

26 October 2007



General Manager
Warringah Council
725 Pittwater Road
Dee Why NSW 2099

In Fujitsu 1/11



Dear Sir

**Re: Development Application No. DA 2007/704
45 Lantana Avenue, Wheeler Heights**

For Council's information, please find enclosed Construction Certificate No. 2007/2393 issued to construct a new roof over existing paved area at the above address, accompanied by:

- Copy Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- 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

A handwritten signature in black ink, appearing to be "St" or "Stephen Pinn".

**Stephen Pinn
Insight Building Certifiers Pty Ltd**

Construction Certificate Determination

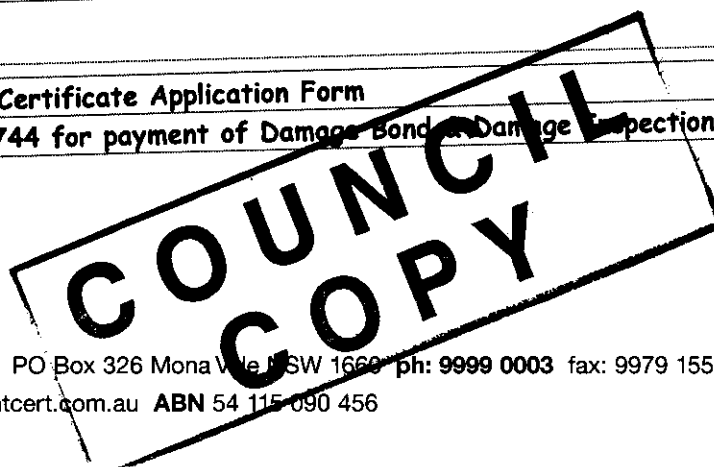
issued under the Environmental
Planning and Assessment Act 1979
Section 109C (1) (b), 81A (2) and 81A (4)

Certificate No. 2007/2393

Council	Warringah
Determination date of issue	Approved 26 October 2007
Subject land Address Lot No, DP No.	45 Lantana Avenue, Wheeler Heights Lot 3 DP 26532
Applicant Name Address Contact No. (phone)	Mrs J Mason 45 Lantana Avenue, Wheeler Heights NSW 2097 9972 4790
Owner Name Address Contact No. (phone)	Mr Rob & Mrs Jenny Mason 45 Lantana Avenue, Wheeler Heights NSW 2097 9972 4790
Description of Development Type of Work	New Roof over Existing Paved Area
Builder or Owner/Builder Name Contractor Licence No/Permit	See-Change Constructions Pty Ltd 52258C
Value of Work Building	\$19,118.00

Attachments

- Copy of completed Construction Certificate Application Form
- Warringah Council receipt no. 9744 for payment of Damage Bond and Damage Inspection Fee



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 Specifications, reference nos. 07014-1, 2, 3 & 4, prepared by H & C Design Pty Ltd, dated June 2007
- Structural Details, reference nos. 071043-S01 & S02, prepared and endorsed by Northern Beaches Consulting Engineers Pty Ltd, dated October 2007
- Certificate of Structural Adequacy, reference no. 071045, prepared by Northern Beaches Consulting Engineers Pty Ltd, dated 19 October 2007
- Schedule of Roof Finish, dated 25 October 2007

Certificate

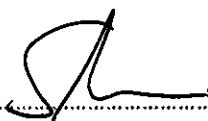
I hereby certify that the above Plans, documents or Certificates, satisfy:

- 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
Certificate No.


26 OCT 2007
2007/2393

Certifying Authority

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

Stephen Pinn
BPB0326
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

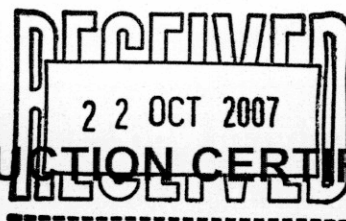
Development Consent

Development Application No.
Date of Determination

DA 2007/704
23 August 2007

BCA Classification

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)

JENNY

Family Name (or Company)

MASON

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

45 LANTANA AVE

COLLAROE PLATEAU

Post Code

2097

Daytime telephone

9972 4790

Alternate no.

Mobile no.

0409 700 880

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)

JENNY + ROB MASON

Address

45 LANTANA AVE

COLLAROE PLATEAU

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)

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.

