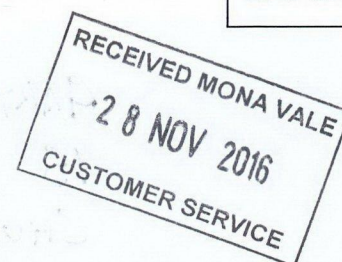


# NORTHERN BEACHES COUNCIL



## 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: BC0132/16

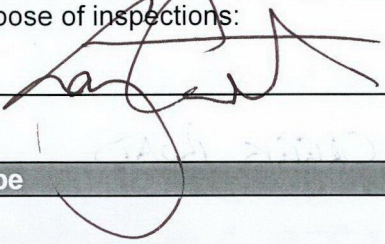
**Please Note:** Details provided on this form and documents provided will be made public both at Councils Office and via Application Tracking on Councils website. The information will be kept by Council and will be disposed of in accordance with the Local Government Disposal Authority. You are entitled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

Property Description	
Number: <u>15</u>	Street: <u>MCCARRS CREEK ROAD</u>
Suburb: <u>CHURCH POINT 2105</u>	
Lot: <u>8</u>	DP: <u>249353</u>
Applicant	
Applicants Name: <u>GARY LIGHTFOOT &amp; MARGARET CHU</u>	
Postal Address: <u>15 MCCARRS CREEK ROAD</u>	
Suburb: <u>CHURCH POINT</u>	Postcode: <u>2105</u>
Phone ( ) _____	Daytime Contact No ( ) <u>0400 195 218 (MARG)</u>
Mobile ( ) <u>0400 195 218</u>	Fax ( ) _____
Email: <u>marg4gaz@gmail.com</u>	
You can apply for a building Certificate if you are: (Please tick the appropriate box)	
<input checked="" type="checkbox"/> I am the owner of the building <input type="checkbox"/> I have the owners consent to lodge this application (see below) <input type="checkbox"/> I am the purchaser under a contract for the sale of the property <input type="checkbox"/> I am the owner's or purchasers solicitor or agent <input type="checkbox"/> We are a public authority which has notified the owner of its intention to apply for the certificate	
Signature: <u>[Signature]</u>	Date: <u>28/11/2016</u>
For access to the building please contact: <u>MARGARET CHU</u>	
Phone: _____	Mobile: <u>0400 195 218</u>



**Owners Consent**Owner/s Name/s: GARY LIGHTFOOT & MARGARET CHUPostal Address: 15 MCCARRS CREEK ROADSuburb: CHURCH POINT Postcode: 2105Phone ( ) \_\_\_\_\_ Mobile ( ) 0400 195 218Email: marg4992@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:  Margaret Chu**Certificate Type**☐ Whole Property☐ Whole Building i.e: \_\_\_\_\_☒ Part Building i.e: GARAGE - POSITION, FLOOR & RIDGE HEIGHT AT SLIGHT VARIATION TO PLAN - REFER SURVEY 11/4/2016 (CMS SURVEYORS)  
REF: N0363/06/S961/1☐ Pool, Fencing & Access \_\_\_\_\_☐ Unauthorised works \_\_\_\_\_**Processing Fees**

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



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.	
	Where the property is identified on either  Councils Geotechnical Risk Management Map 2003 <b>and/or</b> 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 <b>unapproved structures or works</b> the following information is required:		
	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.	X
	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.	X
	12 x A4 reduced copies of works as constructed plans for neighbour notification.	X
	Certification as to the structural adequacy of the structures and/or works as built. <ul style="list-style-type: none"> <li>all built structures will require certification as to their structural integrity by a qualified Structural Engineer,</li> <li>all earthworks and foundations will require certification by a qualified &amp; experienced Engineer as to their adequacy.</li> </ul>	X
	Where the property is identified on either  Councils Geotechnical Risk Management Map 2003 <b>and/or</b> 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	X
	Certificate by an appropriately qualified person that the structures and/or works comply with the Building Code of Australia and appropriate Australian Standards.	X
	Council may require additional information to enable appropriate assessment and determination of the Building Certificate.	
<b>Office Use</b>		
Receipt No: <u>405280</u> Date: <u>7/12/16</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.



