

Rec# 222824 30/8/07

SS Certifications

Eddanne Pty Ltd T/as

ABN: 34 024 311 884

Telephone: 02 4577 2077

Facsimile: 02 4577 5644

PO Box 677

WINDSOR NSW 2756

Construction Certificate

**CONSTRUCTION
CERTIFICATE NUMBER**

07/2225

Issued in accordance with the Environmental Planning & Assessment Regulation 2000 with reference to the Environmental Planning & Assessment Act 1979 Sections 109C(1)(b), 81A(2) and 81A(4) and Application under CI 79D. (2)(a)

COUNCIL

Pittwater Council

APPLICANT

Name	Backyard Cabins
Address	108 Avalon Pde Avalon
Contact no (telephone/fax)	99731691

OWNER

Name	Tim McCormick
Address	PO Box 391 Woollahra NSW 2025

SUBJECT LAND

Address	23 Robertson Rd Scotland Island Lot 140 DP 12749
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DESCRIPTION OF DEVELOPMENT

Type of Work	Building Work
Description	Single Storey Dwelling

COUNCIL'S D/A CONSENT

Development Consent No	NO161/07
D.A Approval Date	4/6/07

BUILDING CODE OF AUSTRALIA**BUILDING CLASSIFICATION** 1a

BUILDER or OWNER/BUILDER

Name	Clareville Constructions Pty Ltd
Contractor Licence No. or	106039C
Owner Builder Permit No.	

\$ VALUE OF WORK

Building/Subdivision	\$200,000.00
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DATE C.C. APPLICATION RECEIVED

Date Received	28/08/07
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DETERMINATION

Decision	Approved
Date of Decision	29/08/07

ATTACHEMENTS

Plan prepared by Backyard Cabins

PLANS AND SPECIFICATIONS**APPROVED/REFUSED**

List plan no(s) and specifications

Plan prepared by Backyard Cabins

RIGHT OF APPEAL

under S109K where the Certifying Authority is a Council an applicant may appeal to the Land and Environment Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.

ACCREDITATION BODY

PlanningNSW, 20 Lee Street, Sydney 2000.

CERTIFICATION

I certify that the work if completed in accordance with these plans and specifications (with such modifications verified by the Certifying Authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in s81A(5) of the Environmental Planning and Assessment Act 1979.

CERTIFYING AUTHORITY

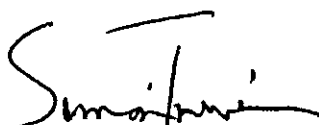
Name of Certifying Authority SS Certifications

Name of Accredited Certifier Simon Trives

Accreditation No BPB0414

Contact No: (02) 4577 2077

Address: Post Office Box 677, Windsor NSW 2756.



SIGNED

DATED

29/08/07

INFORMATION ON REQUIRED INSPECTIONS

Please find your Construction Certificate 07/2225 enclosed for:

23 Robertson Rd Scotland Island

We will be required to carry out the following critical stage inspections:

- Commencement
- Footings/Piers
- Stormwater
- Frame
- Wet Areas
- Final

TO BOOK AND INSPECTION CALL US ON 02 4577 2077

*****PLEASE BOOK INSPECTIONS BEFORE 3:00PM THE DAY
PRIOR TO THE INSPECTION*****

Contact Personnel

To check the status of your job contact:

Simon Trives

For technical enquiries contact:

Simon Trives

Construction / Complying Development Certificate Application Form

Principal Certifying Authority (PCA) Agreement

Issued under the Environmental Planning and Assessment Act 1979

Privacy Policy - The information you provide in this form 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, the application may not be accepted. The application can potentially be viewed by members of the public. Please contact Simon Trives if the information you have provided in the application is incorrect or requires modification.

