

CONSTRUCTION CERTIFICATE No 2011/0058

Signature

Approval Date

13/01/11

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 109C(1)(b) and 109F

Date Application Received

12/01/11

COUNCIL

Pittwater

DEVELOPMENT CONSENT NO

N0556/10

APPROVAL DATE

01/12/10

Name of Certifying Authority

Fitzgerald Building Certifiers Pty Ltd

Accreditation No

ABC 2

Accredited Certifier Paul Fitzgerald

BPB 0119

Accreditation Body

BUILDING PROFESIONALS BOARD

Applicant

Franz Gross & Sema Sericchi

Address

67 Whale Beach Rd Avalon 2107

Contact Number

9918 2130, 0422 339 181

Owner

Franz Gross & Sema Sericchi

Address

67 Whale Beach Rd Avalon 2107

Contact Number

9918 2130, 0422 339 181

Subject Land Lot 155 **DP** 17189 **No** 67 **Whale Beach Rd Avalon**

Description of Development – A Secondary Dwelling

Building Code of Australia Classification

1a

Value of Work \$

22,955 00

Owner Builder

Name

Franz Gross

Permit Number

318759P

Address

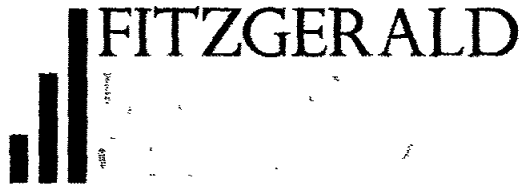
67 Whale Beach Rd, Avalon 2107

Contact Number

9918 2130, 0422 339 181

Approved Plans And Documents

Plans Prepared By	Drawing Nos	Dated
nb Design	CU-01 Rev A	Sept 2010
nb Design	CU-02 Rev B	Sept 2010
Geotechnical risk management	Page 1 of 1	08/05/07



Council
Copy

1-3 Thornleigh St
Thornleigh NSW 2120
P 9980 2155
F 9980 2166
E admin@fbcc.com.au

SECTION 1 APPLICATION FORM
APPLICATION FOR CONSTRUCTION/COMPLYING DEVELOPMENT CERTIFICATE
Principle Certifying Authority Agreement
Issued under the Environmental Planning & Assessment Act 1979

Privacy policy – The information you provide in this application will enable your application to be assessed by the certifying authority under the Environmental Planning and Assessment Act 1979. If the information is not provided your application may not be accepted. The application can potentially be viewed by members of the public. Please contact Fitzgerald Building Certifiers if the information you have provided in your application is incorrect or requires modification.

- Construction Certificate**
 Complying Development Certificate
 Application for Occupation Certificate
 Engagement As PCA

Dev Application No N0556/10

Approval Date 1/12/10

APPLICANT (This Must Be The Owner/Authorised Agent)

Name/s Franz Gross + Sema Sericchi
Postal Address 67 Whale Beach Rd, Avalon 2107
Ph 9918 2130, 0422 339 181
Email samandsema@optusnet.com.au

LAND TO BE DEVELOPED

Address 67 Whale Beach Rd, Avalon 2107
Lot 155
DP 17189

DETAILS OF DEVELOPMENT

Description of work A secondary dwelling
Estimated Cost of Works \$22,955

DETAILS OF BUILDER

Name Owner builder Franz Gross
License No 318759 P
Address 67 Whale Beach Rd, Avalon 2107
Ph No 9918 2130, 0422 339 181

Section 4 Owners Declaration/Signatures

OWNERS DECLARATION

I the aforementioned person or authorized representative of a legal entity as described as the Applicant in Section 1 of the Application Form hereby declare the following

