



Pittwater Council

Construction Certificate No: CC0383/03

Site Details: 1058 BARRENJOEY ROAD PALM BEACH NSW 2108
Legal Description: Lot 4C DP 13374
Type of Development: **Building Work**
Description: **First Floor Addition**
Associated Development Consent No: **N0089/03** Dated: **11/06/2003**
Building Code of Australia Certification: **Class 1a**

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

- **Drawing No.** 03/04/1, 03/04/2, 03/04/3, dated 2 January 2003; prepared by R.Conway
- **Structural Details** prepared by Tihanyi Consulting Engineers Pty Ltd; Drawing No. CYPC – 1024, dated April 2003.
- **Construction of buildings in bushfire Prone Areas** in accordance with AS:3959-1999; Statement prepared by Andrew White, dated August 2003.

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: N0089/03

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.

Robina Warburton
Development Compliance Group

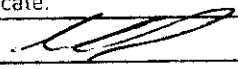
11 September 2003
Date of Endorsement

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.

* ATTENTION - ROBINA WARBURTON

1058 Barrenjoey Rd.,
Palm Beach, NSW 2108
Sunday, August 24, 2003

Development Compliance Group.
Pittwater Council,
Vuko Place.,
Mona Vale, NSW 2102

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number:	CC 0383/03
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.	
Endorsed by:	
Date:	5/9/03

Dear Sir/Madam,

Re: CONSTRUCTION CERTIFICATE APPLICATION CC0383/03.
Property: 1058 Barrenjoey Rd., Palm Beach, NSW 2108

The addition will be designed and constructed in accordance with AS:3959-1999.

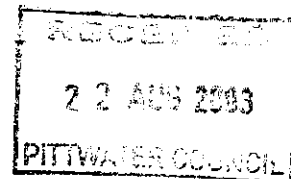
The Rural Fire Service has imposed the following conditions:

- Leafless gutters to be installed on the addition and guttering to have a flammability index not greater than 5.
- Aspects facing the hazard to be constructed to Level 2 standard of ASA:3959. Meaning: External wall cladding to be either Hardiplank or Blueboard installed to comply with the required standard. Sarking with a flammability index not greater than 5 is to be installed behind the external cladding. Windows will be aluminium with bronze mesh. Eastern elevation timber fascia is to be constructed of fire retardant treated timber.
- The remaining three walls and roof shall be constructed to Level 1 standard of ASA:3959. Meaning: External walls shall be either Hardiplank or Blueboard with sarking having a flammability index of not more than 5. Windows will be aluminium with aluminium mesh. Roof, Coverings, Eaves and fascias: Roof sheeting will be Custom Orb steel roofing with the gaps under corrugations at fascia line and gaps between ridge capping and sheet roofing to be sealed with Neoprene seal. The roof wall junction will be sealed by the use of fascia and eaves lining. The roof shall be fully sarked. The sarking to have a flammability index of not more than 5.

Yours faithfully,



Andrew White





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

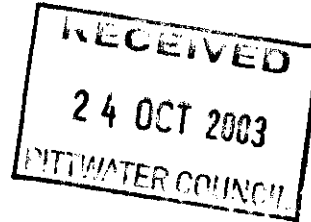
Postal Address
P.O. Box 882
MONA VALE NSW 1660
DX 9018 MONA VALE

Telephone (02) 9970 1111
Facsimile (02) 9970 7150
Internet www.pittwaterlga.com.au
Email: pittwater_council@pittwater.nsw.gov.au

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

11 September 2003

Andrew White
1058 Barrenjoey Road
Palm Beach NSW 2108



Dear Mr White,

Re : Construction Certificate CC0383/03
Property: 1058 Barrenjoey Road, Palm Beach

Please find enclosed your approved Construction Certificate and stamped plans.

