

# Construction Certificate Determination

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

**Certificate No. 2006/1482**

<b>Council</b>	Pittwater
<b>Determination</b> date of determination	Approved 17 August 2006
<b>Subject land</b> Address Lot No, DP No.	176 Barrenjoey Road, Newport Lot 1 DP 656488
<b>Applicant</b> Name Address Contact No. (phone)	Mrs P Makin 176 Barrenjoey Road, Newport NSW 2107 9999 3985
<b>Owner</b> Name Address Contact No. (phone)	Mr Warrick Makin 176 Barrenjoey Road, Newport NSW 2107 9999 3985
<b>Description of Development</b> Type of Work	Alterations & Additions to an Existing Dwelling
<b>Builder or Owner/Builder</b> Name Contractor Licence No/Permit	Reginald Byrne Owner Builder Permit No. 311675P
<b>Value of Work</b> Building	\$20,000.00
<b>Attachments</b>	1. Copy of completed Construction Certificate Application Form

**COUNCIL COPY**

NO209/06  
**SCANNED**  
18 AUG 2006  
2513963  
PITTWATER COUNCIL

Receipt 197937 17/8/06 \$30

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**Plans & Specifications  
certified**

List plans no(s) & specifications  
Reference

1. Architectural Details & Construction Specifications, reference no. 102, prepared by Walter Barda Designs, dated tba
  2. Structural Details, reference no. VQ23144, prepared & endorsed by Jack Hodgson Consultants Pty Ltd, dated 29 June 2006
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## Certificate

I certify that the work if completed in accordance with these plans and specifications will comply with the requirements of S81A(5) of the Environmental Planning and Assessment Act 1979.

**Signed**



**Date of endorsement  
Certificate No.**

17 AUG 2006

2006/1482

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**Certifying Authority**

Name of Accredited Certifier  
Accreditation No.  
Accreditation Authority

Tom Bowden  
93  
Dept of Infrastructure, Planning & Natural Resources  
(NSW Accreditation Scheme)  
(02) 9999 0003  
13/90 Mona Vale Road, Mona Vale NSW 2103

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Contact No.  
Address

**Development Consent**

Development Application No.  
Date of Determination

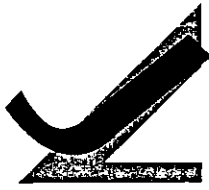
NO209/06  
8 June 2006

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**BCA Classification**

1a

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# Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VQ 23144.  
29<sup>th</sup> June, 2006.  
Page 1.

The General Manager  
Pittwater Council  
P O Box 882  
MONA VALE NSW 1660

Dear Sir,

## 176 BARRENJOEY ROAD NEWPORT

It is proposed to enclose an existing concrete balcony and place a steel roof over the balcony. We have been asked to design the structural members for the roof structure. We have calculated the likely loads and in our opinion the steel sections shown in Figure 1 will be adequate for a maximum span of 4.75 metres. Rafters are to be 150x50 F7 at 600 centres with a maximum span of 1.9 metres. Any steel work to be hot dipped galvanised and all work to be in accordance AS 4100.

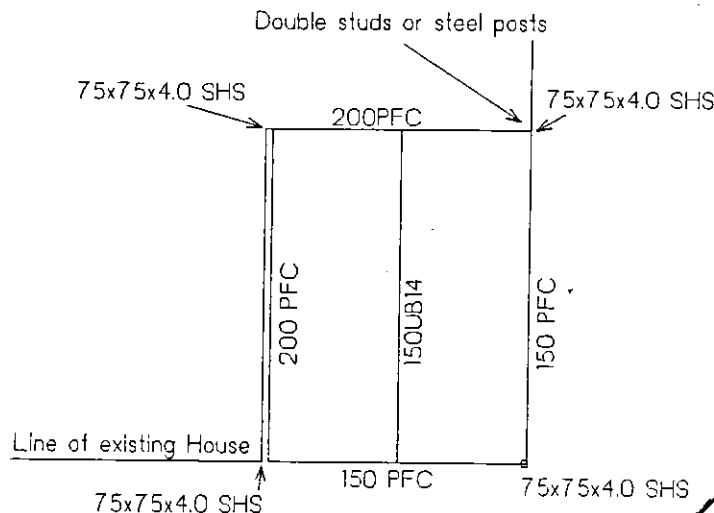


Figure 1.(NTS)

Our Mr Jack Hodgson is appropriately qualified and experienced to provide this certificate.