- 1 I to the best of my knowledge have completed all details in the Application Form in a correct and accurate manner and hereby indemnify Fitzgerald Building Certifiers against any damages losses or suffering as a result of incorrect information provided under that section
- 2 I have obtained consent from the owners of the property as indicated in the PARTICULARS section to apply and obtain a Construction Certificate. Such written consent will be provided with this application
- 3 I have read, understood and hereby accept the terms and conditions outlined in Section 2 of this form
- 4 I understand that the Application for a/the Construction Certificate is not complete until all required documentation has been received by Fitzgerald Building Certifiers
- 5 I understand that the Application for a/the Construction Certificate does not authorize Commencement of Building Work (Refer to appointment of PCA on Fitzgerald Building Certifiers PCA Form)

As owners of the above mentioned property we consent to this application

As owners of the above mentioned property I/we wish to appoint Paul Fitzgerald as PCA

Owners Signature/s *[Handwritten Signature]*

Owners Signature/s *[Handwritten Signature]*

Names/ *FRANK GROSS*

Names/ *SEMA SERICCHI*

Date: *23.12.2010*

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER FORM NO 2 – To be submitted with detailed design for construction certificate

Development Application for _____ Name of Applicant
Address of site <u>67 Whale Beach Road, Whale Beach</u>

Declaration made by Structural or Civil Engineer in relation to the incorporation of the Geotechnical issues into the project design

I J Hodgson on behalf of Jack Hodgson Consultants Pty Ltd
(insert name) (trading or company name)

on this the 8th May 2007
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least \$2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development.

Geotechnical Report Details Geotechnical Amendment for the proposed studio at 67 Whale Beach Road Whale Beach VS 24367
Report Date <u>27th February 2007</u>
Author <u>Jack Hodgson</u>

Structural Documents list
24367 S1a S2a and S3a

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an Acceptable Risk Management level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

Jack Hodgson
(name)

J Hodgson
(signature)

Declaration made by Geotechnical Engineer or Engineering Geologist in relation to Structural Drawings

I prepared and/or technically verified the abovementioned Geotechnical Report as per Form 1 dated _____ and now certify that I have viewed the above listed structural documents prepared for the same development. I am satisfied that the recommendations given in the Geotechnical Report have been appropriate taken into account by the structural engineer in the preparation of these structural documents. I am aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an Acceptable Risk Management level for the life of the structure taken as at least 100 years unless otherwise stated and justified in the Report and that reasonable and practical measures have been identified to remove foreseeable risk.

Signature

Name J HODGSON

Chartered Professional Status

MEngSc FIEAust

Membership No 149 788

This plan forms part of the approved
Certificate as issued by
Fitzgerald Building Certifiers Pty Limited



Control
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Fair Trading

for consumers
& traders

FRANZ XAVER GROSS
67 WHALE BEACH ROAD
AVALON 2107

HOME BUILDING ACT 1989
OWNER BUILDER PERMIT

Permit .318759P
Receipt AA2356624

Issued 14/03/2007
Amount: \$135 00

Building Site:

LOT 155, 67 WHALE BEACH ROAD, AVALON 2107

Authorised Building Work:

DA 0058/06 EXTENSION TO EXISTING HOUSE
ENLARGING FLOOR AREA AND KITCHEN AREA & BEDROOM
DAU0812/06 CONSTRUCTION OF A SEPARATE STUDIO

