



# Pittwater Council

ABN 61 340 837 871

All Correspondence to be addressed to General Manager

Units 9, 11 & 12/ 5 Vuko Place  
WARRIEWOOD NSW 2102  
**Avalon Customer Service Centre**  
59A Old Barrenjoey Road, AVALON 2107

Postal Address  
P.O. Box 882  
MONA VALE NSW 1660  
DX 9018 MONA VALE

Telephone (02)9970 1111  
Facsimile (02) 9970 7150  
Internet [www.pittwaterlga.com.au](http://www.pittwaterlga.com.au)  
Email: [pittwater\\_council@pittwater.nsw.gov.au](mailto:pittwater_council@pittwater.nsw.gov.au)

Environmental Compliance  
8am to 6pm Mon - Thurs, 8am to 5pm Fri  
Phone 9970 1111

**COPY**

04 November 2004

Guy Treloar  
3 Bilgola Terrace  
BILGOLA PLATEAU NSW 2107

Dear Sir,

**Re: Construction Certificate CC0738/04**  
**Property: 3 BILGOLA TERRACE BILGOLA NSW 2107**

Please find enclosed your approved Construction Certificate and stamped plans.

**Did you know that work is unable to commence until such time as a completed Notification of Commencement Form has been submitted to Council at least two (2) days prior to starting work? Not to do so is a breach of the Environmental Planning and Assessment Act, which would result in a Penalty Infringement Notice (on-the-spot fine) being issued to you and the builder.**

To assist you please find enclosed a "Notification of Commencement and Principal Certifying Authority Service Agreement" form to enable you to appoint Pittwater Council as your Principal Certifying Authority (PCA). Please complete this form and return it to Council's Customer Service together with the PCA appointment fee as detailed in the form.

If appointed as the PCA, Council would carry out various inspections as indicated in Part 6 of the enclosed "Notification of Commencement and Principal Certifying Authority Service Agreement" form and ultimately issue an Occupation Certificate for your development. Appointment and inspection fees are also detailed in the enclosed form.

Council will endorse your "Notice of Commencement and Principal Certifying Authority Service Agreement" form and return a copy to the applicant with advice as to the required critical stage and other inspections to be carried out by Council.

Council is committed to providing a quality service and would value your business in being appointed as the Principal Certifying Authority for your development.

An Officer will contact you in the next few days to discuss your development and help ensure your development progresses smoothly.

Yours faithfully  
**Development Compliance Group**

Per: 



# Pittwater Council

## Construction Certificate No: CC0738/04

# COPY

Site Details: **3 BILGOLA TERRACE BILGOLA NSW 2107**

Legal Description: **Lot 7 DP 822263**

Type of Development: **Building Work /Subdivision**

Description: **Additions to the dwelling**

Associated Development Consent No: **N0116/04** Dated: **09/07/2004**

Building Code of Australia Certification: **Class 10b**

Details of plans, documents or Certificates to which this Certificate relates:

- **Working Drawings and Structural Details prepared by Jack Hodgson Consultants Pty Ltd, Job No. 20317, Drawing No. 1 dated 4 December 2002.**
- **Stormwater Management Plan prepared by Jack Hodgson Consultants Pty Ltd, Job No. 20317, Drawing No. H1 dated 6 September 2004.**
- **Landscape Plan prepared by Ian Barnett Landscape Design, Drawing No 0313.03 dated 12 February 2003 with associated Landscape Certification dated 18 October 2004.**
- **Geotechnical Risk Management Policy for Pittwater, Form No. 2 prepared by Jack Hodgson Consultants Pty Ltd dated 30 August 2004Ap**

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

- The relevant provisions of the Building Code of Australia.
- The relevant conditions of Development Consent No: **N0116/04**

Further that the work, completed in accordance with the Building Code of Australia, all relevant Australian Standards and these plans and specifications, will comply with the requirements of Section 81A(5) of the Environmental Planning and Assessment (Amendment) Act, 1997.

  
Carl Georgeson  
Development Compliance Group

04 November 2004  
Date of Endorsement



**Note:** You are reminded that pursuant to provisions of Clause 81A, you must nominate whether Council or an accredited certifier will be the principal certifying authority, also you must give notice to Council of your intention to commence work at least two days beforehand.



Unit 9/5 Vuko Place  
Warriewood NSW 2102  
PO Box 882  
Mona Vale NSW 1660  
Tel: (612) 9970 1111  
Fax: (612) 9970 7150

## NOTIFICATION OF COMMENCEMENT & PRINCIPAL CERTIFYING AUTHORITY SERVICE AGREEMENT

under Environmental Planning and Assessment Act 1979 sections 81A  
(2) (b) (ii) or (c), or (4) (b) (ii) or (c), 86 (1) and (2)

### About this form

- Use this form to appoint Pittwater Council as the Principal Certifying Authority (PCA) to carry out nominated inspections of the building / subdivision works and to issue the required Occupation Certificate
- This form must be submitted to Pittwater Council a minimum of two (2) days prior to the commencement of works.

### Who can complete this form?

- The owner of the property or the person having the benefit of the development consent.

**Note:** The builder or other contractor cannot complete this form unless they are also the owner of the property.

### Applicant's Checklist

- Read this document ☐
- Complete pages 1, 2 & 3 ☐
- Sign on page 8 ☐
- Attach a copy of Owner Builder Permit or Home Owner Warranty Insurance Certificate. ☐

### Payment of fees

- At the time of submitting this form to Pittwater Council a fee is to be paid in accordance with the following fee structure, current to 30 June 2005.

Value of Development	Total Fee (including GST)	
	Domestic (class 1 & 10) (Code: HIND)	Commercial (Code: HIND)
\$0 - \$5,000	\$88.00	\$155.00
\$5,001 - \$100,00	\$225.00	\$294.00
\$100,001 - \$250,000	\$370.00	\$412.00
\$250,001 and over	\$464.00	
\$250,001 - \$500,000		\$566.00
\$500,001 - \$1,000,000		\$721.00
\$1,000,001 and over		Fee on application

- Critical Stage Inspection fees (refer to Part 6e of this form) maybe paid at the time of booking the inspection or a delayed payment until the request for either an Interim or Final Occupation Certificate.

### OFFICE USE ONLY

Date of receipt:	Receipt No:	Amount Paid:	Accepted by:
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## 1. DEVELOPMENT INFORMATION

### 1a) DEVELOPMENT CONSENT

Development Application No:	Determination Date:
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### 1b) CONSTRUCTION CERTIFICATE

Construction Certificate No:	Date of Issue:
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### 1c) DEVELOPMENT DETAILS

Type of Work: <input type="checkbox"/> New Building <input type="checkbox"/> Additions / Alterations <input type="checkbox"/> Subdivision	Brief description of development:
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### 1d) SITE DETAILS

Unit/Suite:	Street No:	Street:
Suburb:	Lot No:	Deposit /Strata Plan:

### 1e) VALUE OF PROPOSED DEVELOPMENT

Estimated value of proposed works: \$ .....
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### 1f) DATE WORK IS TO COMMENCE

Minimum notice of two (2) days is required to be given prior to commencement of works.
Date of commencement: .....

## 2. APPLICANT DETAILS

**Note:** The builder or other contractor cannot complete this form unless they are also the owner of the property.

Name (owner):	
Postal Address: ..... ..... .....	Phone (H/B): ..... Mobile: ..... Email: ..... Fax: .....