# GRASSO

Consulting Engineers Pty Ltd

SUITE 111, LEVEL 1, 25-29 BERRY STREET, NORTH SYDNEY, NSW 2060

Ph: and Fax: (02) 80212275 | Web: [www.grasso.net.au](http://www.grasso.net.au)

ABN : 88 101 549 455

20 September 2012

Gary Lightfoot  
15 McCarrs Creek Road,  
**CHURCH POINT NSW 2105**

Dear Sir

## **FINAL CERTIFICATE**

### **RE:PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING RESIDENCE AT 15 McCARRS CREEK ROAD, CHURCH POINT**

OUR REF: 00582

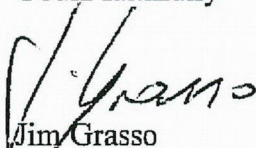
We certify that we have carried out structural inspections in accordance with accepted engineering practice and principles during construction of the project and at the time of the inspections of the retaining wall footing and wall reinforcement, as well as the garage raft slab reinforcement, garage suspended slab reinforcement, driveway slab reinforcement and timber framing to garage/loft floor and roof framing, as detailed in our Site Reports.

The work inspected conformed with the intent of the design as conveyed by the structural engineering drawings.

This certification shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations.

Should you require any further information please contact the undersigned.

Yours faithfully



Jim Grasso

BE, MEngSc, LGE, FIE (Aust) CP Eng, NPER 3, RPEQ

**GRASSO CONSULTING ENGINEERS PTY LTD**



**GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER**  
**FORM NO. 3 – Post Construction Geotechnical Certificate to be submitted with Occupation**  
**Certificate or Subdivision Certificate**

Development Application for	Name of Applicant
Address of site	<u>15 MCCARRS CREEK ROAD CHURCH POINT</u>

**Declaration made by geotechnical engineer on completion of the Development**

I, PETER THOMPSON on behalf of Jack Hodgson Consultants Pty Ltd  
(Insert Name) (Trading or Company Name)

on this the 3/11/2015

certify that I am a Geotechnical Engineer, Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify the organisation/company a current professional indemnity policy of at least \$2million. ; I prepared and/or verified the Geotechnical Report as per Form 1 dated referred to below.

**Geotechnical Report Details:**

Report Title: RISK ANALYSIS AND MANAGEMENT FOR PROPOSED ADDITIONS AT 15 MCCARRS CREEK ROAD CHURCH POINT
Report Date: 16/05/2006
Author : JACK HODGSON
<b>Author's Company/Organisation:</b> JACK HODGSON CONSULTANTS PTY LTD

- ☒ I reviewed the original structural design, and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project.
- ☒ I have inspected and/or am satisfied that the foundation materials, upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected, comply with the requirements specified in the Geotechnical Report and the Construction Certificate approved Structural Plans.
- ☒ I have inspected the site during construction and to the best of my knowledge, I am satisfied that the development referred to in the development consent D.A. dated 21/12/2009

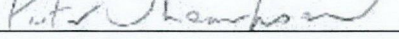
D.A. No N0363/06/S96/1 Date consent given 21/12/2009

☒ has been constructed in accordance with the intent of the Geotechnical Report, and the requirements of the conditions of Development Consent and the Construction Certificate approved Structural Plans relating to the geotechnical issues (including any treatment and/or maintenance plan that may be required to remove risk where reasonable and practical).

☒ I am aware that Pittwater Council require this certificate prior to issuing an occupancy certificate for the development identified above and will rely on this certificate in regard to the development having achieved the "Acceptable Risk Management" criterion defined in the Policy and that reasonable and practical measures have been taken to remove foreseeable risk.