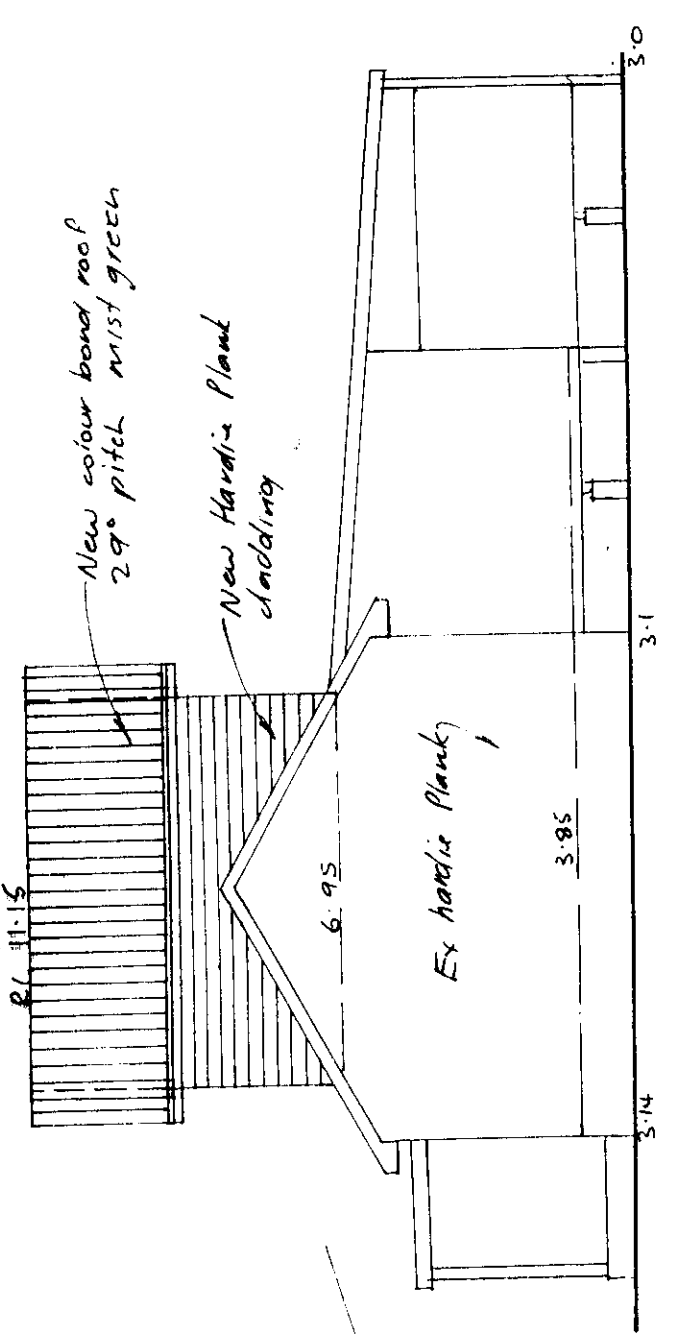
Did you know that work is unable to commence until such time as a completed **Notification of Commencement Form** has been submitted to Council at least two (2) days prior to starting work. To assist you please find enclosed a Notification of Commencement Form and Information Sheet.

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.

