



Construction Certificate Application

Environmental Planning and Assessment Act 1979, Section 109C
EP&A Regulation 2000, Clauses 139 (1) and 148

PO Box 882, Mona Vale NSW 1660
Tel: (612) 9970 1111
Fax: (612) 9970 1200
Internet: www.pittwater.nsw.gov.au
Email: pittwater\_council@pittwater.nsw.gov.au

Please tick one:
[X] New Construction Certificate
[ ] Modification of previously issued Construction Certificate
CC \_\_\_\_\_/\_\_\_\_

SITE DETAILS

Unit/Suite: Street No: 77 Street: MYOLA RD
Suburb: NEWPORT Lot No: Deposit /Strata Plan:

DEVELOPMENT CONSENT

Development Application No: N0390/11 Determination Date: 14.2.12

APPLICANT DETAILS

Name/Company: Contact Person: DAVID CATCHLOVE
Postal Address: 112 BUNGAN HEAD RD NEWPORT 2106
Contact Numbers: Phone (H/B): 9997 3850 Mobile: 0402 9735 93
Signature of Applicant: [Signature] Date: 10.7.12

OWNERS DETAILS

Name: DAVID + MARY CATCHLOVE If Company, contact person:
Postal Address: 112 BUNGAN HEAD RD NEWPORT 2106
Contact Numbers: Phone (H/B): 9997 3850 Mobile: 0402 9735 93

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: [Signatures] Date: 10.7.12 10-7-2012

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  <b>OR</b> <input type="checkbox"/> Subdivision Work
Description of proposal – (Provide brief, concise details): ..... ..... ..... .....

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

<input checked="" type="checkbox"/> Owner Builder  Owner Builders Permit No: <u>392652 P</u>
Copy of Owner Builders permit attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – to be provided with Notice of Commencement Form
<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, Parramatta NSW 2150 Australia. Tel: 61 2 98950111 Fax: 61 2 9895 0222. www.fairtrading.nsw.gov.au</i>

**OR**

<input type="checkbox"/> Licensed Builder Builder's License Number .....
Name of Builder: ..... Phone: .....
Contact person: ..... Mobile: .....
Address: ..... Fax: .....
Insurance Company: ..... Insurance Certificate attached: <input type="checkbox"/> Yes <input type="checkbox"/> No – to be provided with Notification of Commencement form
<i>From 1 February 2012 if you are using a licensed builder for residential building work exceeding \$20,000 you must obtain Home Warranty Insurance issued under the Home Building Act. A certificate of insurance must be provided with this application or submitted with the Notification of Commencement form.</i>

**STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS**

<b>What is the area of the land?</b>	Area in square metres	2772	
<b>Gross floor area of existing building?</b>	Area in square metres	120 (APPROX)	
<i>If no existing building, write "NIL"</i>			
<b>What is the existing building or site used for at present?</b>	Main uses:	RESIDENTIAL	
	Other uses:		
<b>Does the site contain a dual occupancy?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>Gross floor area of proposed building?</b>	Proposed floor area in square metres	NIL	
<b>What will the proposed building to be used for?</b>	Main uses:	RESIDENCE	
	Other uses:	-	
<b>How many dwellings:</b>			
Are pre-existing at this property?	Dwellings:	NIL	
Are proposed to be demolished?	Dwellings:	NIL	
Are proposed to be constructed?	Dwellings:	NIL	
<b>How many storeys will building consist of?</b>	Storeys:	1	
<b>What are the main building materials?</b>			
<b>Walls</b>		<b>Roof</b>	
Full Brick	<input type="checkbox"/>	Aluminium	<input type="checkbox"/>
Brick veneer	<input type="checkbox"/>	Concrete or slate	<input type="checkbox"/>
Concrete, masonry	<input type="checkbox"/>	Tile	<input type="checkbox"/>
Steel	<input type="checkbox"/>	Fibrous cement	<input type="checkbox"/>
Fibrous cement	<input type="checkbox"/>	Steel	<input checked="" type="checkbox"/>
Timber/weatherboard	<input type="checkbox"/>	Other	<input type="checkbox"/>
Cladding-aluminium	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Curtain glass	<input type="checkbox"/>		
Other	STONE <input checked="" type="checkbox"/>		
Unknown	<input type="checkbox"/>		
<b>Floor</b>		<b>Frame</b>	
Concrete	<input checked="" type="checkbox"/>	Timber	<input type="checkbox"/>
Timber	<input checked="" type="checkbox"/>	Steel	<input type="checkbox"/>
Other	<input type="checkbox"/>	Other	STONE <input checked="" type="checkbox"/>
Unknown	<input type="checkbox"/>	Unknown	<input type="checkbox"/>

