

# Construction Certificate Determination

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

**Certificate No. 2005/737A**

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|----------------|-----------|
| <b>Council</b> | Pittwater |
|----------------|-----------|

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|-----------------------------------------------|-------------------------|
| <b>Determination</b><br>date of determination | Approved<br>1 June 2006 |
|-----------------------------------------------|-------------------------|

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|--------------------------------------------------|--------------------------------------------------|
| <b>Subject land</b><br>Address<br>Lot No, DP No. | 117 Mona Vale Road, Ingleside<br>Lot A DP 372094 |
|--------------------------------------------------|--------------------------------------------------|

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|                                                            |                                                                                             |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>Applicant</b><br>Name<br>Address<br>Contact No. (phone) | Mr Rocco, Mr Robert & Mrs Vina Crea<br>177 Fisher Road, North Dee Why NSW 2099<br>9982 8585 |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------|

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|                                                        |                                                                                             |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>Owner</b><br>Name<br>Address<br>Contact No. (phone) | Mr Rocco, Mr Robert & Mrs Vina Crea<br>177 Fisher Road, North Dee Why NSW 2099<br>9982 8585 |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------|

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|---------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Description of Development</b><br>Type of Work | Alterations & Additions to an Existing Dwelling,<br>Swimming Pool & Machinery Shed |
|---------------------------------------------------|------------------------------------------------------------------------------------|

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|                                                                         |                                                 |
|-------------------------------------------------------------------------|-------------------------------------------------|
| <b>Builder or Owner/Builder</b><br>Name<br>Contractor Licence No/Permit | Robert Crea<br>Owner Builder Permit No. 295820P |
|-------------------------------------------------------------------------|-------------------------------------------------|

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|                                  |              |
|----------------------------------|--------------|
| <b>Value of Work</b><br>Building | \$305,520.00 |
|----------------------------------|--------------|

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**Attachments**

1. Pittwater Council receipt no. 167131, dated 16 May 2005, for payment of Long Service Levy
2. NSW Rural Bush Fire Service letter reference no. DAO4120316082, dated 16 December 2004

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**Plans & Specification****approved**

List plans no(s) &amp; specifications

Reference

1. Architectural Details and Construction Specifications (including Pool Safety Details) reference nos CRE-704 Drawing nos E1, A1, A2, A3(A), A4(A), A5(A), A6(A), A7(A), A8 & A12, prepared by Sally Gardner Design & Draft dated September 2004; Issue A dated 7 December 2005
  2. Copy of Rising Main Detail, reference no. 79550WW, prepared by Sydney Water, dated 18 April 2005
  3. Onsite Stormwater Detention Details, reference no. 22187-H1 & H2, prepared and endorsed by Jack Hodgson Consultants Pty Ltd, dated 14 June 2005
  4. Erosion and Sediment Management Control Plan reference no. CRE-704, Drawing A9, prepared by Sally Gardner Design and Draft, dated September 2004
  5. Structural Details, reference no. 22187-S1, S2 & S3, prepared and endorsed by Jack Hodgson Consultants Consulting Structural & Geotechnical Engineers, dated 10 June 2005
  6. Certificate of Structural Adequacy, reference no. VP22187A, issued by Jack Hodgson Consultants Pty Ltd, dated 4 July 2005
  7. Completed *Form 2* of Pittwater Council's Geotechnical Risk Management Policy, dated 4 July 2005
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# 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.

Signed



Date of endorsement  
Certificate No.