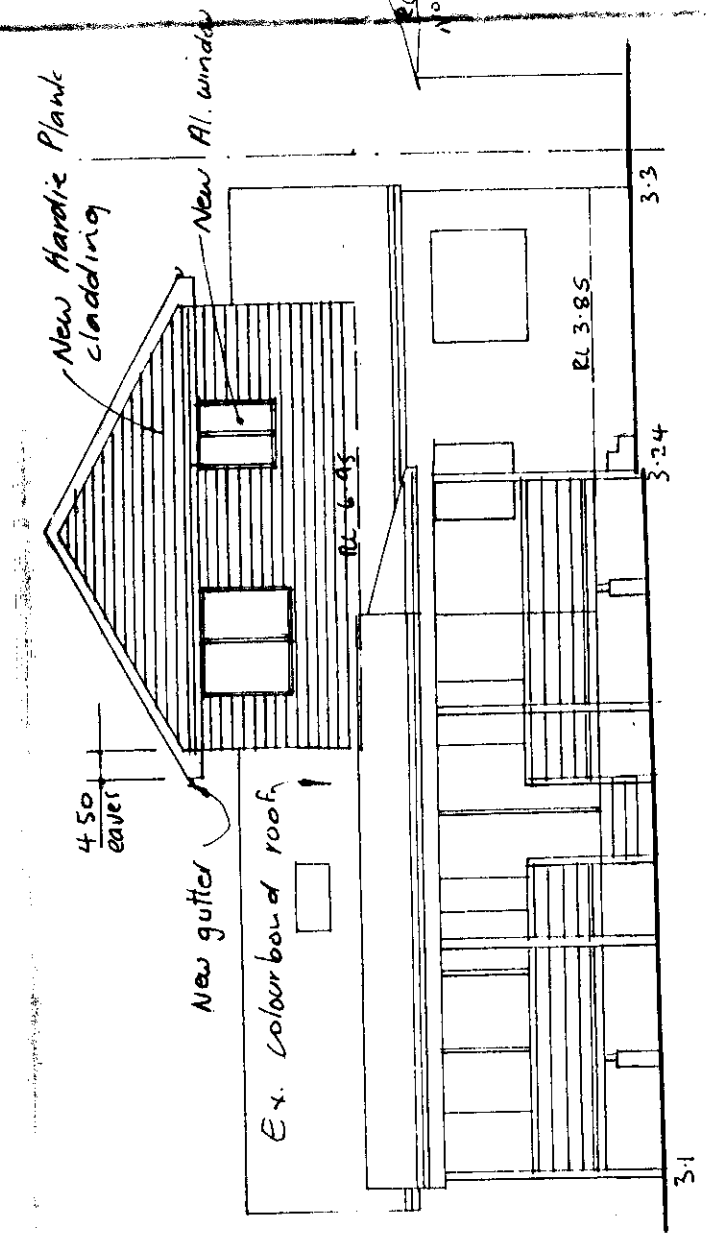
Yours faithfully
Development Compliance Group

Per:



