAVEN

DATE	DRAWN	CHECKED	SCALE
9/7/2010	JDE		1:100

DRAWING NO. 1271-2
ISSUE B
24/5/15



WEST ELEVATION



SOUTH ELEVATION

- NOTES:
1. 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.
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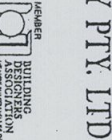
1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
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3. All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All timber construction to be in accordance with the "TIMBER FINISHING" code.
5. Any detailing in addition to what is supplied shall be resolved 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. All material & sub-structure to be determined by the approved insurer or as directed by local council inspectors.
7. All work to be completed within the time frame specified in the contract.
8. Make good and repair all existing finishes damaged by new work. Retain existing materials where possible.

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J.D. EVANS and COMPANY PTY. LTD.
123 RIVERA AVE. AVALON BEACH, NSW

No.	REVISIONS	DATE
1	ISSUED FOR TENDERS	2/1/15
2	AMENDMENT	



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BUILDING DESIGN CONSULTANTS
74 RIVERA AVE. AVALON BEACH, 2107
Phone (02) 9918 9206 Fax (02) 9973 7454
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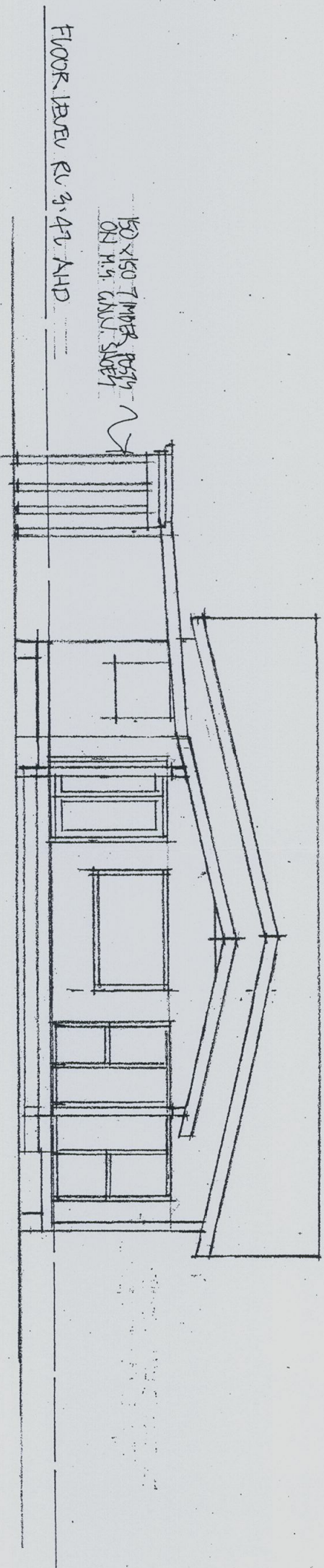


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PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 49 ELAINE AVENUE
AVALON BEACH N.S.W. 2107
CLIENT
ROB DICK & ERINA WALRAVEN

DATE 9/7/2010	SCALE 1:100
DRAWN JDE	CHECKED
ISSUE B	1271-3
21/1/17	

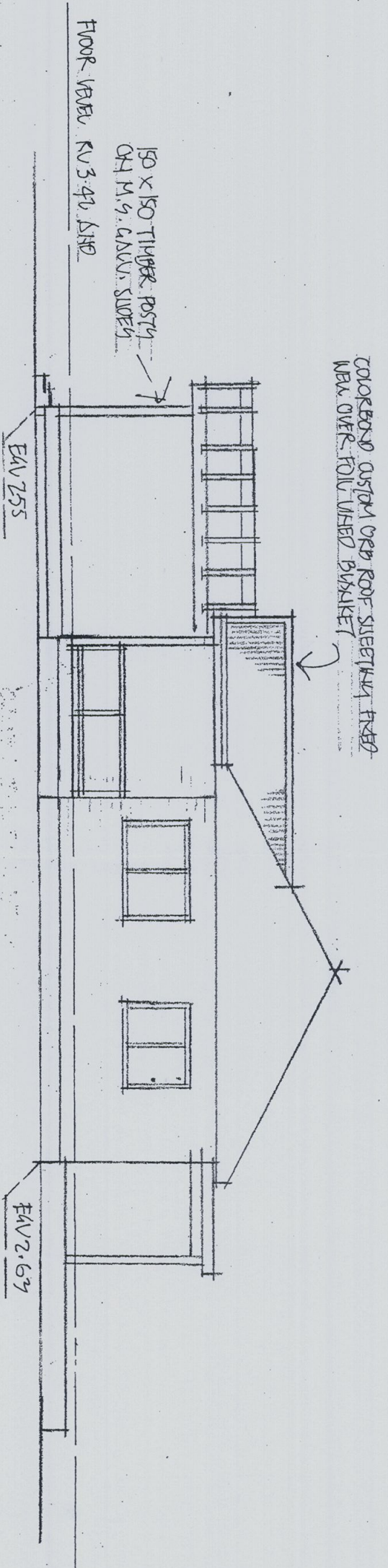
This plan / document
forms part of
Construction Certificate
no. 2012 / 4814 A



150 x 150 TIMBER POSTS
ON 4M x 4M CANTILEVER

FLOOR LEVEL RV 3.42 AHD

EAST ELEVATION



COLORBOND CUSTOM DEEP ROOF SHEETING FIXED
W/BA OVER POLYURETHANE INSULATION

150 x 150 TIMBER POSTS
ON 4M x 4M CANTILEVER

FLOOR LEVEL RV 3.42 AHD

EAV 255

EAV 2.63

NORTH ELEVATION

- NOTES:**
1. 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.
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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 Framing" code.
5. Any detailing in addition to what is supplied shall be provided between the owner and the builder to the owner's approval, except for any detailing which is to be supplied by a Structural Engineer.
6. Road easements and setbacks to be approved of in the approved manner or as directed by local council inspectors.
7. All structural work to be completed in accordance with the approved drawings.
8. Please good and report all existing buildings damaged by new work. Please existing materials where possible.

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LEGAL PROCEEDINGS WILL RESULT IN
J.D. EVANS AND COMPANY PTY. LTD.
110 RIVERVIEW AVE, AVALON BEACH, QLD 4216

No.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	21/5/10
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	
6	REVISED	
7	REVISED	
8	REVISED	
9	REVISED	
10	REVISED	



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BUILDING DESIGN CONSULTANTS
74 RIVERVIEW AVE, AVALON BEACH, 2107
Phone 02 936 1333 Fax 02 936 1334
Mobile 02 9710 556 WWW.JDECO.COM.AU



BUILDING ASSOCIATION OF QUEENSLAND
MEMBER

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 49 ELAINE AVENUE
AVALON BEACH N.S.W. 2107
CLIENT
ROB DICK & ERINA WALRAVEN

DATE	SCALE
9/7/2010	1:100
DRAWN	CHECKED
JDE	
ISSUE	NO.
1271-4	21/5/10

This plan / document
forms part of
Construction Certificate
no. 2012 / 4814 A

