

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

28 December 2011

Andrew White
1058 Barrenjoey Road
PALM BEACH NSW 2108

Dear Andrew

Re: Construction Certificate CC0426/11
Property: 1058 BARRENJOEY ROAD PALM BEACH NSW 2108

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? Not to do so is a breach of the Environmental Planning and Assessment Act, which would result in a Penalty Infringement Notice (on-the-spot fine) being issued to you and the builder.

To assist you please find enclosed a "Notification of Commencement and Principal Certifying Authority Service Agreement" form to enable you to appoint Pittwater Council as your Principal Certifying Authority (PCA)

If appointed as the PCA, Council would carry out various inspections as indicated in Part 6 of the enclosed "Notification of Commencement and Principal Certifying Authority Service Agreement" form and ultimately issue an Occupation Certificate for your development. Appointment and inspection fees are also detailed in the enclosed form.

Council will endorse your "Notice of Commencement and Principal Certifying Authority Service Agreement" form and return a copy to the applicant with advice as to the required critical stage and other inspections to be carried out by Council.

Council is committed to providing a quality service and would value your business in being appointed as the Principal Certifying Authority for your development.

Yours faithfully



Andrew Caponas

Development Compliance Officer



Site Details	1058 BARRENJOEY ROAD PALM BEACH NSW 2108		
Legal Description	Lot 4C DP 13374		
Type of Development	Building Work		
Description	Construction and use of detached secondary dwelling and associated decking		
Associated Development Consent No	N0306/11	Dated	19 October 2011 (Modified 23 December 2011)
Building Code of Australia Certification	Class 1a		

- **Architectural details job no. 111039, plan no. D01(A) + D02(A) – dated 31 October 2011, drawn by K & Design**
- **Architectural detail job no. 244/11, plan no. WD-O – dated October 2011**
- **Landscape plan – dated October 2011-12-28**
- **Home owners warranty insurance Certificate no. 388799P – dated 5 October 2011**
- **Form 2 Geotechnical Risk Management Form – dated 26 October 2011**
- **Schedule of colour and external finishes – undated**
- **Specification of construction in bushfire prone areas**
- **Stormwater design certificate by Ricky Wray – dated 1 January 2011**
- **Sydney Water approved Certificate 3399499 – dated 22 October 2011**
- **Long service levy payment receipt – dated 17 November 2011**

- The relevant provisions of the Building Code of Australia, and
- The relevant conditions of Development Consent No N0306/11

A. Cafones.

28 December 2011
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

SPECIFICATIONS FOR CONSTRUCTION OF BUILDING IN BUSHFIRE
PRONE AREAS

Leafless gutters to be installed and guttering to have a flammability index not greater than 5

External wall cladding to be Hardiplank. Sarking with a flammability index not greater than 5 is to be installed behind external cladding. Windows will be aluminium with bronze mesh.

All external timber to be hardwood.

Roof sheeting will be custom Orb steel with gaps under corrugations at fascia line and 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 eave lining
The roof shall be fully sarked.

The sarking to have a flammability index not greater than 5.

Skylights to be non combustable.

Sub floor spaces to be lined with non combustable material or fire retardant timber.

Water, electricity and gas to comply with section 4.1.3 planning for bushfire protection 2006.

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number	CC 0426/11
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate	
Endorsed by	A. Capone
Date	28 DEC 2011

SCHEDULE OF EXTERNAL FINISHES / COLOURS

Roofing shall be corrugated custom ORB
“Rivergum”.. to match existing house.

Weatherboards shall be hardiplank , painted
Dulux “Dixieland” to match existing house.

PITTWATER CCUNCIL CONSTRUCTION CERTIFICATE	
Number	CCO426/11
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate	
Endorsed by	A. Cefones
Date	28 DEC 2011

Stormwater Design Certificate

Date.1st November 2011Job No.111039

Client:Andy WhiteEngineerRM

Site: 1058 Barrenjoey Road, Palm Beach

Northern Beaches Consulting Engineers P/L has designed the Stormwater Management System for the above project (Job No: 111039, Dwg No's. D01A & D02A)

The design generally complies with Pittwater Council's policy B5 of Pittwater 21 DCP (2008). In our opinion On-Site Detention is not required for this development as the addition has no direct discharge to Councils drainage infrastructure The runoff is to be directed to an absorption trench and is to be inspected prior to backfilling

We trust that this certificate meets with your requirements Please contact the author if further clarification is required.