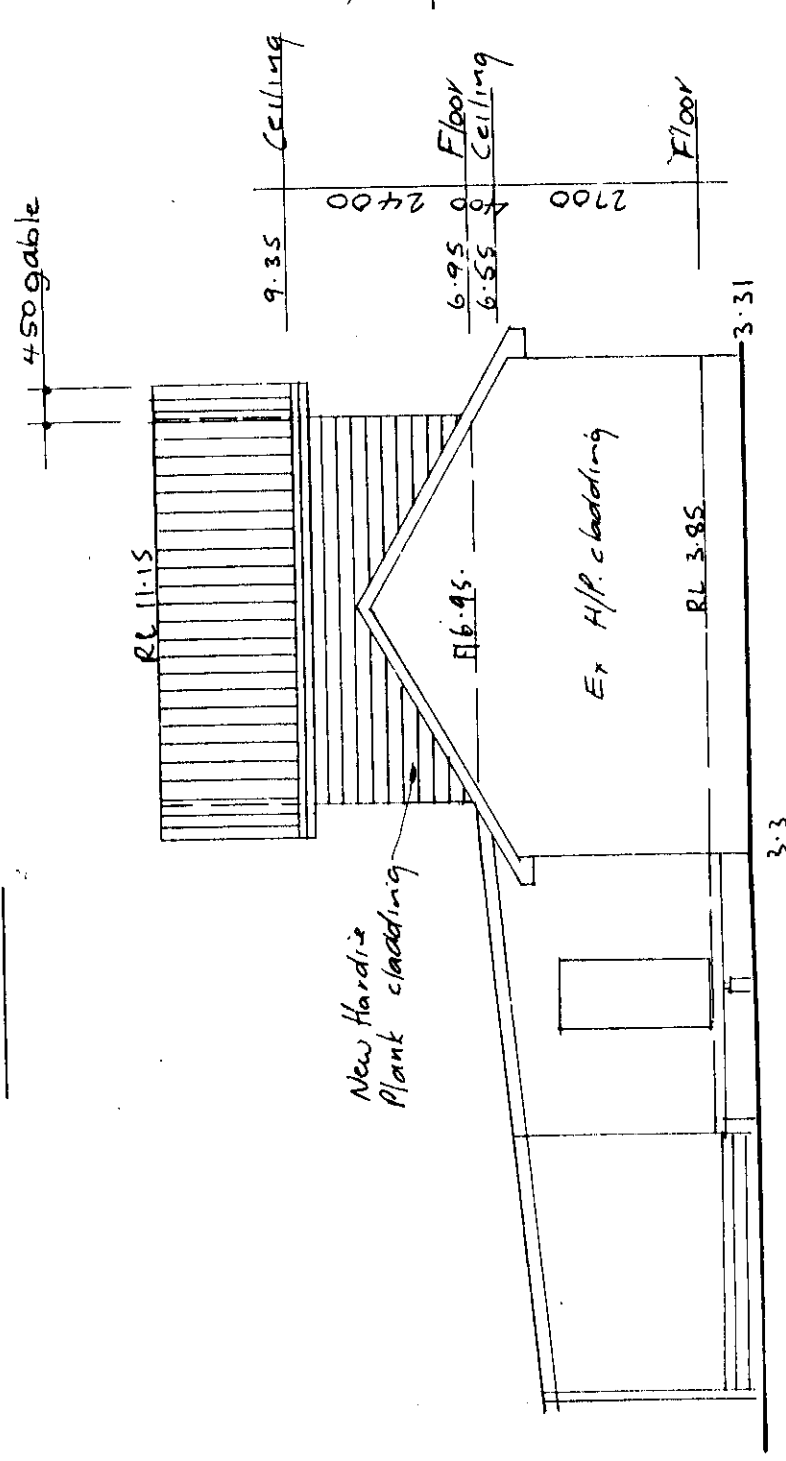
SOUTH ELEVATION

Scale 1:100



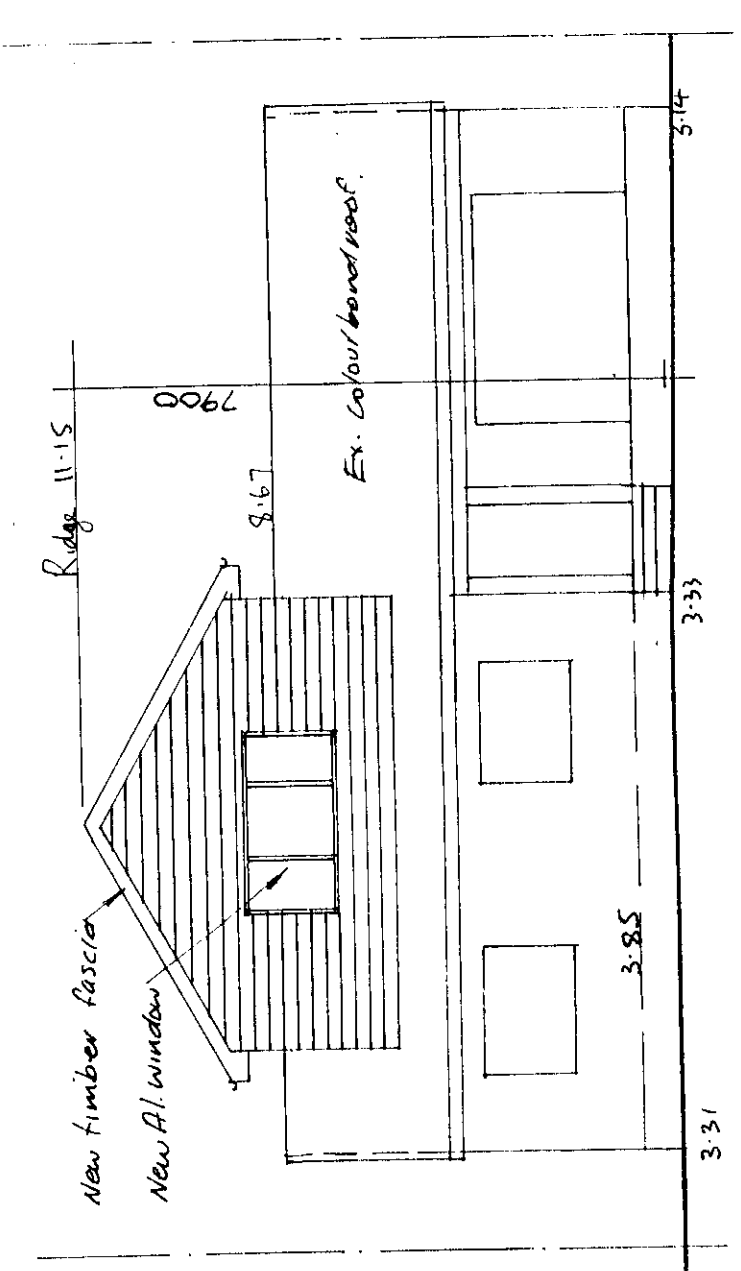
EAST ELEVATION