**VALUE OF PROPOSED DEVELOPMENT**

Value of Works: \$ 12,400 (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 and construction works costing \$25,000.00 and above. Further details are available from the Long Service Corporation on telephone 13 14 41 or [www.longservice.nsw.gov.au](http://www.longservice.nsw.gov.au).*

**OFFICE USE ONLY**

Fee Type	Cashier's Code	Fee Amount
Construction Certificate Application Fee	TCER	819.60
Modification of Construction Certificate Fee	TCER	
Long Service Levy Fee	QLSL	
Driveway/Street Levels	ESTR	
Sec 94 Contributions		
Bonds/Guarantees		
Other Fees		
<b>TOTAL</b>		819.60
Date of Receipt: 12/7/12	Receipt No: 324207	Accepted By: NL
New Application Number issued (not required for modification of CC)	CC	1

**PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE**

Purpose of collection:	To enable Council to assess your proposal.
Intended recipients:	Council Staff/Consultants 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:	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 is incorrect or changes.	



**SYDNEY WATER  
APPROVED**

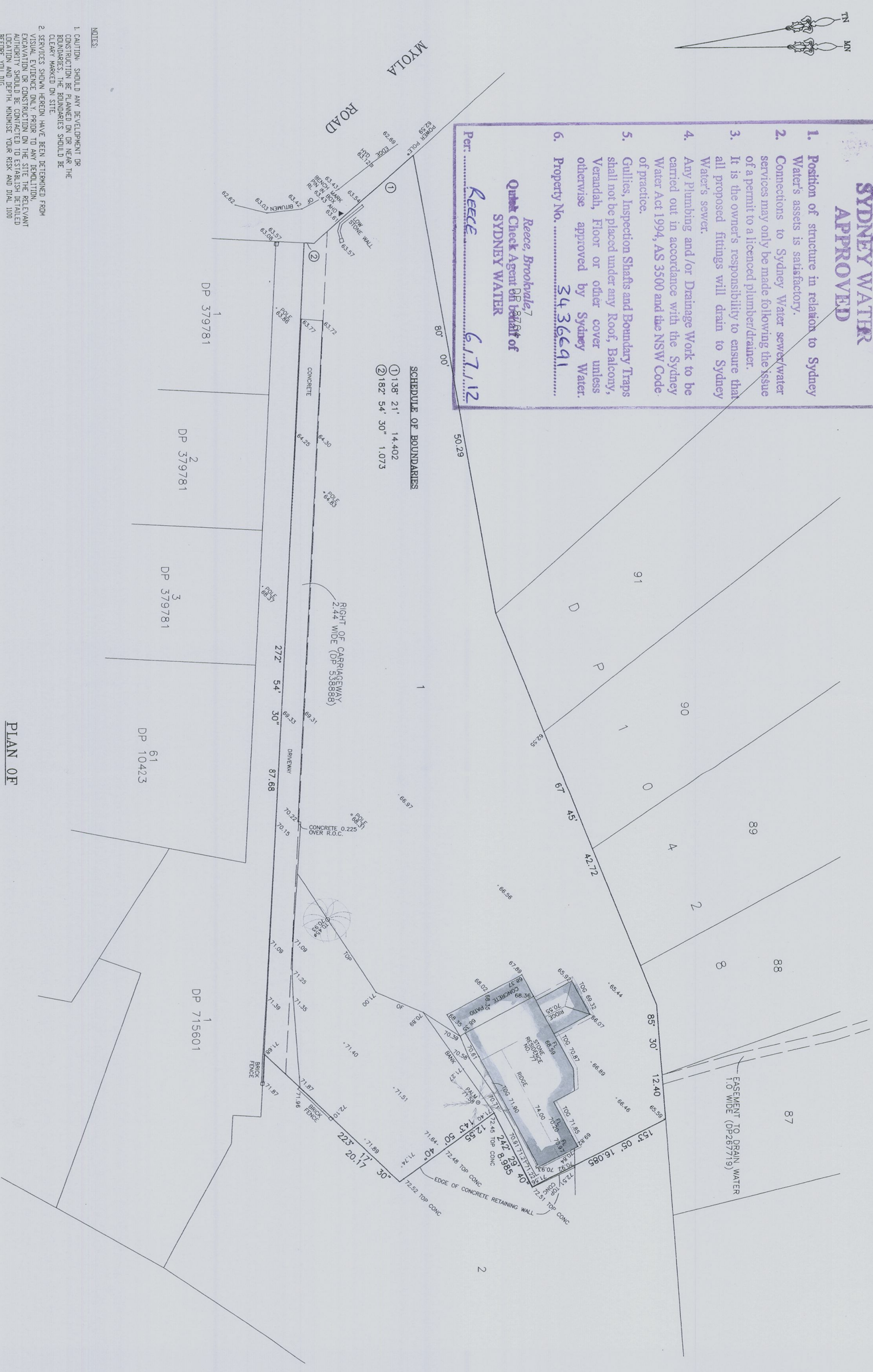
1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licenced plumber/drafter.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. 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.
5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
6. Property No. **3436641**