-1 JUN 2005

2005/737A

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## Certifying Authority

Name of Accredited Certifier  
Accreditation No.  
Accreditation Authority

Tom Bowden  
93

Dept of Infrastructure, Planning & Natural Resources  
(NSW Accreditation Scheme)

Contact No.  
Address

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

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## Development Consent

Development Application No.  
Date of Determination

NO866/04

19 April 2005 (modified 27 January 2006)

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## BCA Classification

1a, 10a & 10b

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**insight** building certifiers ltd

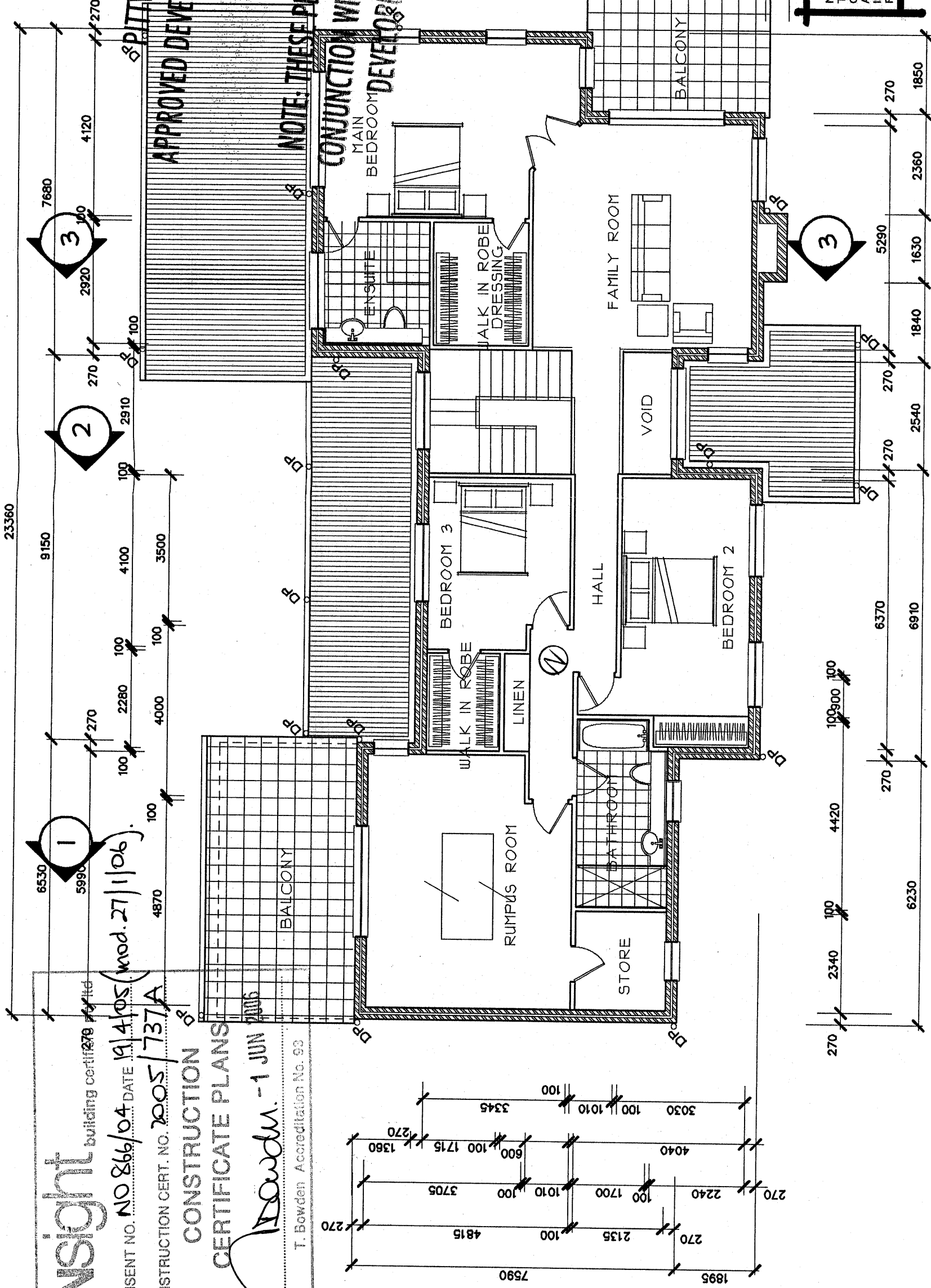
CONSENT NO. NO 866/04 DATE 19/4/05 (mod. 27/1/06)