Scale 1:100



NORTH ELEVATION

Scale 1:100



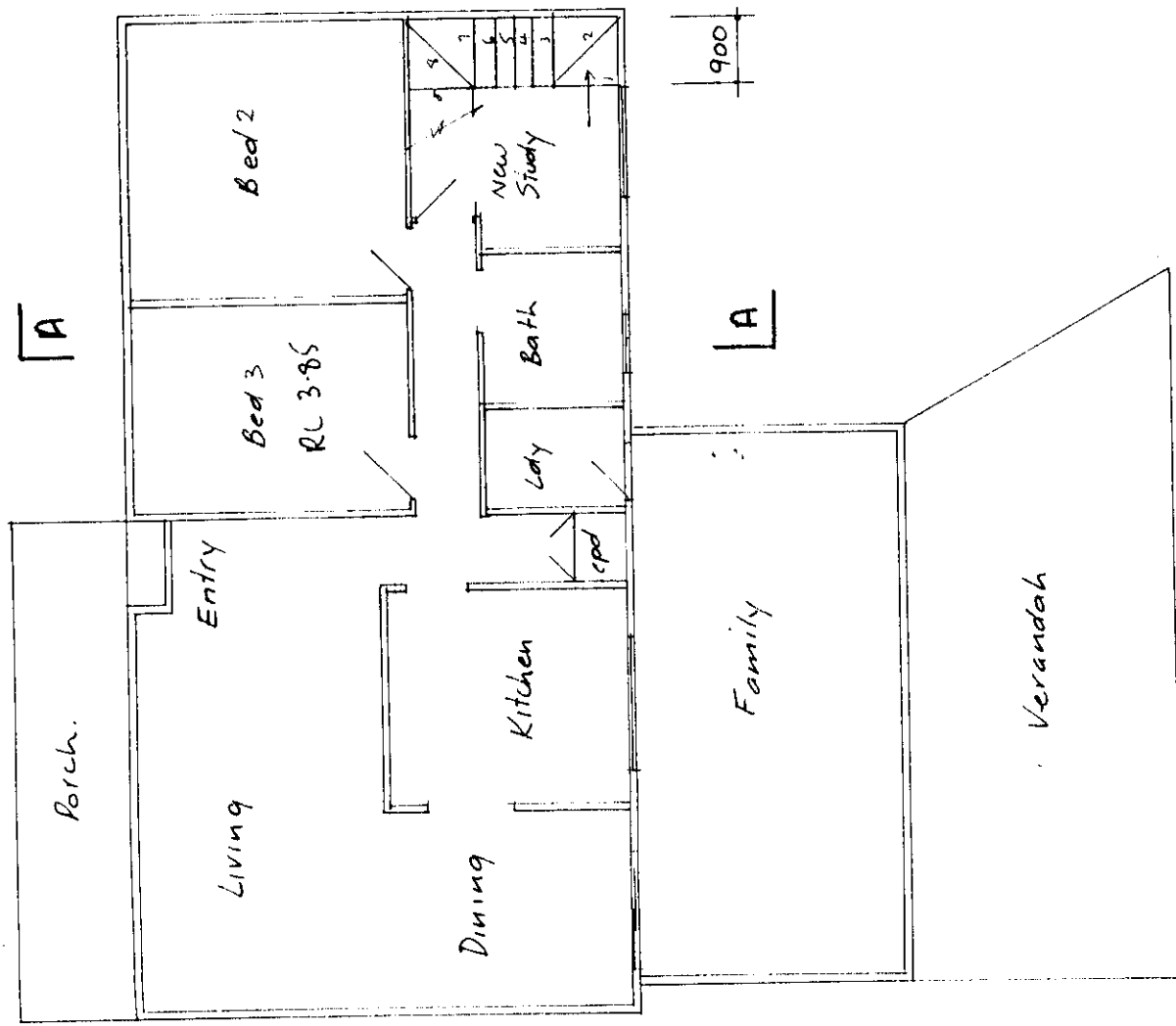
WEST ELEVATION

Scale 1:100

PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number:	CC0383/03
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.	
Endorsed by:	
P	5/9/03