*Reece, Brookvale 7*  
**Quick Check Agent on behalf of**  
**SYDNEY WATER**

Per: *Reece* **617,112**

**SCHEDULE OF BOUNDARIES**

①	138' 21"	14.402
②	182' 54' 30"	1.073



- NOTES**
1. CAUTION, SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
  2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH, MINIMISE YOUR RISK AND DIAL 1100 BEFORE YOU DIG.
  3. THE BEARINGS ON THESE PLAN BOUNDARIES ARE FROM LAND TITLES OFFICE PLANS AND ARE SUBJECT TO FINAL SURVEY. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
  4. 'V' DENOTES WINDOW, 'D' DENOTES DOOR. WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
  5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
  6. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
  7. 'TG' DENOTES TOP OF GUTTER
  8. 'RCC' DENOTES RIGHT OF CARRIAGEWAY
  9. 'FL' DENOTES FLOOR LEVEL

**PLAN OF**

LOT 1 IN D.P. 538888  
 AT No. 77 MYOLAR RD, NEWPORT.  
 SCALE **1:400** DATUM A.H.D.  
**SITE AREA = 2772 M SQ.**

**DP SURVEYING SERVICES**

LAND & ENGINEERING SURVEYORS  
 PHONE 17751  
 110 BARRENDRUM RD, AVALON 2107.  
 FAX NO 3918737  
 DATE 20 SEPTEMBER, 2006  
 MY REF 1598



# SYDNEY WATER APPROVED

1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licenced plumber/drainier.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. 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.
5. Gutters, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
6. Property No. **3436691**

