



Application for Building Certificate

Environmental Planning & Assessment Act, 1979 (as amended)

Section 149A, B, C, D

Effective from 1/7/16 till 30/6/17

Office Use – BC No:

80039/17

Please Note: Details provided on this form and documents provided will be made public both at Councils Office and via Application Tracking on Councils website. The information will be kept by Council and will be disposed of in accordance with the Local Government Disposal Authority. You are entitled to review your personal information at any time by contacting Council.

Property Description

Number: 12 Street: Tiya
Suburb: Bayview
Lot: 21 DP: 27133

Applicant

Applicants Name: Heidi Breebaart
Postal Address: P.O. Box 501
Suburb: Church Point Postcode: 2105
Phone () _____ Daytime Contact No () _____
Mobile () 0450950004 Fax () _____
Email: hello.bhmb@gmail.com

You can apply for a building Certificate if you are:
(Please tick the appropriate box)

- ☒ I am the owner of the building
- ☐ I have the owners consent to lodge this application (see below)
- ☐ I am the purchaser under a contract for the sale of the property
- ☐ I am the owner's or purchasers solicitor or agent
- ☐ We are a public authority which has notified the owner of its intention to apply for the certificate

Signature: [Signature] Date: 12-04-2017

For access to the building please contact: Heidi Breebaart

Phone: _____ Mobile: 0450950004

Owners Consent

Owner/s Name/s: Heidi Braebart

Postal Address: P.O. Box 501

Suburb: Church Point Postcode: 2105

Phone () _____ Mobile () 0450 95 0006

Email: hello.bhmb@gmail.com

I/We consent to the lodgement of this application and permit Council authorised personnel to enter the site for the purpose of inspections:

Signature: [Signature]

Certificate Type

☐ Whole Property

☐ Whole Building i.e: _____

☐ Part Building i.e: _____

☐ Pool , Fencing & Access _____

☒ Unauthorised works Window frames as per attached invoice and 2 internal walls showing existing on attached plan from August 2007, existing on roof

Processing Fees

Fee Description	Detail	Code	Fee
Class 1 & 10 (& class 2 buildings with only 2 dwellings)	\$250	FHEA	<input checked="" type="checkbox"/>
Class 2-9 buildings - floor area less than 200m ²	\$250	FHEA	
Class 2-9 buildings - floor area > 200m ² to 2000 m ²	\$250 + \$0.50 per m ² > 200 m ²	FHEA	
Class 2-9 buildings - floor area > 2000m ²	\$1165 + \$0.75 per m ² > 2000 m ²	FHEA	
For unauthorised works, one of the above certificate fees will apply in addition to the following:			
Development Application, Construction Certificate and Notification fees OR CDC fees apply based on the cost of works	\$860	FHEA	<input checked="" type="checkbox"/>
Notification (required for unapproved works)	\$280	TADV	<input checked="" type="checkbox"/>

1390

Accompanying information to be submitted with Application		
Checklist	Documents Required	Office Use
✓	A detailed survey prepared by a Registered Surveyor clearly showing the location of the structures and/or works on the site. The date of the survey is irrelevant in so far as the information contained therein is still current.	
Council already has this document	Where the property is identified on either Councils Geotechnical Risk Management Map 2003 and/or Costal Hazard map 97-003 as being Bluff Management Areas A geotechnical Engineers report prepared in accordance with Councils Interim Geotechnical Risk management policy is to be provided, together with completed form 4 pursuant to that policy	
When this application relates to unapproved structures or works the following information is required:		
Refer Survey above	A detailed survey prepared by a Registered Surveyor clearly showing the site & location of the structures on the property and any nearby structures on adjacent properties together with floor levels, finish surface levels and the like.	
	1 set of Works as constructed plans. These plans should be prepared by a suitably qualified professional e.g. Architect/Draftsman and clearly annotate the unapproved structures and/or works as to their compliance with the relevant Council Development controls.	
	12 x A4 reduced copies of works as constructed plans for neighbour notification.	
No structural works done	<p><u>Certification</u> as to the structural adequacy of the structures and/or works as built.</p> <ul style="list-style-type: none"> all built structures will require certification as to their structural integrity by a qualified Structural Engineer, all earthworks and foundations will require certification by a qualified & experienced Engineer as to their adequacy. 	
	Where the property is identified on either Councils Geotechnical Risk Management Map 2003 and/or Costal Hazard map 97-003 as being Bluff Management Areas A geotechnical Engineers report prepared in accordance with Councils Interim Geotechnical Risk management policy is to be provided, together with completed <u>form 4</u> pursuant to that policy	
	<u>Certify</u> by an appropriately qualified person that the structures and/or works comply with the <u>Building Code of Australia</u> and appropriate <u>Australian Standards</u> .	
	Council may require additional information to enable appropriate assessment and determination of the Building Certificate.	
Office Use		
Receipt No: <u>410066</u> Date: <u>05/05/2017</u>		