☒ **Construction Certificate**
☐ **Complying Development Certificate**

 Development Application No: NO161/07

 Date DA Approved: 4 June 2007
☐ **PCA Only**

Applicant

 Name/s: Tini McCormick

 Postal Address: Box 391 Wollahra NSW 2025

 Ph/Fax/Mobile: 93635383, 041514799, 93262752

Owners Details

☐ (If same as applicant please tick)

 Name/s: Tini McCormick

 Address: AS ABOVE

Ph/Fax/Mobile: _____

Land to be developed

 Address: 23 Robertson Rd, Scotland Island Gross Site Area: 5925m²

 Lot No: LOT 140 DP/MPS No: _____ Council Area: Pittwater Council

Details of Development

 Description of work: Construction of single story new dwelling timber

 Estimated Cost of works: \$200,000

Class of Building: _____

Details of Builder

 Builders Name: Carville Constructions Pt

 Builders License No: 106039C

 Builders Address: 108 Avalon Rd, Avalon

 Builders Ph No: 99731691

If you are not using a licensed builder please complete the next 3 questions where applicable

 1. Are you an Owner-builder? Y ND (please circle)

2. If Yes, please provide Owner-builder Permit No: _____

3. If no, please sign the following declaration:

I/we declare that the reasonable market cost of the labour and materials to be used is less than \$5000.

Signed by ALL owners: _____

Owners Declaration

(Please tick)

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

☐ As owners of the above mentioned property wish to appoint Simon Trives as the PCA.

 Owners Signature/s: TJ2 [Signature]

 Date 24-8-07

Applicant Signature (If different from Owner): _____


Date _____

CRITICAL STAGE INSPECTIONS

The owner or the principal contractor must contact our office 48 hours prior to the following stages indicated below to arrange an inspection.

BCA Class of Building	PCA to tick if inspection required	Critical Stages
<input checked="" type="checkbox"/> Class 1 <input type="checkbox"/> Class 10	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	1. Commencement of building work 2. Prior to placement of footings 3. Prior to pouring reinforced concrete building element 4. Prior to covering any stormwater drainage connections 5. Prior to covering floor, wall and roof framework 6. Prior to covering waterproofing of any wet areas 7. Completion of building work
PCA to state any other inspections when required		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		

DETAILS OF PCA AND NOTICE OF COMMENCEMENT

DA No: 2016/07	Date of Consent: 4/6/07
CC No: 07/2225	Date of Consent: 29/8/07
CDC No:	Date of Consent:
Commencement date	3/9/07
Name of PCA	Simon Trives
PCA Accreditation No:	P0012 BPB0414
ADDRESS of PCA: Shop 1/266 George St, Windsor (P O Box 677, Windsor NSW 2756)	
PCA Telephone No: 02 4577 2077 PCA Fax No: 02 4577 5644	
Accreditation Body: PlanningNSW – 20 Lee St, Sydney NSW 2000	
Signature of PCA 	



Level 1 369 High Street, Kew VIC 3101
Telephone: 1300 300 115 Facsimile: 1300 308 115
A division of Australian Underwriting Services Pty Ltd
ADN: 25 079 021 426 AFSL No: 238325

Policy Schedule / Certificate of Insurance

Underwritten by Lumley General Insurance Limited. (ABN 24 000 036 279) ('Insurer')

TAX INVOICE

HOME WARRANTY - JOB SPECIFIC POLICY (NSW)

This certificate, when read in conjunction with the Policy of Insurance is a contract of insurance complying with: Section 92 in respect of CONTRACT WORK, or Section 93 in respect of SUPPLY OF A KIT HOME, or Section 95 in respect of OWNER BUILDER Work, or Section 96 in respect of WORK BY DEVELOPERS AND OTHERS, of the Home Building Act 1989 ('The Act') and/or the Home Building Regulation 1997 ('The Regulations') issued by the Insurer in respect of Residential Building Work performed by the Contractor in line with the Residential Building Work Contract detailed below. Subject to the Act, the Regulation and the conditions of the Contract of Insurance, cover will be provided to the person named as Beneficiary below and Successors in Title to the Beneficiary.

POLICY No.: LGI - 001 **CERTIFICATE No.:** 120971 **POLICY ISSUED:** 20/06/2007

INSURED

The Building Owner ('Beneficiary'): T McCormick
Postal Address: Po Box 391, Woollahra NSW 2025

RESIDENTIAL BUILDING WORK

Residential Building Work Covered by this Policy:	Construction of a single-storey timber and weatherboard dwelling with steel roof on timber floor - as per application dated 19/06/2007		
At (Site Address):	23 Robertson Road, Scotland Island NSW 2105		
Municipality:	Pittwater Council	Contract Date:	
Project Manager:	Murray John Purves	Contract Price:	\$290,000.00
Est. Start Date:	15/07/2007	Est. Completion Date:	30/11/2007