3. **PRINCIPAL CERTIFYING AUTHORITY**

**PITTWATER COUNCIL**

PO Box 882  
Mona Vale NSW 1660

Ph: 9970 1111  
Fax: 9970 7150

4. **COMPLIANCE WITH DEVELOPMENT CONSENT**

Have all conditions to be addressed prior to the commencement of works been satisfied?

☐ YES

☐ NO (see Note below)

**Note:** If **NO** work must not commence.

Please be aware that failure to address these conditions may leave you liable and in Breach of the Environmental Planning and Assessment Act 1979 (as amended). Penalties may include an on-the-spot fine and/or legal action.

If you are uncertain as to these requirements please contact Council's Development Compliance Group.

5. **WHO WILL BE DOING THE BUILDING WORKS?**

☐ Owner Builder

Owner Builders Permit No: .....

Copy of Owner Builders permit  
attached:

☐ YES

**If you are an Owner-Builder for the residential building work exceeding \$5000 you must apply for a permit at NSW Office of Fair Trading, 1 Fitzwilliam Street, Parramatta NSW 2150 Australia. Tel: 61 2 98950111 Fax: 61 2 9895 0222.**

**OR**

☐ Licensed Builder

Builder's License Number .....

Name of Builder: .....

Phone: .....

Contact person: .....

Mobile: .....

Address: .....

Fax: .....

Insurance Company: .....

Insurance Certificate attached:

☐ Yes

☐ No – statement attached & signed by each owner of the property that the reasonable market cost of the labour & materials to be used is less than \$12,000.

**If you are using a licensed builder for residential building work exceeding \$12,000 you must obtain Home Building Act Insurance. A certificate of insurance must be provided with this application.**

## 6. RESPONSIBILITIES OF THE PRINCIPAL CERTIFYING AUTHORITY (PCA)

### 6a) Quality of Service:

Pittwater Council will carry out PCA and inspection services in a professional manner and in accordance with the requirements of the Environmental Planning & Assessment Act 1979 and Council's Code of Conduct.

### 6b) Site Signage:

Pittwater Council will erect a sign on the site to advise the general public of the contact details of the PCA. The sign will be erected during the Commencement Inspection, on Council's acceptance of appointment as PCA.

### 6c) Inspections:

Pittwater Council officers will undertake the Critical Stage Inspections of the work during construction and prior to issuing an Occupation Certificate to ascertain compliance of specified stages of construction with the Development Consent, Construction Certificate, Building Code of Australia & relevant standards of construction. On appointment as the PCA, Pittwater Council will notify the applicant in writing of the Critical Stage & other Inspections.

### 6d) Critical Stage and other inspections:

The following stages of construction are required to be inspected by Council (as indicated by a ✓ in the relevant box).

**Note:** Council's Development Compliance Officer will complete this section of the form.

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- ☒ Footing Inspection (prior to placement of concrete)
- ☒ Slab and other Steel Inspection (prior to placement of concrete)
- ☐ Frame Inspection (prior to fixing floor, wall & ceiling linings)
- ☐ Wet Area Waterproofing Inspection (prior to covering)
- ☒ Stormwater Inspection (prior to backfilling of trenches)
- ☐ Swimming Pool Safety Fence Inspection (prior to placement of water)
- ☒ Final Inspection (all works completed and prior to occupation of the building)



Office Use Only

**Note:** Should the building works be completed in parts & not all aspects of a Critical Stage Inspection be ready, additional inspections maybe required – with a further inspection fee payable.

*Eg: If two slabs are prepared at separate times, two separate inspection bookings and fees are required.*

### 6e) Critical Stage and other inspection fees:

An inspection fee is required for each inspection identified in Part 6d of this form. A separate inspection fee is required for each Critical Stage Inspection. Should works be either incomplete or incorrect at the time of inspection a further separate reinspection fee will be required.

Each inspection fee may be paid at the time of requesting an inspection or delayed for payment with the request for either an Interim or Final Occupation Certificate.

*Critical Stage or other Inspection Fee Scale current to 30 June 2005*

*(Code: HINR)*

Value of Development	Fee per Inspection
\$0 - \$150,000	\$122
\$150,001 and over	\$225

*Final Inspection Fee Scale current to 30 June 2005*

*(Code: FOCC)*

Type of Development	Interim Occupation Certificate	Final Occupation Certificate
Domestic (Class 1 and 10 buildings)	\$258	\$258
Commercial (Class 2 – 9 buildings)	\$310	\$310

*Please note that a failure to give correct notification of required inspections may result in the issuing of a Penalty Infringement Notice (PIN or on-the-spot fine) and/or a Notice and Order by Council and may result in refusal to issue an Occupation Certificate.*

6f) Inspection Results:

Pittwater Council will provide written confirmation to the applicant of the inspection results and indicate if satisfactory or if additional works are required prior to reinspection.

## 7. RESPONSIBILITIES OF THE APPLICANT

7a) Inspections:

A minimum of forty-eight (48) hours notice (excluding weekends and public holidays) must be given to Council to enable the specified stages of construction to be inspected as identified in Item 6 of this agreement.

Should an inspection be missed, the applicant must advise Council in writing (as soon as practicable after the event) of that fact, the circumstances causing the inspection to be missed and supporting documentation for Council's consideration. In such cases, the inspection fee, which would normally have been required, must still be paid.

The applicant must ensure that the Principal Contractor (Builder/Owner Builder) is advised of the required inspections and that the directions of Council's Development Compliance Officers are to be observed to ensure compliance with the Development Consent, Construction Certificate, Building Code of Australia and the terms of this agreement.

7b) Booking of Inspections:

The applicant shall request an inspection via Pittwater Council's Inspection Booking Hotline on 9970 1300. A minimum of forty-eight (48) hours notice must be provided to Council to arrange for completion of the inspection.

At the time of requesting the inspection, Pittwater Council will confirm an inspection time and day, name of inspecting officer and mobile contact number.

Building works must **not** proceed to the subsequent stages of construction prior to obtaining a satisfactory inspection from Council for each stage of construction specified in Item 6d of this agreement.



7c) Site Signage:

The applicant is responsible to maintain the PCA signage provided by Pittwater Council at the site until the work is completed.

The applicant is responsible to ensure that the Owner Builder or Principal Contractor (Builder) provide a rigid durable sign at the site, visible from the public place and maintained at the site until the work is completed. Such a sign shall display: (a) the name, address and telephone number of the person; (b) an after-hours emergency telephone number for the person and (c) stating "Unauthorised Entry to the Site is Prohibited".

7d) Compliance with the Development Consent and Construction Certificate:

All works must be carried out in accordance with the terms and conditions of Council's Development Consent and the Construction Certificate and relevant provisions of the Building Code of Australia and Environmental Planning and Assessment Act 1979.

Development Consent and a Construction Certificate must be obtained for any amendments or variations to the development, prior to the commencement of the amendment or variation.

Works not in accordance with the approval and Building Code of Australia may result in the refusal to issue an Occupation Certificate. Council may also serve a Notice and Order to comply with the approval and/or the institution of legal proceedings.

7e) Structural Engineering and Other Specialist Details:

The following details are to be forwarded to the PCA prior to commencement of the relevant stage of construction (as identified by a ✓). The details are to be prepared by a suitably qualified person to confirm compliance with the relevant provisions of the BCA and Australian Standards:

**Note: Council's Development Compliance Officer will complete this section of the form.**

- ☐ Timber framing details including bracing and tie-downs
- ☐ Roof construction or roof truss details
- ☐ Termite control measures
- ☐ Glazing details
- ☐ Mechanical ventilation details
- ☐ Wet area construction details
- ☐ Details of fire resisting construction
- ☐ Details of essential fire and other safety measures
- ☐ Sound transmission and insulation details
- ☒ Details of compliance with development consent conditions



Office Use Only

Office Use Only

7f) Certification of Works:


To ensure compliance with the Construction Certificate and Building Code of Australia (BCA), the applicant is to provide certification, verifying that the following specialist matters (identified by a ✓) have been carried out.