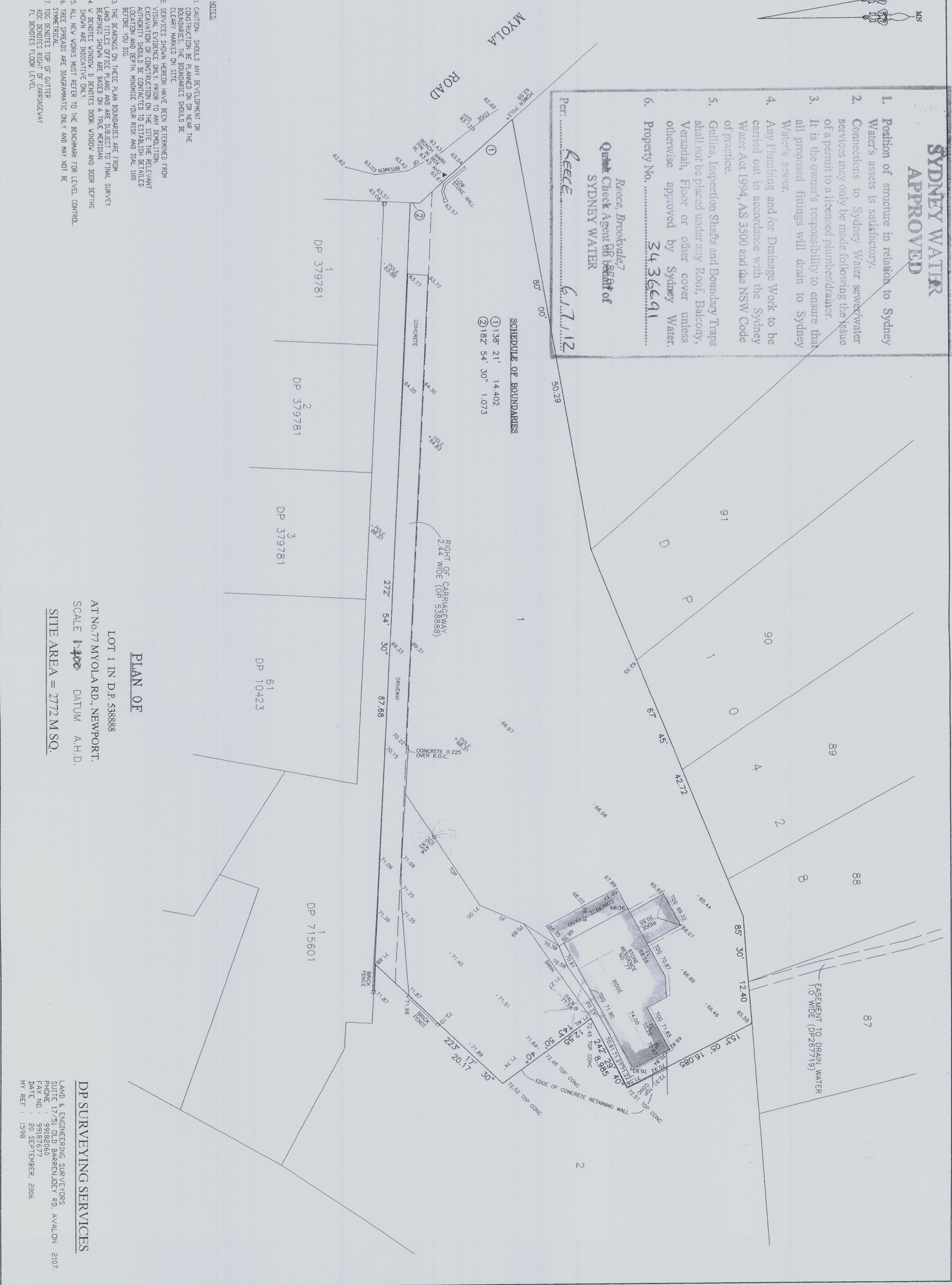
*Reece, Brookvale*  
**Outlet Check Agent On behalf of SYDNEY WATER**

Per: *Reece* **6.17.12**

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  3. THE BOUNDARIES ON THESE PLAN BOUNDARIES ARE FROM LAND TITLES OFFICE PLANS AND ARE SUBJECT TO FINAL SURVEY. BOUNDARIES SHOWN ARE BASED ON A RANGE NEARBY BENCHMARKS SHOWN AND DENOTES DOOR, WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
  4. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
  5. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
  6. TOG DENOTES TOP OF GUTTER.
  7. RDC DENOTES RIGHT OF CARRIAGEWAY.
  - FL DENOTES FLOOR LEVEL.



## PLAN OF

LOT 1 IN D.P. 538888  
 AT NO. 77 MYOLA RD, NEWPORT.  
 SCALE **1:400** DATUM A.H.D.  
 SITE AREA = 2772 M SQ.