**JACK HODGSON CONSULTANTS PTY. LIMITED.**

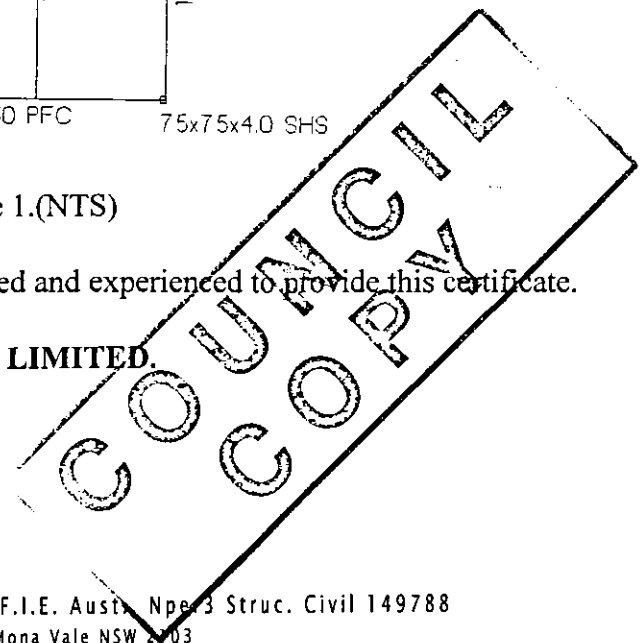
*J. Hodgson*  
**J. D. Hodgson M.Eng.Sc.,  
F.I.E.Aust., CP.ENG.  
Civil & Structural Engineer.  
Nper3, Struct. Civil. No. 149788.  
Director.**

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust. Nper3 Struct. Civil 149788

67 Darley Street, Mona Vale NSW 2103

PO Box 389 Mona Vale NSW 1660

Telephone: 9979 6733 Facsimile: 9979 6926



**GENERAL POWER OF ATTORNEY  
PART 1**

**THIS POWER OF ATTORNEY** is made on 23<sup>rd</sup> of May 2002 by **WARWICK KENNETH MAKIN** of 176 Barrenjoey Road, Newport in the State of New South Wales.

1. **I APPOINT AS MY ATTORNEY** my daughter **PAMELA MAKIN** of 2001 Kewamee Drive, Corona DeL Mare, CA United States of America and also of 176 Barrenjoey Road, Newport in the State of New South Wales, to exercise, subject to any conditions and limitations specified in Part 2 of this Instrument, the authority conferred on her by Section 163B of the Conveyancing Act, 1919, to do on my behalf anything I may lawfully authorise an attorney to do.
2. In the exercise of the authority conferred on her by Section 163B of the Conveyancing Act, 1919, my attorney is authorised to execute an assurance or other document, or do any other act, whereby a benefit is conferred on her.
3. This general power of attorney is given with the intention that it will continue to be effective notwithstanding that after its execution I suffer loss of capacity through unsoundness of mind and/or any other reason whatsoever.

