

Construction Certificate Determination

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

R# 224210

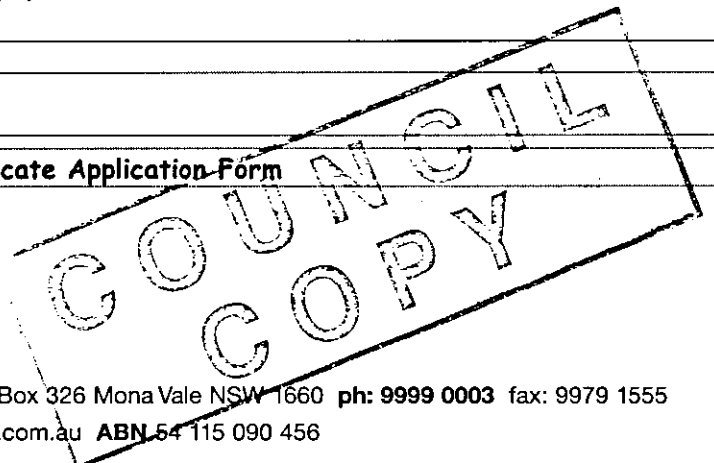
11/9/07

Certificate No. 2007/2285

Council	Pittwater
Determination date of issue	Approved 11 September 2007
Subject land Address Lot No, DP No.	1 Kalinya Street, Newport Lot 1 DP 72587
Applicant Name Address Contact No. (phone)	Bayfield Hotels c/- Gartner Trovato Architects, PO Box 1122, Mona Vale NSW 1660 9979 4411
Owner Name Address Contact No. (phone)	Bayfield Hotels 1 Kalinya Street, Newport NSW 1660 9979 4411
Description of Development Type of Work	New Flagpole
Builder or Owner/Builder Name Contractor Licence No/Permit	-
Value of Work Building	\$2,475.00

Attachments

- Copy of completed Construction Certificate Application Form



Plans & Specifications certified

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with *Insight Building Certifiers* stamp.

- Architectural Plans & Construction Specifications, reference no. DA-01B, prepared by Gartner Trovato Architects, dated 4 September 2007
- Structural Details, prepared by Pila Group Pty Ltd

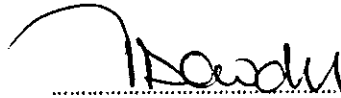
Certificate

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

- The relevant provisions of the Building Code of Australia
- The relevant conditions of this Development Consent

and that work completed in accordance with the documentation accompanying the application for this Certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation referred to in Section 81A(5) of the Environmental Planning & Assessment Act, 1979.

Signed



Date of endorsement
Certificate No.

11 SEP 2007
2007/2285

Certifying Authority

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

Tom Bowden
BPB0042
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

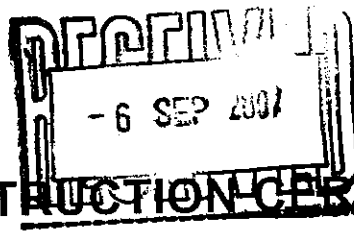
Development Consent

Development Application No.
Date of Determination

N0408/07
24 August 2007

BCA Classification

10b



APPLICATION FOR A CONSTRUCTION CERTIFICATE

1. Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much details as possible

Mr Mrs Ms Dr Other **BAYFIELD HOTELS C - GARTNER TROVATO ARCHITECTS.**

Given Names (or ACN) _____ Family Name (or Company) **BAYFIELD HOTELS.**

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

~~112/112A, 112/112B, 112/112C, 112/112D, 112/112E, 112/112F, 112/112G, 112/112H, 112/112I, 112/112J, 112/112K, 112/112L, 112/112M, 112/112N, 112/112O, 112/112P, 112/112Q, 112/112R, 112/112S, 112/112T, 112/112U, 112/112V, 112/112W, 112/112X, 112/112Y, 112/112Z.~~ **P.O. BOX 1122**