## DP SURVEYING SERVICES

LAND & ENGINEERING SURVEYORS  
 SUITE 17/51 OLD BARRENJUDY RD, AVALON 2107  
 PHONE : 99182060  
 FAX NO : 99187677  
 DATE : 20 SEPTEMBER, 2006  
 MY REF : 1598



**SYDNEY WATER  
APPROVED**

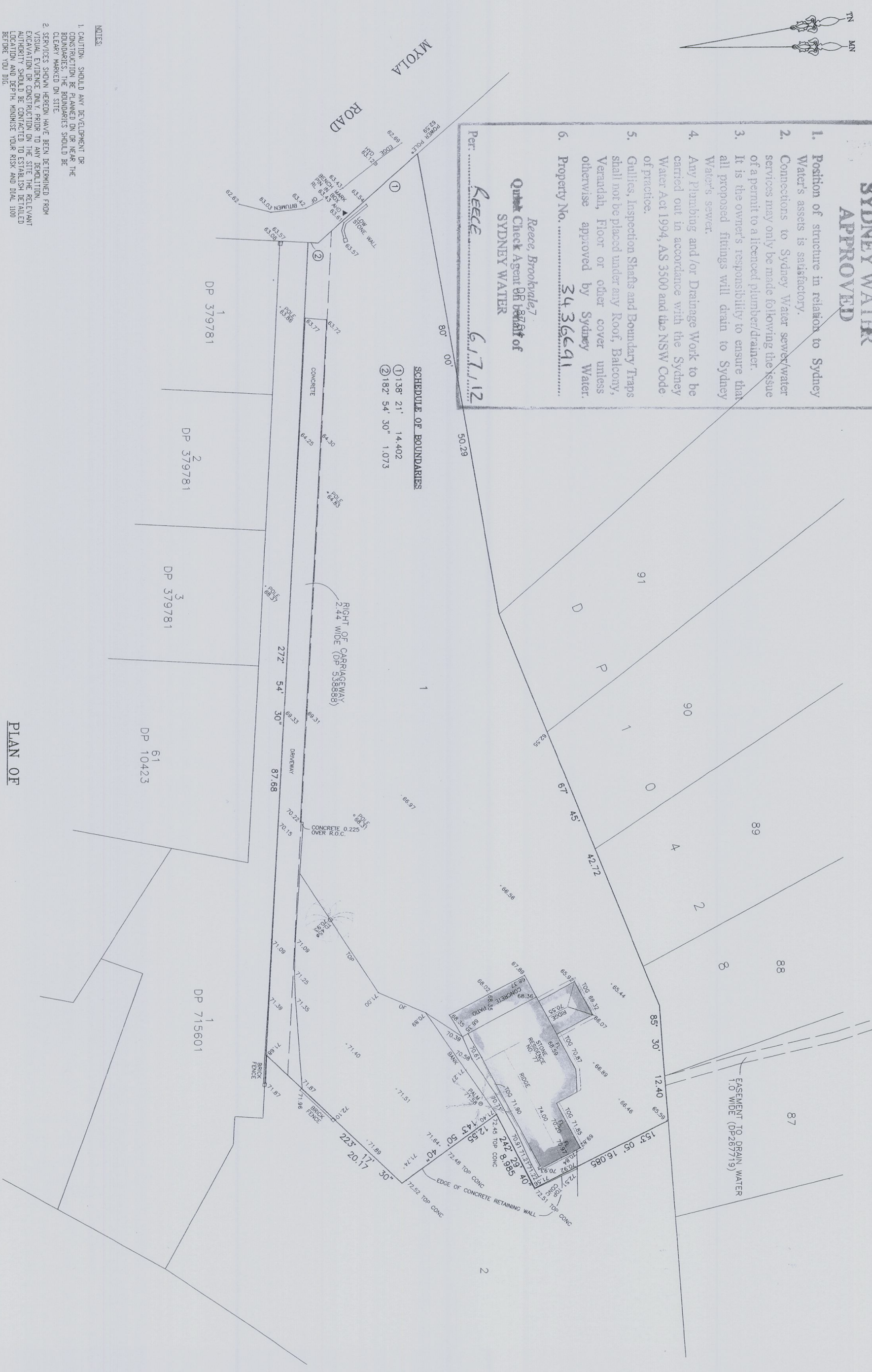
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6. Property No. **3436691**

*Reece, Brookvale 7*  
**Quick Check Agent DR 18784 of**  
**SYDNEY WATER**

Per: **6.17.12**

**SCHEDULE OF BOUNDARIES**

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LOT 1 IN DP 538888  
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 SCALE **1:400** DATUM A.H.D.  
**SITE AREA = 2772 M SQ.**

**DP SURVEYING SERVICES**

LAND & ENGINEERING SURVEYORS  
 SUITE 17/51 OLD BARRENJUEY RD, AVALON 2107  
 PHONE 99182050  
 FAX ND 99187677  
 DATE 20 SEPTEMBER, 2006  
 MY REF 1598



Hi Nick,

In case he asks, could you explain to the certifier that the drawings we put in for the DA are the only construction drawings we can provide because, like the house itself, we'll be sourcing second hand materials where possible and taking decisions on the restoration of the cottage as appropriate as we go along.

