



24 May, 2016

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/Madam,

Development Application No. N0377/07 (N0377/07/S96/1)
Property Address: 11 Plateau Road, Avalon

For Council's information, please find enclosed **Modified** Construction Certificate No. 2008/2658A issued for Alterations & Additions to an Existing Dwelling at the above address, accompanied by:

- Copy of **Modified** Construction Certificate application form.
- Cheque for \$36.00 being the prescribed fee to receive the above certificate.

NB: Please forward receipt for the above fee to **Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660.**

Yours faithfully

Tom Bowden
Insight Building Certifiers Pty Ltd

\$36 REC: 395534 25/5/16

Modified Construction Certificate Determination

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

Modified Certificate No. 2008/2658A

Council Pittwater

Determination Approved
date of issue 24 May 2016

Subject land
Address 11 Plateau Road, Avalon
Lot No, DP No. Lot 150 DP 16902

Applicant
Name Mrs E Levy
Address 11 Plateau Road, Avalon NSW 2107
Contact No. (phone) 9918 9121

Owner
Name Mr Ian & Mrs Evelyn Levy
Address 11 Plateau Road, Avalon NSW 2107
Contact No. (phone) 9918 9121

Description of Development
Type of Work Alterations & Additions to an Existing Dwelling

Builder or Owner/Builder
Name C T & R A & D C Elliott
Contractor Licence No/Permit 54265C

Value of Work
Building \$350,000.00

Attachments

- Copy of completed Construction Certificate Application Form
- Pittwater Council receipt nos. 228923 & 235909 for payment of Long Service Levy
- BASIX Certificate No. A12193, dated 18 June 2007

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. 607, drawing nos. 1 to 4 (inclusive), Revision C, prepared by Shimdesign, dated 22 February 2008, *modified by Architectural Drawing reference no. 607 Drawing no. 1/5 dated June 2007, prepared by Shimdesign*
- Structural Details, reference no. CMSC-1286A, prepared and endorsed by Tihanyi Consulting Engineers Pty Ltd, dated 5 March 2008
- Completed Form 2 of the Geotechnical Risk Management Policy for Pittwater, dated 4 November 2007
- Certificate of Structural Adequacy, reference no. CMSC1286LevyLetter.doc, prepared by Tihanyi Consulting Engineers, dated 26 November 2007
- Sediment & Erosion Control Plan, reference no. 24585-E1, prepared by Jack Hodgson Consultants Pty Ltd, dated 21 November 2007

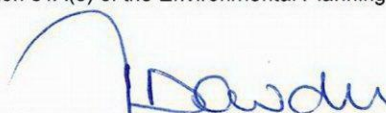
Certificate

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.

24 MAY 2016

2008/2658A

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

N0377/07 (N0377/07/S96/1)
23 October 2007 (Modified 30 November 2015)

BCA Classification

1a

APPLICATION FOR A CONSTRUCTION CERTIFICATE

Environmental Planning and Assessment Act 1979 & Environmental Planning and Assessment Regulation 2000

Description of Building Work

Renovation of 11 Plateau Road, Avalon 2007-2009. DA N0377/07
approved 23/10/2007. S96 N° N0377/07/S96/1 approved 30/11/2015.

Estimated cost of work

Cannot recall: ? \$350,000

BCA Classification(s)

1 a

Development Consent Reference no.

DA N0377/07

Date of Issue

23/11/2007

Modified Consent Reference no. (if applicable)

S96 N° N0377/07/S96/1

Date of Issue (if applicable)

30/11/2007

Property Address

Unit/Street no.

11

Street name

PLATEAU ROAD

Suburb

AVALON

NSW

Post code

2107

Lot no.

150

DP no.

16902

Accompanying Documents

- Appropriate Architectural Plans and Specifications
- All information required by Part 3 of Schedule 1 Forms of the Regulation (see over)

I/We, the owner/s of the abovementioned property, hereby make application to Tom Bowden/Heath McNab of Insight Building Certifiers Pty Ltd ('Insight') for a Construction Certificate for the building work described above and, in doing so, I/we also declare that the documents provided and asserted by me as a copy of a development consent and incorporated plans are a true copy of same as issued by the relevant consent authority or the Land and Environment Court.

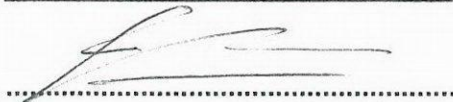
Owner 1 Name:

IAN WARWICK LEVY

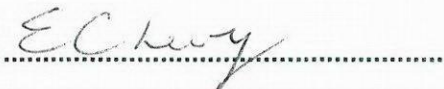
Owner 2 Name:

EVELYN CHRISTINE LEVY

Owner's Signature:



Owner's Signature:



Date:

19/04/2016

Date:

15-4-16.