CONTRACTOR

Carried out by (Trading Name): Clareville Constructions Pty Ltd trading as Backyard Cabins
Business Address: 108 Avalon Parade Avalon NSW 2107
ABN / ACN No.: 48 001 417 885
Licence/Contractor No.: 106039c
Phone No.: 02 9973 1691

MAXIMUM AMOUNT OF COVER AND CLAIMS

The limit of liability is \$300,000.00 in aggregate in relation to each Dwelling, or such amount as is determined by the Regulations pursuant to the Act. The period in respect of which Claims may be made commences on the date of the relevant Residential Building Work Contract or date of issue of the Construction Certificate for the relevant work (whichever is the earlier); and expires on the date defined by Section 4 of the Contract of Insurance, provided that the Insured shall have 90 days from expiry of the Period of Insurance in which to notify the Insurer of any matter of which the Insured became aware during the Period of Insurance as existence of grounds for a Claim.

CLAIMS EXCESS

The Insured shall bear at his/her/its own risk five hundred dollars (\$500) in respect of each Claim made under this Policy.

PREMIUM

Net Premium	\$1,125.63	(includes agent fees of \$110.00 and GST on fees)
GST:	\$101.56	
SD:	\$100.55	
Total Premium and Charges:	\$1,327.74	

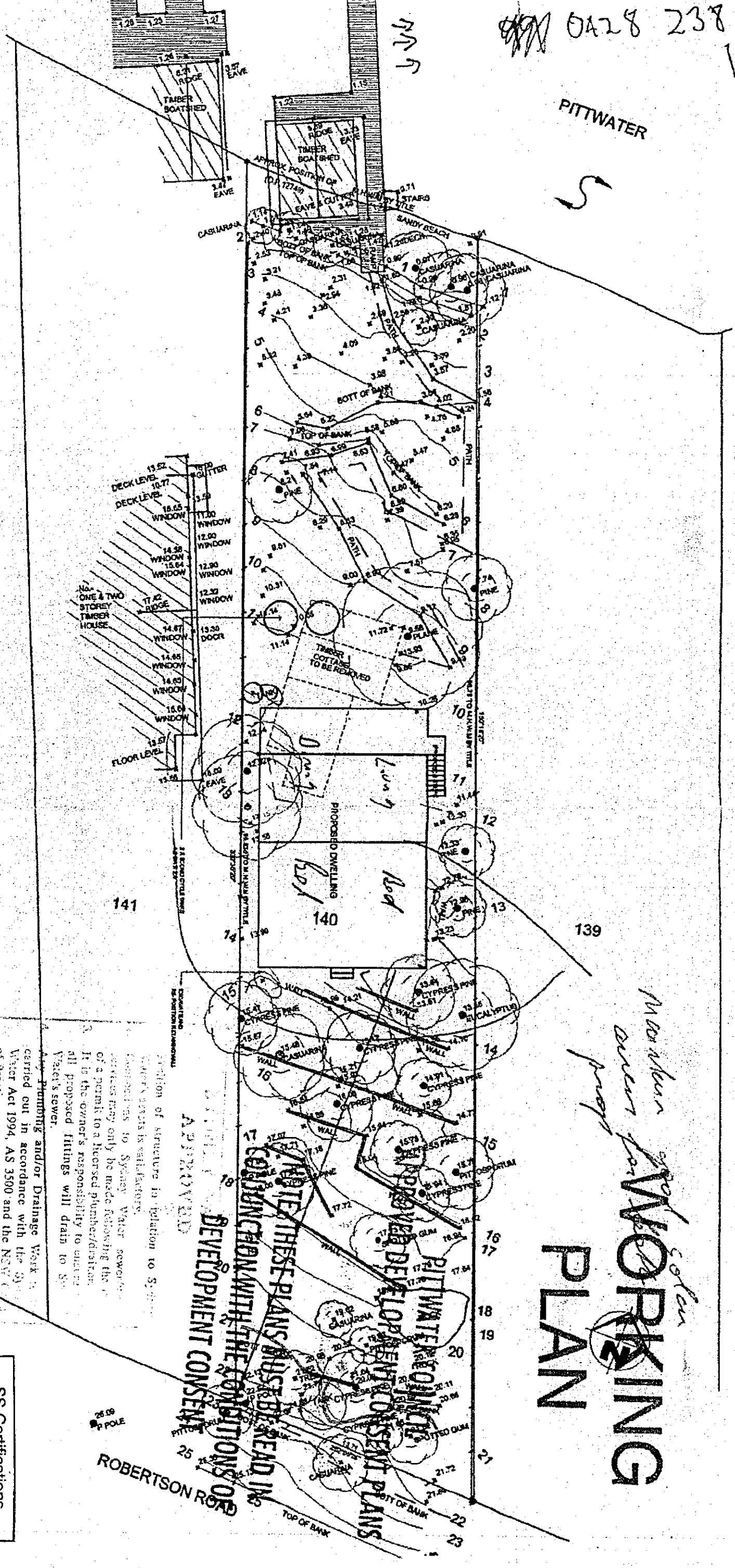
SIGNED BY A PERSON AUTHORISED BY THE INSURER

Lumley General Insurance Ltd, Level 10, 179 Queen Street, Melbourne, VIC, 3000 (ABN 24 000 036 279)

0428 238 190

PITWATER

WORKING PLAN



SITE PLAN

PROJECT: COTTAGE / DWELLING		CLIENT: McCormick Sharp		DRAWING: SITE PLAN		PROJECT NO: 032		DATE: 2/2/07		BUILDER: BACKYARD CABINS (B.L.C. 1060396)	
LOCATION: Lot 140 Robertson Rd Scotland Island						DRAWING NO: 001 REV-D		SCALE: 1:200		PH (02) 99731691	
										CHECKED BY: M. PLYMER	

SS Certifications
APPROVED
cc/abe- 2/12/05
Date: 2/1/07

Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.
Gullies, Inspection Shafts and Boundaries shall not be placed under any Road, Driveway, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
Property No: 3452575

APPROVED
IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

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

PITWATER RECONSTRUCTION
APPROVED DEVELOPMENT CONSENT PLANS