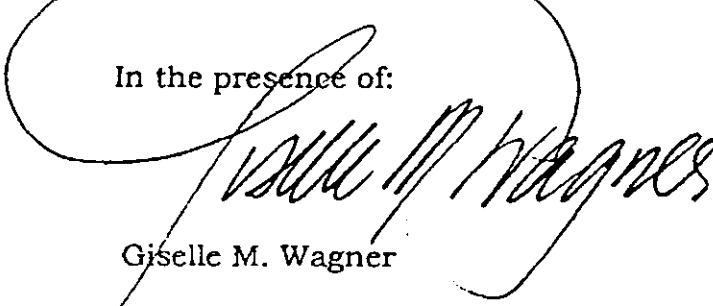
**PART 2  
CONDITIONS AND LIMITATIONS**

**WITHOUT ANY LIMITATIONS WHATSOEVER.**

**IN WITNESS** whereof I, **WARWICK KENNETH MAKIN** have hereunto set my hand and seal on the abovementioned date.

SIGNED SEALED and DELIVERED  
By:

  
 \_\_\_\_\_  
 WARWICK KENNETH MAKIN

In the presence of:  
  
 \_\_\_\_\_  
 Giselle M. Wagner

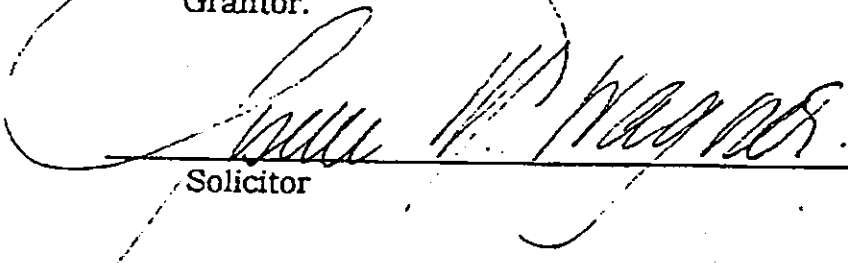
Solicitor

2

**CERTIFICATE UNDER SECTION 163F (2)  
of the  
CONVEYANCING ACT 1919**

**I, Giselle Monika Wagner** of Northern Beaches Legal Service 4/17 Bungan Street, Mona Vale 2103 in the State of New South Wales Solicitor **hereby certify that:**

1. I have explained the effect of the General Power of Attorney herein to the Grantor of the General Power of Attorney before it was executed.
2. I am a prescribed person (not being an attorney under this General Power of Attorney).
3. I have attested the execution of this Power of Attorney by the Grantor.


  
Solicitor

**\*Prescribed Persons - for the purpose of attesting an instrument under s163F (2)(b) of the Conveyancing act 1919 ("the Act") the following are prescribed persons:**

- A. **ATTESTING WITHIN AUSTRALIA**  
A clerk of petty sessions, a barrister, a solicitor of a Court of any State or Territory of the Commonwealth but excluding a solicitor who acts for or is employed in the legal practice of a solicitor appointed as an attorney under the instrument or a solicitor who is a member of a partnership which carries on legal practice of which an attorney under the instrument is a member.
- B. **ATTESTING OUTSIDE AUSTRALIA**  
A person referred to in I above or a legal practitioner duly qualified in that country, instructed and employed independently of any legal practitioner appointed under the instrument.

LODGED BY:

**NORTHERN BEACHES LEGAL SERVICE  
SOLICITORS  
4/17 BUNGAN STREET,  
MONA VALE 2103  
DX 9001 MONA VALE  
TEL: (02) 99799622 FAX: (02) 99799633  
c Northern Beaches Legal Service 1997**

<b>REGISTERED</b>	
31 MAY 2002	
BOOK 4350 No. 56	

## 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)

Pamela

Family Name (or Company)

MAKIN

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

176 BARRENJOEY ROAD

Newport

Post Code 2106

Daytime telephone

9999 3985

Alternate no.

Mobile no.

0439 600 300

### 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)

WARWICK KENBETH MAKIN

Address

176 BARRENJOEY ROAD

Newport 2106

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)

Pamela Makin

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.

176

Street name

BARRENJOEY

Suburb

Newport

Post code

2106

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

Lot no.

I

DP no.