~~112/112A, 112/112B, 112/112C, 112/112D, 112/112E, 112/112F, 112/112G, 112/112H, 112/112I, 112/112J, 112/112K, 112/112L, 112/112M, 112/112N, 112/112O, 112/112P, 112/112Q, 112/112R, 112/112S, 112/112T, 112/112U, 112/112V, 112/112W, 112/112X, 112/112Y, 112/112Z.~~ **MONA VALE** Post Code **1660**

Daytime telephone **9979 4411** Alternate no. _____ Mobile no. _____

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) **SEE ATTACHED LETTER.**

Address _____

As owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

Signature(s) 

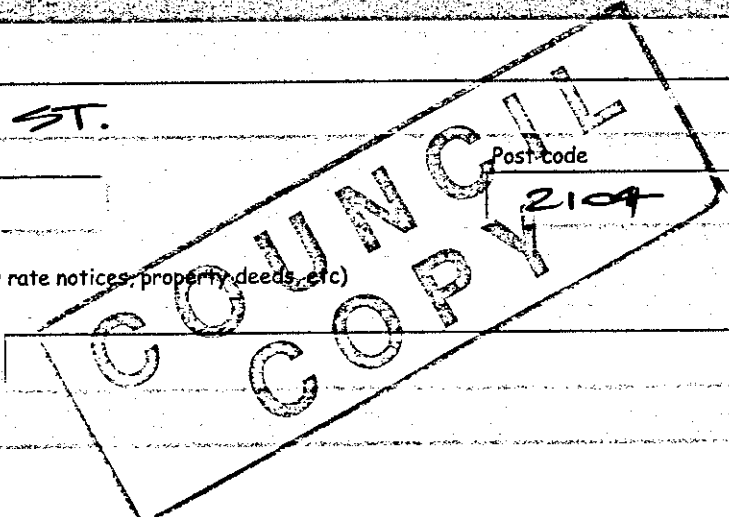
Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg, power of attorney, executor, trustee, company director, etc).

3. Location of property

Unit/Street no. **1** Street name **KALINYA ST.**

Suburb **NEWPORT.** Post-code **2104**

Legal Property Description (these details are shown on your rate notices, property deeds, etc)
 Lot no. **1** DP no. **527172**



4. Description of Work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

NEW FLAGPOLE ERECTION.

5. Estimated cost of Work

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

Estimated cost of work \$ 2475.00 (SEE ATTACHED)

6. Development Consent

Council Consent no. 0408/07

Date of Determination 24/08/07

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification 10b

8. Builder's details

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

Name JFM CONSTRUCTIONS

License no. 17861C

Owner/builder permit no. N/A.

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

4/09/07

SUBMISSION REQUIREMENTS

A. GENERAL

Are the plans submitted with the Construction Certificate Application in accordance with the Development Consent?

Yes No

Have all the conditions of Development Consent relating to the issue of the Construction Certificate been fully complied with?

Yes No

If you have answered NO to either of the above questions, then you will need to speak with the Accredited Certifier BEFORE LODGING YOUR APPLICATION.

B. ALL PROPOSALS (has the following required information been submitted?)

Yes	No	Not Applicable	<u>In the case of an application for a Construction Certificate for building work:</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Three (3) copies of detailed architectural plans and specifications
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1:200. The general plan of the building is to: a) show a plan of each floor section b) show a plan of each elevation of the building c) show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground d) indicate the height, design, and full construction details e) indicate the provision for fire safety and fire resistance (if any)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building, all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 copies of a specification: a) to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply b) state whether the materials proposed to be used are new or second hand and give particular
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	If the proposed building work involves a modification to previously approved plans and specification which were subject of a Development Consent, has the original Development Consent been modified by Council?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Except in the case of an application for, or in respect of domestic building work: a) a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and b) if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. This list must specify the standard of design of each of those fire safety measures to which they were originally installed. c) This list must describe the extent, capability and basis of design of each of the measures concerned.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of BASIX Certificate & Report.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other documentation to satisfy conditions of Development Consent.