Privacy and Personal Information Protection Notice

This information is provided under the Environmental Planning & Assessment Act 1979 voluntarily by the applicant and is collected for the assessment of the application. Failure to provide this information will prevent Council processing your application and may lead to your application being rejected. This information is intended only for Officers of Northern Beaches Council and will be stored in accordance with Northern Beaches Council's compliant Records Management System (ECM) and the State Records Act 1998 (NSW). This information may be accessed by Council Officers or by requests under the Government Information (Public Access) Act 2009 (NSW). You have a right to access your personal information under the Privacy and Personal Information Protection Act 1998 (NSW) by application to Northern Beaches Council and to have that information updated or corrected.



AJ Aluminium Pty Ltd ABN 74 098 616 874
23/2 Apollo Street Warriewood NSW 2102 t 02 9979 5240 f 02 9979 5455

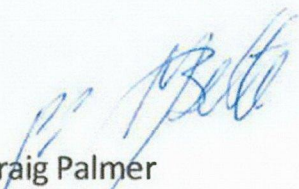
INSTALLATION CERTIFICATE

COMPANY/OWNER: Heidi Breebaart

DATE: 6 August 2015

Installation Certificate for 12 Ilya Avenue
Bayview NSW

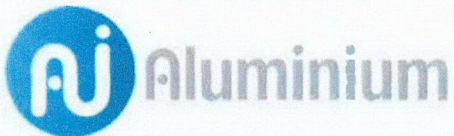
We can confirm that all glazing assemblies carried out by
AJ Aluminium Pty Ltd at the above mentioned project complies with
AS 2047 – 2014.


Craig Palmer
General Manager
AJ Aluminium Pty Ltd
T 02 9979 5240
F 02 9979 5455



Our AWA membership
is your guarantee
of performance

 **Aluminium**
23/2 Apollo Street
Warriewood NSW 2102
Ph: 9979 5240
www.ajaluminium.com.au



AJ Aluminium Pty Ltd ABN 74 098 616 874
23/2 Apollo Street Warriewood NSW 2102 t 02 9979 5240 f 02 9979 5455
www.ajaluminium.com.au

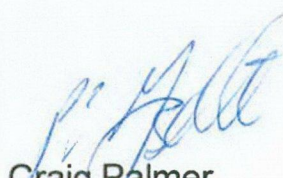
GLAZING CERTIFICATE

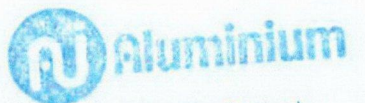
COMPANY/OWNER: Heidi Breebaart

DATE: 6 August 2015

Glazing Certificate for 12 Ilya Avenue
Bayview NSW

We can confirm that all glazing installed by
AJ Aluminium Pty Ltd at the above mentioned
project meets AS 1288 2006.