NORTHERN BEACHES CONSULTING ENGINEERS P/L


Rick Wray
BE MIEAust CPEng NPER Director

X:\ENG\NBC\2011\111039\SW001~doc

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
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Endorsed by	A. Colones
Date	28 DEC 2011



PITTWATER COUNCIL

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER FORM NO 2 – PART B – To be submitted with detailed design for Construction Certificate

PART B Declaration made by Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer (where applicable) in relation to the incorporation of the Geotechnical issues into the project design

I, TROY CROZIER on behalf of Crozier Geotechnical Consultants
(insert name) (trading or company name)

on this the 26th October 2011
(date)

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2099 and I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I also certify that I have reviewed the design plans and structural design plans for the Construction Certificate Stage and that I am satisfied that

Please mark appropriate box

- ☒ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto
☐ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy

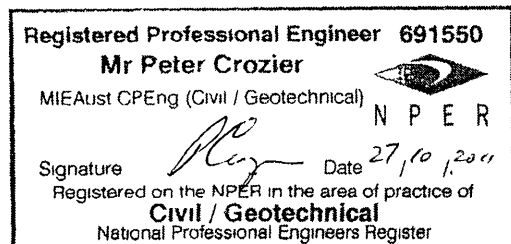
Geotechnical Report Details

Report Title Proposed Works 1058 Barrenjaeg Rd, Palm Beach # 2011-117
Report Date 4th August 2011
Author T Crozier

Documentation which relates to or is relied upon in report preparation

K & S Design - Job No 244/11, Dwg No WD-0
Dated Oct 2011

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified



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Endorsed by	<u>A. Capones</u>
Date	<u>28 DEC 2011</u>





Fair
Trading

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

Andrew White
1058 Barrenjoey Road
PALM BEACH NSW 2108

HOME BUILDING ACT 1989
OWNER BUILDER PERMIT

Permit : 388799P
Receipt: 1-1245055554

Issued 05/10/2011
Amount: \$154.00

BUILDING SITE

Lot 4C 1058 Barrenjoey Road, Palm Beach, NSW 2108

AUTHORISED BUILDING WORK

60 square metre granny flat. Timber frame construction, hardiplank weatherboards, colorbond roof.


Authority No : DA-306/11
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 \$12,000. 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.

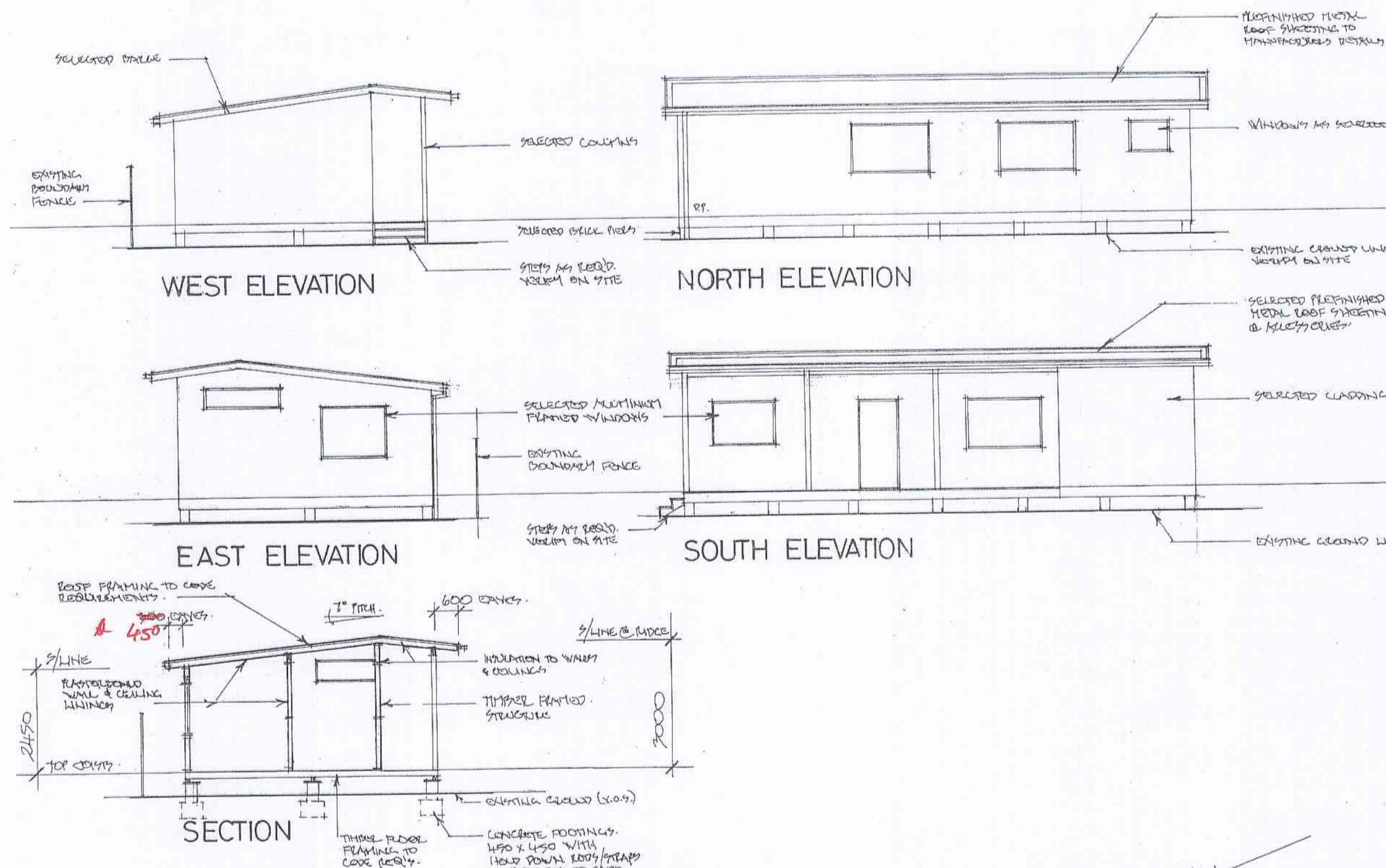
Note This permit is only valid when an official receipt has been imprinted
If payment is made by cheque, the permit is conditional on the cheque being
met on presentation *GST amount included in total fee \$0 00