CONSTRUCTION CERT. NO. 2005/737A

CONSTRUCTION  
CERTIFICATE PLANS

*Bowden* - 1 JUN 2005

T. Bowden Accreditation No. 93



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

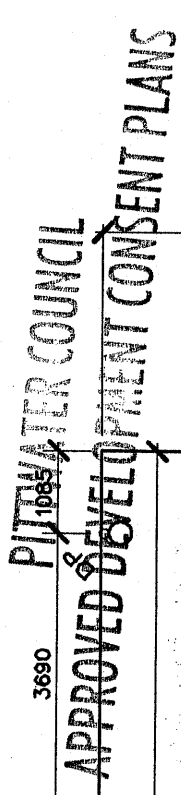
NOTE: ALL NEW WORKS ARE TO BE CONSTRUCTED TO SATISFY THE REQUIREMENTS OF LEVEL 2 CONSTRUCTION AS SPECIFIED IN AS 3959-1999 AND APPROVED CONSTRUCTION SPECIFICATION AND ALSO IN ACCORDANCE WITH THE REQUIREMENTS OF THE NSW RURAL FIRE SERVICE DATED 16/12/2004

A. Winding revised 11/12/2005

|                                                                                          |                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project                                                                                  | Client                                                                                                                                                                                                                |
| ALTERATIONS. SECOND STOREY<br>ADDITION & MACHINERY SHED<br>117 MONA VALE ROAD, MONA VALE | Rocco & Vivia Crea<br>BILLY GARDNER DESIGN & DRAFT<br>45 Towradgi Drive, Narraveene, NSW, 2099, Australia.<br>ABN 33 099 834 153<br>Phone/Fax: 9971 2255 Mobile: 0414 731 685<br>E-mail: sallygardner@optusnet.com.au |
| Drawing Title                                                                            | Scale                                                                                                                                                                                                                 |
| UPPER FLOOR PLAN                                                                         | 1:100, 1:50.                                                                                                                                                                                                          |
| Date                                                                                     | Job Number                                                                                                                                                                                                            |
| SEPTEMBER 2004                                                                           | CRE-704                                                                                                                                                                                                               |
| Rev.                                                                                     | Drawing Number                                                                                                                                                                                                        |
| A                                                                                        | A3                                                                                                                                                                                                                    |

1 Scale as above.

Tile Fixing  
Floor: Provide tiles as selected to all W.C., bathrooms, laundry and other wet areas indicated, with falls where required.  
Wall: Provide to all W.C., bathrooms, laundry and other wet areas indicated as follows:  
150mm high tiled skirting generally.  
2100mm high to all bathrooms and ensuites.  
450mm high splashback over tubs and kitchen benches.



NOTE: THESE PLACES MUST BE READ IN  
CONJUNCTION WITH CONDITIONS OF  
DEVELOPMENT

Demolish items as indicated (dashed) or as otherwise required to allow for new construction and rubbish removal.  
Protect any items indicated for reuse from damage. Disconnect and terminate existing services, pipelines etc in a workmanlike manner.  
Provide barricades, hoardings, tarpaulines etc as necessary to protect the remaining property and persons near the work.

A. Windows revised 7/12/2005

|               |                                                                                          |                                                                                                                                                                                                                        |            |
|---------------|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Project       | ALTERATIONS. SECOND STOREY<br>ADDITION & MACHINERY SHED<br>117 MONA VALE ROAD, MONA VALE | Client                                                                                                                                                                                                                 |            |
|               |                                                                                          | Rocco & Vina Crea<br>SALLY GARDNER DESIGN & DRAFT<br>47 Towradgi Street, Narraweena, NSW, 2099, Australia.<br>ABN 33 099 834 153<br>Phone/Fac 9871 2255 , Mobile: 0414 731 685<br>e-mail: sallygardner@optusnet.com.au |            |
| Drawing Title | GROUND FLOOR PLAN                                                                        | Scale                                                                                                                                                                                                                  | Job Number |
|               |                                                                                          | 1: 100, 1: 50.                                                                                                                                                                                                         | CRE-704    |
|               |                                                                                          | Date                                                                                                                                                                                                                   | Rev.       |
|               |                                                                                          | SEPTEMBER 2004                                                                                                                                                                                                         | A4 A       |