Craig Palmer
General Manager
AJ Aluminium Pty Ltd
p. 02 9979 5240
f. 02 9979 5455



23/2 Apollo Street
Warriewood NSW 2102
Ph: 9979 5240
www.ajaluminium.com.au



Our AWA membership
is your guarantee
of performance



AJ Aluminium Pty Ltd ABN 74 098 616 874
23/2 Apollo Street Warriewood NSW 2102 ☎ 02 9979 5240 ☎ 02 9979 5455

Aluminium Door and Window Frame Warranty Certificate

Company/Client: Heidi Breebaart

Site: 12 Ilya Avenue
Bayview NSW

Installation Date: 6 August 2015

AJ Aluminium Pty Ltd agrees to repair or replace all or any defective aluminium parts for a period of 7 years from the date the aluminium is installed. Labour for such replacements or repaired components shall be provided free of charge during this period of 7 years from the date the aluminium is installed. Fault or failure caused by acts of god, vandalism, maltreatment or interference with the equipment by unqualified personnel is specifically excluded. Glass is not covered under this warranty due to it being an organic product.

Signing Officer:

Date: 6 August 2015

General Manager – Craig Palmer



23/2 Apollo Street
Warriewood NSW 2102
Ph: 9979 5240
www.ajaluminium.com.au



Our AWA membership
is your guarantee
of performance



Certificate of Existing Structural Adequacy

Date: 5th May, 2017

Job No. 170513

Client: Heidi Breebaart

Engineer: DH, CF

Site: 12 Ilya Avenue, Bayview

David Hunter and Christian Ferry of Northern Beaches Consulting Engineers P/L carried out a site inspection at the above property on 3rd May, 2017. The purpose of the visit was to inspect and comment on the capacity of the existing deck and roof structure to support the proposed additions and alterations as detailed in the approved architectural plans prepared by Sally Gardener Design and Draft (Ref No 4-1817 dated April 2017). The plans generally detail the enclosure of an existing deck structure with a metal roof structure over on the first floor.

The assessment consisted of a walk over style inspection of the building. The roof and floor structure was able to be viewed. The existing roof is a skillion timber framed roof. The deck is timber framed with steel posts under to support the structure.

In summary, the existing structure under assessment is considered sound and provides an adequate structure for the proposed works.

Note: This certification does not cover any defects to the structure that were not accessible at the time of inspection.

We trust that this certificate meets with your requirements. Please contact the author if further clarification is required.

NORTHERN BEACHES CONSULTING ENGINEERS P/L

David Hunter

BE MIEAust CPEng NER

\\NBSBS\Company\Synergy\Projects\170513 12 ILYA AVENUE, BAYVIEW\ENG Design\SA001.docx