PROPOSED FIRST FLOOR ADDITION
 AT 1058 BARRENJOEY RD. PALM BEACH
 FOR MR. & MRS. A. WHITE
 ELEVATIONS
 Scale: As Shown Date 02.01.03
 Drawn by R.Conway 99732343 Drg. No 03/04/2

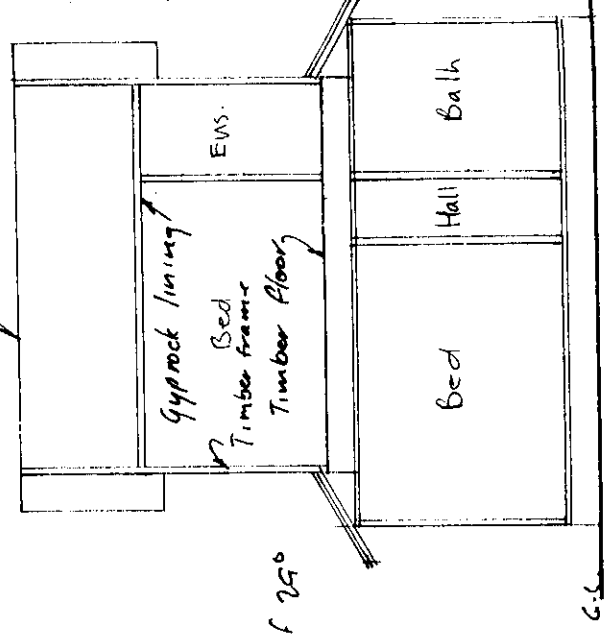
N



GROUND FLOOR

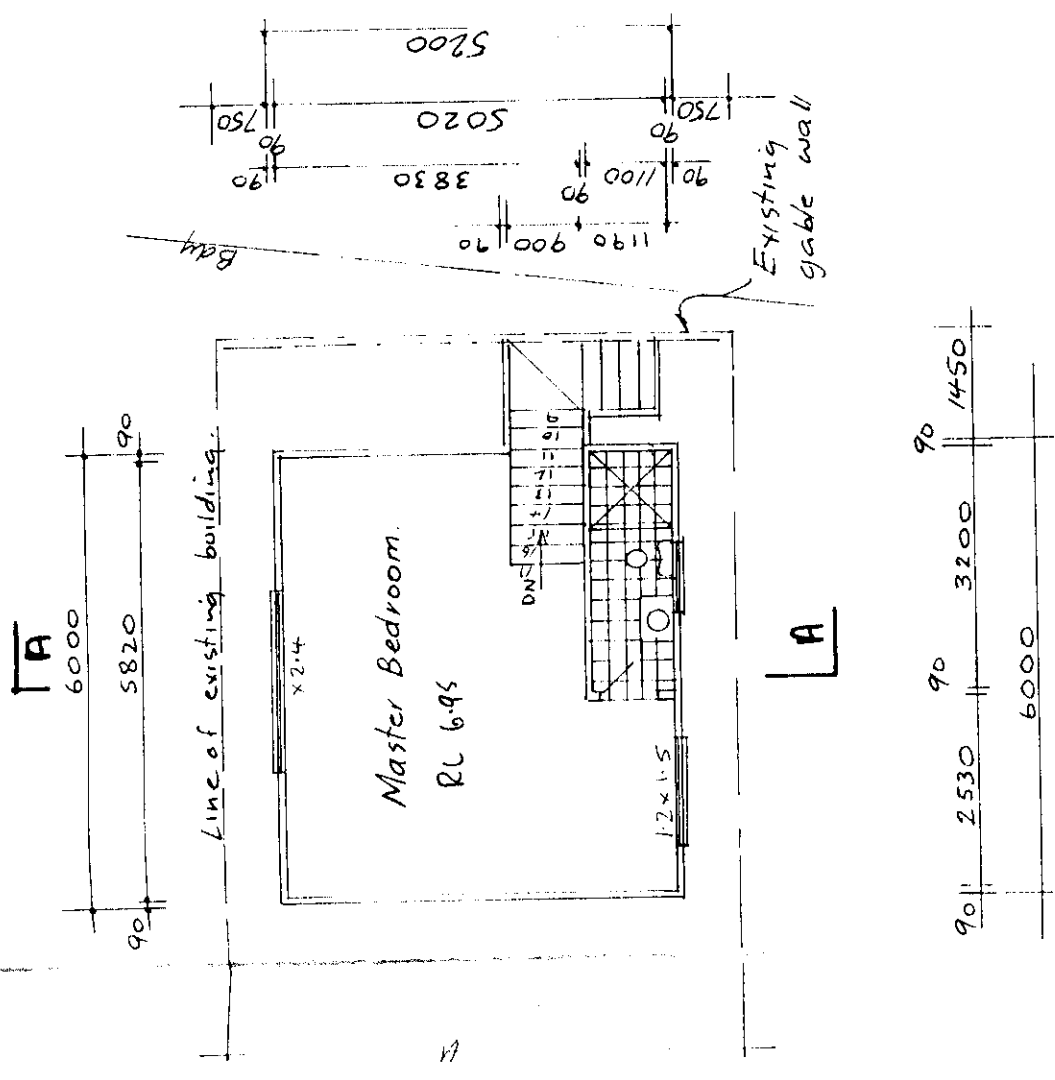
Scale 1:100

New roof 29° pitch
mist green colourbond



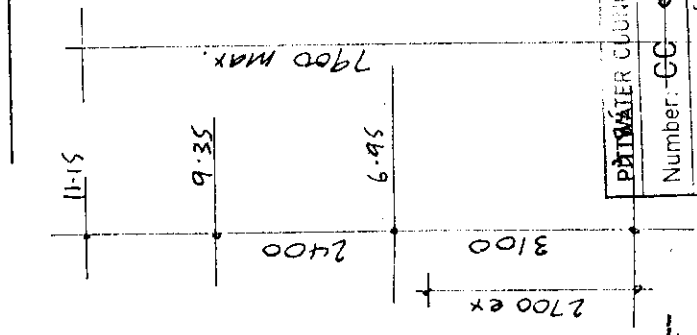
SECTION A-A

Scale 1:100



FIRST FLOOR

Scale 1:100



Rick's Drafting Pty Ltd
25 Wandearah Avenue
Avalon NSW 2107
Ph 02 9973 2343
Fax 02 9973 2343
A B N 18 665 911 582