ROBERTSON ROAD

Assessor # 20042 Certificate # 88865112 Issued: 04-Apr-07

Thermal Performance Specifications

These are the specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall prevail. If any one specification is omitted for a building element, the specification shall apply to all building elements of that type. If a building element is not specified, the building element shall be constructed in accordance with the specifications for that building element and/or clearly indicated on relevant documents.

Windows	Product ID	Glazing	Frame	U value SHGC	Area M	Detail
Single clear			Timber			

Exteriors	Product ID	Glazing	Frame	U value SHGC	Area M	Detail
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Windows and daylight U and SHGC values, if specified, are according to EN634:2006. Applicable products in specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Detail
Weatherboard	Fol + Pl 1.2	Medium - SA 0.475 - 0.7	Detail

Internal walls	Construction	Insulation	Detail
Plaster board on studs	None		

Floors	Construction	Insulation	Covering	Detail
Timber	None			

Ceilings	Construction	Insulation	Detail
Plasterboard	RS.5		Ceramic Tile

Roof	Construction	Insulation	Covering	Detail
Wood Deck	Fol + Pl 1.2	Medium - SA 0.475 - 0.7		

Window coverings	Internal (curtains)	External (awning, shutters, etc)
None		None

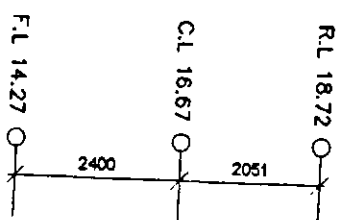
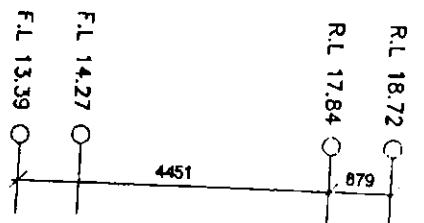
Fixed shading	External (awnings, louvers, shutters, etc)	Internal (blinds, shutters, etc)
450	0	as per plans

Overhanging	Overhanging structure	Overhanging area
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Cross ventilation	Standard	Seals to windows and doors	Yes	Wall and ceiling vents	No
Surface ventilation	Open	Exhaust fans without dampers	No		

Assessor 20042 Certificate 88865112
Plummer

Detailed floor plan of a two-story residential building. The plan shows two bedrooms (BED RM), a bathroom (BATH RM), a living area (LIVING), a dining area (DINNING), a kitchen, a laundry room (L DRY), and two decks. Dimensions are provided for various sections: overall width 13800, overall depth 10000, and individual room dimensions. Labels include A, B, and C for orientation and dimensions.