Each certification must:

- reference the approved Construction Certificate number, property address, relevant provisions of the BCA, Australian Standards and approved drawings.
- be prepared by an accredited certifier or other suitably qualified & experienced person to the satisfaction of Pittwater Council.

**Note: Council's Development Compliance Officer will complete this section of the form.**

Office Use Only

- |  |  |
|--|--|
| <div data-bbox="229 687 1426 1845"><ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Survey detailing building setbacks, reduced levels of floors &amp; ridge by a registered surveyor</li><li><input type="checkbox"/> Shoring and support for adjoining premises and structures by a structural engineer</li><li><input type="checkbox"/> Contiguous piers or piling by a structural engineer</li><li><input type="checkbox"/> Underpinning works by a structural engineer</li><li><input type="checkbox"/> Structural engineering works by a structural engineer</li><li><input type="checkbox"/> Retaining walls by a structural engineer</li><li><input type="checkbox"/> Stormwater drainage works by a hydraulic engineer and surveyor</li><li><input type="checkbox"/> Landscaping works by the landscaper</li><li><input type="checkbox"/> Condition of trees by an Arborist</li><li><input type="checkbox"/> Mechanical ventilation by a mechanical engineer</li><li><input type="checkbox"/> Termite control and protection by a licensed pest controller</li><li><input type="checkbox"/> Waterproofing of wet areas by a licensed waterproofer or licensed builder</li><li><input type="checkbox"/> Installation of glazing by a licensed builder</li><li><input type="checkbox"/> Installation of smoke alarm systems by a licensed electrician</li><li><input type="checkbox"/> Completion of construction requirements in a bush fire prone area by a competent person</li><li><input type="checkbox"/> Completion of requirements listed in the BASIX Certificate by a competent person</li><li><input type="checkbox"/> Fire resisting construction systems by a competent person</li><li><input type="checkbox"/> Smoke hazard management systems by a competent person</li><li><input type="checkbox"/> Essential fire safety and other safety measures by a competent person (Form 15a)</li><li><input type="checkbox"/> Completion of Bushland Management requirements by a suitably qualified person.</li><li><input type="checkbox"/> Installation of Waste Water Management System by a suitably qualified person</li><li><input type="checkbox"/> Installation of the inclined lift by a suitably qualified person</li><li><input type="checkbox"/> Installation of sound attenuation measures by an acoustic engineer</li></ul></div> | <div data-bbox="1222 837 1369 999"><br/>Office Use Only</div> |
|--|--|

7g) Occupation Certificate:

A *Final* Occupation Certificate must be obtained from the PCA prior to the occupation or use of a new building (or part of a building) or prior to the change of an existing building use/classification. An inspection fee is to be paid to the PCA in accordance with the fee scale in Part 6e of this agreement.

An application may be made to the PCA for an *Interim* Occupation Certificate, which will be considered in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and conditions of development consent.

Only the Principal Certifying Authority can issue an Occupation Certificate and the Environmental Planning and Assessment Act 1979 contains penalty provisions for failing to obtain a required Occupation Certificate.

An application for an *Interim* or *Final* Occupation Certificate must be accompanied by a final or interim *fire safety certificates* as required by the EP&A Regulations, Clauses 80E or 80F for buildings other than Class 1 and 10.

7h) Miscellaneous requirements:

The applicant is required to ensure that valid public liability insurance cover to the value of \$10,000,000 (minimum) is held by the applicant and/or builder.

The applicant is required to notify Council, in writing, of any change in the details or address of the applicant or head contractor.

Pittwater Council may cancel the agreement if there is a breach of the agreement.

8. **YOUR SIGNATURE**

I accept the terms and conditions of this service agreement, including the associated payment of fees and appoint Pittwater Council as the Principal Certifying Authority for the subject development.

Signature: ..... Date: .....

9. **COUNCIL'S AGREEMENT TO APPOINTMENT**

The relevant details in Parts 6d, 7e & 7f of this agreement have been completed and I acknowledge the appointment of Pittwater Council as the Principal Certifying Authority.

Officer's name: ..... on behalf of Pittwater Council

Officer's signature: ..... Date: .....

**PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE**

Purpose of collection:	To enable Council to act as the Principal Certifying Authority for the development.
Intended recipients:	Pittwater Council staff
Supply:	The information is required by legislation
Consequence of Non-provision:	Your application may not be accepted, not processed or rejected for lack of information
Storage:	Pittwater Council will store details of this form in a register that can be viewed by the public.
Retention period:	Hard copies will be destroyed after 7 years and electronic records will be kept indefinitely.
Please contact Council if this information you have provided is incorrect or changes.	

CC0738/04



# CONSTRUCTION CERTIFICATE APPLICATION

Made under the Environmental Planning and Assessment Act 1979 Sections 109C  
(1) (b), 81a (2) and 81a (4)

Pittwater Council

Unit 9/5 Vuko Place, Warriewood NSW 2102

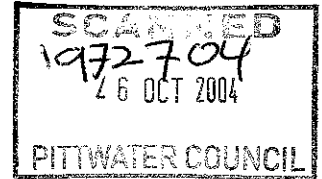
PO Box 882, Mona Vale NSW 1660

Tel: (612) 9970 1111

Fax: (612) 9970 7150

Internet: [www.pittwaterlga.com.au](http://www.pittwaterlga.com.au)

Email: [pittwater\\_council@pittwater.nsw.gov.au](mailto:pittwater_council@pittwater.nsw.gov.au)



Rec 154106

## SITE DETAILS

Unit/Suite:	Street No:	Street:	
	3	BILGOLA TEE	
Suburb:		Lot No:	Deposit /Strata Plan:
BILGOLA			

## DEVELOPMENT CONSENT

Development Application No:	Determination Date:
N0116/04	9/7/04

## APPLICANT DETAILS

Name/Company:	Contact Person:
	GUY TRELOAR
Postal Address:	Contact Numbers:
3 BILGOLA TERRACE	Phone (H/B): 02-99184991
BILGOLA 2107	Mobile: 0419-383836
	Fax:
Signature of Applicant:	Date:
<i>[Signature]</i>	24/9/04

## OWNERS DETAILS

Name:	If Company, contact person:
GUY TRELOAR	
Postal Address:	Contact Numbers:
AS ABOVE	Phone (H/B): 02-99184991
	Mobile: 0419-383836
	Fax:
As the owner of the land to which this application relates, I consent to this application. I also give consent for the authorised Council Officer to enter the land to carry out inspections.	

Signature of Owners: *[Signature]* Date: 24/9/04

If more than one owner, every owner must sign. If the owner is a company, the form must be signed by an authorised director and the common seal must be stamped on this application.  
If the property has been recently purchased, written confirmation from the purchaser's Solicitor must be provided.  
If the contracts have been exchanged for the purchase of the land, the current owner is to sign the application.

**DEVELOPMENT DETAILS**

Type of Work:	<input checked="" type="checkbox"/> Building Work  OR  <input type="checkbox"/> Subdivision Work
Description of proposal – (Provide brief, concise details):	<u>WIDENING CONCRETE DRIVEWAY</u> <u>(ADDITION 35M<sup>2</sup>)</u> ..... ..... .....