Please ask him to phone me if I can be of any further help.

Cheers,  
David



## Application Lodgement Summary

**Sydney  
WATER**

Reference Number 8181025

Date Requested: Fri July 6 2012

**Agent** Reece Brookvale, 25 Orchard Road Brookvale  
**Applicant** Dj Catchlove Md Catchlove, 77 Myola Rd Newport 2106  
**Property/Asset** 77 Myola Rd, Newport 2106 (Dj Catchlove Md Catchlove) PNum: 3436691  
 Property Connection Point - (3010726 ) (WasteWater)  
 Maintenance Hole - (1054417 ) (WasteWater)  
 150 mm VC Sewer Main - (4317902) (WasteWater)  
 150 mm VC Sewer Main - (2810745) (WasteWater)  
 150 mm VC Sewer Main - (2808017) (WasteWater)  
**Product** Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$16.71	\$0.00	\$16.71

### Property Special Conditions for Plumbers

Boundary Trap Required	No
Watercharged/Tidal area	No
Partial Drainage area	Yes
Aggressive Soil area	No
Cast Iron Pipe area	Yes
Sewer Surcharge area	No
Minimum Gully Height area	No
Sewer Available	Yes
Connection Type	Gravity

You must contact Sydney Water to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property.

**Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.**

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards.



**Fair  
Trading**

Tel 13 32 20  
TTY 02 9338 4943  
ABN 81 913 830 179  
www.fairtrading.nsw.gov.au

David Catchlove  
112 Bungan Head Rd  
NEWPORT NSW 2106

HOME BUILDING ACT 1989  
OWNER BUILDER PERMIT

Permit : 392652P  
Receipt: 1-1432501006

Issued : 21/03/2012  
Amount: \$154.00

**BUILDING SITE**

77 Myola Rd, NEWPORT, NSW 2106 AUSTRALIA

**AUTHORISED BUILDING WORK**

Restoration of old stone cottage.

**Authority No** : DA-390/11  
**Council Area** : PITTWATER (S) 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 \$20,000. A certificate of insurance must be attached to any contract of 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 on presentation. \*GST amount included in total fee: \$0.00

  
\_\_\_\_\_  
Issuing officer

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

A division of the Department of Services, Technology & Administration



Live and Learn Pty Ltd  
Suite 11, Level 3  
166 Maroubra Road  
Maroubra Junction NSW 2035

**NTIS Code: 91543**

**This is a statement that**

**David Catchlove**

Student No: 20153

has attained

**Course in Owner Builder Compliance  
(NTIS Code 91509 NSW)**

**Leo Joseph Ziade  
Chief Executive Officer**

**Date issued: 13 March 2012  
Certificate ID No: 20120313**

This qualification certified herein is recognised within  
the Australian Qualifications Framework