DP656483

COUNCIL COPY

**4. Description of work**

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

Room Addition

**5. Estimated cost of work**

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

Estimated cost of work \$ 20,000

**6. Development Consent**

Council Consent no. DA N0209/06

Date of Determination June 8, 2006

**7. Building Code of Australia classification**

This can be found on the development consent

BCA Classification 1a

**8. Builders details**

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

Name MARK THOMPSON

License no. 0412 585 892

REGINALD BYRNE

Owner/builder permit no. 311675P

**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

[Handwritten signature]

Date

Aug 17, 2006

## 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Three (3) copies of detailed architectural plans and specifications
<input 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 type="checkbox"/>	<input type="checkbox"/>	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>	Copy of BASIX Certificate & Report.
<input 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**

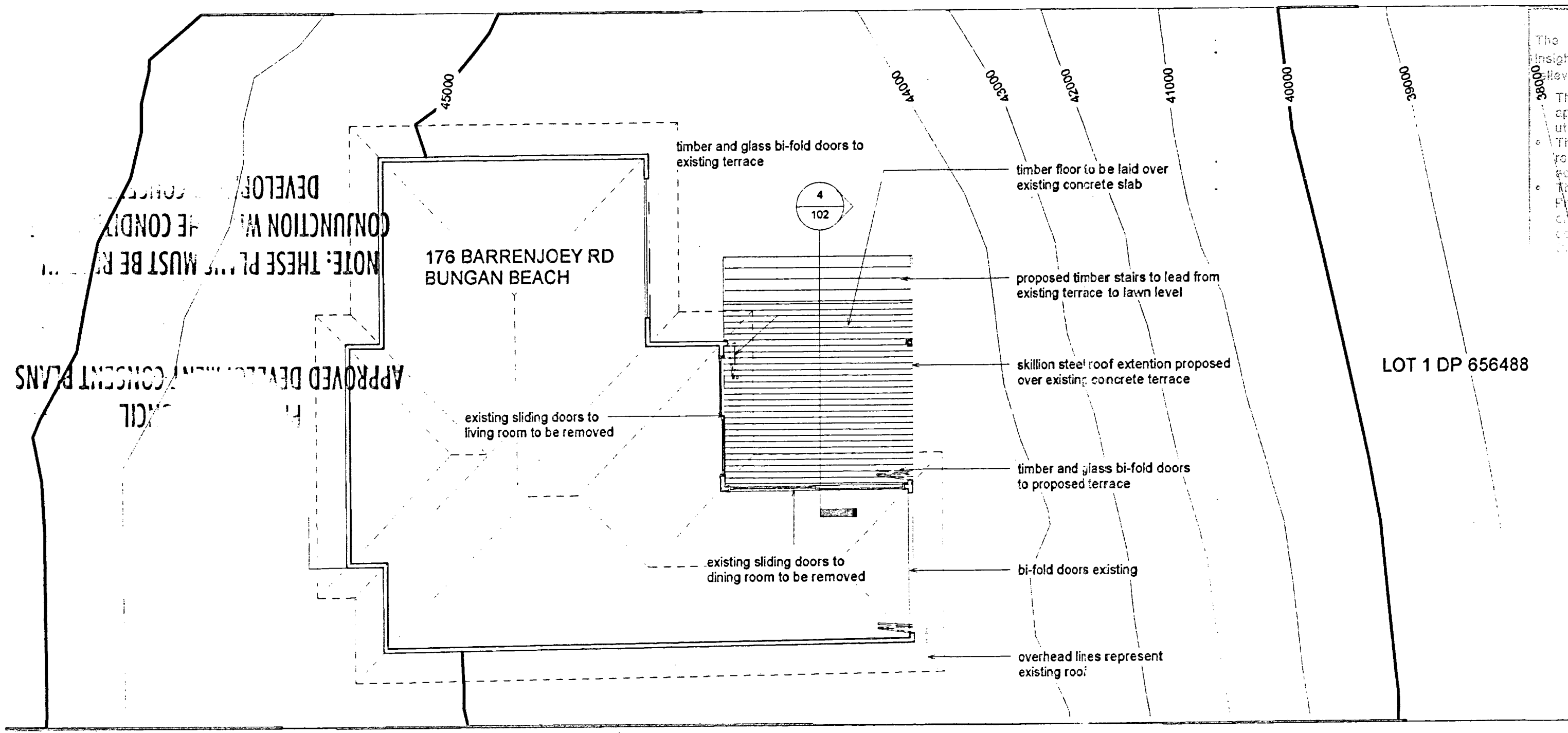
What is the area of the land (m <sup>2</sup> )?	Gross floor area of building (m <sup>2</sup> ) as proposed:
What are the current uses of all or parts of the building(s)/land?	Location:  Use:
Does the site contain a dual occupancy?	What is the gross floor area of the proposed addition or new building (sq metres)?
What are the proposed uses of all parts of the building(s) land?	Number of pre-existing dwellings:
Number of dwellings to be demolished:	How many dwellings proposed?
How many storeys will the building consist of?	Will the new building be attached to the existing building?
	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:

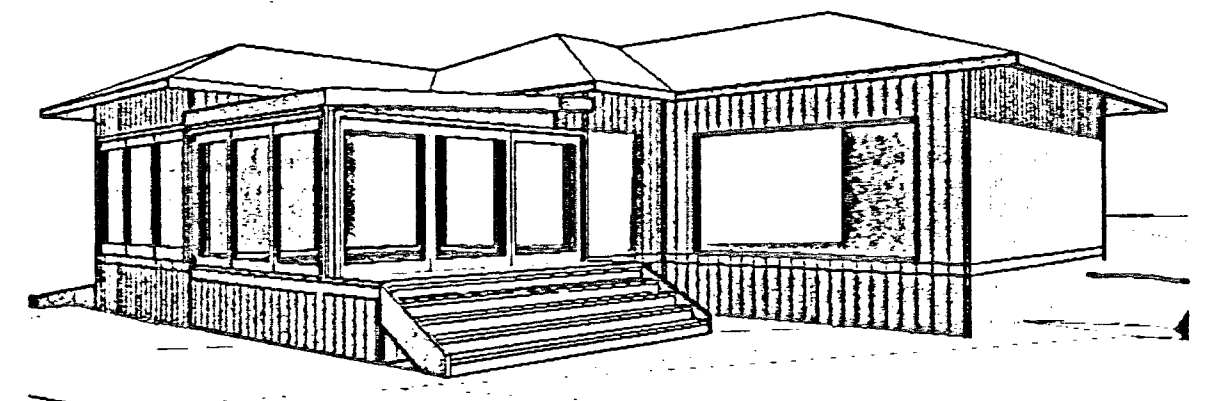
WALLS		FLOOR		ROOF		FRAME	
Brick veneer	<input type="checkbox"/>	Concrete	<input type="checkbox"/>	Aluminium	<input type="checkbox"/>	Timber	<input type="checkbox"/>
Full brick	<input type="checkbox"/>	Timber	<input type="checkbox"/>	Concrete		Steel	<input type="checkbox"/>
Single brick	<input type="checkbox"/>	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 type="checkbox"/>			Tiles	<input type="checkbox"/>		
Fibrous cement	<input type="checkbox"/>			Slate	<input type="checkbox"/>		
Hardiplank	<input type="checkbox"/>			Steel	<input type="checkbox"/>		
Timber/weatherboard	<input 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"/>						



**1** Ground Floor  
Scale: 1:100

**WARRANTY**  
The stamping of these plans by Insight Building Certifiers Pty Ltd does not relieve:  
The applicant's responsibility to obtain approval from Sydney Water or other utilities  
The Structural Engineer of their responsibility to ensure the structural adequacy of this project  
The Applicant, Director, Engineer or other Professional of their responsibility to ensure these stamped details are consistent with the issued Construction Certificate and any other details.