Issuing officer

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number	CC0426/11
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Endorsed by	
Date	10/10/2011

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

Division of the Department of Services, Technology & Administration



NOTES:
 All work is to be carried out by competent workmen in first class workmanship manner, using first quality materials and the best of their respective kinds and quality and is to include for co-ordination of all other trades as required to complete the installation.

All work is to be done in strict compliance with all Authorities having jurisdiction over the works and/or current Building Code of Australia and its Amendment. The requirements of all legally constituted Authority Local Government and/or for services and provision of the Builders Licensing Act. Where there is a Stand Association of Australia Code and/or Specification work and/or materials shall be at least equivalent to code and/or specification. All services are to be extracted from existing with all required extra equipment and operations to ensure satisfactory completion and compliance of the works. Obtain and fill in all notes required by any Authority having jurisdiction over the works.

Where applicable allow to provide and install ant c and/or 'Termimesh' or other approved equal instal all in strict accordance with Code.

All timber framing to be in strict accordance with N Timber Framing Code. Roof framing to be at 600 centres, fixed to plates and/or beams all in strict accordance code.

Skirtings, architraves and general trims to be as s from existing with all required extra equipment and operations to ensure satisfactory completion and compliance of the works. Obtain and fill in all notes required by any Authority having jurisdiction over the works.

Flooring as selected.

New selected aluminium framed windows to manufacturers details.

Allow for plasterboard wall and ceiling linings into manufacturer's details, provide cornices to match existing.

Roof sheeting to be as selected and to be laid over approved aluminium foil sarking and insulation, c with all matching accessories all in strict accordance manufacturer's details.

Allow to install downpipes and gutters and fascias.

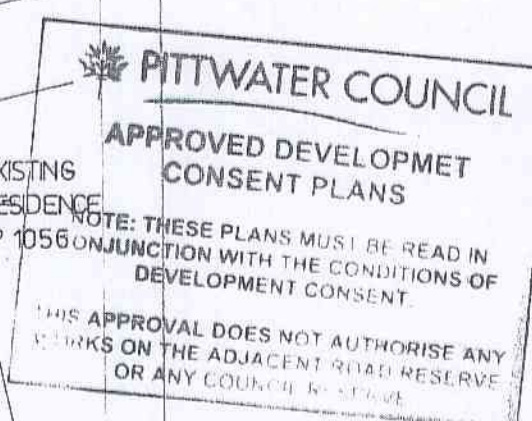
Allow to install new light fittings and/or general p outlets as directed.

Allow to paint all new works.

Fittings as selected.

LANDSCAPE PLAN

GARDEN BEDS
 LAWN



NOTES:
 All dimensions, locations of service are to be checked and verified on site prior to commencement of construction.