NOTE: ALL NEW WORKS ARE TO BE CONSTRUCTED TO SATISFY THE REQUIREMENTS FOR LEVEL 2 CONSTRUCTION AS SPECIFIED IN AS 3959-1999 AND APPROVED CONSTRUCTION SPECIFICATION AND ALSO IN ACCORDANCE WITH THE REQUIREMENTS OF THE NSW RURAL FIRE SERVICE DATED 16/12/2004

① snob & lam.

MAXIMUM RIDGE LEVEL RL 84.64

8.5m Maximum Building Height

CEILING LINE

PowderCoated Aluminium Windows  
Frame Colour and Style as selected  
by Owners.

UPPER FLOOR LEVEL RL 80.24

Ex. CEILING LINE

1000 high Handrail to  
B.C.A. Requirements.  
as selected by owner

GROUND FLOOR LEVEL RL 77.24

Natural Ground Level

270 nom. Dia. FRC Columns  
Brickwork to match existing

## NORTHERN ELEVATION

8.5m Maximum Building Height

MAXIMUM RIDGE LEVEL RL 84.64

CEILING LINE

UPPER FLOOR LEVEL RL 80.24

Ex. CEILING LINE

GROUND FLOOR LEVEL RL 77.24

Natural Ground Level

'Automatic' Panel lift door  
colour as selected by Owners.

## SOUTHERN ELEVATION

NOTE: POOL SAFETY FENCING IS TO BE DESIGNED  
AND CONSTRUCTED TO COMPLY WITH THE  
REQUIREMENTS OF THE SWIMMING POOL ACT AND  
REGULATIONS

NOTE: ALL NEW WORKS ARE TO BE CONSTRUCTED  
TO SATISFY THE REQUIREMENTS FOR LEVEL 2  
CONSTRUCTION AS SPECIFIED IN AS 3959-1999  
AND APPROVED CONSTRUCTION SPECIFICATION AND ALSO  
IN ACCORDANCE WITH THE REQUIREMENTS OF THE NSW  
RURAL FIRE SERVICE DATED 16/12/2004

Colorbond 'Custom-orb' Roof Sheeting.