HOME BUILDING ACT 1989 (as amended) OWNER/BUILDER REQUIREMENTS

Applicants for work at a residential property with a value of work over \$12,000 require insurance as specified in the Home Building Act 1989.

Owner Builders require Property Owner Builder's Permit issued by the Department of Fair Trading for all projects over \$5,000. In addition to this permit all projects valued in excess of \$12,000 may also require a contract of insurance under the provisions of the Home Building Act 1989 as amended. This requirement will take effect should the property owner offer the property for sale in the ensuing period of 7 years.

Enquiries on any matters relevant to this section should be taken up with the Department of Fair Trading at Level 21, Astra House, 227 Elizabeth Street, Sydney (ph: 133220).

LONG SERVICE LEVY (applies to all classes of buildings)

N/A

A Long Service Levy at 0.35% of the cost of works is payable on projects valued \$25,000 or more. This sum can be paid directly to the Long Service Payments Corporation or to Council acting as an agent to the Corporation. Partial exemption from the levy may be granted to non profit organizations, churches and to owner/builders. The levy may also be paid in instalments. Application forms for these exemptions are available from Council but all enquiries in this regard should be address to the Long Service Payments Corporation.

THE CONSTRUCTION CERTIFICATION CANNOT BE ISSUED UNLESS THE LONG SERVICE LEVY AND HOME BUILDING ACT 1989 INSURANCE (APPLICABLE TO RESIDENTIAL PROPERTIES) HAVE BEEN PAID, OR EVIDENCE OF THE EXEMPTION PROVIDED TO COUNCIL

PARTICULARS OF THE PROPOSAL

What is the area of the land (m ²)?	Gross floor area of building (m ²) as proposed:
What are the current uses of all or parts of the building(s)/land?	Location: <i>1 Kalinga Street</i> Use: <i>Newport</i>
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 <input type="checkbox"/>	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"/>			

Bayfield Hotels



4th September 2007

Tom Bowden
Insight Development Consultants
P O Box 326
Mona Vale NSW 1660

Re: Construction Certificate for Flagpole @ 1 Kalinya Street, Newport

We hereby authorise owners consent for Construction Certificate application for the above project.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Wayne Bayfield'. The signature is cursive and somewhat stylized, with the first name being more prominent.