**WHO WILL BE DOING THE BUILDING WORKS?**

<input checked="" type="checkbox"/> Owner Builder	Owner Builders Permit No: <u>283220P</u>
Copy of Owner Builders permit attached: <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – to be provided with Notice of Commencement Form
<b><i>If you are an Owner-Builder for the residential building work exceeding \$5000 you must apply for a permit at NSW Office of Fair Trading, 1 Fitzwilliam Street, Paramatta NSW 2150 Australia. Tel: 61 2 98950111 Fax: 61 2 9895 0222.</i></b>	

**OR**

<input type="checkbox"/> Licensed Builder		
Name of Builder: .....	Contact person: .....	
Phone: .....		
Mobile: .....	Insurance Company: .....	
Fax: .....		
Insurance Certificate attached:	<input type="checkbox"/> Yes <input type="checkbox"/> No – to be provided with Notice of Commencement Form	
<b><i>If you are using a licensed builder for residential building work exceeding \$12,000 you must obtain Home Building Act Insurance. A certificate of insurance must be provided with this application or submitted with the Notice of Commencement Form.</i></b>		

### VALUE OF PROPOSED DEVELOPMENT

Value of Works: \$.....**10,600**..... (including full cost of labour and materials)

### DO YOU NEED TO PAY THE BUILDING INDUSTRY LONG SERVICE LEVY?



Yes



No

*Only required if the development involves building works exceeding \$25,000.00.*

### OFFICE USE ONLY

Fee Type	Fee Amount	
Construction Certificate Application Fee	<del>16143</del> .132.55	
Long Service Levy Fee		
Driveway/Street Levels		
Kerb & Gutter Fee		
Sec 94 Contributions		
Bonds/Guarantees		
Other Fees		
TOTAL		
Date of Receipt:	Receipt No:	Accepted By:

### PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE

Purpose of collection:	To enable Council as the consent authority to assess your proposal.
Intended recipients	Council Staff and any other relevant government agency that may be required to assess the proposal.
Supply:	The information is required by legislation
Consequence of Non-provision:	Your application may not be accepted, not processed or rejected for lack of information
Storage:	The Pittwater Council will store details of the application and any subsequent decision in a register that can be viewed by the public.
Retention period:	Hard copies of the application will be destroyed after 7 years and electronic records will be kept indefinitely.
Please contact Council if this information you have provided changes or is incorrect.	

# STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS

What is the area of the land?	Area in square metres	530
Gross floor area of existing building?	Area in square metres	400 m <sup>2</sup>
If no existing building, write "NIL"		
What is the existing building or site used for at present?	Main uses:	RESIDENTIAL
	Other uses:	
Does the site contain a dual occupancy?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Gross floor area of proposed building?	Proposed floor area in square metres	40 m <sup>2</sup>
What will the proposed building to be used for?	Main uses:	Residential
	Other uses:	
How many dwellings:		
Are pre-existing at this property?	Dwellings:	1
Are proposed to be demolished?	Dwellings:	
Are proposed to be constructed?	Dwellings:	
How many storeys will building consist of?	Storeys:	NIL - DEMOLITION EXTENSION
What are the main building materials?		
Walls		Roof
Full Brick	<input type="checkbox"/>	Aluminium
Brick veneer	<input type="checkbox"/>	Concrete or slate
Concrete, masonry	<input checked="" type="checkbox"/>	Tile
Steel	<input type="checkbox"/>	Fibrous cement
Fibrous cement	<input type="checkbox"/>	Steel
Timber/weatherboard	<input type="checkbox"/>	Other
Cladding-aluminium	<input type="checkbox"/>	Unknown
Curtain glass	<input type="checkbox"/>	
Other	<input type="checkbox"/>	
Unknown	<input type="checkbox"/>	
Floor		Frame
Concrete	<input checked="" type="checkbox"/>	Timber
Timber	<input type="checkbox"/>	Steel
Other	<input type="checkbox"/>	Other
Unknown	<input type="checkbox"/>	Unknown

## APPLICANTS CHECK LIST

<p>Note: This list is intended as a guide to the type of information to be submitted. Some items may not be required and Section B of the Conditions of Development Consent for the building works may specify further additional information required with submission of your Construction Certificate Application.</p>	
<p>Application Form –</p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Owners Consent</li> <li><input checked="" type="checkbox"/> Applicant's Signature</li> <li><input type="checkbox"/> Long Service Levy</li> <li><input type="checkbox"/> Driveway/Street levels Application</li> </ul>
<p>Supporting Documentation - (3 copies of each)</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Architectural Plans</li> <li><input type="checkbox"/> Quick Check Plans endorsed by Sydney Water</li> <li><input checked="" type="checkbox"/> Construction Specifications for Building Works</li> <li><input checked="" type="checkbox"/> Structural Engineer's Plans</li> <li><input checked="" type="checkbox"/> Structural/Geotechnical Certificates</li> <li><input checked="" type="checkbox"/> Landscape Plans</li> <li><input checked="" type="checkbox"/> Driveway Level Plans</li> <li><input type="checkbox"/> On-site Stormwater Detention Plans</li> <li><input checked="" type="checkbox"/> Drainage Plans on Site Storm Management</li> <li><input type="checkbox"/> Erosion and Sediment Management Plan</li> <li><input type="checkbox"/> Sydney Water Quick Check Plans</li> <li><input type="checkbox"/> Subdivision Work Plans</li> <li><input type="checkbox"/> Schedule of External Finishes/Colours</li> <li><input type="checkbox"/> Fire Safety Measures Schedule</li> <li><input checked="" type="checkbox"/> Form No. 2 – "Geotechnical Risk Management Policy for Pittwater"</li> <li><input type="checkbox"/> Details and location of fencing for Swimming Pool to comply with AS 1926-1986 "Fences and Gates for Private Swimming Pools"</li> <li><input type="checkbox"/> Specifications for construction of buildings in Bushfire-prone areas</li> <li><input type="checkbox"/> Security Deposit / Section 94 contributions</li> </ul>



**OFFICE OF FAIR TRADING**

NSW Consumer Protection Agency

**Department of Commerce**

GUY JOHN TRELOAR  
3 BILGOLA TCE  
BILGOLA 2107

HOME BUILDING ACT 1989

OWNER BUILDER PERMIT

Permit :283220P  
Receipt:AA1960932

Issued:16/09/2004  
Amount:\$126.00

**Building Site:**

LOT 7, 3 BILGOLA TCE, BILGOLA 2107

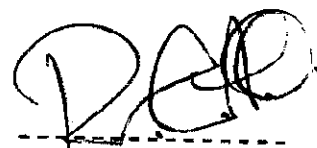
**Authorised Building Work:**

BUILDING WORK AS PER BA NO.  
DA NO.: 116/04  
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.