COLORBOND STEEL ROOF
FULLY SARKED & UNDERLAIN

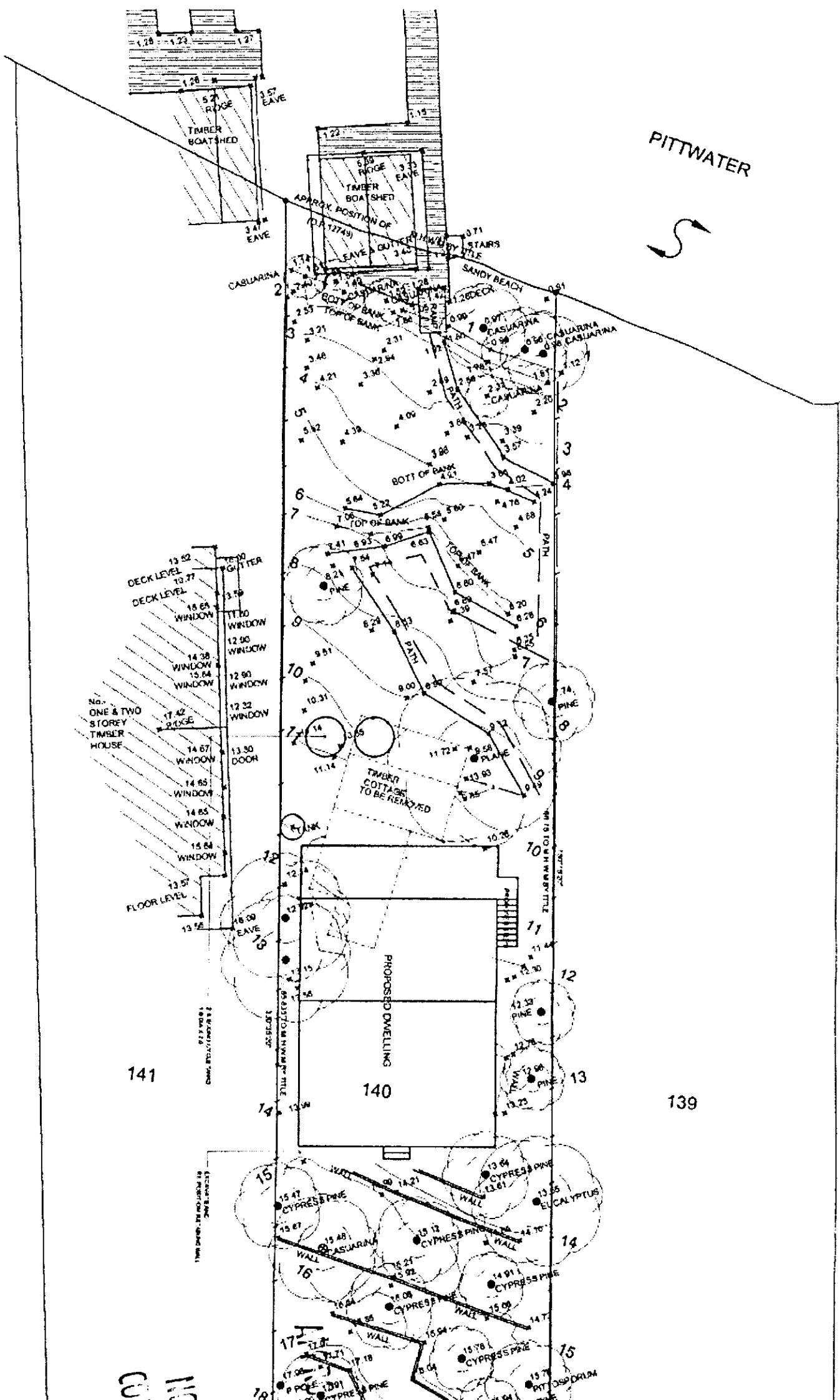
50 X 45 RAFTERS @ 600 mm
80 X 70 UNDER PERLIN