**Proposed
 New Granny Flat
 Existing Residence
 1058 Barrenjoey Road,
 Palm Beach N.S.W.**

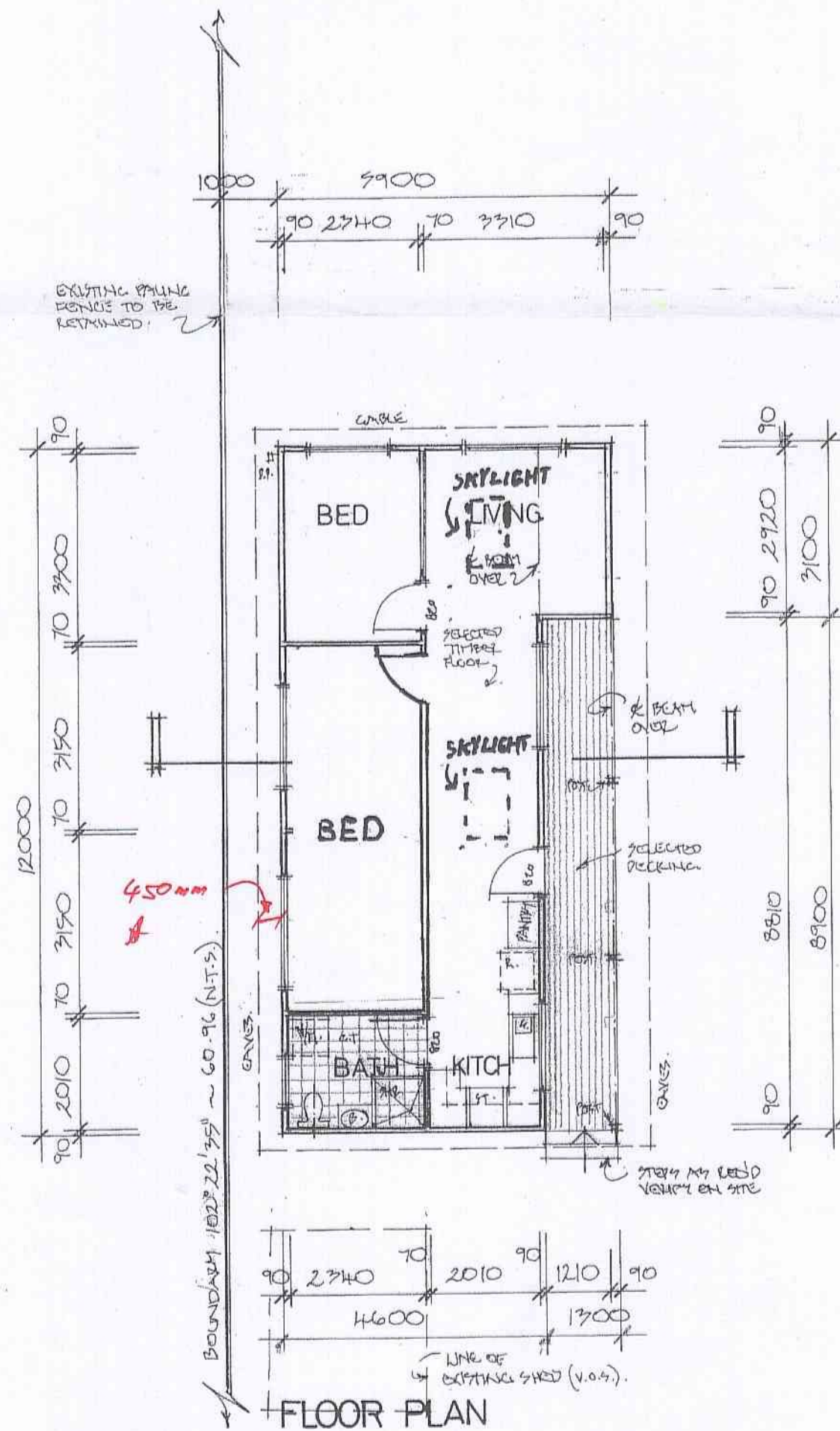
for
Mr. & Mrs. A. White

**Amended Drawing ~
 Plans, Elevations & Sections**

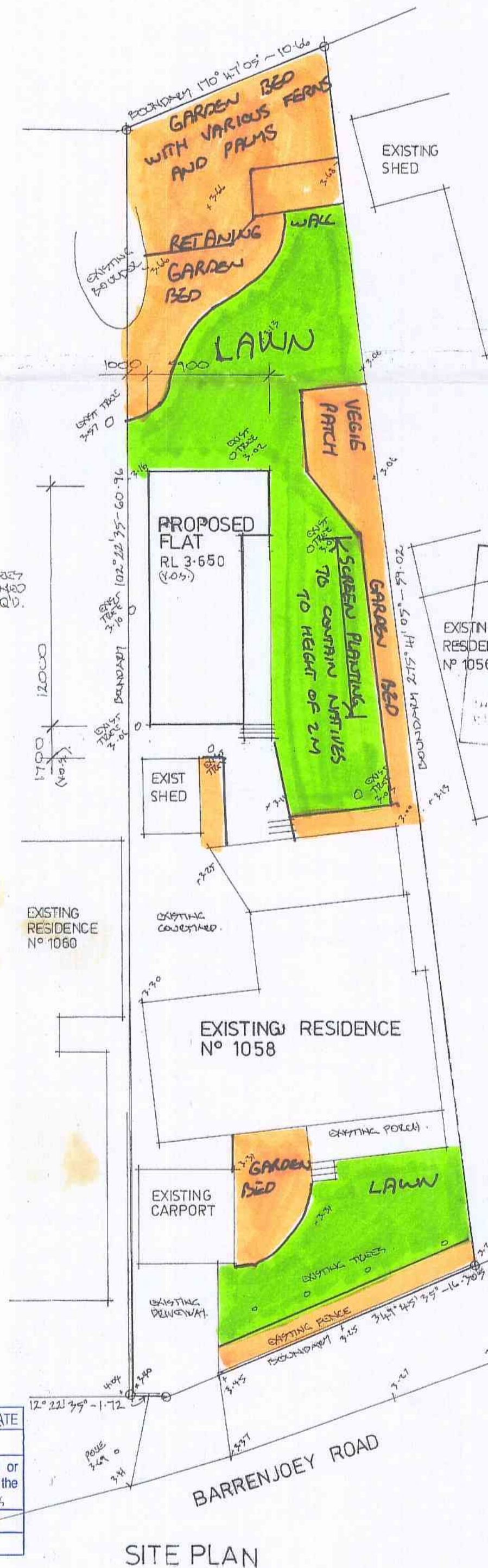
K & S DESIGN

S
 14 Vantage place,
 Thornleigh, N.S.W. 2120
 Telephone / Fax: (02) 9484 3559
 E-mail: k_sd@bigpond.net.au