**Wayne Bayfield
Director
Newport Arms Properties Pty Ltd**

GENERAL NOTES

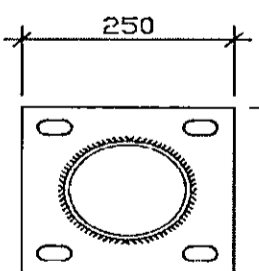
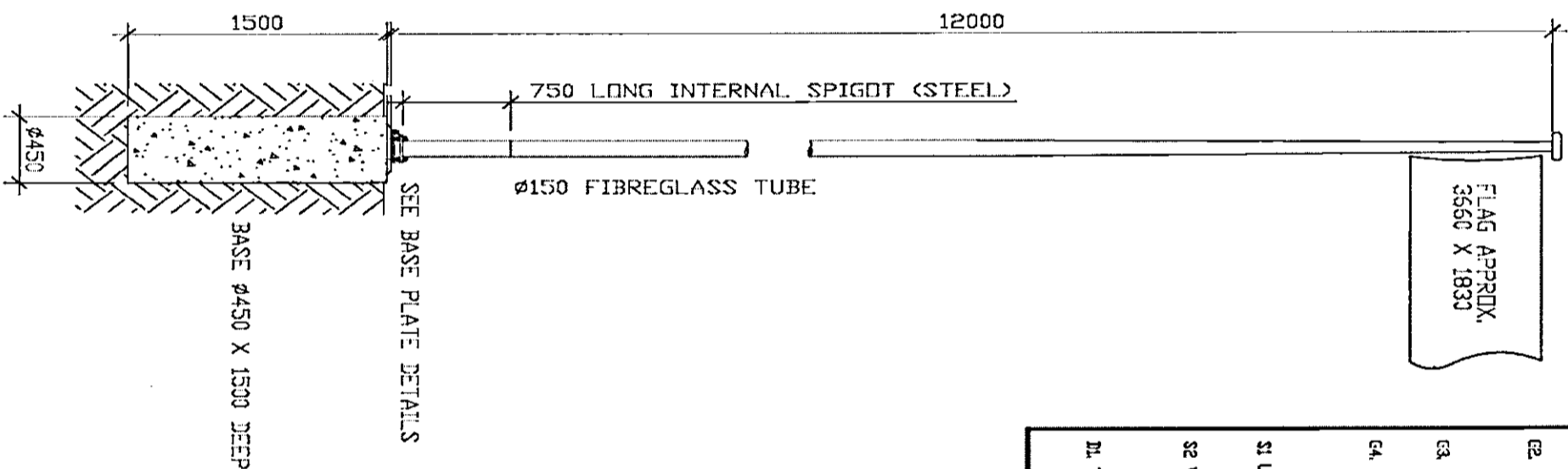
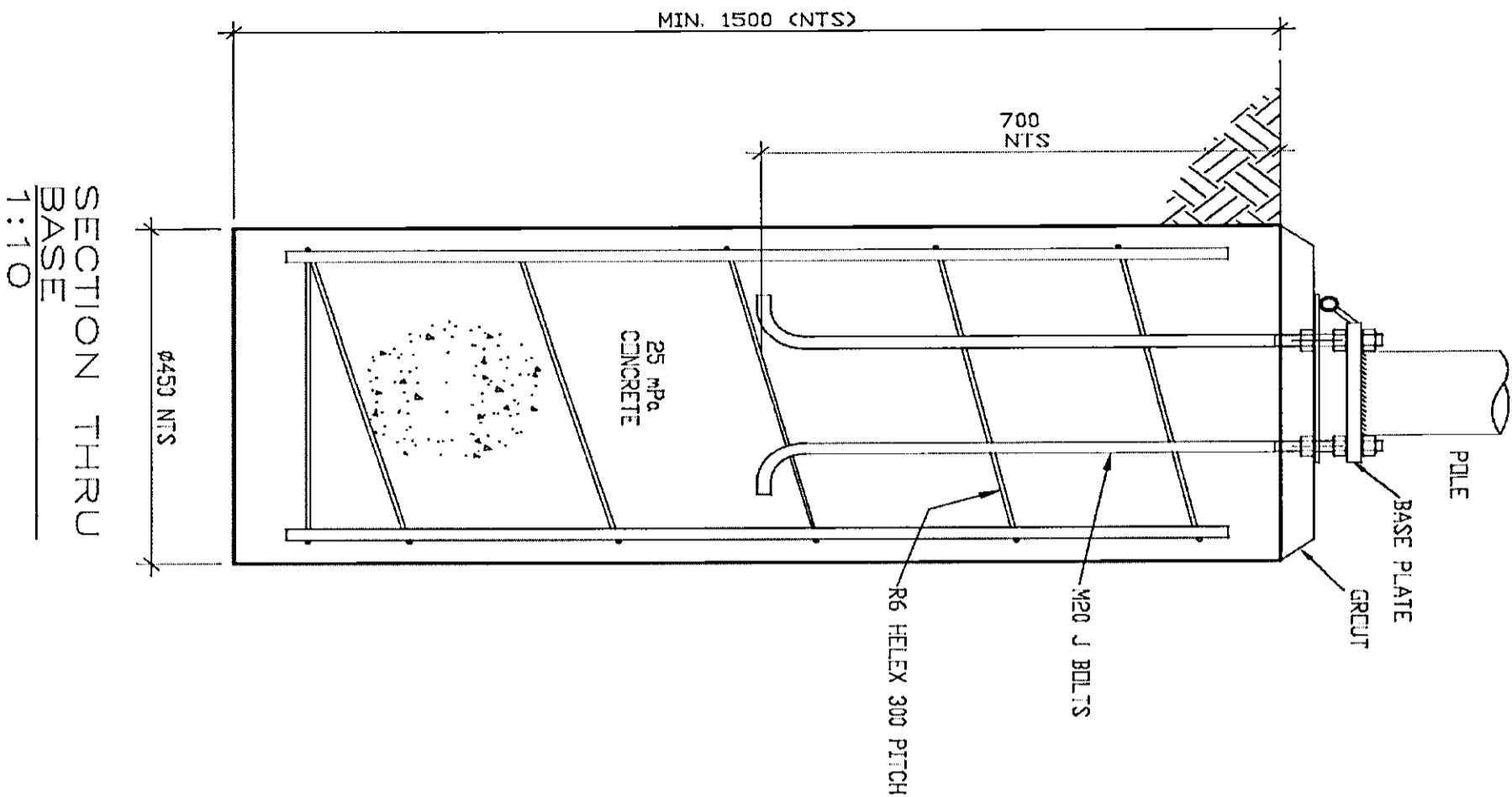
- G1. All workmanship and materials shall comply with relevant SAA codes, By-laws and Ordinances of the Local Building Authority.
- G2. The overall dimensions shall be checked on site. Dimensions shown are concrete sizes and do not include finishes. These drawings are to be read in conjunction with the Contract but do not form part of the Contract. Do not scale from this drawing. Any discrepancies shall be notified to the Engineer.
- G3. The foundation material must be stable and shall have a minimum bearing capacity of 150 kPa. Any variations in the foundations from that assumed shall be immediately referred to the Engineer.
- G4. Excavators shall not be permitted within 2 metres of an existing structure without prior approval or recommendations for shoring or underpinning provided by the Engineer.