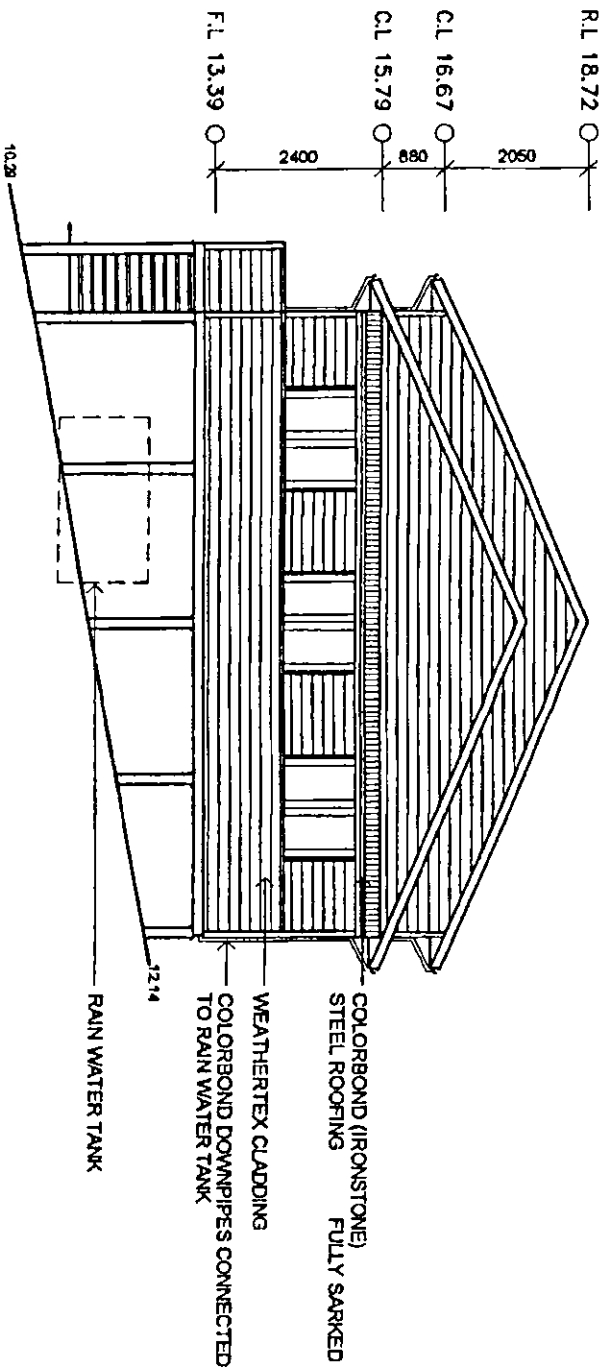
2017 2017 2017

2233 2233

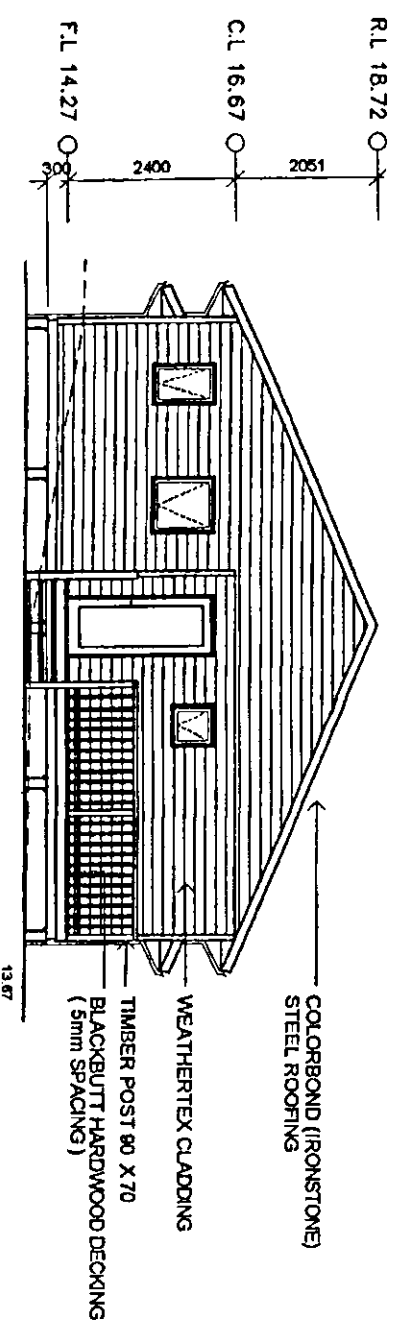
F.L. 13.39

1. Introduction

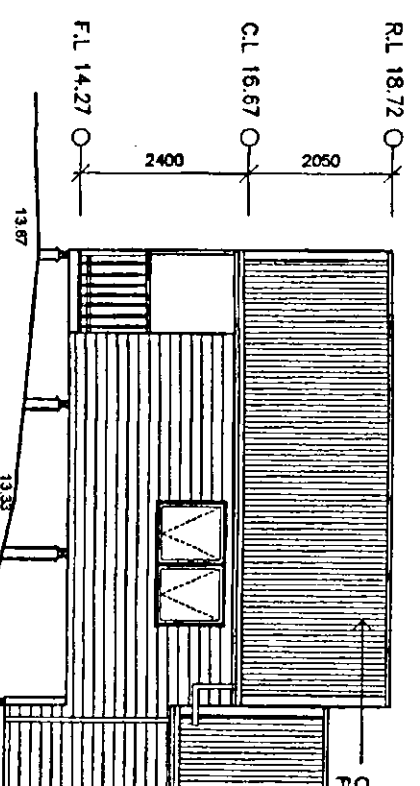




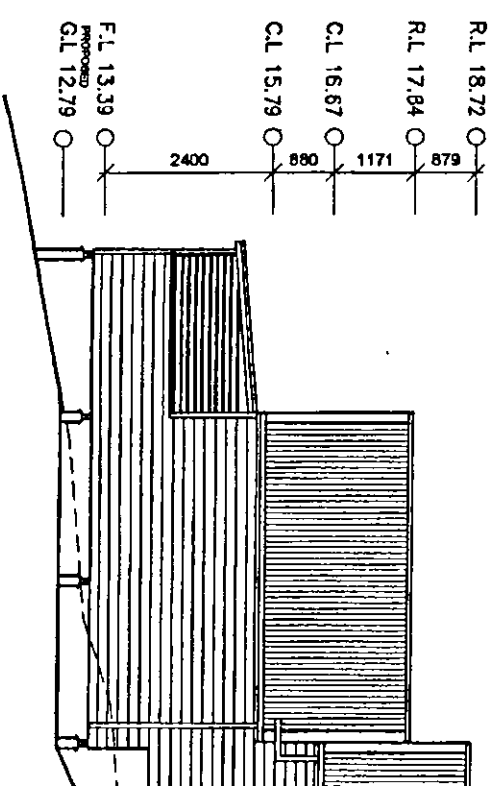
NORTH ELEVATION



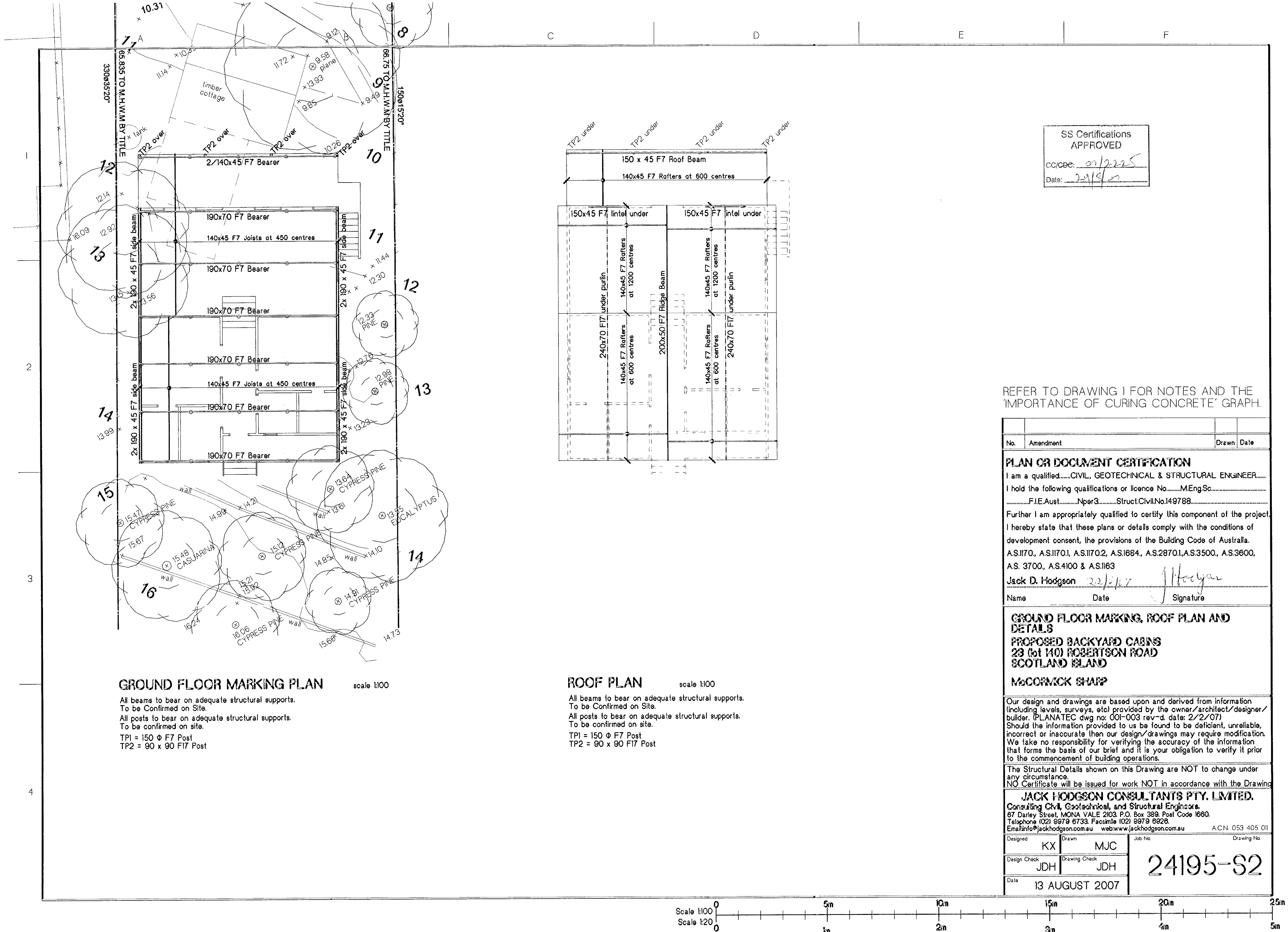
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SS Certifications
APPROVED
CC/CBC: 01/22/25
Date: 22/8/20

REFER TO DRAWING 1 FOR NOTES AND THE
'IMPORTANCE OF CURING CONCRETE' GRAPH.

No.	Amendment	Drawn	Date
PLAN OR DOCUMENT CERTIFICATION			
I am a qualified.....CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER.....			
I hold the following qualifications or licence No.....M.Eng.Sc.....			
F.I.E.Aust.....Nper3.....Struct.Civil.No.149788.....			