ISSUED BY PITTWATER COUNCIL

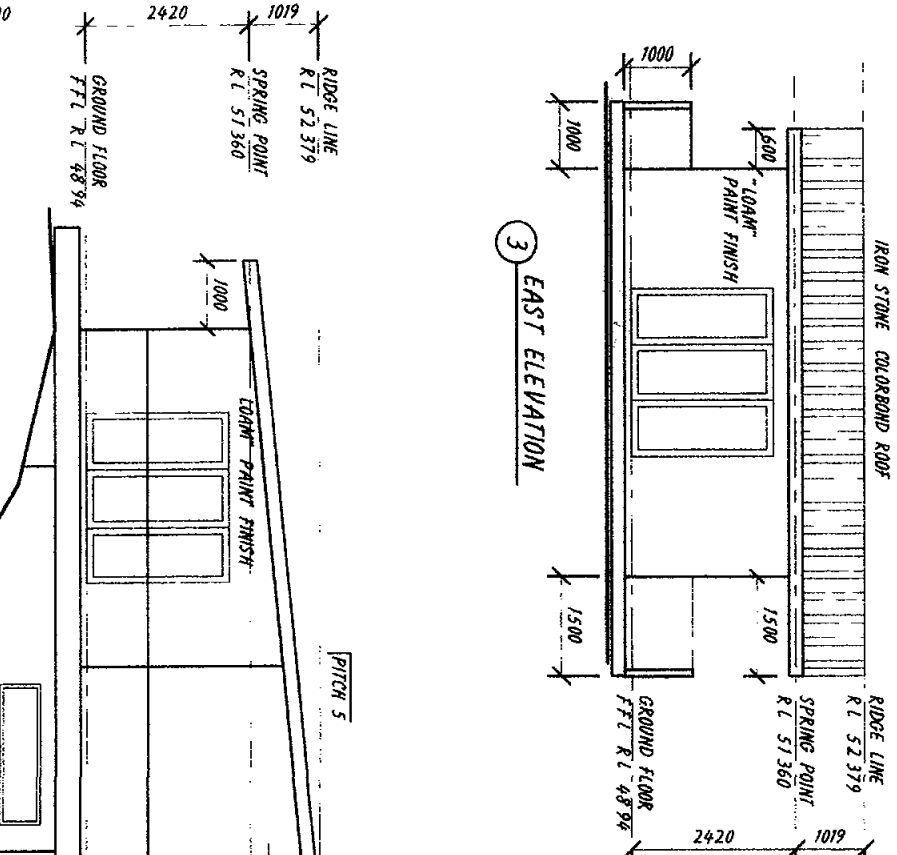
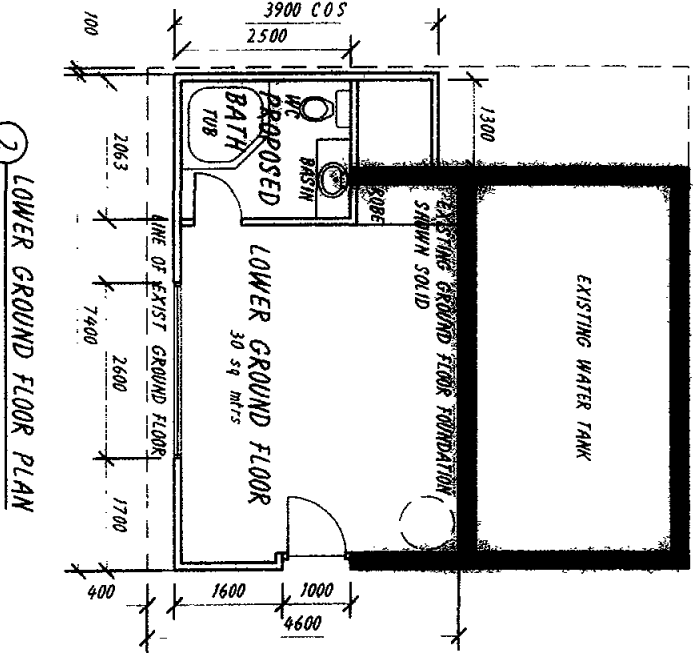
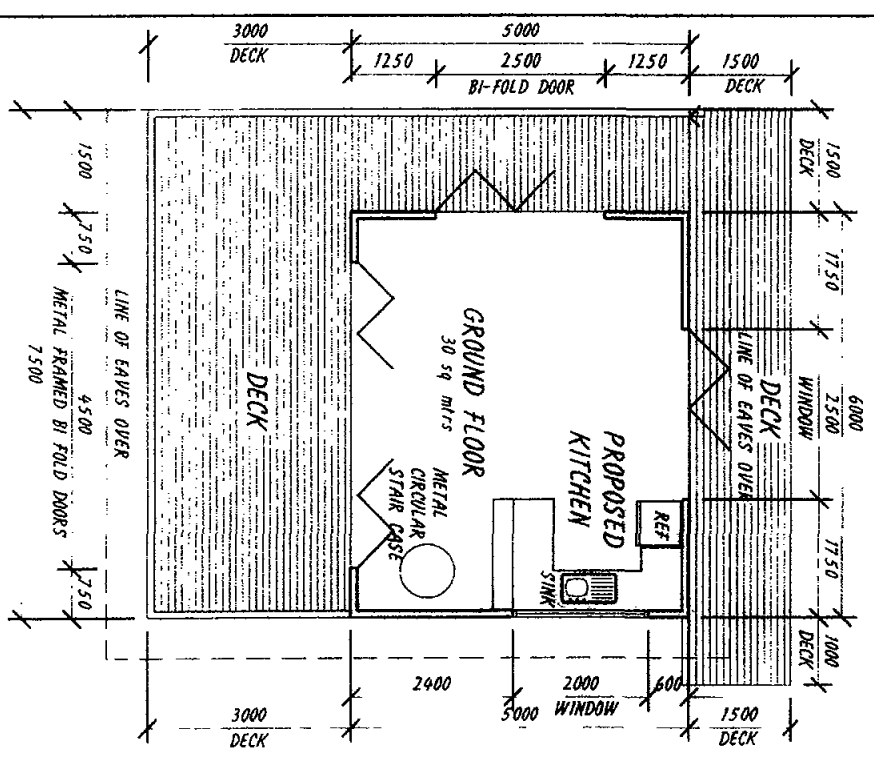
Should the property be sold within 6 years of completion of the work it will be necessary to obtain home warranty building insurance from approved insurers if the value of the work was greater than \$12,000. A certificate of insurance must be attached to any contract for sale