  
-----  
Issuing Officer

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



# Pittwater Council

ABN 61 340 837 871

All Correspondence to be addressed to General Manager

Units 9, 11 & 12/ 5 Vuko Place  
WARRIEWOOD NSW 2102  
Avalon Customer Service Centre  
59A Old Barrenjoey Road, AVALON 2107

Postal Address  
P.O. Box 882  
MONA VALE NSW 1660  
DX 9018MONA VALE

Telephone (02)9970 1111  
Facsimile (02) 9970 7150  
Internet [www.pittwaterlga.com.au](http://www.pittwaterlga.com.au)  
Email: [pittwater\\_council@pittwater.nsw.gov.au](mailto:pittwater_council@pittwater.nsw.gov.au)

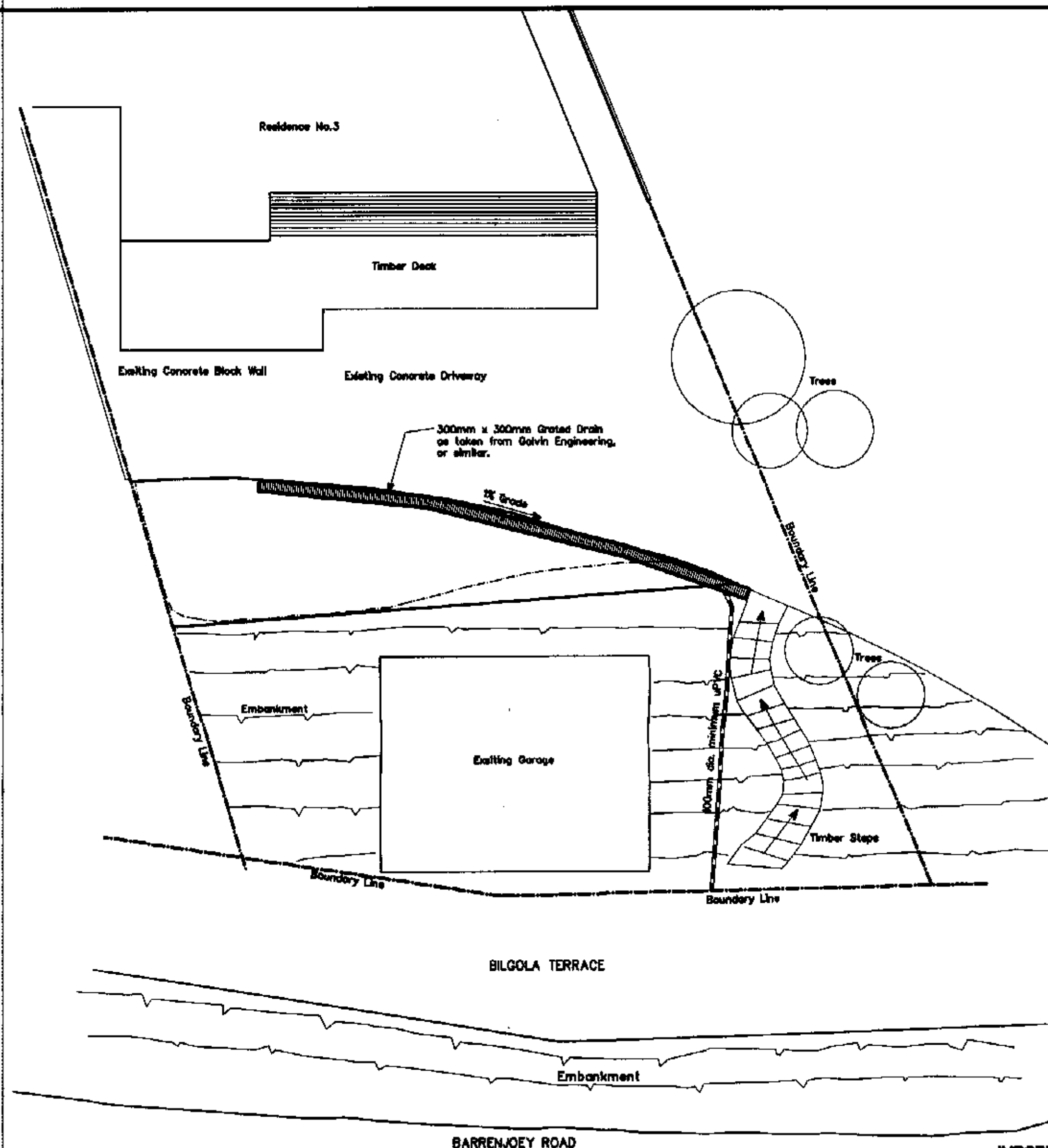
## MEMO

### **RE: Development Application N0116/04**

This is to certify that Pittwater Council accept the altered cost estimate from \$17 000 to \$10 000 for the widening of a concrete slab on the existing driveway at 3 Bilgola Terrace, Bilgola.

Regards,

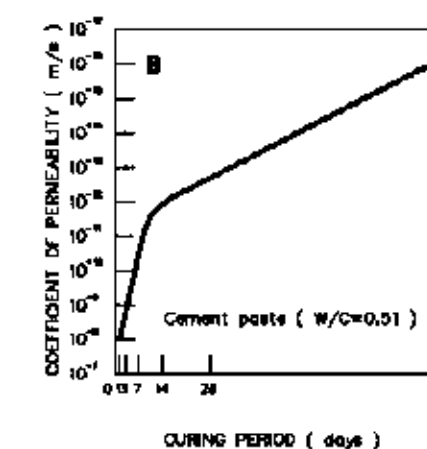
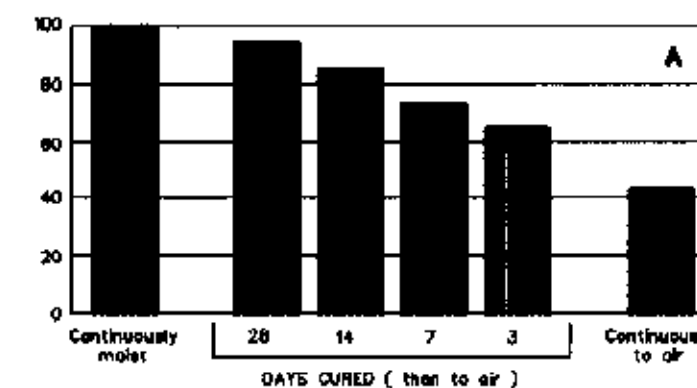
Lashta Haidari  
Assistant Development Officer



**DRAINAGE PLAN**  
Scale 1:100

#### IMPORTANCE OF CURING CONCRETE

COMPRESSIVE STRENGTH AT 180 DAYS  
AS % OF CONTINUOUSLY MOST CURED SAMPLE



Effect of curing duration on : (A) compressive strength; and (B) concrete permeability  
Acknowledgement : Diagram is based on fig 1.2 of Guide to Concrete Repair & Protection (SAA/HB84:1996)

CC 0738/04  
04 NOV 2004

#### 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.148785.....  
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.3600, A.S.3700, A.S.4100