**List of all work as executed drawings and Ongoing Maintenance plans relevant to geotechnical risk management.**

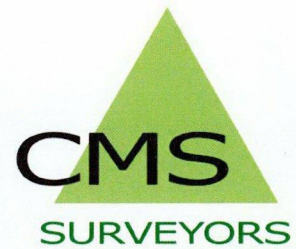
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Signature   
Name PETER THOMPSON  
Chartered Professional Status MIE Aust CPEng  
Membership No. 146800  
Company Jack Hodgson Consultants Pty Ltd



# CMS Surveyors Pty Limited

A.B.N. 79 096 240 201  
LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Date: 11/04/16  
Our Ref: 14660Acomp

Page 1 of 2

Ms Margaret Chu  
15 McCarrs Creek Road  
Church Point NSW 2105

**RE: BUILDING COMPLIANCE SURVEY OF NEWLY CONSTRUCTED WORKS  
PROPERTY: 15 McCARRS CREEK ROAD, CHURCH POINT**

In accordance with your instructions we have made a survey over the part of the land comprised in Folio Identifier, 8/249353 being Lot 8 in Deposited Plan 249353 in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland having a frontage to McCarrs Creek Road, and is shown edged red on the attached sketch.

The survey is for building compliance purposes only. This report must not be used for any other matter, purpose or construction set out. The date of the survey was 5/04/2016 and this report is based upon Folio Identifier search issued by the LPI NSW, dated 1/04/2016.

As instructed we have attended site and located the two and three storey brick and clad house, two storey brick and clad out building over garage, inground swimming pool and surrounding landscaping features.

The position of the abovementioned structures in relation to the boundaries of the subject land is shown on the attached sketch.

Floor and ridge levels relative to Australian height datum as surveyed are shown on the accompanying sketch.

It should be noted that no attempt has been made to locate other structures located on or adjacent to the subject land.

Encumbrances upon Title have not been investigated for the purposes of this survey.

This report has been prepared for the exclusive use of Ms Margaret Chu only for this particular transaction.

Yours faithfully,  
CMS Surveyors Pty Limited  
Per

**Stephen R Emery**  
Registered Land Surveyor



HEAD OFFICE  
1/32 Campbell Avenue, DEE WHY NSW 2099  
PO Box 463, DEE WHY NSW 2099  
Ph: 02 9971 4802 Fax: 02 9971 4822  
Email: [info@cmssurveyors.com.au](mailto:info@cmssurveyors.com.au)  
Web: [www.cmssurveyors.com.au](http://www.cmssurveyors.com.au)

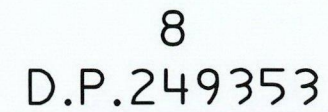
INCORPORATING  
A.C.GILBERT & Co.  
(Roseville)  
MBS GREEN & ASSOCIATES  
(Mona Vale)

COOTAMUNDRA  
Incorporating PENGELLY & GRAY  
90 Wallendoon St, COOTAMUNDRA NSW 2590  
Ph: 02 6942 3395 Fax: 02 6942 4046  
Email: [coota@cmssurveyors.com.au](mailto:coota@cmssurveyors.com.au)