**NATIONALLY RECOGNISED  
TRAINING**

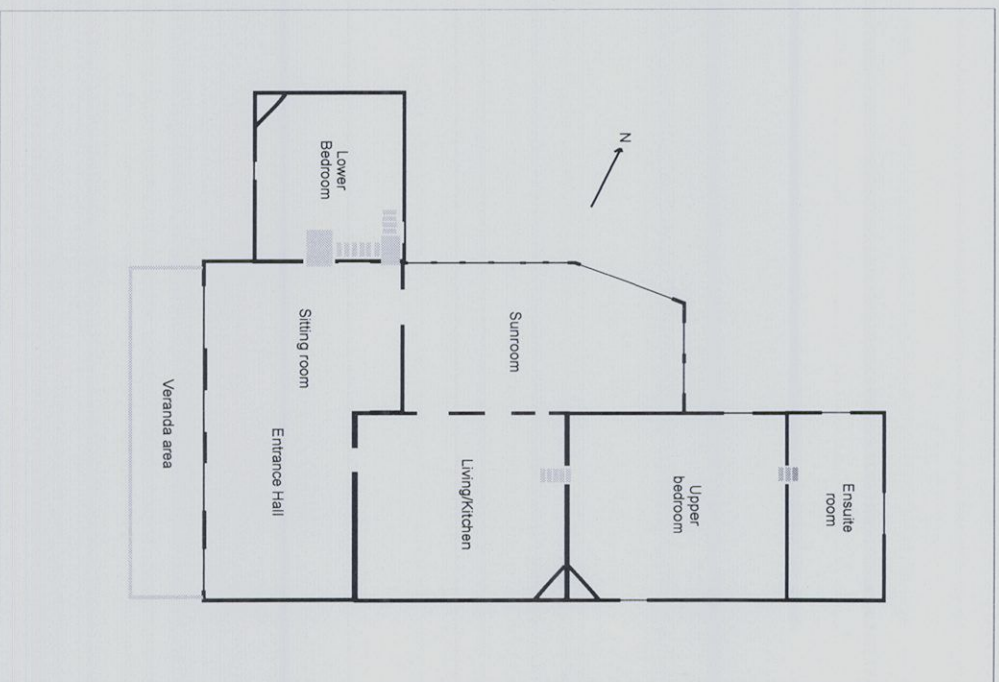
p: 02 8347 2044

f: 02 8347 2055

[www.liveandlearn.com.au](http://www.liveandlearn.com.au)

ACN: 124 831 750

A photographic record of Bungania  
as at 15 June 2012



Work was substantially completed on Bungania by 1909



Bungania:

West Elevation



Due West Elevation : Temporary roof after removal of dormer gables.



View from the North West. The chimney is from the "dungeon" room. The small west window of this room is hidden behind foliage.



# Bungania:

## North Elevations



View from the North of the lower bedroom or "Dungeon" room and part of the sunroom



View from the North of the sunroom showing casement windows (not original)



# Bungania: South and East Elevations



From the South, showing main roof line and double fireplace chimneys. This shot demonstrates how the cottage has been cut into the hillside.



The east end of the cottage is hard up against the retaining wall of the property next door. This view shows the main roof line and rear gable.



## Bungania:

### Sitting Room & Entrance Hall

The main living area demonstrates the ad-hoc nature of the cottage. There was a veranda on the west side, and some gabled roof forms added possibly in the 1960's. These elements have been subject to rot and decay and have been removed prior to re-instatement.

Room width varies from 4200 mm to 3200 mm. The length of the room is 6200 mm.

The southern end of the room has been variously a kitchen area and bathroom



Main living room showing west wall leading to veranda



Rough nature of stonework in main living room. This is looking back





South wall of main living room showing exposed rock face to ground level with stone coursing above in designated bathroom/laundry room.



Looking into the so called "Dungeon" room showing landing and railing to staircase into this



# Bungania:

## Lower Bedroom

Known as the "dungeon" room, this is a curious room that was one of the last rooms to be completed. It is a good example of the burrow like nature of some of the rooms, complete with fireplace. The room measures 3500 mm x 4200 mm



West wall of the dungeon room showing crudely made casement



Pine staircase (not original) leading to dungeon room





Detail showing window on east side of dungeon room. This was originally a sliding window but afforded little protection from drafts against the rough stonework.



The fireplace in the dungeon room.