Owner's Address:

11 PLATEAU ROAD, AVALON, NSW 2107

Daytime Telephone:

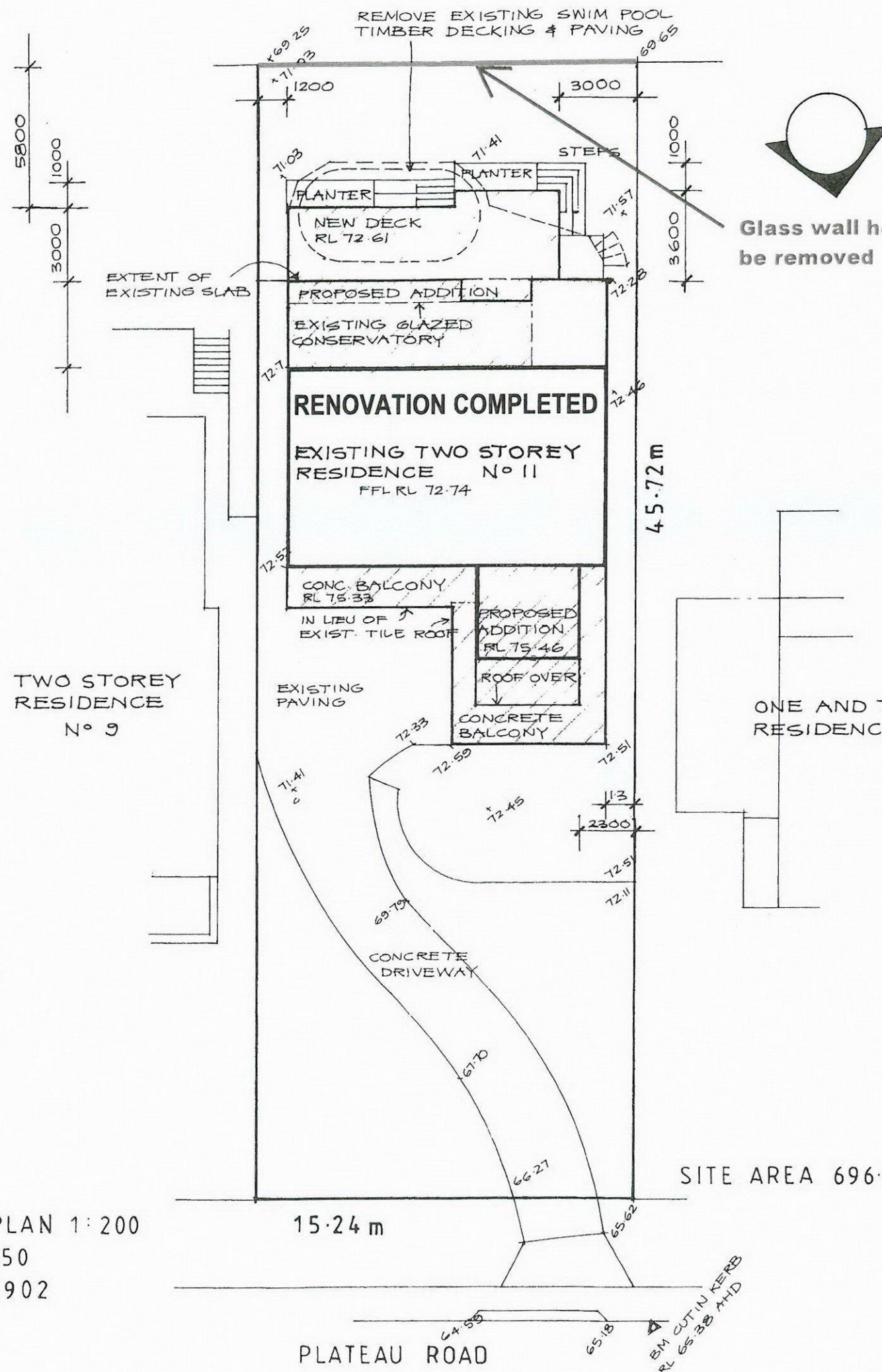
02 99186669 (new)

Mobile:

0407 189 122 (Ian)
0419 189 007 (Evelyn).

[Office Use Only]: Date received by Accredited Certifier:.....

**SITE PLANS SHOWING PROPOSED MODIFICATION AT
11 PLATEAU ROAD, AVALON, NSW 2107**



Glass wall heat shield condition B9(d) to be removed

SITE CALCULATIONS

SETBACKS FRONT 18.25M (EXISTING)
 REAR EXISTING / PROPOSED 8.7M
 REAR EXISTING TO POOL DECK 3.9M
 PROPOSED TO DECK 5.15M (GREATER THAN EXISTING)
 EAST AS EXISTING 1.2M
 WEST AS EXISTING 1.3M (2.3M TO STUDY)

SITE COVERAGE MAX 40% OR 278.72M²
 EXISTING HOUSE / GARAGE 190.675M²
 DRIVE / HARDSTAND / PATHS 151.51M²
 POOL SURFACE AND SURROUND 43.58M²
 TOTAL EXISTING 385.77M²
 PROPOSED HOUSE AND GARAGE 199.45M²
 DRIVE / HARDSTAND / PATHS 140.79M²
 TIMBER DECK 1.5M o.o.g. 34.02M²
 TOTAL PROPOSED 375.16M² ∴ 10.61M² LESS THAN EXISTING OR 53.8%

LANDSCAPED SPACE 60% REQ. OR 418M²
 FRONT 253.46M²
 REAR 88.07M²
 PLUS 6% OPEN DECKING 25.08M²
 TOTAL ALLOWABLE 341.53M² OR 49%

SITE AREA 696.8m²

SITE PLAN 1:200
 LOT 150
 DP 16902

insight building certifiers pty ltd

CONSTRUCTION CERT. NO 2008/2658A

**CONSTRUCTION CERTIFICATE
 PLANS**

I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979

T. Bowden 24 MAY 2016
 T. Bowden Accreditation No. BPB0042

PITTWATER COUNCIL

**APPROVED DEVELOPMENT
 CONSENT PLANS**

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

THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

RENOVATION COMPLETED

**PROPOSED ALTERATIONS AND ADDITIONS
 11 PLATEAU ROAD AVALON FOR MR & MRS LEVY**

SHIMDESIGN architectural design and drafting june 2007 dwg 607
 51 careel head road avalon ph 0400 898 744 sheet 1/5