STEEL FABRICATION NOTES

- S1. UNLESS NOTED OTHERWISE, ALL FILLET WELDS SHALL BE 6MM CONTINUOUS CATEGORY SP USING E43XX ELECTRODES. ALL BUTT WELDS SHALL BE COMPLETE PENETRATION BUTT WELDS TO AS 1554.1, CATEGORY SP.
- S2. WELDING SHALL BE PERFORMED BY AN EXPERIENCED OPERATOR IN ACCORDANCE WITH AS 1554.

DESIGN NOTES

- D1. THE POLES & FOUNDATIONS HAVE BEEN DESIGNED FOR CATEGORY 2 EXPOSURE WITH BASIC DESIGN WIND SPEED OF 50 m/sec (ULTIMATE)



20 mm THICK BASE PLATE
22 WIDE SLOTTED HOLES
TRIPLE WELD AT BASE
CONNECTING 125 NBX4.9 WT
STEEL PIPE SPIGOT TO
BASE PLATE

WARNING

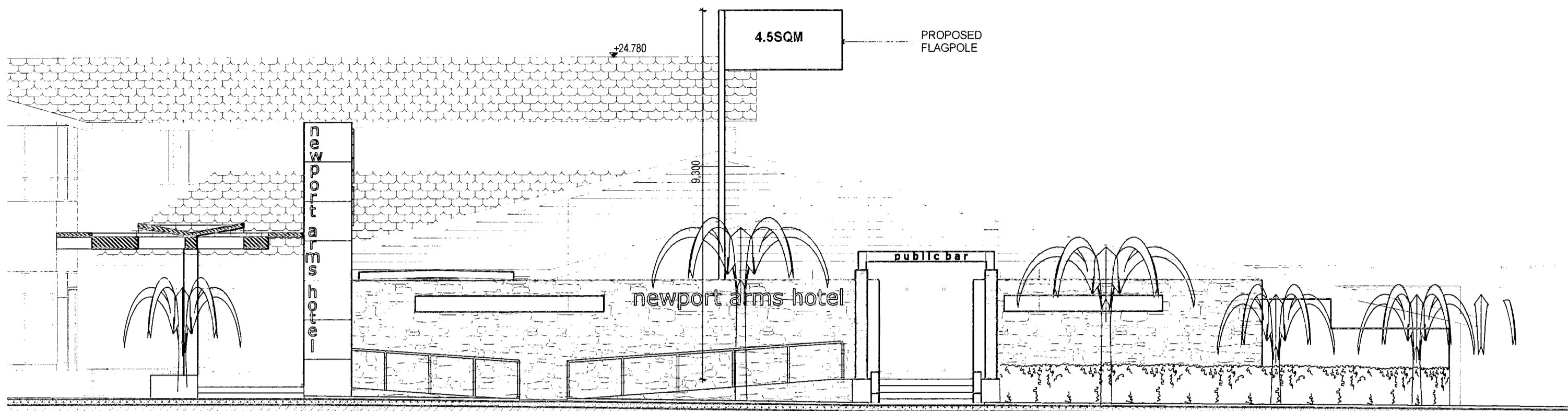
The stamping of this plan by Insight Building Certifiers Pty Ltd does not relieve:

- 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, Structural Engineer or other Professional of their responsibility to ensure these stamped details are constructed in accordance with the specifications.

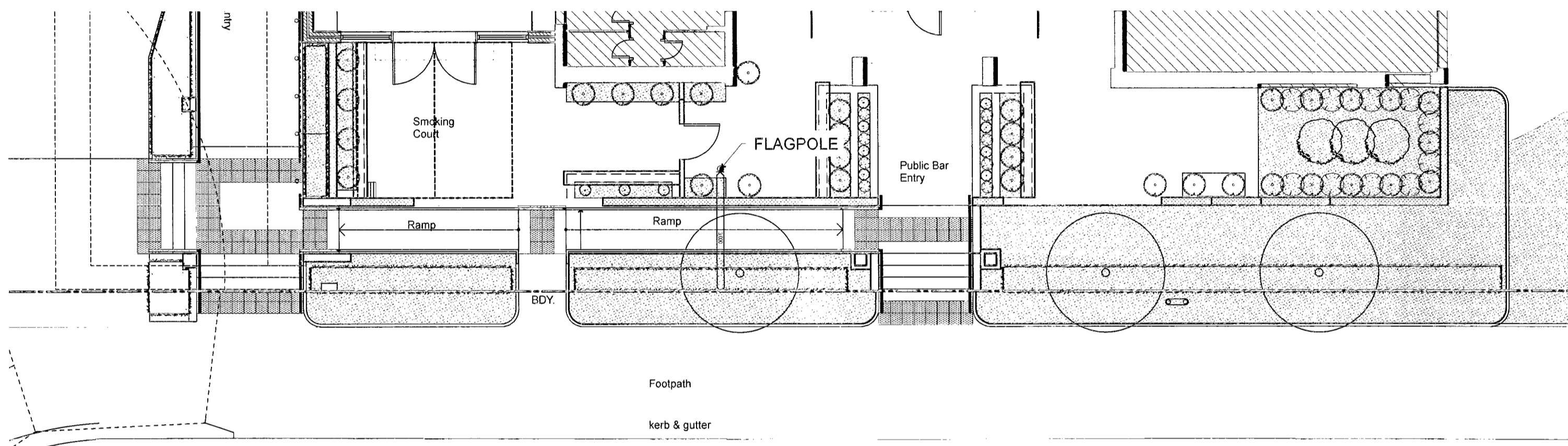
PILA group™ Pty Ltd
Incorporating Premier Poles

Phone - 1300 POLES 1 (1300 765 371)
Post - 172 Pomona Connection Rd Pomona Q 4566
Email - sales@pila.com.au
Fax - 07 5445 1275
ABN - 32 114 687 820