Jack D. Hodgson 6/9/04  
Name Date Signature

No. Amendment Drawn Date

#### STORMWATER MANAGEMENT PLAN

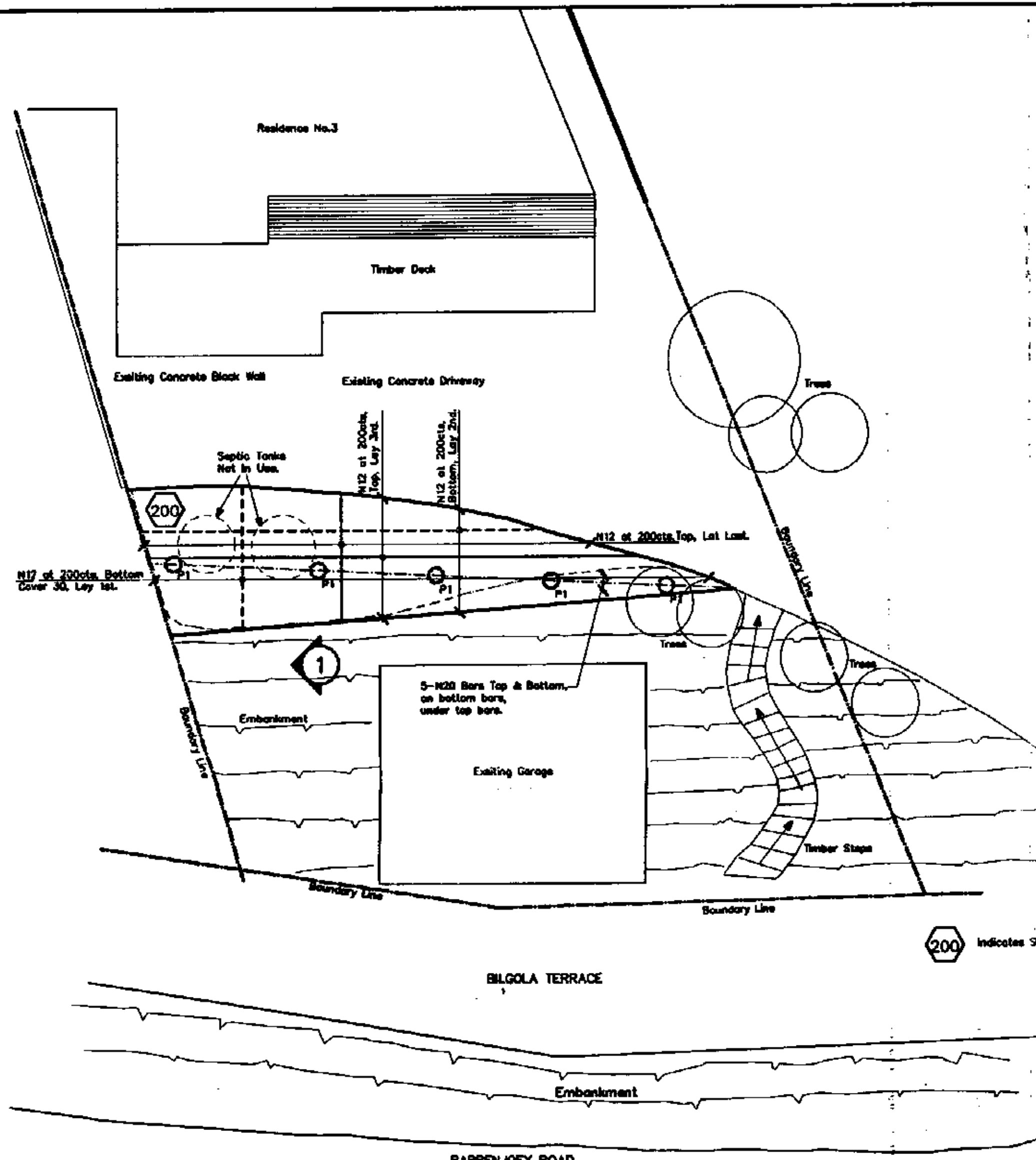
PROPOSED ADDITIONS  
3 BILGOLA TERRACE  
AVALON BEACH

The Structural Details shown on this Drawing are Not to change  
under any circumstances. No Certificate will be issued for work  
Not in accordance with this Drawing.

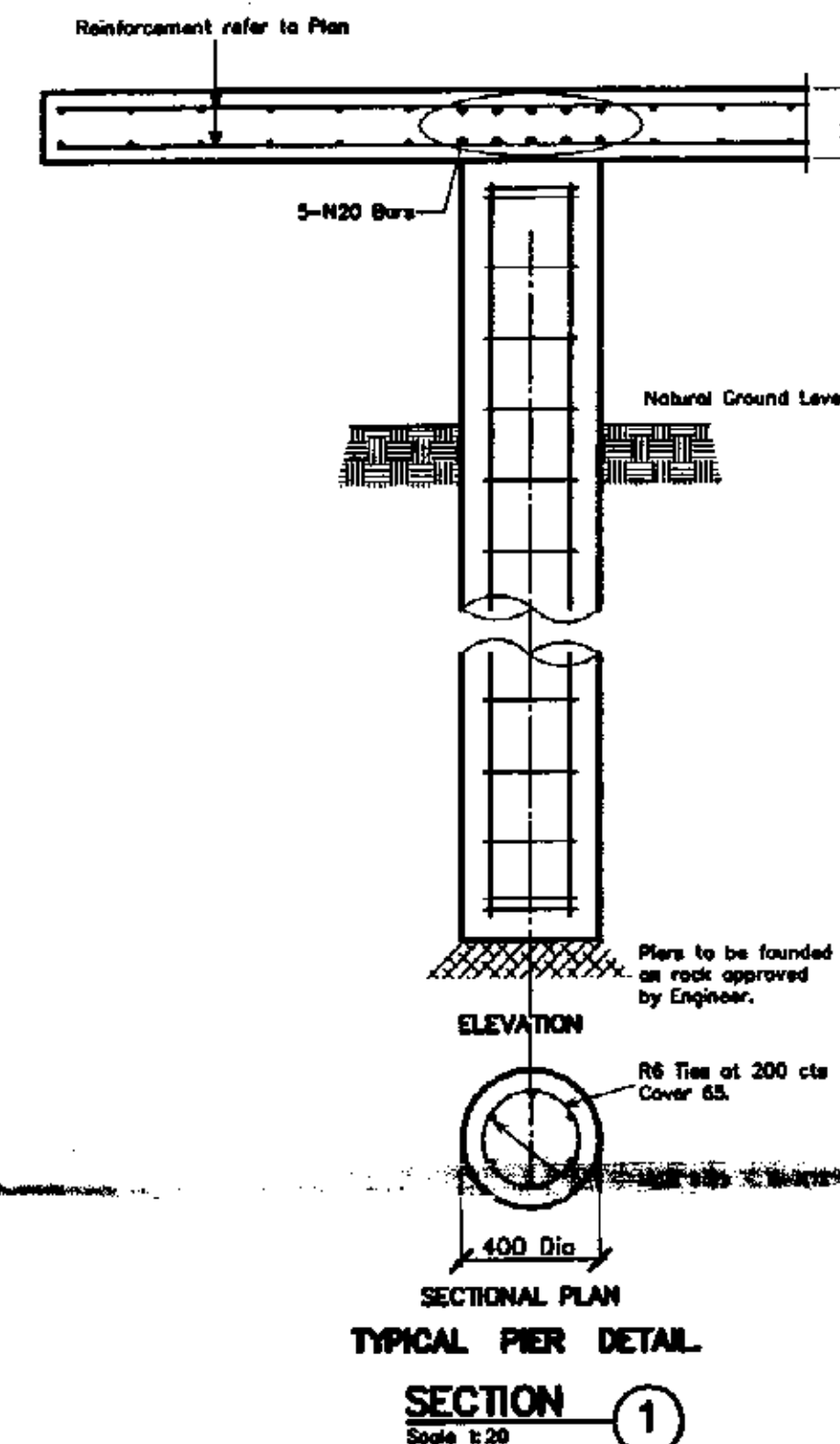
#### JACK HODGSON CONSULTANTS PTY. LIMITED.