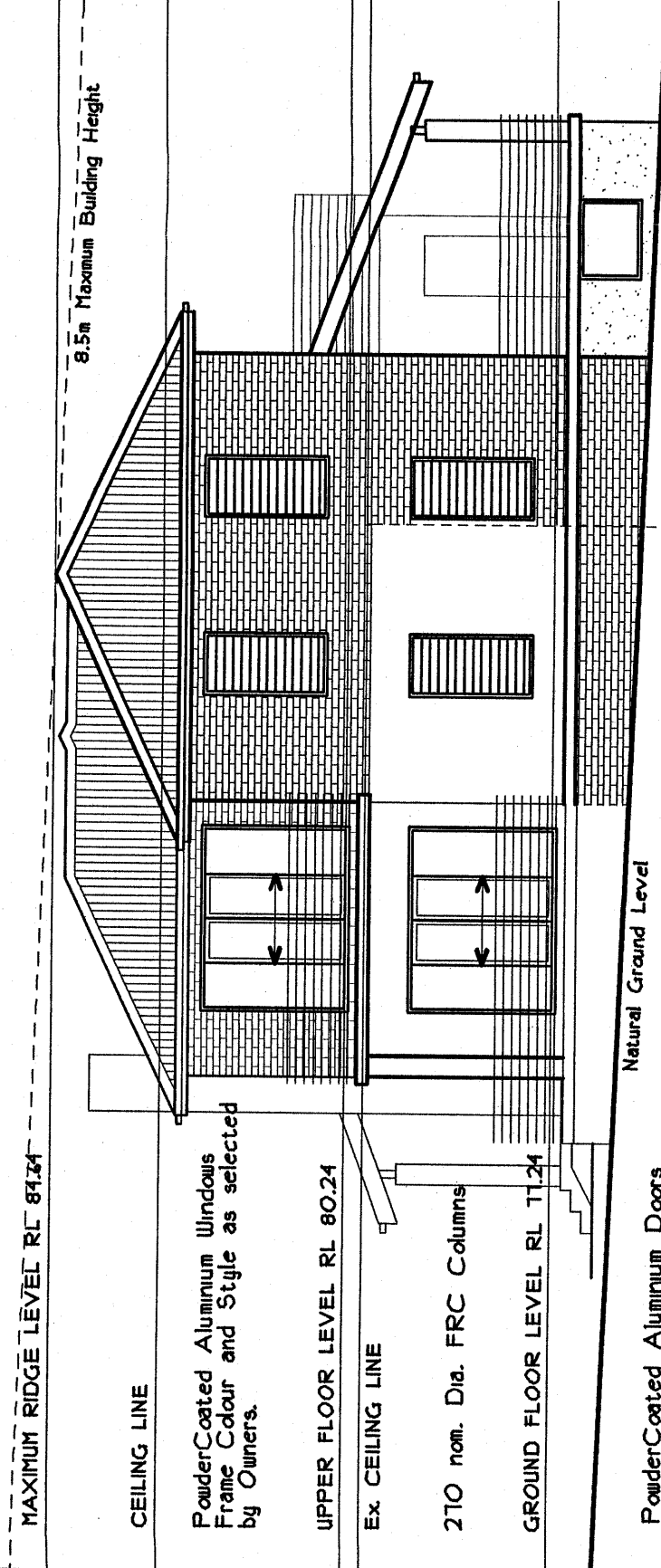
APPROVED DEVELOPMENT CONSENT PLANS  
PowderCoated Aluminium Doors  
Frame Colour and Style as selected  
by Owners.