Date: **02/10/11** Scale: 1: 100
 Job No. 244/11 Dwg No. WD-0

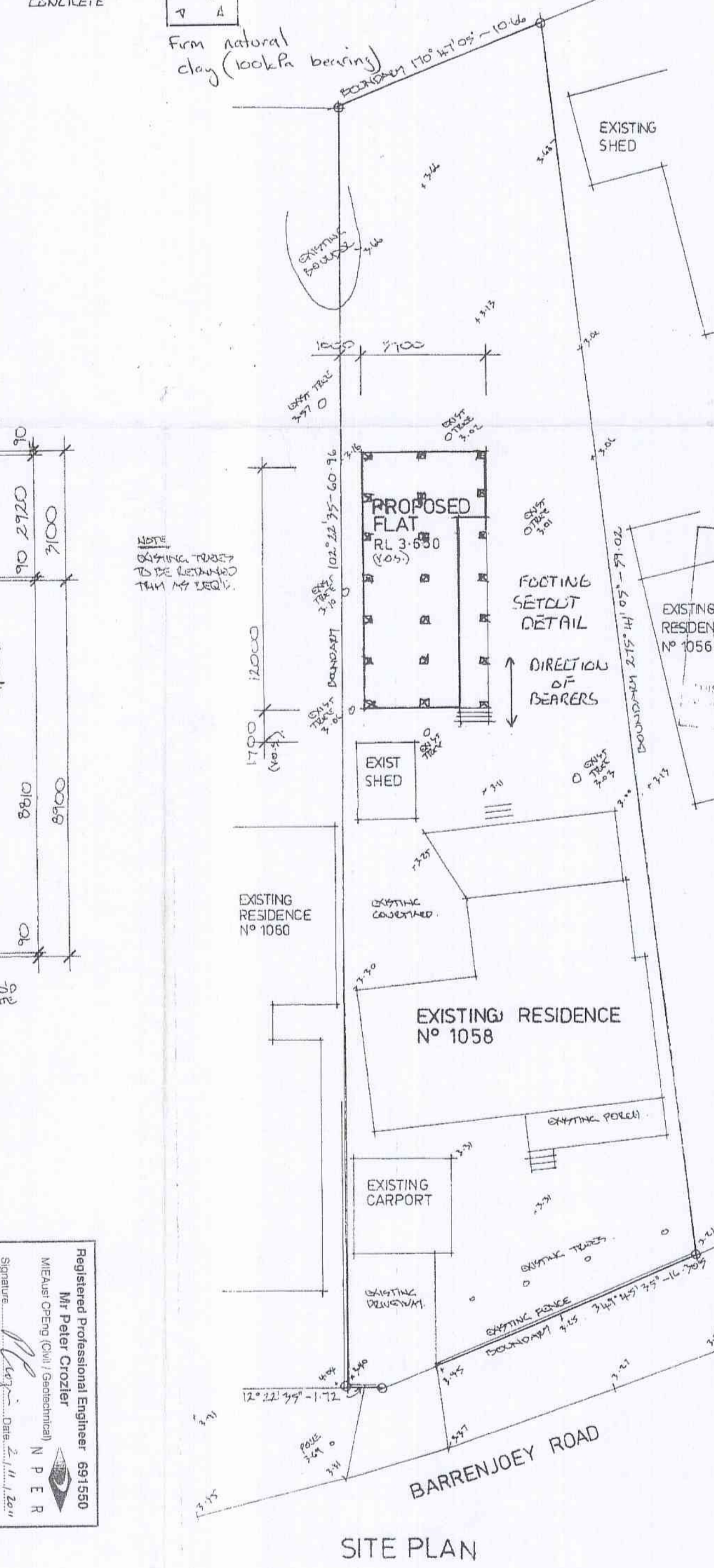
