

R# 212372
\$30
12.03.07
mp

9 March 2007

General Manager
Pittwater Council
PO Box 882
Mona Vale

Dear Sir

**Re: Development Application No. NO573/04 (modified 9 November 2006)
65 Irrubel Road, Newport**

For Council's information, please find enclosed modified Construction Certificate No. 2005/ 829A issued to construct alterations & additions & swimming pool at the above address, accompanied by:

- Copy of application for Construction Certificate.
- 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**

Construction Certificate Determination

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

MODIFIED

Certificate No. 2005/829A

Council	Pittwater
Determination date of determination	Approved 9 March 2007
Subject land Address Lot No, DP No.	65 Irrubel Rd, Newport Lot 3 DP 21181
Applicant Name Address Contact No. (phone)	Mark France 65 Irrubel Road, Newport NSW 2106 9997 3417 / 0412 162 662
Owner Name Address Contact No. (phone)	Mark & Clare France 65 Irrubel Road, Newport NSW 2106 9997 3417 / 0412 162 662
Description of Development Type of Work	Alterations & Additions to Existing Dwelling & New Swimming Pool
Builder or Owner/Builder Name Contractor Licence No/Permit	Mark France Pty Ltd 39297
Value of Work Building	\$495,750.00

Attachments

C O U N C I L
C O P Y

1. Copy of completed Construction Certificate Application Form.

**Plans & Specifications
certified**

List plans no(s) & specifications
Reference

1. Site Plan & Architectural Plans reference OOC-10C dated 12/2005 prepared for Mr & Mrs M France and Landscape Plan dated 8/6/05 prepared by Sally Kelly Landscapes (as amended in red).

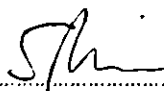
Certificate

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



9 - MAR 2007

Date of endorsement
Certificate No.

2005/829A

Certifying Authority

Name of Accredited Certifier
Accreditation No.
Accreditation Authority

Stephen Pinn
POO40
Department of Planning
(NSW Accreditation Scheme)

Contact No.
Address

(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.
Date of Determination

NO 573/04
23 February 2005 (modified 9 November 2006)

BCA Classification

1a & 10b

APPLICATION FOR A 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)

MARK

Family Name (or Company)

FRANCE

Postal Address (we will post all mail to this address)

65 IRRUBEL RD

NEWPORT

Post Code 2106

Daytime telephone

9997 3417

Alternate no.

Mobile no.

0412 162 662

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 authorized 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 Body Corporate or the appointed managing agent.

Owner(s)

MARK FRANCE e CLARE FRANCE

Address

65 IRRUBEL RD NEWPORT 2106

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)

Clare C France

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.

65

Street name

IRRUBEL Road

Suburb

NEWPORT

Post code

2106

Legal Property Description (these details are shown on your rate notices, property deeds, etc)

Lot no.

3

DP no.

21181

COUNCIL
COPY

4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

minor mod.

5. Estimated cost of work

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

Estimated cost of work

\$ —

6. Development Consent

Council Consent no.

NO 573/04

Date of Determination

23/2/2005

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification

1a, 10a & 10b

8. Builder's details

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

Name

MARK FRANKIE P/L

License no.

39297

Owner/builder permit no.

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that all the information in this application and checklist is, to the best of my knowledge, true and correct.

Signature

 e frankie

Date

28/2/07

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	<u>In the case of an application for a Construction Certificate for building work:</u>
☒	☐	☐	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)
☒	☐	☐	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.
☒	☐	☐	3 copies of a specification: <i>AS PER ORIGINAL</i> 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 particular
☒	☐	☐	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.
☒	☐	☐	If the proposed building work involves a modification to previously approved plans and specification which were subject of a Development Consent, has the original Development Consent been modified by Council?
☐	☐	☐	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.
☐	☐	☒	Copy of BASIX Certificate & Report.
☒	☐	☐	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 address 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