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

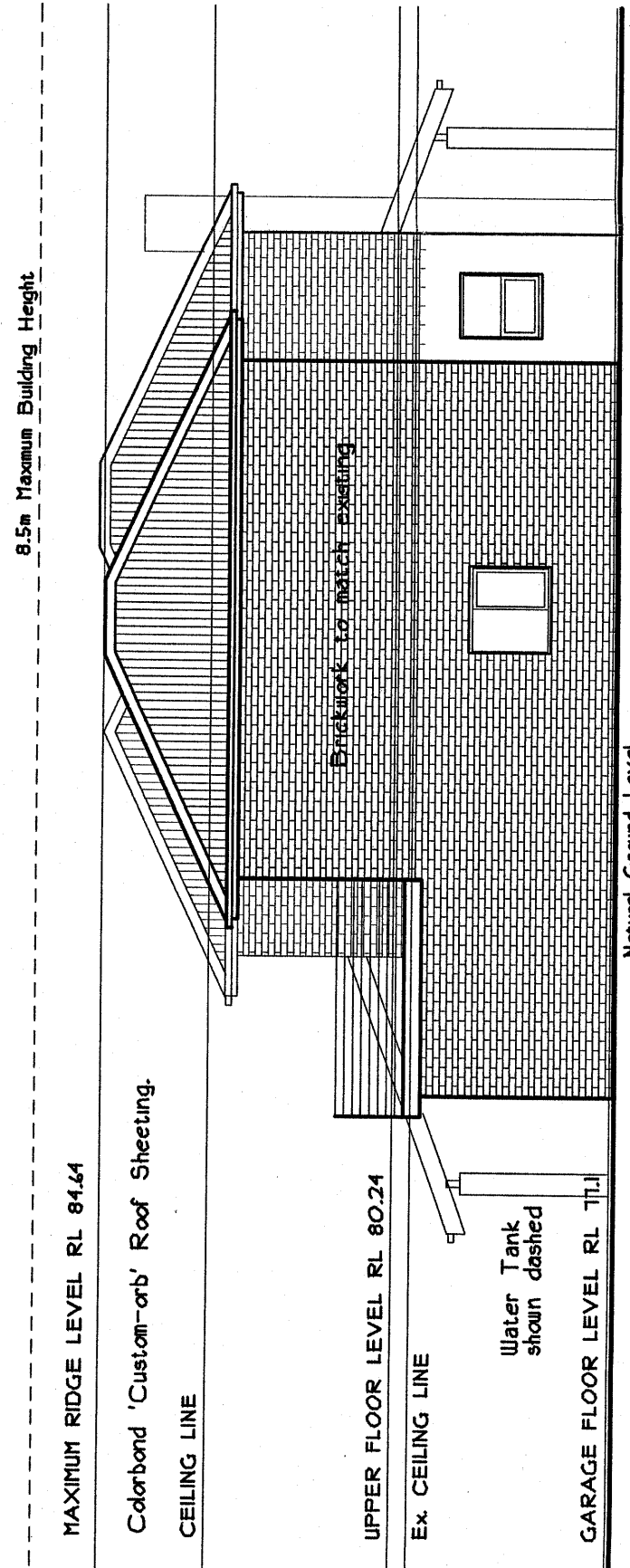
A. Windows revised 7/12/2005

|                    |                                                                                                                                                                 |                |      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------|
| Project            | Client                                                                                                                                                          |                |      |
|                    | Rocco & Vina Crea                                                                                                                                               |                |      |
| Project            | SALLY GARDNER DESIGN & DRAFT                                                                                                                                    |                |      |
|                    | 47 Towradgi Street, Narraweena, NSW, 2099, Australia.<br>ABN 33 089 834 153<br>Phone/Fax 9971 2255, Mobile 0414 731 685<br>e-mail: sallygardner@optusnet.com.au |                |      |
| Drawing Title      | Scale                                                                                                                                                           | Job Number     | Rev. |
|                    | 1:100, 1:50.                                                                                                                                                    | CRE-704        | A    |
| ELEVATIONS Sheet 1 |                                                                                                                                                                 | Drawing Number | Rev. |
|                    |                                                                                                                                                                 | SEPTEMBER 2004 | A5   |





EASTERN ELEVATION



WESTERN ELEVATION

NOTE: ALL NEW WORKS ARE TO BE CONSTRUCTED TO SATISFY THE REQUIREMENTS FOR LEVEL 2 CONSTRUCTION AS SPECIFIED IN AS 3859-1999 AND APPROVED CONSTRUCTION SPECIFICATION AND ALSO IN ACCORDANCE WITH THE REQUIREMENTS OF THE NSW RURAL FIRE SERVICE DATED 16/12/2004