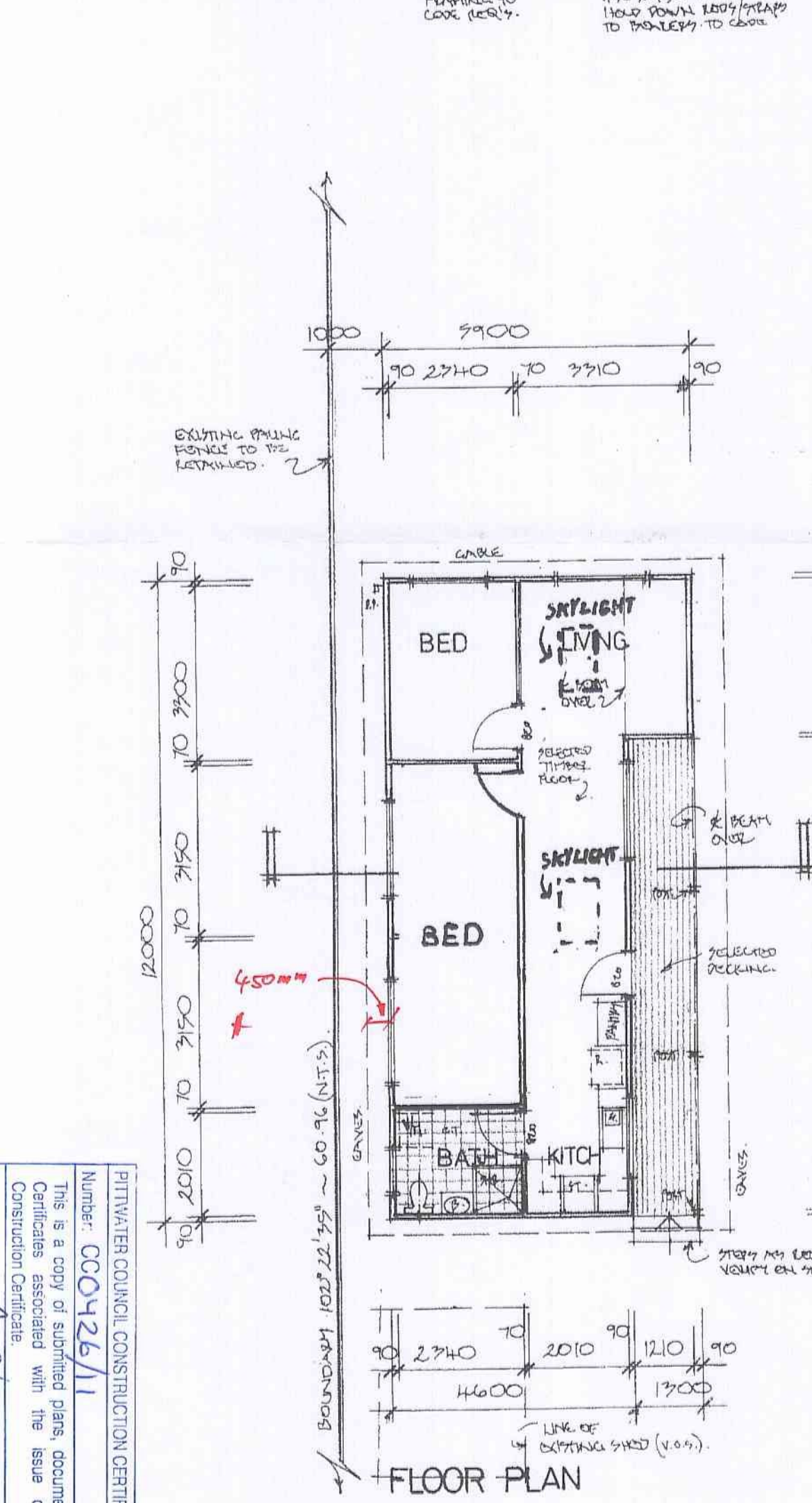
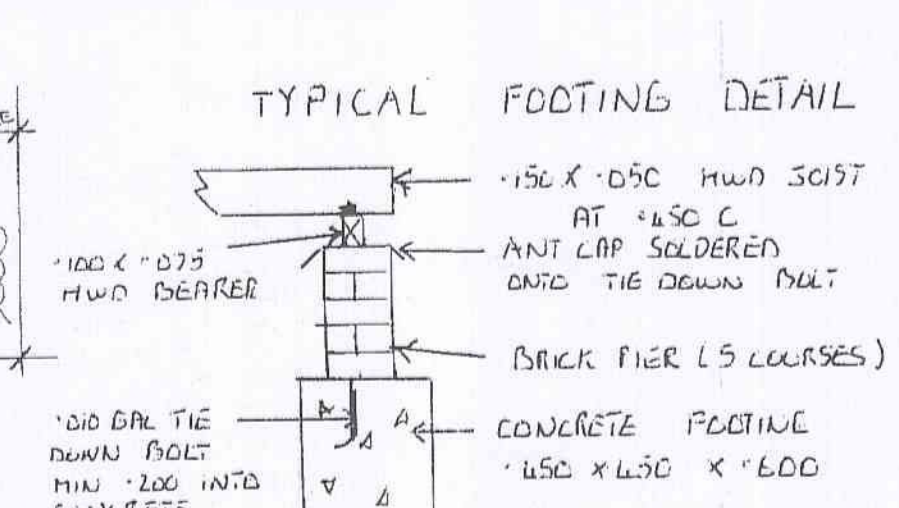