Supply To:
HEIDI
BAYVIEW
NSW

Deliver To:
BAYVIEW
NSW

015

For the attention of Heidi

Dear Heidi,

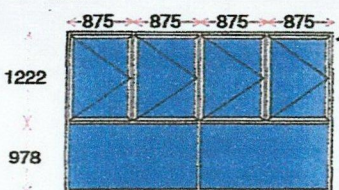
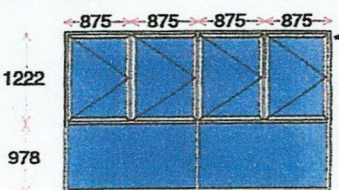
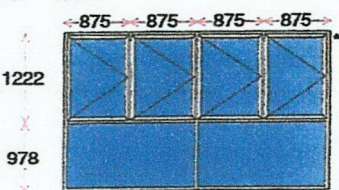
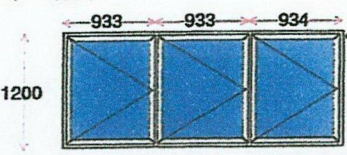
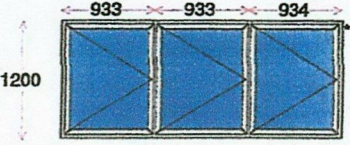
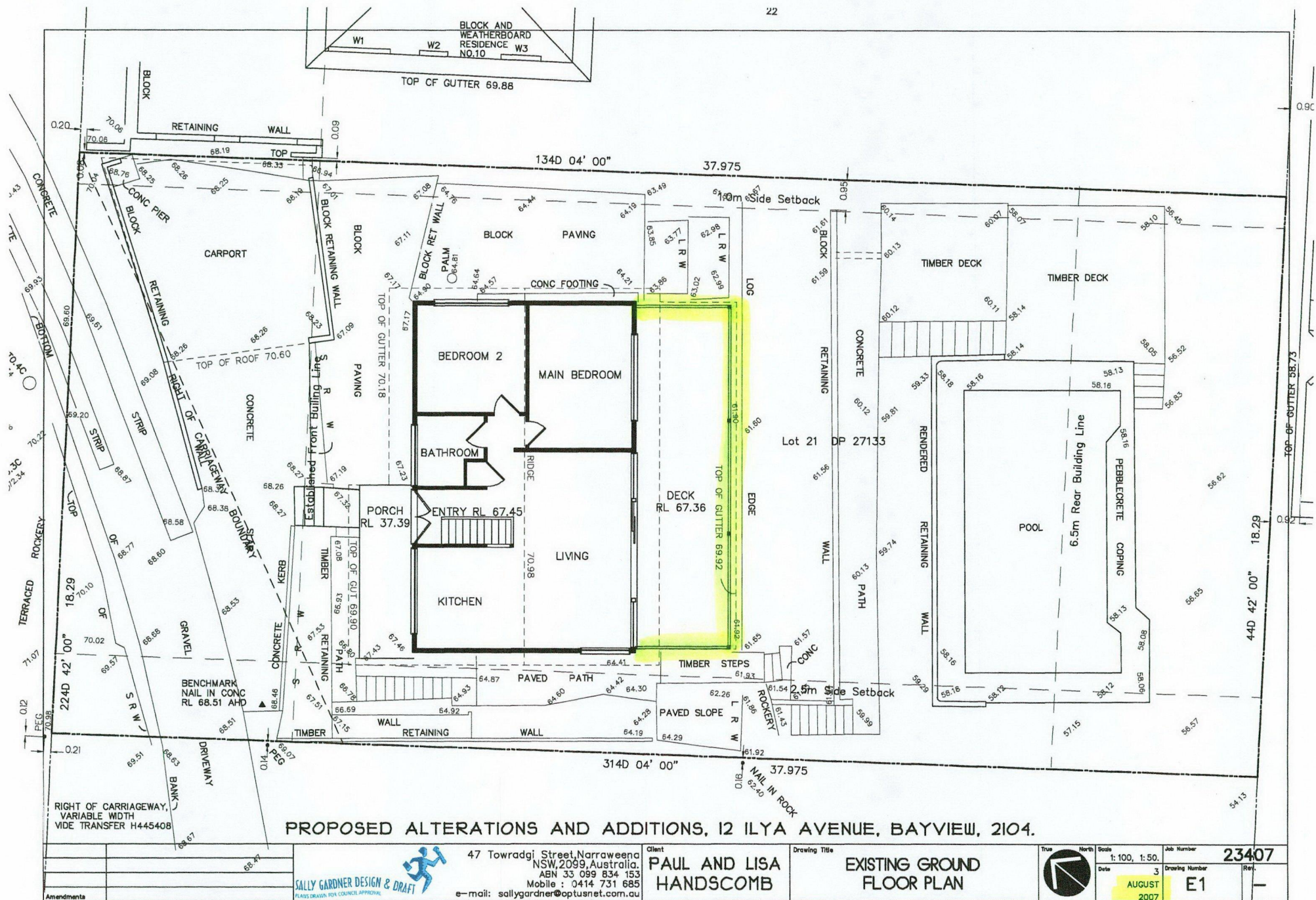
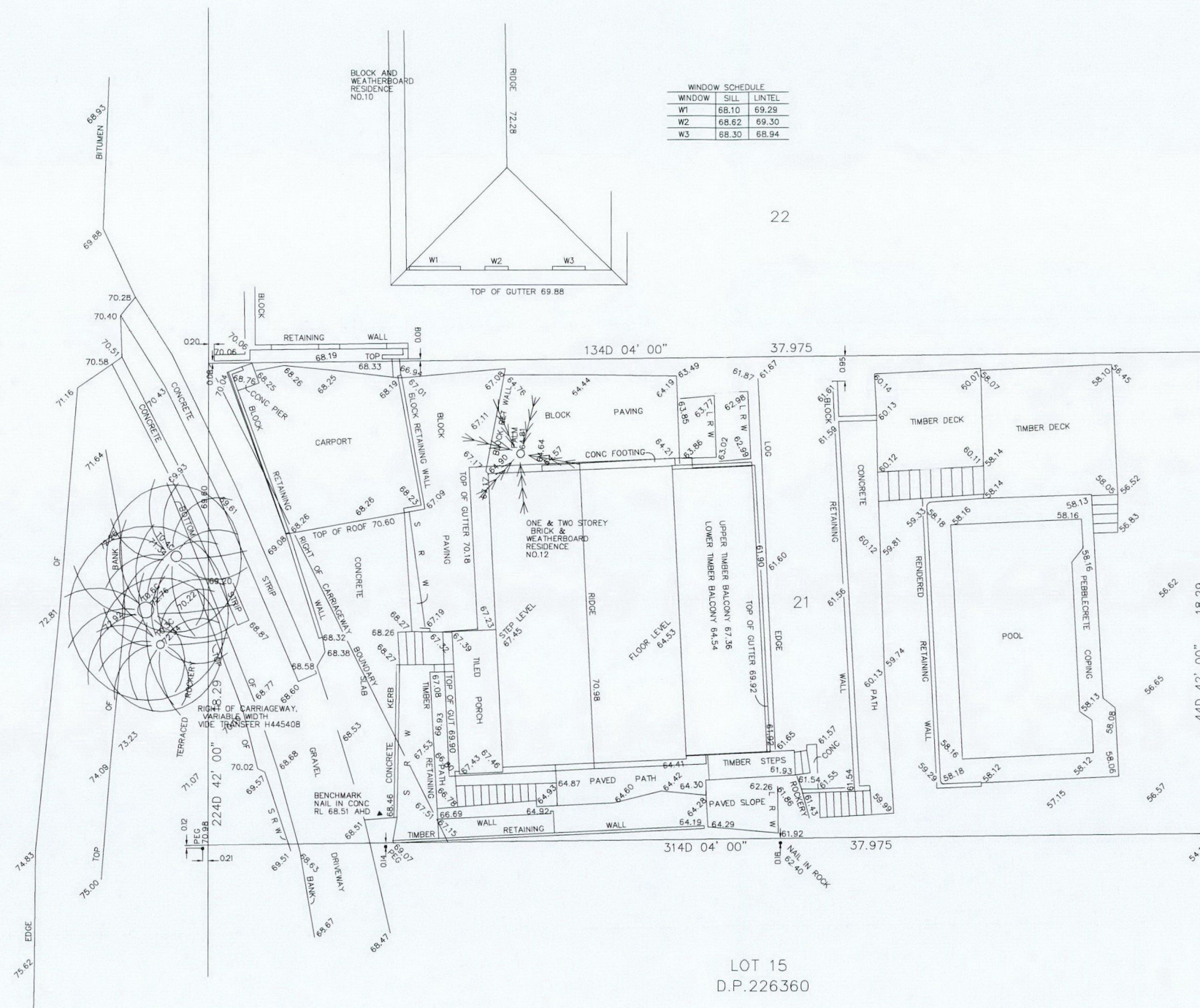
Diagram:	Description :	Options:
<p>1 W01</p> 	<p>SUPER 400 SHOPFRONT Qty 1 2200H x 3500W BI-FOLD WINDOW SYSTEM 6.38 CLEAR LAM</p>	<p>COLOUR: WHITE</p> <p>BAL LEVEL: LOW U VALUE: NA SHGC: NA</p>
<p>2 W02</p> 	<p>SUPER 400 SHOPFRONT Qty 1 2200H x 3500W BI-FOLD WINDOW SYSTEM 6.38 CLEAR LAM</p>	<p>COLOUR: WHITE</p> <p>BAL LEVEL: LOW U VALUE: NA SHGC: NA</p>
<p>3 W03</p> 	<p>SUPER 400 SHOPFRONT Qty 1 2200H x 3500W BI-FOLD WINDOW SYSTEM 6.38 CLEAR LAM</p>	<p>COLOUR: WHITE</p> <p>BAL LEVEL: LOW U VALUE: NA SHGC: NA</p>
<p>4 W04</p> 	<p>SUPER 400 SHOPFRONT Qty 1 1200H x 2800W BI-FOLD WINDOW SYSTEM 6.38 CLEAR LAM</p>	<p>COLOUR: WHITE</p> <p>BAL LEVEL: LOW U VALUE: NA SHGC: NA</p>