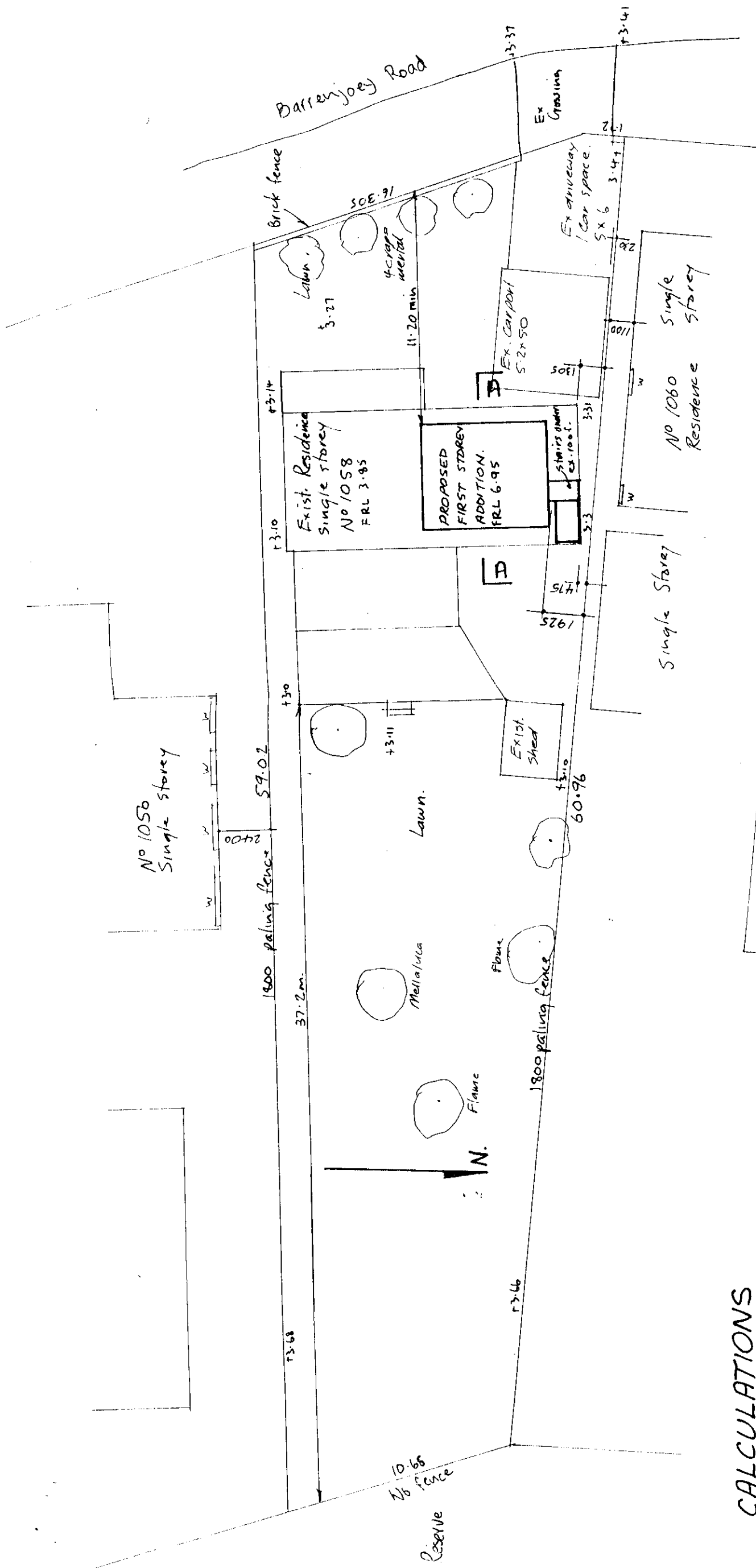
PROPOSED FIRST FLOOR ADDITION
AT 1058 BARRENJOEY RD. PALM BEACH

FOR MR. & MRS. A. WHITE

FLOOR PLAN & SECTION.

Scale: As Shown Date 02.01.03
Drawn by R Conway 99732343 Drg: N° 03/04/11

PIT/WATER CURB/CIL CONSTRUCTION CERTIFICATE	
Number: GG-0383/03	
This is a copy of submitted plans, documents or calculations associated with the issue of the Construction Certificate.	
Endorsed by:	
Date:	5/9/03



CALCULATIONS

Site area	820.7 m ²
Exist floor area	121.92 m ²
Proposed floor area	32.70 m ²
Total floor area	154.62 m ²
F.S.R	188 : 1
Landscaped area.	70%
Car parking.	2 car spaces existing

EXTERNAL FINISHES

All external finishes to match existing
 Roof - Colourbond - Mist Green
 Walls - Hardie Plank - Off White
 Windows - Aluminium - Brown.

SITE PLAN

Scale 1:200

NOTES

- 1 All building work shall comply with the BCA
- 2 New Enswite shall be connected to ex. sewer.
- 3 New roof shall drain onto existing roof.
- 4 New floor shall be timber
- 5 New roof shall be colourbond. 29° pitch
- 6 All exposed timber shall be C.C.A. treated.

PROPOSED FIRST FLOOR ADDITION
AT 1058 BARRENJOEY RD. PALM BEACH
FOR MR. & MRS. A. WHITE

Number: 0382/03
 Date of issue: 02/01/03
 Drawn by: R Conway

Scale: As shown Date 02.01.03
 Drawn by R Conway 99732343 Drg. No C3/04/3

5/9/03