Further I am appropriately qualified to certify this component of the project.			
I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia.			
A.S.1170, A.S.1170.1, A.S.1170.2, A.S.1684, A.S.2870.1,A.S.3500, A.S.3600, A.S. 3700, A.S.4100 & A.S.1163			
Jack D. Hodgson 22/8/20 J. Hodgson			
Name		Date	Signature
GROUND FLOOR MARKING, ROOF PLAN AND DETAILS			
PROPOSED BACKYARD CABINS			
23 (at 140) ROBERTSON ROAD			
SCOTLAND ISLAND			
MCCORMICK SHARP			
Our design and drawings are based upon and derived from information (including levels, surveys, etc) provided by the owner/architect/designer/builder. (PLANATEC dwg no: 001-003 rev'd date: 2/2/07)			
Should the information provided to us be found to be deficient, unreliable, incorrect or inaccurate then our design/drawings may require modification. We take no responsibility for verifying the accuracy of the information that forms the basis of our brief and it is your obligation to verify it prior to the commencement of building operations.			
The Structural Details shown on this Drawing are NOT to change under any circumstance.			
NO Certificate will be issued for work NOT in accordance with the Drawing			
JACK HODGSON CONSULTANTS PTY. LIMITED.			
Consulting Civil, Geotechnical, and Structural Engineers.			
67 Darley Street, MONA VALE 2103, P.O. Box 389, Post Code 1660.			
Telephone (02) 9979 6733 Facsimile (02) 9979 6826.			
Email info@jackhodgson.com.au web www.jackhodgson.com.au A.C.N. 053 405 011			
Designed	KX	Drawn	MJC
Design Check	JDH	Drawing Check	JDH
Date	13 AUGUST 2007		
		24195-S2	