Diagram:	Description :	Options:
<p>5 W05</p>  <p>1200</p> <p>933 933 934</p>	<p>SUPER 400 SHOPFRONT</p> <p>Qty 1 1200H x 2800W</p> <p>BI-FOLD WINDOW SYSTEM</p> <p>6.38 CLEAR LAM</p>	<p>COLOUR: WHITE</p> <p>BAL LEVEL: LOW</p> <p>U VALUE: NA</p> <p>SHGC: NA</p>

Comments :



ILYA AVENUE



WINDOW SCHEDULE		
WINDOW	SILL	LINTEL
W1	68.10	69.29
W2	68.62	69.30
W3	68.30	68.94

WINDOW SCHEDULE		
WINDOW	SILL	LINTEL
W4	57.14	58.30
W5	57.14	58.30
W6	57.14	58.30
W7	57.14	58.30

UNOTES:

1. CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH. MINIMISE YOUR RISK AND DIAL 1100 BEFORE YOU DIG.
3. THE BEARINGS ON THESE PLAN BOUNDARIES ARE FROM LAND TITLES OFFICE PLANS AND ARE SUBJECT TO FINAL SURVEY. BEARINGS SHOWN ARE BASED ON A MAGNETIC MERIDIAN.
4. W DENOTES WINDOW, D DENOTES DOOR. WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
6. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
7. SRW DENOTES STONE RETAINING WALL.
8. LRW DENOTES LOG RETAINING WALL.

UPLAN OF
LOT 21 IN D.P. 27133
AT No.12 ILYA AVE., BAYVIEW.
SCALE 1:100 DATUM A.H.D.
USITE AREA =694.4M SQ.

UDP SURVEYING SERVICES

LAND & ENGINEERING SURVEYORS
50 BINBURRA AVE, AVALON 2107.
PHONE : 99182060
FAX NO : 99187677
DATE : 27 MARCH, 2007
MY REF : 1694

Kent Bull

From: Kent Bull
Sent: Thursday, 13 April 2017 2:46 PM
To: 'Heidi's Mac'
Cc: Robinson Toro
Subject: RE: 12 Ilya Avenue, Bayview 2104 NSW

Hi Heidi,

Sending this email with regards to our conversation yesterday and meeting this morning.

I have stamped your application as 'received' with Council, however I am unable to lodge and process the Building Certificate until all required documentation and payment is provided. Unfortunately, our Senior Building Certificate Officer is not in the office today but I will aim to prioritise this matter next Tuesday after the Easter long weekend.

For reference however, I would assume that the officer would request for the following additional documentation for lodgement:

- ✓ A (1) detailed survey prepared by a Registered Surveyor clearly showing the site & location of the structures on the property and any nearby structures on adjacent properties together with floor levels, finished surface levels and the like. (You may already have this on file)
- ✓ 1 set of works as constructed plans. (These plans should be prepared by a suitably qualified professional e.g. Architect/Draftsman and clearly annotate the unapproved structures and/or works as to their compliance with the relevant Council Development controls. Note, the lower ground flood plan provided is acceptable, however changes would be required for the ground floor plan as well as providing elevation plans.
- ✓ 12 x A4 reduced copies of works as constructed plans for neighbour notification.
- ✓ Certification of structural adequacy of the structures and/or works as built
- ✓ Certificate by an appropriately qualified person that the structures and/or works comply with the Building Code of Australia and appropriate Australian Standards.
- ✗ A geotechnical Engineers report prepared in accordance with Councils Geotechnical Risk management policy is to be provided, together with completed form 4 pursuant to that policy.