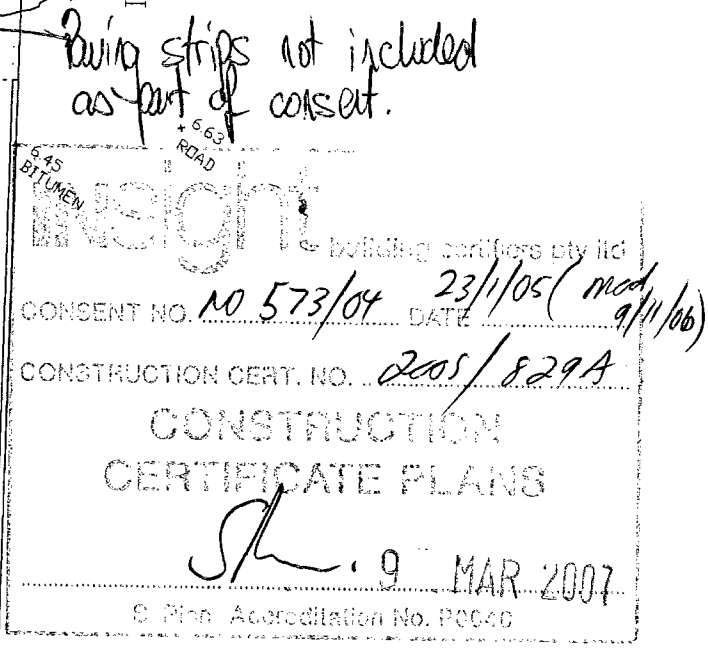
What is the area of the land (m ²)? 938 m²	Gross floor area of building (m ²) as proposed:
What are the current uses of all or parts of the building(s)/land? RESIDENCE	Location: LOT 1 RROBEN RD NEWPORT Use: RESIDENCE
Does the site contain a dual occupancy? NO	What is the gross floor area of the proposed addition or new building (sq metres)?
What are the proposed uses of all parts of the building(s) land? RESIDENCE	Number of pre-existing dwellings: 1
Number of dwellings to be demolished: 1	How many dwellings proposed? 1
How many storeys will the building consist of? 2	Will the new building be attached to the existing building? YES 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:

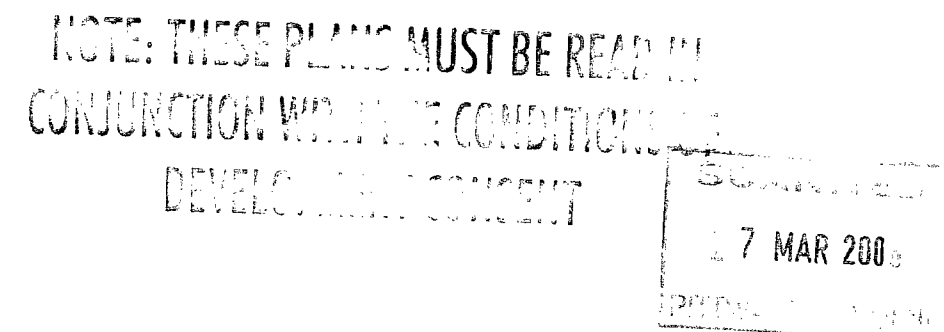
Place a tick (✓) in the box which best describes the materials the new work will be constructed of:

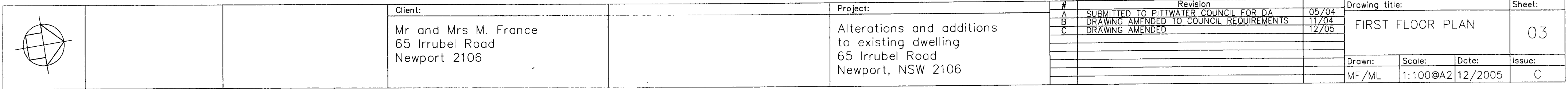
WALLS		FLOOR		ROOF		FRAME	
Brick veneer	☒	Concrete	☒	Aluminium	☐	Timber	☒
Full brick	☐	Timber	☒	Concrete	☐	Steel	☐
Single brick	☐	Other	☐	Concrete tile	☐	Other	☐
Concrete block	☐	Unknown	☐	Fibrous cement	☐	Unknown	☐
Concrete/masonry	☐			Fibreglass	☐		
Concrete	☐			Masonry/terracotta shingle	☐		
Steel	☐			Tiles	☐		
Fibrous cement	☒			Slate	☐		
Hardiplank	☐			Steel	☒		
Timber/weatherboard	☐			Terracotta tile	☐		
Cladding-aluminium	☐			Other	☐		
Curtain glass	☐			Unknown	☐		
Other	☐						
Unknown	☐						