You should obtain professional advice from general insurers regarding public liability and property damage cover, etc

Note This permit is only valid when an official receipt has been imprinted
If payment is made by cheque the permit is conditional on the cheque being met at presentation

K.A. DeLahunta
Issuing Officer

***** END OF PERMIT *****



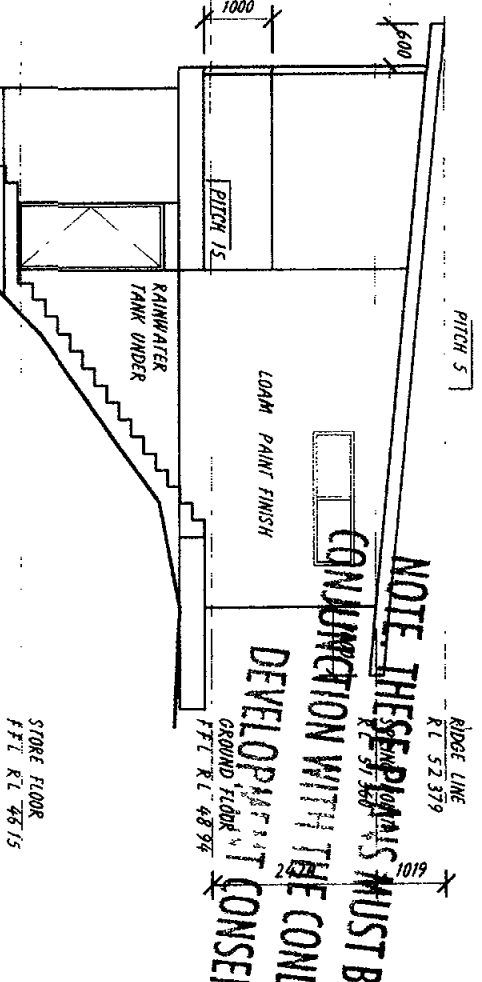
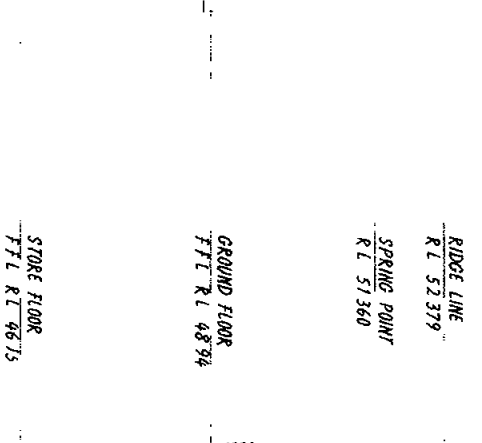
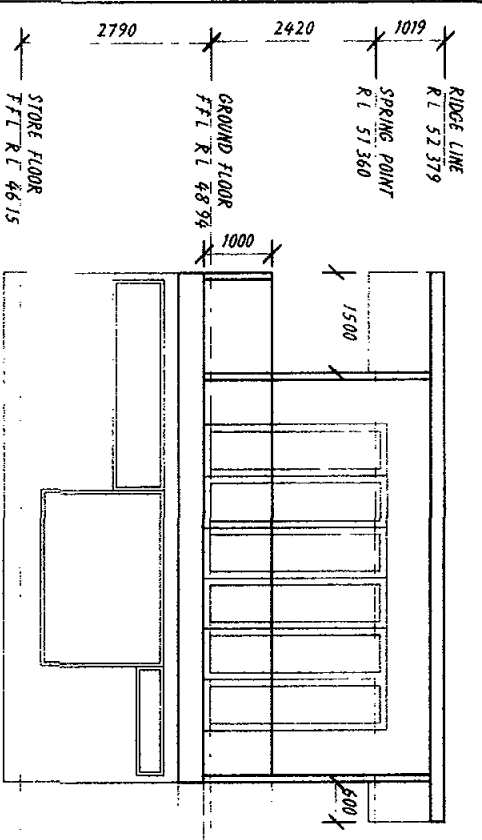
No.	Revision	Date
1	ISSUED FOR CHANGE OF USE O.A.	22/09/10
2	ADDED KITCHEN AND BATH LAYOUT	28/11/10

This drawing and design is subject to copyright and may not be reproduced without prior written consent of the architect. Any reproduction without prior written consent is prohibited. The contractor is to verify all dimensions on site before commencing construction. The contractor is to refer to project figures and dimensions on the plans in preference to actual dimensions.

1 GROUND FLOOR PLAN

NOTE THESE PLANS ARE AS-BUILT DRAWINGS SHOWING EXISTING STUDIO TO BE USED FOR GRANNY FLAT. NO EXTERNAL WORKS ARE PART OF THIS PROJECT. ONLY INTERNAL KITCHEN AND BATHROOM WORKS TO BE DONE UPON APPROVAL OF GRANNY FLAT.

2 LOWER GROUND FLOOR PLAN

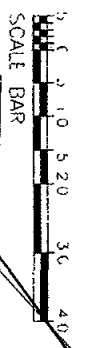


4 NORTH ELEVATION

NOTE: THESE PLANS MUST BE IN CONJUNCTION WITH THE CONDITION OF DEVELOPMENT CONSENT.

PITWATER COUNCIL APPROVED DEVELOPMENT CONSENT PLANS

STORE FLOOR F.F.L. R.L. 46.15



Scale 1:100 @ A3
Drawing No. CU-02
Date: 13/1/11

This is the plan/spec referred to in
Fitzgerald Certificate
Cert No 2011/0058
13/1/11
Paul Fitzgerald Accreditation No BPB 0119

ARCHITECT: **CONSTRUCTION NORTH**

PROJECT: Proposed Granny Flat Use 67 Whale Beach NSW

CLIENT: Sam and Samu 67 Whale Beach NSW

DATE: 13/1/11

SCALE: 1:100 @ A3

DRAWING NO: CU-02

DATE: 13/1/11