I will be happy to advise if I am notified by one of the officer that they are willing to waive any of the documentation listed above. I will also provide confirm the fees with the officer.

If you have any further questions, please do not hesitate to let me know.

Yours faithfully,

Kent Bull
Assistant Planner | Planning & Assessment
Northern Beaches Council (Mona Vale Office)
T 02 9970 1278 E Kent.Bull@northernbeaches.nsw.gov.au

NORTHERN BEACHES
COUNCIL

\$860
\$280 -
\$250

From: Heidi's Mac [<mailto:hello.bhmb@gmail.com>]
Sent: Wednesday, 12 April 2017 7:27 PM
To: Kent Bull
Subject: 12 Ilya Avenue, Bayview 2104 NSW

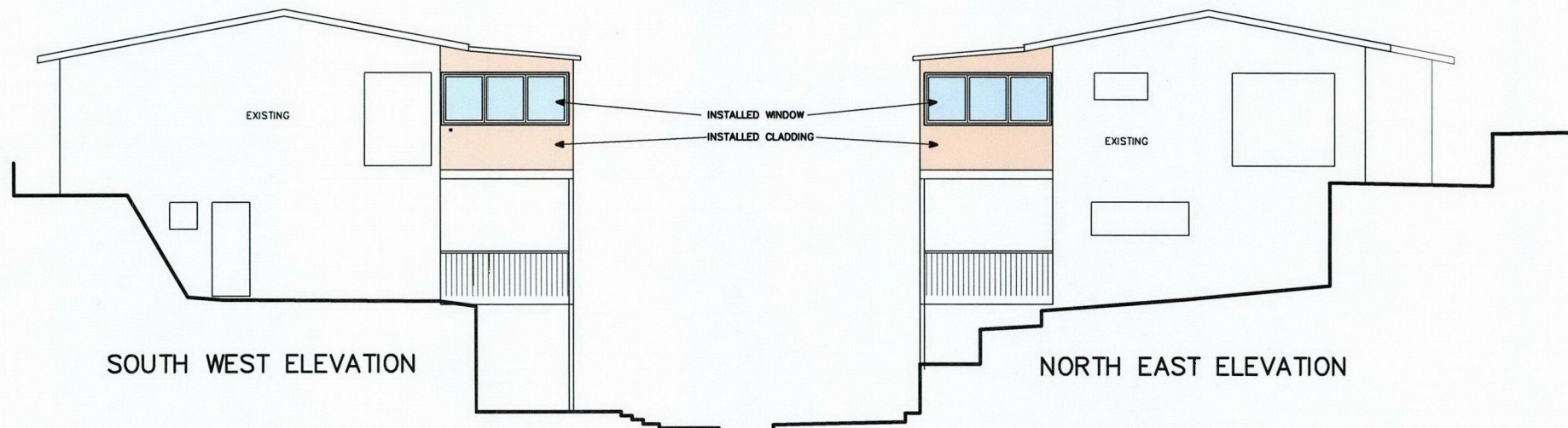
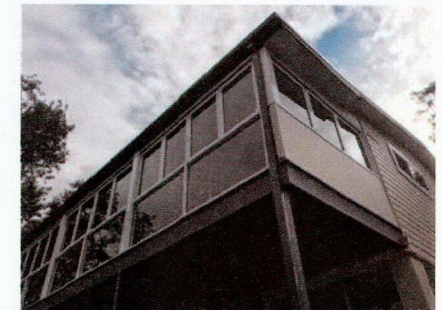
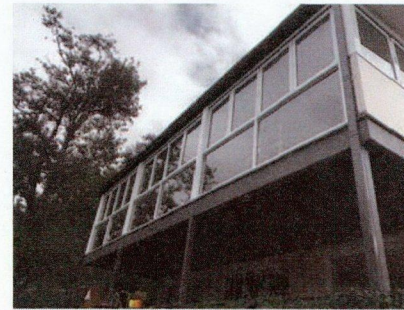
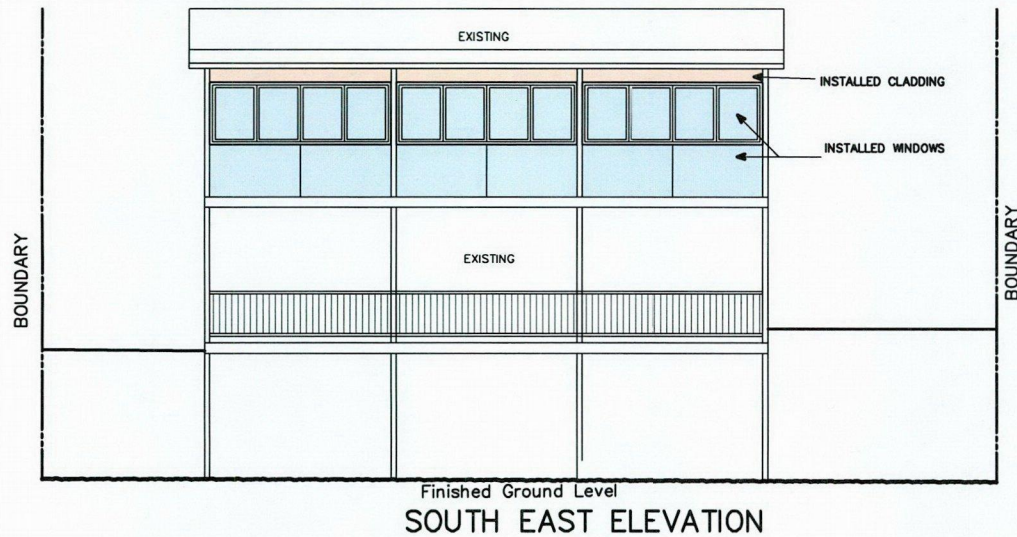
Dear Kent,