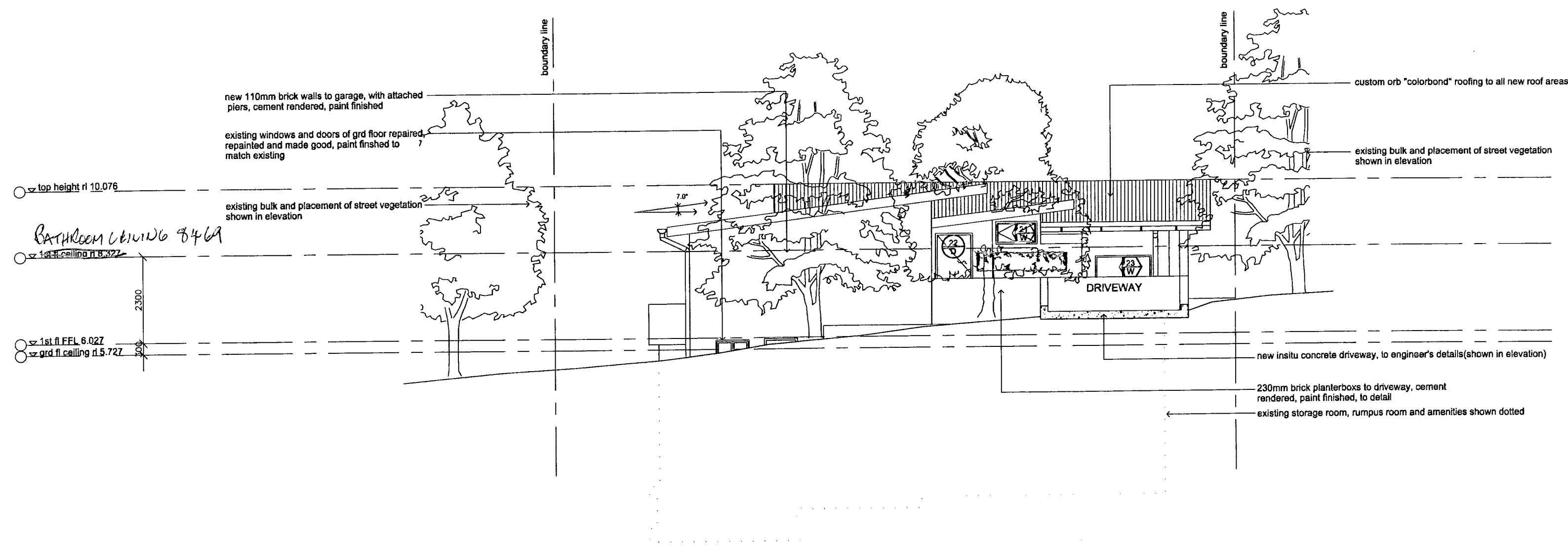


NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENTAL CONSENT

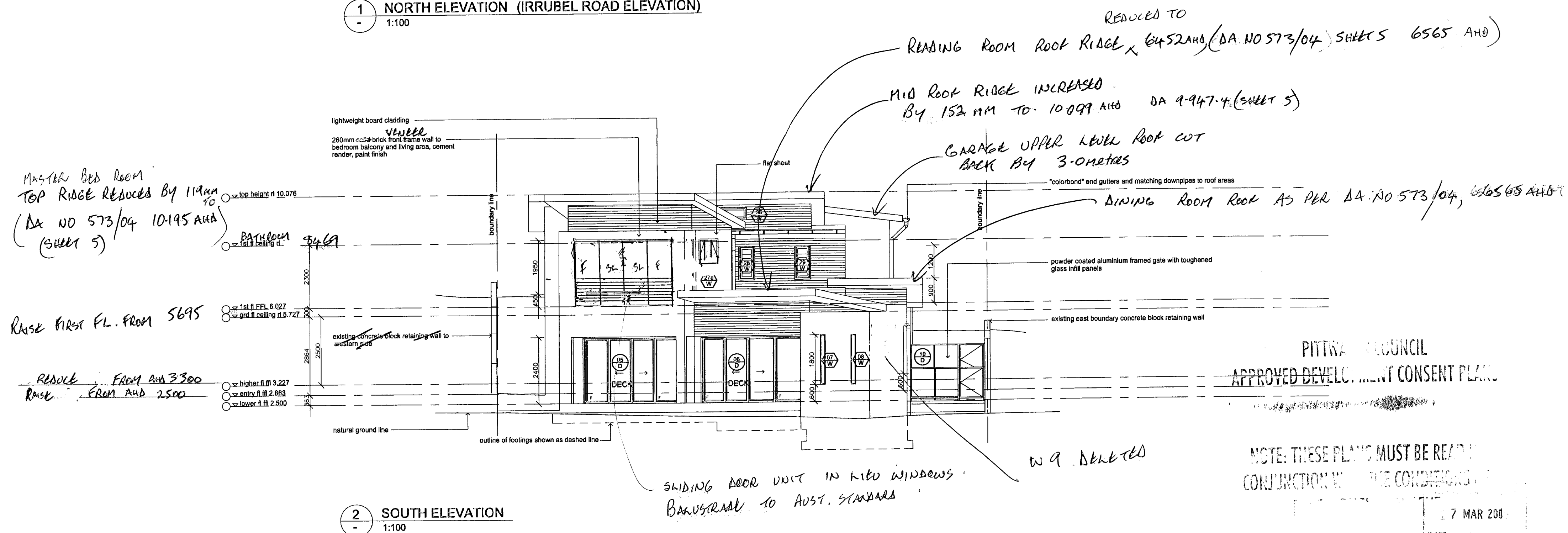
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					B	DRAWING AMENDED TO COUNCIL REQUIREMENTS	11/04			
					C	DRAWING AMENDED	12/05			
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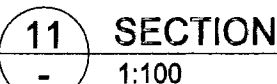
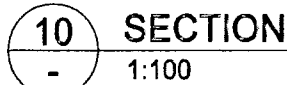


1 NORTH ELEVATION (IRRUBEL ROAD ELEVATION)
1:100



2 SOUTH ELEVATION
1:100

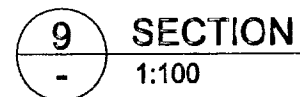
		Client:		Project:		Revision		Drawing title:		Sheet:	
		Mr and Mrs M. France		Alterations and additions		A		SUBMITTED TO PITWATER COUNCIL FOR DA		05/04	
		65 Irrubel Road		to existing dwelling		B		DRAWING AMENDED TO COUNCIL REQUIREMENTS		11/04	
		Newport 2106		Newport, NSW 2106		C		DRAWING AMENDED TO COUNCIL REQUIREMENTS		01/05	
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NOTE: THESE PLANS MUST BE READ IN