Consulting Civil, Geotechnical, and Structural Engineers.  
11 Bungun Street, MONA VALE, P.O. Box 388, Post Code 2103.  
Telephone (02) 9979 6733. Facsimile (02) 9979 6926. A.C.N. 003 403 011

Designed	JDH	Drawn	KLC	Job No.	Drawing No.
Checked	JDH	Scale	1:100, 20 uno	20317-H1	
Date				6th SEPTEMBER 2004	



FOOTING / SLAB PLAN  
Scale 1:100

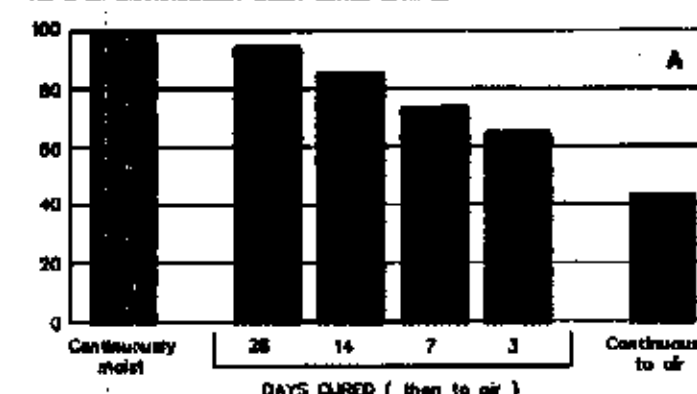


PITTSWATER COUNCIL  
APPROVED DEVELOPMENT CONSENT PLANS

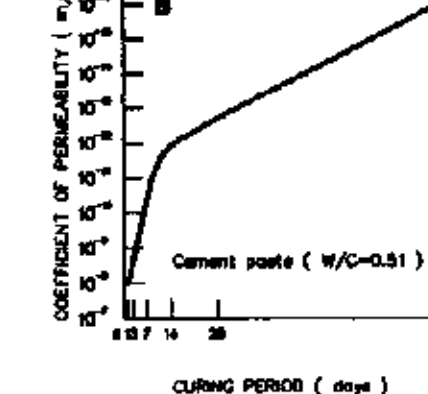
NOTE: THESE PLANS MUST BE READ IN  
CONJUNCTION WITH THE CONDITIONS OF  
DEVELOPMENT CONSENT

#### IMPORTANCE OF CURING CONCRETE

COMPRESSIVE STRENGTH AT 180 DAYS  
AS % OF CONTINUOUSLY MOIST CURED SAMPLE



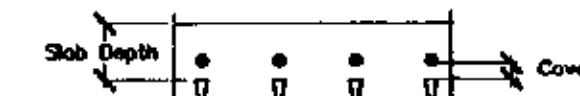
COEFFICIENT OF PERMEABILITY (m/s)



Effect of curing duration on : (A) compressive strength; and (B) concrete permeability

Acknowledgement : Diagram is based on fig 1.2 of Guide to Concrete Repair & Protection (SAA/HB84:1998)

- CONCRETE NOTES:
- All concrete work to be in accordance with AS 3600.
  - F<sub>ck</sub> = 40 MPa for all external slabs & columns.  
= 25 MPa for slabs, piers and beams.  
= 20 MPa for block filling and footings.  
Maximum aggregate size = 20 for footings, slabs & beams.  
= 10 for block filling.
  - Slump = 80.
  - All concrete, including block filling, to be vibrated.
  - Slabs to be kept damp for at least 14 days after placing or to be protected by an approved curing membrane.
  - Bar Chairs to be no more than 80mm c/c to c/c spacing.
  - Reinforcing Steel to comply with AS/NZS 4671:2001, and to be D500N unless noted otherwise. (where 500 = strength grade in megapascals & N = Normal ductility class).
  - Reinforcement to be tied at every other intersection minimum.
  - Metal roofing being used as formwork (not Bondeck or similar). Depth of Slab must be taken from the Top of the Roof Rib. Specified bottom cover must be taken from the Top of the Roofing Rib.



- STEELWORK NOTES:
- Fabricate and erect all structural steelwork in accordance with AS 4100, AS 1554 and the Specification.
  - Do not obtain dimensions by scaling the structural elements.
  - Chip all welds free of slag.
  - All steelwork to be Hot Dipped Galvanised. Unless Otherwise Noted.
  - Unless otherwise noted use:  
a) 6mm continuous fillet weld  
b) 10mm thick gusset, fin and end plates, weld all round.  
c) 16mm dia. 4.6/5 bolts
  - Minimum end bearing 150mm.

PITTSWATER COUNCIL  
CC 0738/04  
I, the undersigned, certify that the plans, specifications and documents enclosed with this application for Development Consent are true and correct copies of the originals.  
Endorsed by: [Signature]  
04 NOV 2004

#### 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.3600, A.S.3700, A.S.4100

Jack D. Hodgson

Name Date Signature

No. Amendment Drawn Date

#### FOOTING / SLAB PLAN AND DETAIL

PROPOSED ADDITIONS  
3 BILGOLA TERRACE  
AVALON BEACH

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 this Drawing.

JACK HODGSON CONSULTANTS PTY. LIMITED.

Consulting Civil, Geotechnical, and Structural Engineers.

11 Bungun Street, MORIA VALE, P.O. Box 380, Post Code 2103.

Telephone (02) 9679 6733. Facsimile (02) 9679 6926.

A.C.N. 053 435 011

Designed JDH

Drawn ED

Job No.

Drawing No.