Please find attached our letter.

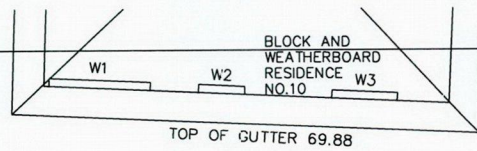
Many thanks

Kind regards

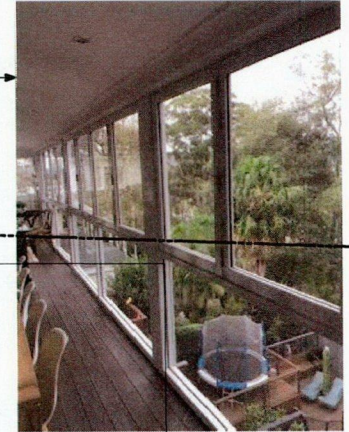
Heidi Breebaart



AS BUILT DECK ENCLOSURE, 12 ILYA AVENUE, BAYVIEW, 2104.



VIEWED FROM INSIDE



134D 04' 00"

37.975

BEDROOM 2

MAIN BEDROOM

BATH-ROOM

ENTRY RL 67.45

LIVING

KITCHEN

DECK
RL 67.36

Solid Glass handrailing to 1m
with openable windows over:
Facing Swimming Pool
Lined and Clad Timber Framed
handrailing to 1m with openable
windows over: Facing side
Boundaries

Lot 21 DP 27133

314D 04' 00"

37.975

224D 42' 00" 18.29

44D 42' 00" 18.29

AS BUILT DECK ENCLOSURE, 12 ILYA AVENUE, BAYVIEW, 2104.