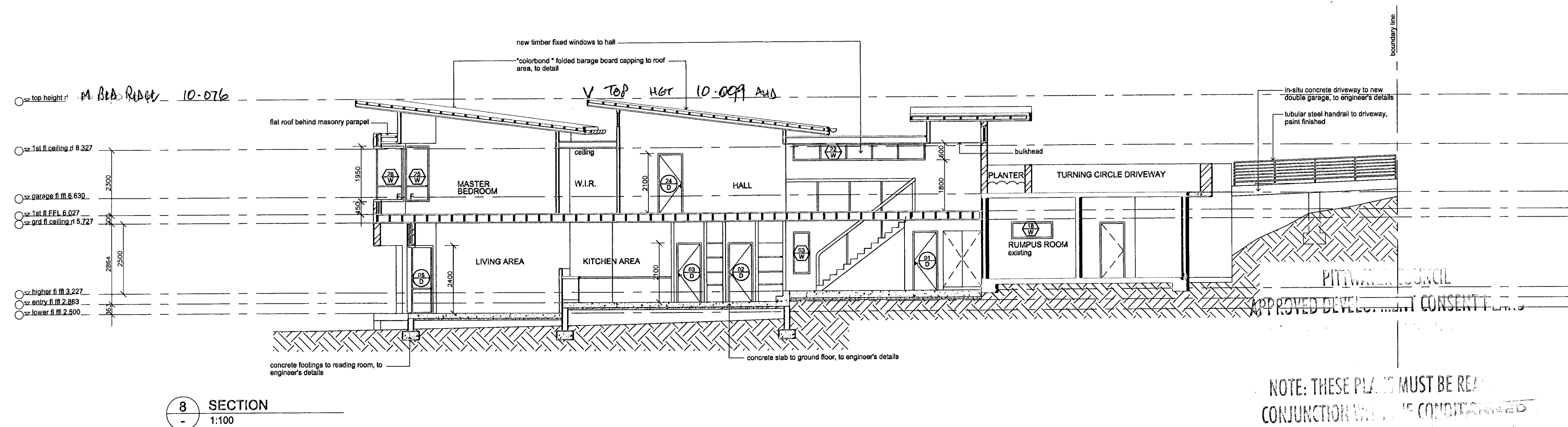
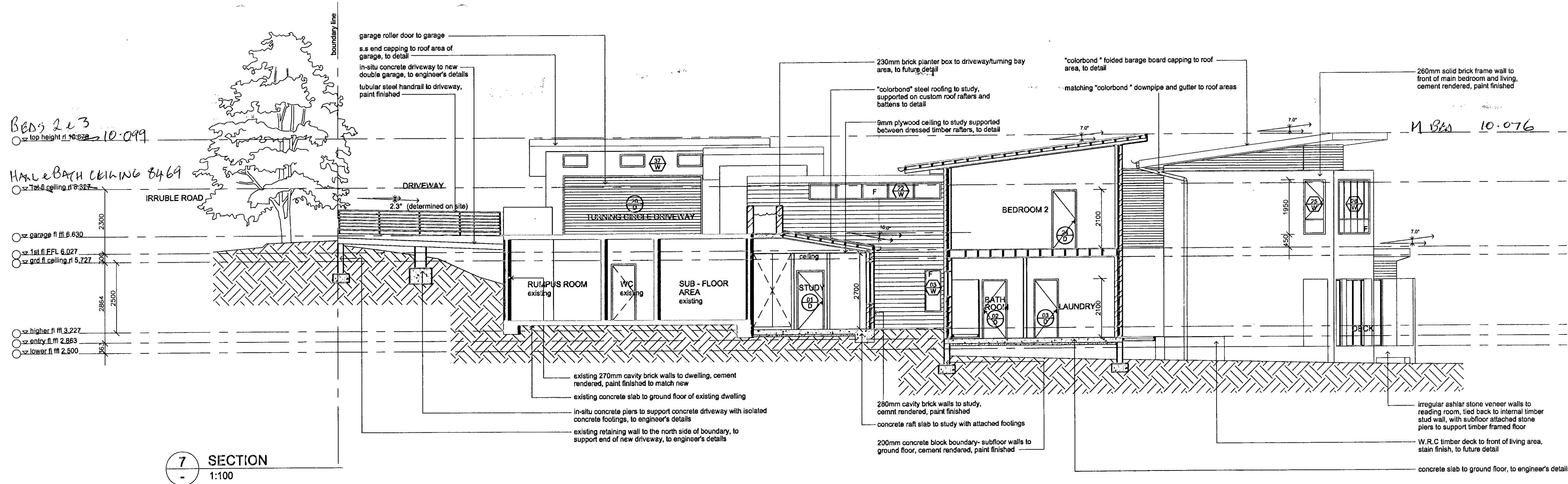
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NOTE: THESE PLANS MUST BE READ IN
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LANDSCAPE
PLAN