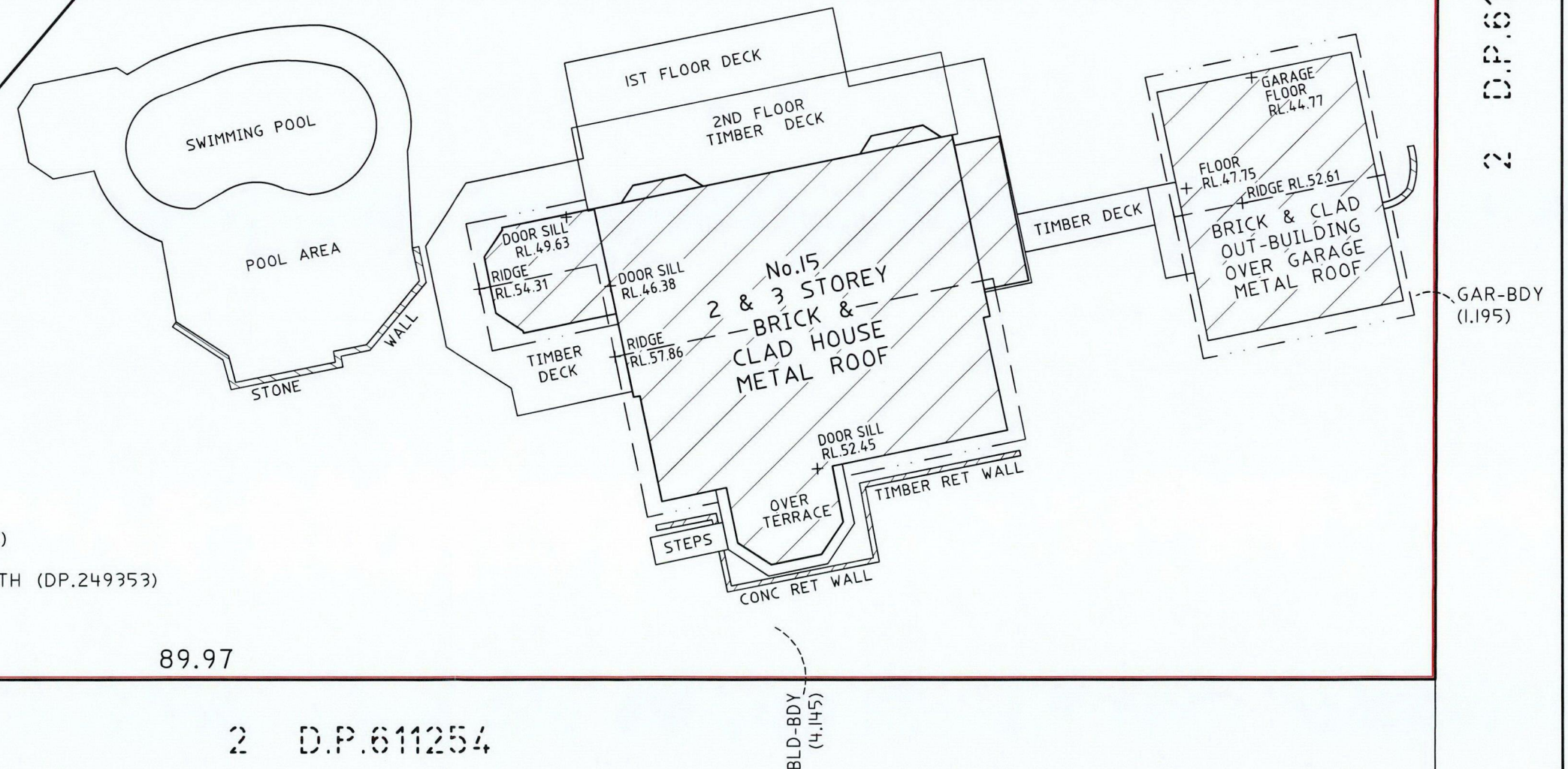


McCARRS CREEK ROAD



(A) RIGHT OF CARRIAGEWAY VAR WIDTH (DP.249353)

(B) RIGHT OF CARRIAGEWAY 4.57 WIDE & VAR WIDTH (DP.249353)



SBG



**GMS**  
SURVEYORS  
A.C.N. 096 240 201  
PO Box 463 Dee Why NSW 2099  
1/32 Campbell Avenue, Dee Why NSW 2099  
Phone: (02) 9971 4802 Fax: (02) 9971 4822  
E-mail: [info@cmssurveyors.com.au](mailto:info@cmssurveyors.com.au)