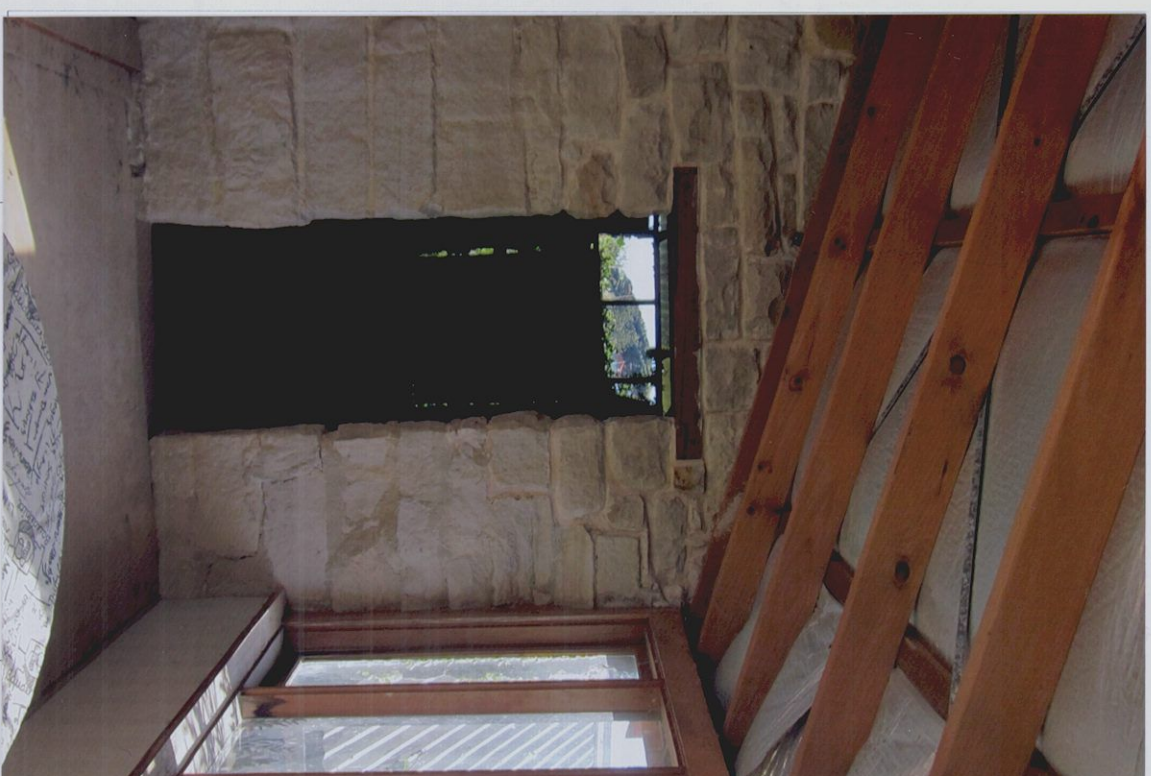
## Bungania:

### Sunroom

This room faces directly north and measures 3200 mm x 6250 mm. The sunroom was originally an open veranda, but was enclosed some time before world war II. The current timber casement windows were installed by a previous owner.



Sunroom windows. View is directly north



Looking towards the main living room from the sun room



## Bungania:

### Living/Kitchen

This room one of the first rooms constructed and was a basic living area. It measures 4100 mm x 4700 mm with a high head height of mm. Approximately 1.9 metres of the south wall has been cut from the natural rock face, and then rendered to resemble stone block work. This is a fairly enclosed room that is made more light by its high ceiling of 4.8 metres.



Looking from living area towards main bedroom. Note walls in this room are stuccoed/rendered to look like stone blocks.



Looking towards sunroom showing improvised timber window.





The South wall is below ground level up to a level of 2.1 metres. Detail shows water penetration through stucco/render.



Looking into main living room. Note narrow width of doorway. (700mm). This doorway was lower, but has been heightened by a previous owner.



## Bungania:

### Upper Bedroom

This room has served as the main bedroom. It is considerably higher than the lower rooms and is therefore closer to ground level on the south side.

The room measures 4200 mm x 4700 mm and has a dormer window looking directly north.



Fireplace in main bedroom. Note indistinct carving in Latin detail. This fireplace faces into two adjoining rooms



View from main bedroom to living area below. Note restricted head room and access down 5 steps.





Detail of rough coursed wall in main bedroom Floor is timber.



Dormer window looking north from main bedroom.



## Bungania:

### Ensuite Room

This is a small room at the end of the cottage. It measures 4200 mm by 2350 mm. Ceilings follow the roof line throughout the cottage but this room is at the highest point in the cottage. The result is that there is restricted head room. This has been exacerbated because the floor has been raised over the years.



Detail of carving  
Above doorway  
West wall of ensuite



Rough interior wall of ensuite west & south walls





Entrance to ensuite showing original steps. A further level has been added to the floor making an additional step and restricting head room.



View into interior of room showing the retaining wall of adjoining property (1.8 metres distant).