45

Street name

LANTANA AVE

Suburb

COLLAROE PLATEAU

Post code

2097

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

Lot no.

3

DP no.

26532

45 LANTANA AVE WHEELER LGTS

COUNCIL COPY

4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

Roof over existing Paved area

5. Estimated cost of work

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

Estimated cost of work \$19,118.00

6. Development Consent

Council Consent no. 2007/0704

Date of Determination 23/8/07

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification 10b

8. Builder's details

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

Name RICHARD ARENA

License no. 52258C

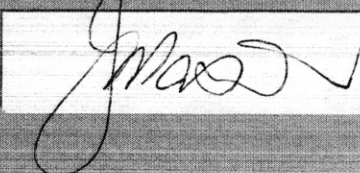
See Lange Construction P/L

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



Date

22.10.07

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>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Three (3) copies of detailed architectural plans and specifications
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 copies of a specification: 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of BASIX Certificate & Report.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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)? 2029.3	Gross floor area of building (m ²) as proposed:
What are the current uses of all or parts of the building(s)/land? Residential	Location: 45 Lantana Avenue, Use: Whisper Heights
Does the site contain a dual occupancy?	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? Residential	Number of pre-existing dwellings: 1
Number of dwellings to be demolished: 0	How many dwellings proposed? 1
How many storeys will the building consist of?	Will the new building be attached to the existing building? Yes
	Will the new building be attached to any new building?

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	<input type="checkbox"/>	Concrete	<input type="checkbox"/>	Aluminium	<input type="checkbox"/>	Timber	<input checked="" type="checkbox"/>
Full brick	<input type="checkbox"/>	Timber	<input type="checkbox"/>	Concrete		Steel	<input type="checkbox"/>
Single brick	<input type="checkbox"/>	Other	<input type="checkbox"/>	Concrete tile	<input type="checkbox"/>	Other	<input type="checkbox"/>
Concrete block	<input type="checkbox"/>	Unknown	<input type="checkbox"/>	Fibrous cement	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Concrete/masonry	<input type="checkbox"/>			Fibreglass	<input type="checkbox"/>		
Concrete	<input type="checkbox"/>			Masonry/terracotta shingle	<input type="checkbox"/>		
Steel	<input checked="" type="checkbox"/>			Tiles	<input type="checkbox"/>		
Fibrous cement	<input type="checkbox"/>			Slate	<input type="checkbox"/>		
Hardiplank	<input type="checkbox"/>			Steel	<input checked="" type="checkbox"/>		
Timber/weatherboard	<input checked="" type="checkbox"/>			Terracotta tile	<input type="checkbox"/>		
Cladding-aluminium	<input type="checkbox"/>			Other	<input type="checkbox"/>		
Curtain glass	<input type="checkbox"/>			Unknown	<input type="checkbox"/>		
Other	<input type="checkbox"/>						
Unknown	<input type="checkbox"/>						



TAX INVOICE RECEIPT

J MASON

**45 LANTANA AVENUE
COLLARROY PLATEAU NSW**

2097

Receipt No: 00009744

Date	Cash	Cheque	Card	Adjust	Total Paid
26/09/2007	0.00	750.00	0.00	.00	750.00

Total Paid includes GST of 18.18

For	Description	Amount	GST Amount	Total
6260/Road Damage Bond	2007/0704 45 LANTANA AVENUE COLLARO	550.00	0.00	550.00
6080/Road Damage Inspection Fee	2007/0704 45 LANTANA AVENUE COLLARO	181.82	18.18	200.00

With regards

kc1
For General Manager

Cheques Accepted Subject to Clearance



TAX INVOICE RECEIPT

INSIGHT BUILDING CERTIFIERS PTY LTD

Receipt No: 00012800 ***COPY***

Date	Cash	Cheque	Card	Adjust	Total Paid
30/10/2007	0.00	30.00	0.00	.00	30.00

Total Paid includes GST of 0.00

For	Description	Amount	GST Amount	Total
6140/Lodgement of Certificates	CC - 2007/704 - 45 LANTANA AVENUE W	30.00	0.00	30.00

With regards

gc
For General Manager

Cheques Accepted Subject to Clearance