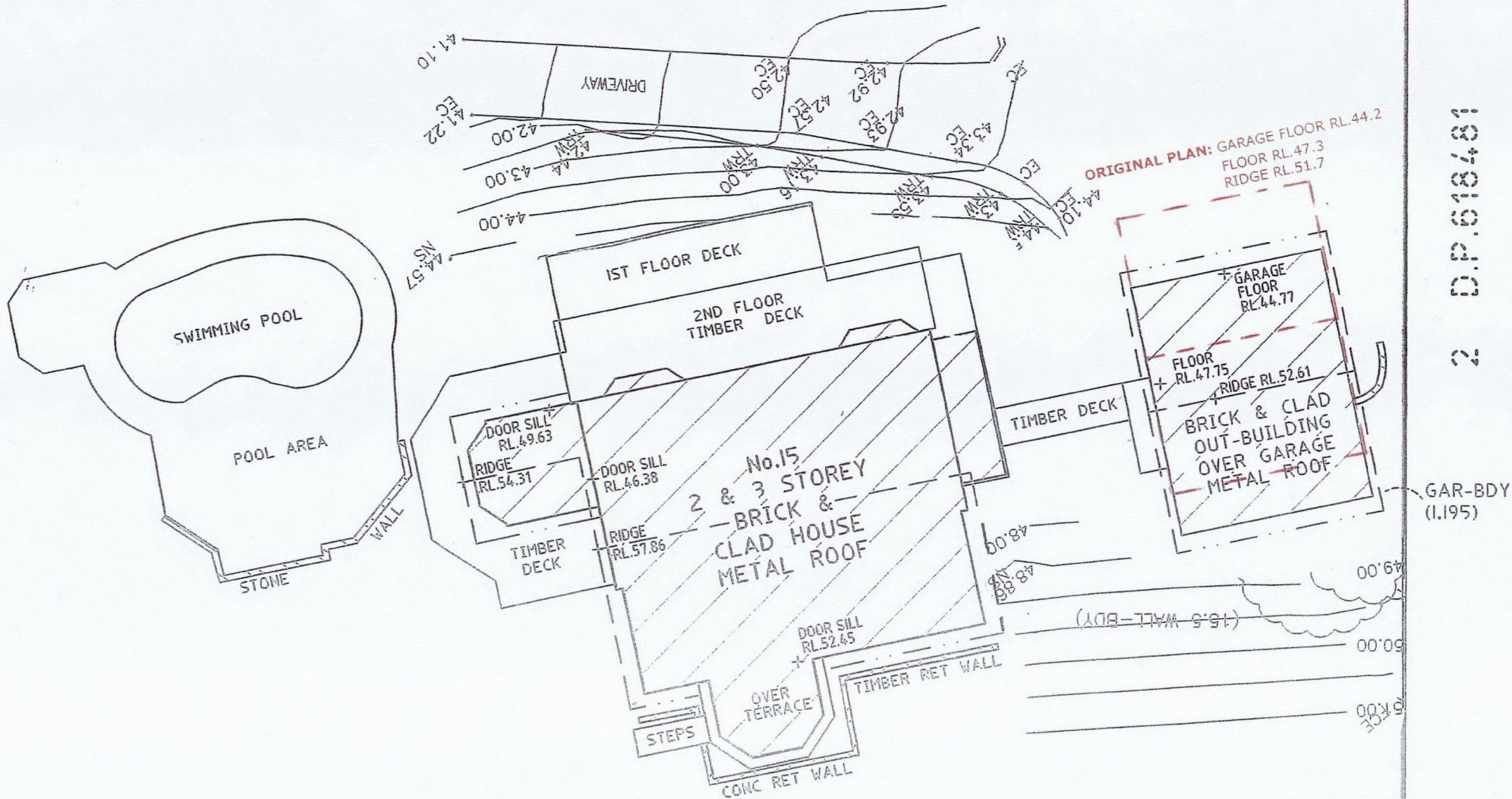
ISSUE

1



SITE CALCULATIONS	
SITE AREA	4337m <sup>2</sup>
EXISTING BUILT UPON AREA	480.0m <sup>2</sup>
PROPOSED BUILT UPON AREA	510.0m <sup>2</sup>
EXISTING IMPERVIOUS AREA	540.0m <sup>2</sup>
PROPOSED IMPERVIOUS AREA	565.0m <sup>2</sup>
LANDSCAPED AREA	82%

# SITE PLAN



G LIGHTFOOT &amp; M CHU

Project  
ALTERATIONS AND ADDITIONS  
15 MCCARRS CREEK ROAD  
CHURCH POINT

Drawing  
SITE PLAN