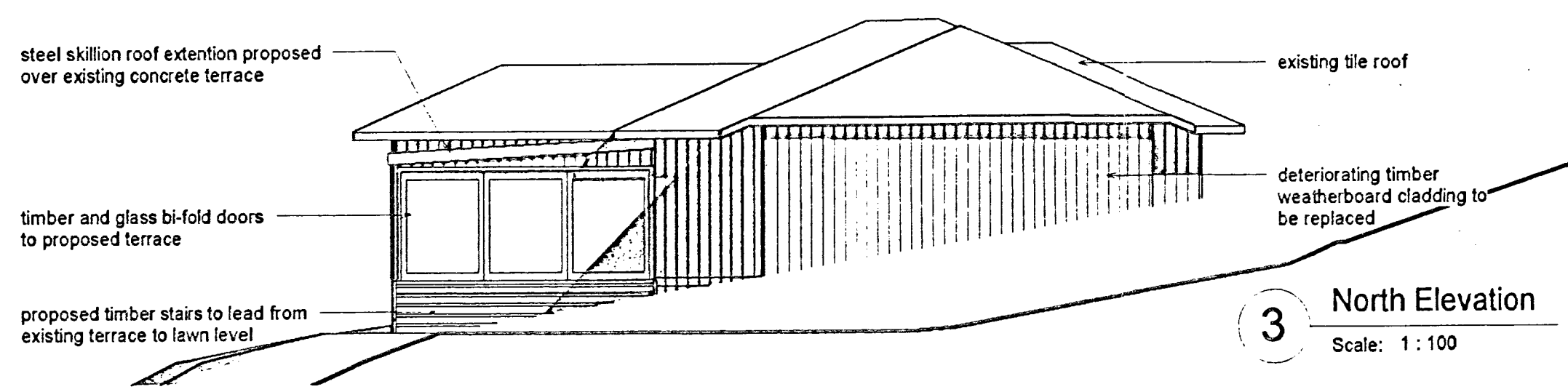
**Insight** building certifiers pty ltd  
CONSENT NO. NO 2ca/eb DATE 8/6/06  
CONSTRUCTION CERT. NO. 2006/1482  
**CONSTRUCTION CERTIFICATE PLANS**  
Newport 17 AUG 2006  
T. 9360 2324 F. 9360 2324



Provide handrail in accordance with BCA requirements.

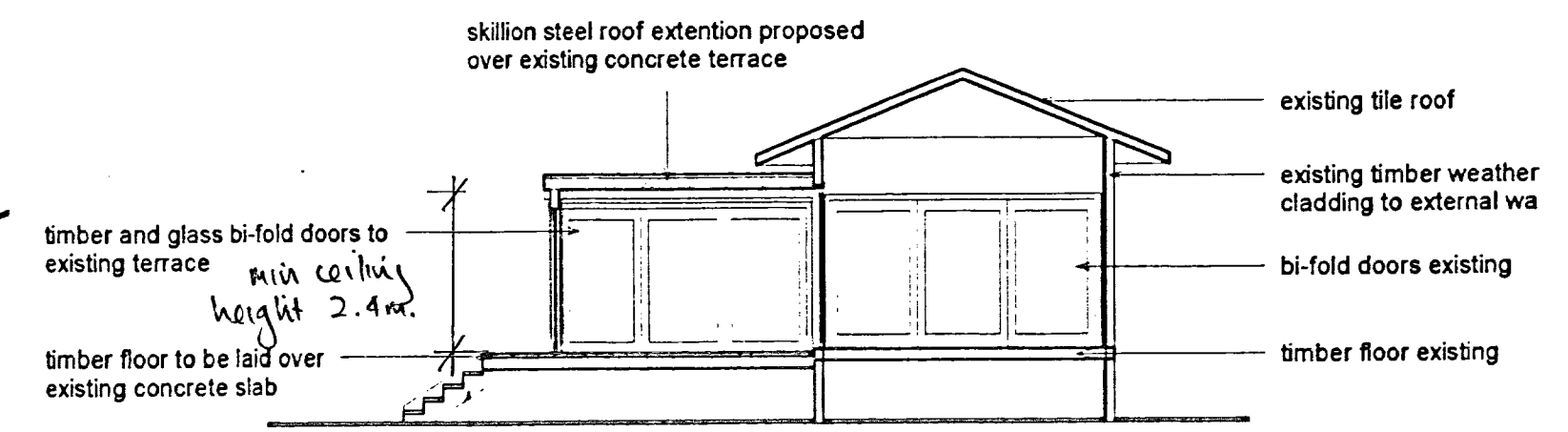
**6** 3D View  
Scale:

Ridge 49980



**3** North Elevation  
Scale: 1:100

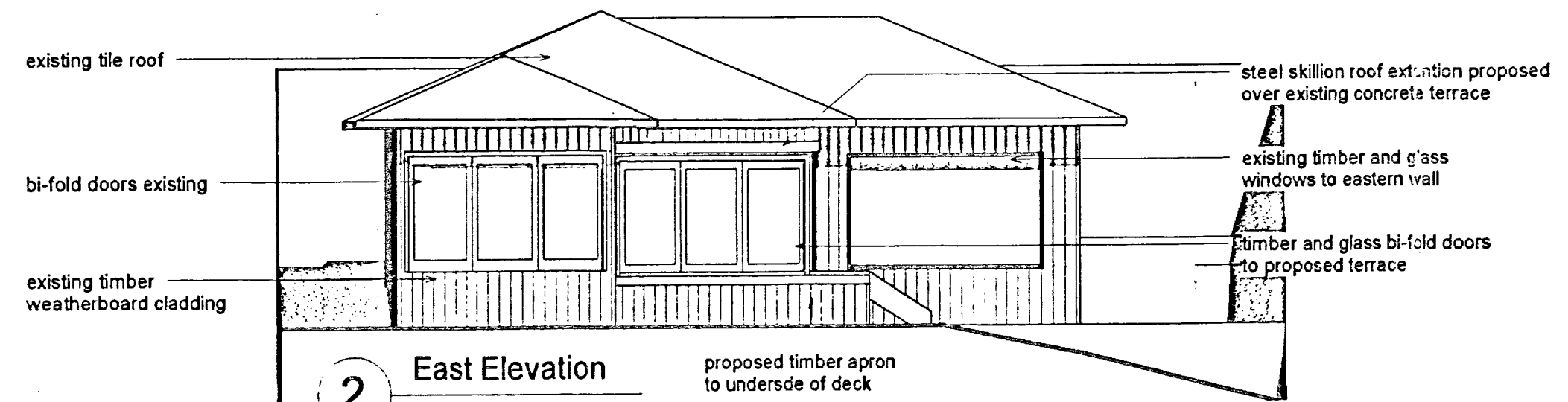
Ground Floor 45470  
Grass RL 44500



**4** Section 1  
Scale: 1:100

proposed timber stairs to lead from existing terrace to lawn level

Ridge 49980



**2** East Elevation  
Scale: 1:100

Ground Floor 45470  
Grass RL 44500

WATERLOO COUNCIL  
18 AUG 2006  
SCANNED

**WALTER BARDA DESIGN**  
ARCHITECTURE • LANDSCAPE • INTERIORS  
38 HARDIE ST DARLINGHURST NSW 2010  
TEL 9360 2324 FAX 9360 2324  
Job Makin/Byrne Residence, 176 Barrenjoey Rd, Newport Beach  
Title Plan, Elevations, & Section Dwg No. 102  
Date 09.03 Scale 1:100 Issue

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