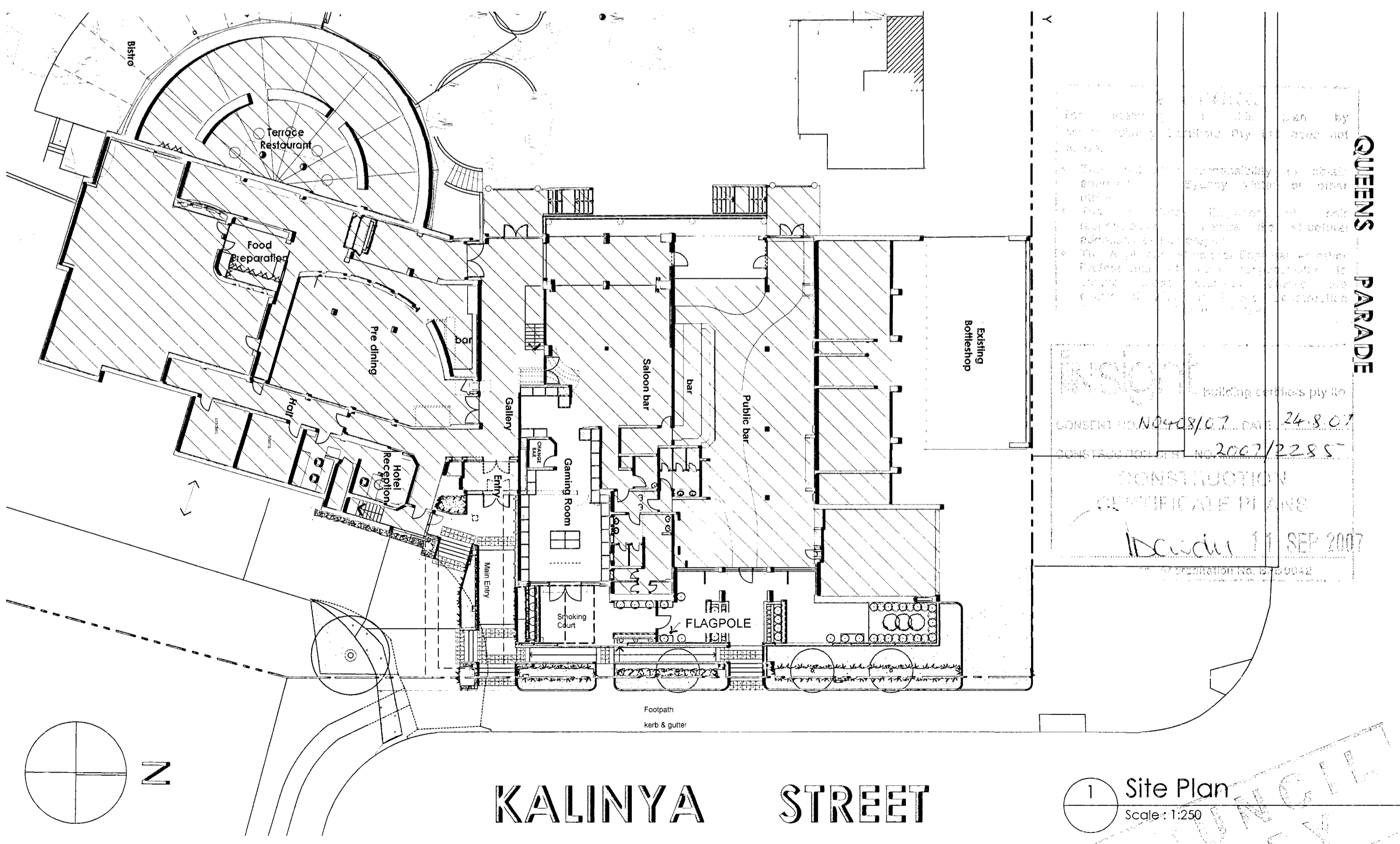
GOING TO COUNCIL



4 Flagpole Elevation
Scale: 1:100



5 Flagpole plan
Scale: 1:100



QUEENS PARADE
 Building certifies ply to
 CONSENT NO N0408/07 DATE 24.8.07
 2007/2285
 CONSTRUCTION
 CERTIFICATE PLANS
 Issued 11 SEP 2007
 Presentation No. B-0042

1 Site Plan
Scale: 1:250