- NOTE.
- Approved means by the 'The Relevant Local Authority' or 'Council'.
  - The Owner will directly pay the fees associated with the following: building approval from council, footpath and kerb deposits with the local council, insurance fee to Building Services Corporation, Long Service Leave levy fee and approval fee by water and sewerage authority. All other fees are to be paid by the builder. The amount of any local authority deposits which are forfeited due to damage or other cause will be deducted from the payments due to the builder.
  - The Builder is to provide at his/her own expense adequate Public Risk Insurance and arrange indemnification under the Workers Compensation Act. Works insurance to be as stated in the contract conditions.
  - All tenderers are to visit the site to satisfy themselves as to the nature and extent of the Works, facilities available and difficulties entailed in the works as Variations will not be allowed due to work arising owing to neglect of this clause.
  - All work and materials to comply with the current Australian Standards at the time of commencement where applicable.
  - These drawings shall be read in conjunction with all structural and other consultants drawings and specifications and with any such written instructions as may be issued during the course of the contract.
  - Set out dimensions shown on this drawing shall be verified by the builder on site before commencement of any work. Dimensions shall not be obtained by scaling the drawings. Only figured dimensions. All dimensions are in millimetres.
  - The Builder is to ensure all construction, levels and other items comply with the conditions of the Building Approval.
  - The Builder is to comply with all Ordinances, Local Authority regulations and the requirements of all services supply authorities having jurisdiction over the works.
  - All new downpipes are to be connected to the existing Stormwater system that discharges to an existing Council Stormwater system.
  - All Power and Stormwater outlet locations shall be determined on site by the Owner.
  - Any detailing in addition to what is supplied shall be resolved between the Owner and the Builder to the Owner approval, except for any structural details or design which is supplied by the engineer.
  - All timber sizes and concrete details to be confirmed by the builder prior to commencement of any work.
  - Any work indicated on the plans but not specified, and any item not shown on the plan which is obviously necessary as part of proper construction and/or finish is to be considered as shown and specified, and is to be done as part of the contract.
  - Variations will not be permitted without the written consent of the Owner.
  - The Builder shall provide sediment and siltation control measures as required by council and maintain them throughout the duration of the works.
  - A legible copy of the plans bearing approval stamps must be maintained on the job at all times. Hours of construction shall be restricted to the times as required by the Building Approval.
  - The Builder is to arrange for all inspections required by the authorities and lending institutions to their requirements.
  - The Builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. Any interruptions with existing services and equipment to be to by appropriately skilled tradesmen.
  - The Builder shall restore, reinstate or replace any damage caused to existing structures or landscaping by construction work or workmen. Provide protection to existing trees to remain as required by Approval Conditions.

|                                                                                          |                                                                                                          |                |
|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|----------------|
| Project                                                                                  | Client                                                                                                   |                |
|                                                                                          | A. Windows revised 1/12/2005                                                                             |                |
| ALTERATIONS. SECOND STOREY<br>ADDITION & MACHINERY SHED<br>117 MONA VALE ROAD, MONA VALE | Rocco & Vina Crea                                                                                        |                |
|                                                                                          | SALLY GARDNER DESIGN & DRAFT                                                                             |                |
| Drawing Title                                                                            | 47 Towradgi Street, Narraweena, NSW, 2099, Australia.                                                    |                |
|                                                                                          | AEN 33 099 834 153<br>Phone/Fax: 9971 2255, Mobile: 0414 731 885<br>e-mail: sallygardner@optusnet.com.au |                |
| Scale                                                                                    | 1: 100, 1: 50.                                                                                           | Job Number     |
|                                                                                          | SEPTEMBER 2004                                                                                           | Drawing Number |
| Rev.                                                                                     | CRE-704                                                                                                  | A6             |
|                                                                                          |                                                                                                          | A              |

8.5m maximum Building Height

MAXIMUM RIDGE LEVEL RL 84.64

CEILING LINE

4.5mm thk 'Hardiflex' 600 x 600 to Eaves Lining fixed to manufacturers instructions

UPPER FLOOR LEVEL RL 80.24

Ex CEILING LINE

Reinforced Concrete Slab Refer to Engineer for Details

All Structural Beams are to be concealed in framing if possible.

GARAGE FLOOR LEVEL RL 77.1

Colorbond 'Custom-rib' Roof Sheetting. Reflective sarking to be installed under sheetting. Provide all ridge, barge and other fittings as required to complete the roof and leave fully cleaned. Fixed to Trusses in Accordance with Manufacturers Specifications

## SECTION A

8.5m maximum Building Height

MAXIMUM RIDGE LEVEL RL 84.64

CEILING LINE

Plasterboard Lining to Timber Framed Ceilings.

UPPER FLOOR LEVEL RL 80.24

Ex CEILING LINE

Reinforced Concrete Slab Refer to Engineer for Details

ROUND FLOOR LEVEL RL 77.24

All new internal timber framed walls to be provided with plasterboard lining to all general areas and 'Hardies' Villaboard or similar to all 'wet' areas. Fixed & Finished in accordance with manufacturers specifications.

To all Wardrobes allow for providing one 18mm edge stripped particleboard shelf 450mm wide supported on 50x25mm battens to sides and back, along with a similar batten under the front edge. Provide 20mm hanging rail with fittings and supports to underside shelf.