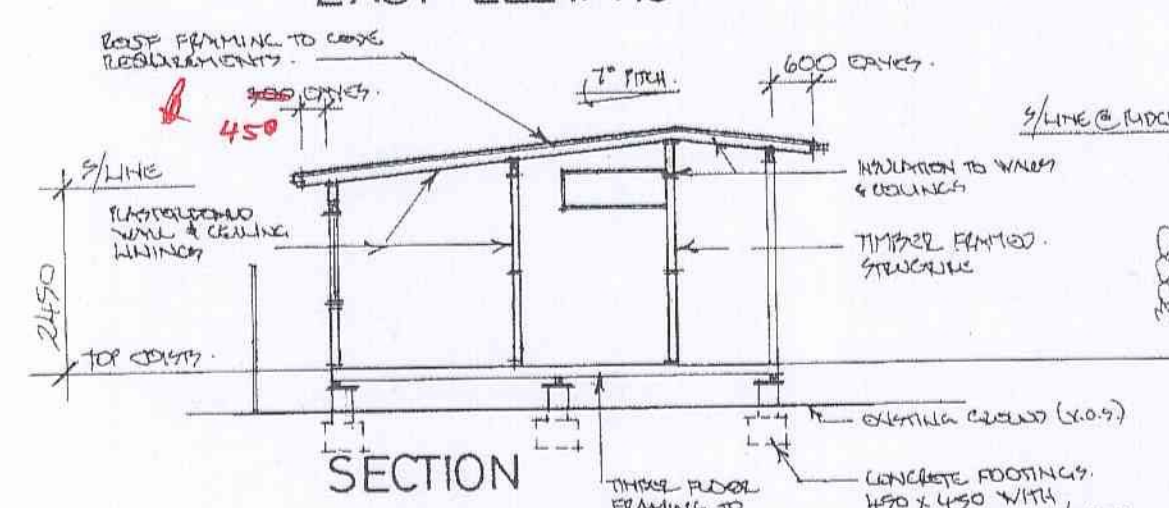
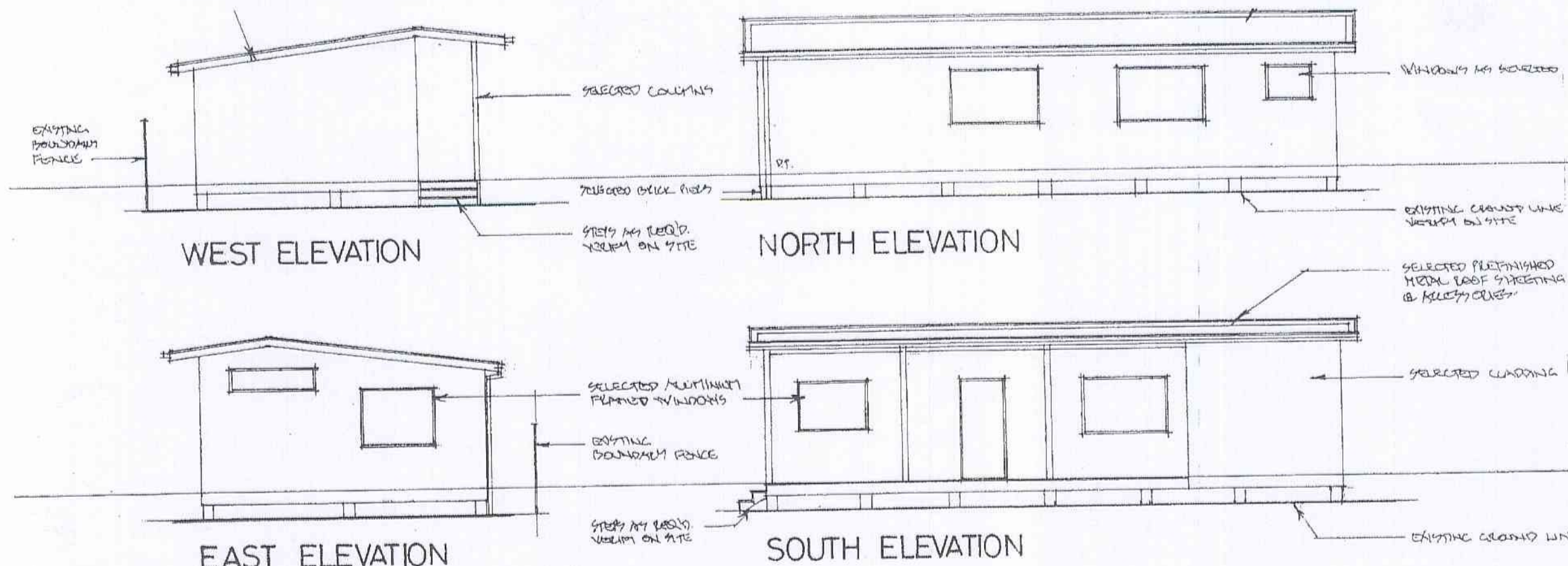