Checked JDH

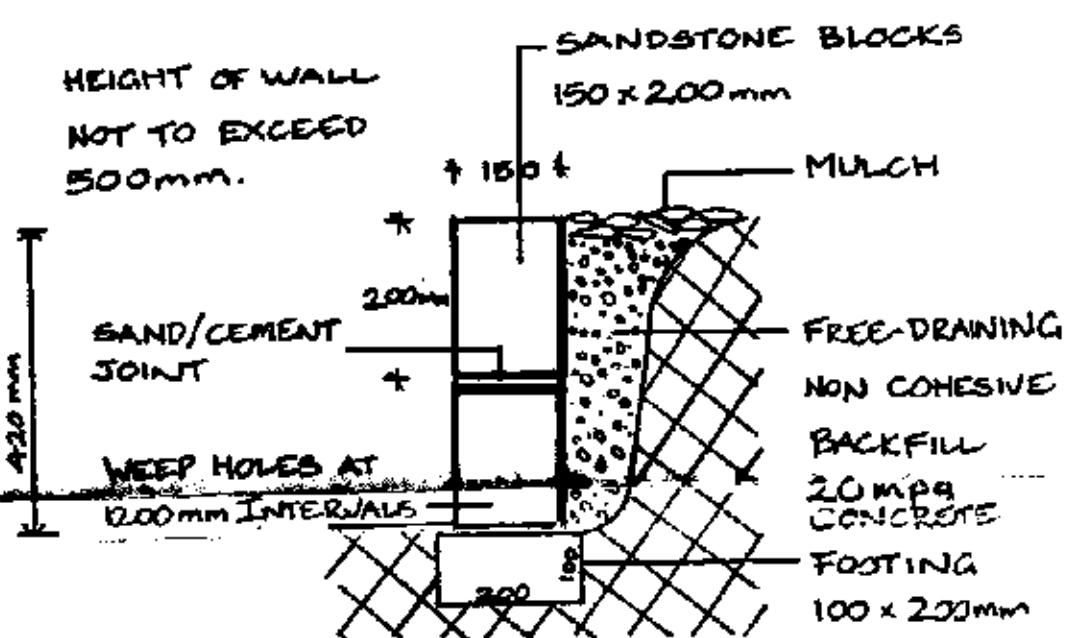
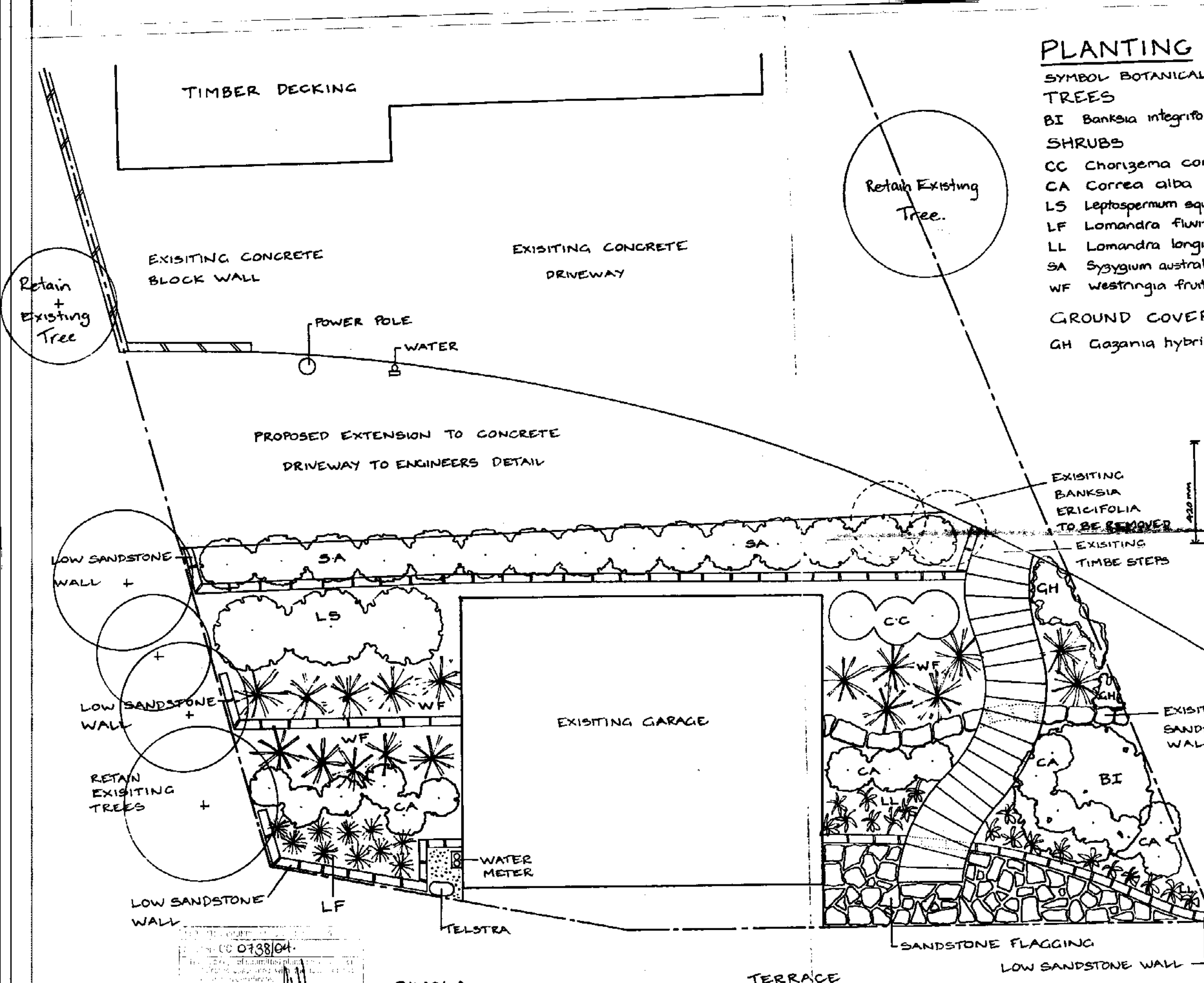
Scale 1:100, 20 uno

20317-1

Date 4 DECEMBER 2002

# PLANTING SCHEDULE.

SYMBOL	BOTANICAL NAME	COMMON NAME	NO	SIZE
<b>TREES</b>				
BI	Banksia integrifolia	Coastal Banksia	1	25 liter
<b>SHRUBS</b>				
CC	Chorizema cordatum	Flame Pea	3	200mm
CA	Correa alba	Correa	16	200mm
LS	Leptospermum squarrosum	Tea Tree	3	200mm
LF	Lomandra fluviatilis	Lomandra	19	150mm
LL	Lomandra longifolia	Lomandra	10	150mm
SA	Syzygium australe 'Select'	Lilly Pilly	15	200mm
WF	Westringia fruticosa	Coastal Rosemary	17	200mm
<b>GROUND COVER</b>				
GH	Gazania hybrids	Gazania	10	150mm



SECTION. LOW SANDSTONE WALL  
SCALE 1:10

PITTWATER COUNCIL  
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN  
CONJUNCTION WITH THE CONDITIONS OF

LAND DEVELOPMENT CONSENT PLAN			
PROPOSED ADDITIONS 3 BILGOLA TERRACE AVALON BEACH			
CLIENT MR & MRS TRELOAR			
DATE 12/2/03	SCALE 1:50, 1:10	DRAWN I.B.	DRAWING NO 0313-03
IAN BARNETT LANDSCAPE DESIGN			
71 HUDSON PARADE CLAREVILLE			
PH 0418 291 943 LIC NO 254-BSC			
Bachelor of Landscape Architecture			
Certificate Horticulture			

# LANDSCAPE PLAN.

**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>3 BILGOLA TERRACE, BILGOLA.</u>	

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

I, JACK HODGSON on behalf of JACK HODGSON CONSULTANTS PTY LTD.  
 (insert name) (trading or company name)

on this the 30.8.2004  
 (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:**

Report Title: <u>STABILITY REPORT PROPOSED DRIVE EXTENSION 3 BILGOLA TERRACE, BILGOLA.</u>
Report Date: <u>30.8.2004</u>
Author: <u>J. Hodgson</u>

**Structural Documents list:**

<u>FOOTING / SLAB PLANS DETAIL, 20317-1</u>
<u>PREPARED BY JACK HODGSON CONSULTANTS AND</u>
<u>DATED 4.12.2002.</u>

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.

J. 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 above mentioned 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 appropriately 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

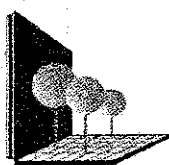
Chartered Professional Status MEMBER FLEAUST.

Membership No. 149 788

0738/04

04 NOV 2004





# Ian Barnett

## LANDSCAPE ARCHITECT

B.L. Arch., Cert Hort.  
Lic No. 24585C.

ABN 49 735 736 248

Pittwater Council  
2<sup>nd</sup> Floor, Unit 11  
No 5 Vuko Place  
Warriewood  
PO Box 882, Mona Vale  
NSW 1660

Ian Barnett  
81/25 Best Street  
Lane Cove NSW 2066  
Ph. 0418-291-943

Dear Sir/Madam

18 October 2004

**Re: Certification of Landscape Documentation  
Proposed Driveway Extension  
For Guy and Liz Treloar  
3 Bilgola Terrace  
Avalon. 2107**

**DA. N0116/04**

The tertiary qualifications I have attained include a Bachelor of Landscape Architecture (University of NSW) and Certificate of Horticulture (Ryde). I also hold a current Structural Landscape license from the Department of Fair Trading.

Pursuant to the proposed driveway extension at 3 Bilgola Terrace, I certify that the landscape documentation complies with the conditions set out in the Development Application (N0116/04) pertaining to Pittwater Councils Development Control Plan No.23.

Yours Sincerely

Ian Barnett  
B.L. Arch., Cert Hort.  
Lic No 24585C.

Development Application No. N0116/04	
Application No. 00 0738/04	
I hereby certify that the plans, documents or certificates associated with the issue of the Development Certificate.	
Endorsed by:	
Date:	04 NOV 2004