## SECTION C

Strip Footings Refer to Engineer for Details

Lighting Provide low voltage halogen down lights spaced at average 1.8m centres throughout.

Provide Weatherstrips and door seals around openings to prevent drafts.

8.5m maximum Building Height

Provide Colorbond Standard Quad Gutters to all new eaves. Set with sufficient fall to all downpipes and secure with brackets max 1200mm apart.

PowderCoated Aluminium Windows Frame Colour and Style as selected by Owners.

20°-0'

Rafters and Beams refer to Engineer

210 nom.Dia. FRC columns

Natural Ground Level

Reinforced Concrete Slab/Spa Refer to Engineer for Details

## SECTION B

NOTE: ALL EXTERNAL BUILDING COMPONENTS TO BE CONSTRUCTED OUT OF NON-COMBUSTIBLE MATERIALS.

'Cement rendered' or 'set' finishes shall have a minimum of 13mm coating thickness applied to the brickwork and in accordance with AS CA27.

**INSULATION**  
Wall Sarking: Install double sided reflective insulation fixed with foil fasteners to all external timber wall frames, including Brick Veneering.  
Wall Battis: Install closely fitting R1.5 Fibreglass wall battis to all timber framed external walls, just prior to the installation of internal wall linings.  
Ceiling Battis: Install closely fitting R2.5 Fibreglass battis to all Ceilings adjacent to Roof Void or Roof.  
Roof Sisolation: to be installed under Tiles or Metal deck roofing.  
Provide acoustic insulation (R1.5) between floors and internal walls.  
Painting: All paints or other coatings shall be of the best quality materials & of approved manufacture. All priming materials shall be of an approved brand acceptable to the manufacturer of the finishing coats to be used. External joinery intended to be painted shall be primed on all faces at the place of assembly. Colours to be chosen by the Owner.  
Where new work or alteration work adjoins existing painted surfaces allow for repainting existing surfaces to provide uniform appearance.

Provide mains powered smoke & fire detection devices to comply with code requirements.

Timber Fascia Boards stained all round prior to fixing and not less than 19mm finished maximum centres.

Reinforced Concrete Slab Refer to Engineer for Details

Natural Ground Level

Pool Filter and Store

Strip Footings Refer to Engineer for Details

Clear site under and adjacent to building works, remove all Roots and Stumps etc.  
Level and Grade to ensure that surface and seepage water does not collect under area of new work.  
The Builder shall allow for excavation on the assumption that it shall be made in other than rock or shale. Should rock be encountered the appropriate 'extra over' rate shall be applied to the actual quality of rock necessarily and reasonably excavated.

Pool Store Added

A. Windows revised 1/12/2005

All new internal timber framed walls to be provided with plasterboard lining to all general areas and 'Hardies' Villaboard or similar to all 'wet' areas. Fixed & Finished in accordance with manufacturers specifications.

To all Wardrobes allow for providing one 18mm edge stripped particleboard shelf 450mm wide supported on 50x25mm battens to sides and back, along with a similar batten under the front edge. Provide 20mm hanging rail with fittings and supports to underside shelf.

Strip Footings Refer to Engineer for Details

Lighting Provide low voltage halogen down lights spaced at average 1.8m centres throughout.

Provide Weatherstrips and door seals around openings to prevent drafts.

Project

ALTERATIONS. SECOND STOREY  
ADDITION & MACHINERY SHED  
111 MONA VALE ROAD, MONA VALE

Client

Rocco & Vina Crea  
SALLY GARDNER DESIGN & DRAFT

47 Towradgi Street, Narrabeen, NSW, 2099, Australia.  
ABN 33 059 834 153  
Phone/Fax: 9971 2255, Mobile: 0414 731 685  
e-mail: sallygardner@optusnet.com.au

Drawing Title

SECTIONS

Scale  
1:100, 1:50.

Date  
SEPTEMBER 2004

Job Number  
CRE-704

Drawing Number  
A1

Rev.  
A