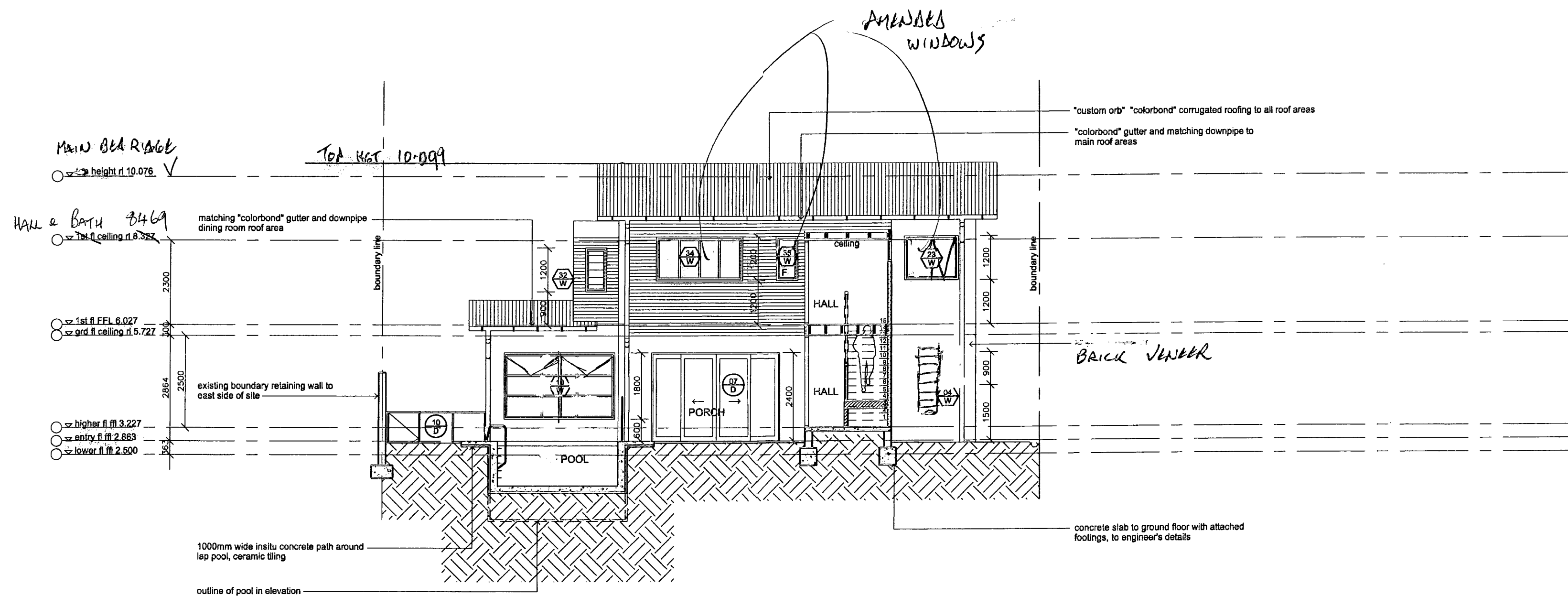


NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE COMPLETION

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Newport 2106		Newport, NSW 2106		C	DRAWING AMENDED TO COUNCIL REQUIREMENTS	01/05			
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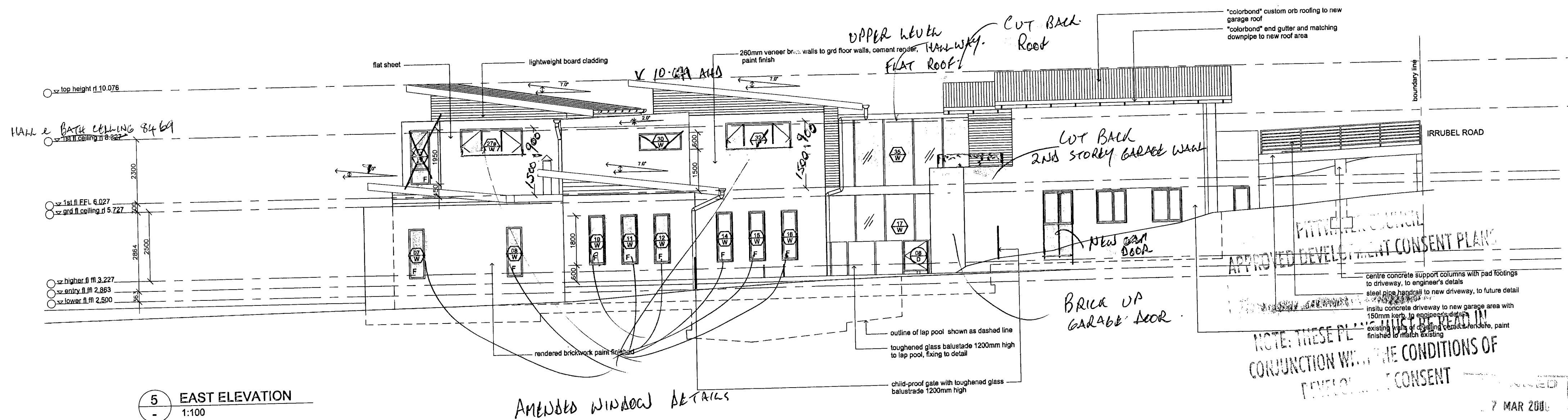
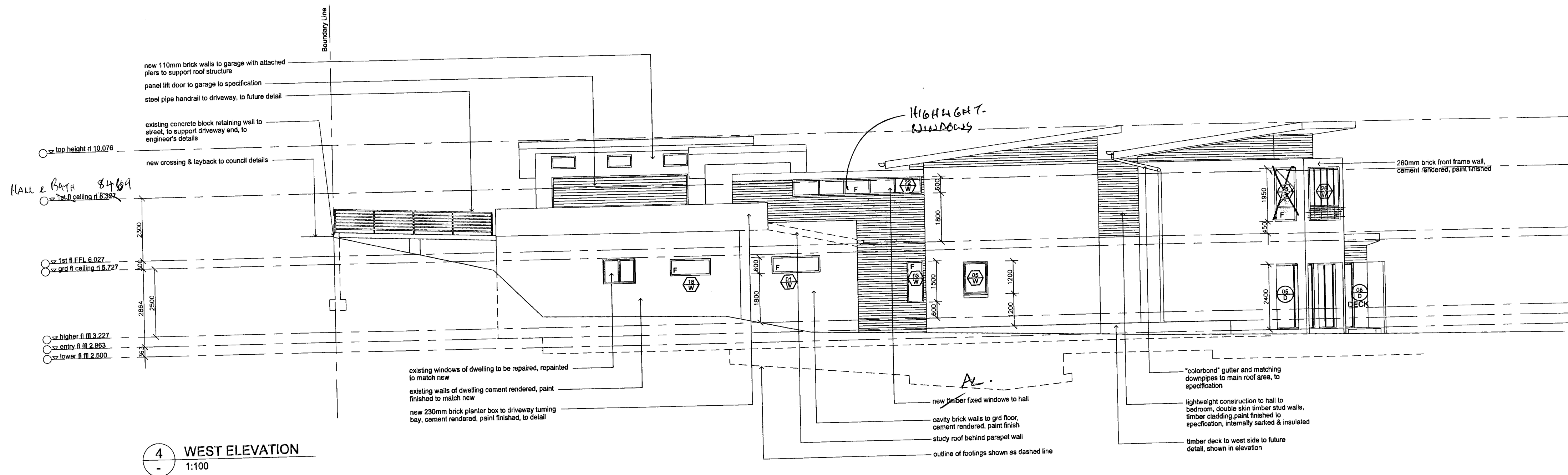
6 SECTION
1:100

PITTSWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLAN

NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT

7 MAR 2005

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						B	DRAWING AMENDED TO COUNCIL REQUIREMENTS	11/04			
						C	DRAWING AMENDED	12/05			
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B DRAWING AMENDED TO COUNCIL REQUIREMENTS			11/04													
C DRAWING AMENDED TO COUNCIL REQUIREMENTS			01/05													
D DRAWING AMENDED			12/05													
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