NOTE:
 EXISTING TUBS
 TO BE DISMANTLED
 TEAM NOT USED.



PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number: CCO-126/11	
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.	
Endorsed by:	28 DEC 2011
Date:	

SYDNEY WATER APPROVED	
1. Position of sewerage in relation to Sydney Water's assets is satisfactory.	
2. Connections to Sydney Water sewer/water services may only be made after the issue of this approval.	
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 provisions of the Plumbing Act 1995, 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. 33/17/14	
Reece, Mona Vale Quick Check Agent on behalf of SYDNEY WATER	
204	22/10/11



NOTES:
 All work is to be carried out by competent workmen in a first class workmanship manner, using first class materials and the best of their respective kind and is to include for co-ordination of trades as required to complete the installation.
 All work is to be done in strict compliance with the current Building Code of Australia and its Amendments. The requirements of all legally constituted Local Government and/or services and the Builders Licensing Act. Where there is a conflict between the Building Code of Australia and the Local Government and/or services, the Building Code of Australia shall prevail.
 Where applicable allow to provide and install and/or 'Termimesh' or other approved equal in strict accordance with Code.
 All timber framing to be in strict accordance with the Timber Framing Code. Roof framing to be in centres, fixed to plates and/or beams all in strict accordance with Code.
 Allow to install approved insulation to all wall areas.
 Flooring as selected.
 New selected aluminium framed windows to manufacturers details.
 Allow for plasterboard wall and ceiling lining manufacturer's details, provide corners to existing.
 Roof sheeting to be as selected and to be fixed with approved aluminium foil sarking and insulate with all matching accessories all in strict accordance with manufacturer's details.
 Allow to install downpipes and gutters and fittings as selected.
 Allow to install new light fittings and/or general outlets as directed.
 Allow to paint all new works.
 Fittings as selected.

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE
 Number: C00426/11
 This is a copy of submitted plans, documents or certificates as required with the issue of this Construction Certificate.
 Endorsed by: A. G. [Signature]
 Date: 28 DEC 2011

SYDNEY WATER APPROVED
 1. Protection of structures in relation to Sydney Water's assets and infrastructure.
 2. Protection of structures in relation to Sydney Water's assets and infrastructure.
 3. It is the owner's responsibility to ensure that all proposed alterations to the structure are carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.
 4. Gullies, inspection shafts and boundary traps shall not be altered or removed without the written approval of Sydney Water.
 5. Property No. 3344444
 6. Quick Check Agent on behalf of SYDNEY WATER
 [Signature] 2011 22/10/11

Registered Professional Engineer 691560
 Mr Peter Crozier
 WEAR OFFICE (Civil / Geotechnical) N P E R
 Signature: [Signature]
 Registered on the register in the area of practice of National Professional Engineering Register

PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS
 EXISTING RESIDENCE NO 1058
 THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT PROPERTY OR ANY OTHER PROPERTY

NOTES:
 All dimensions, locations of services are to be checked and verified on site prior to commencement of construction.
Proposed New Granny Flat
Existing Residence
1058 Barrenjoey Road
Palm Beach N.S.W.
 for **Mr. & Mrs. A. Whit**
Amended Drawing ~
Plans, Elevations & Section
K & S DESIGN
S
 14 Vantage place,
 Thornleigh, N.S.W. 2120
 Telephone / Fax: (02) 9484 355
 E-mail: k_sd@bigpond.net.au
 Date: 06/20/11 Scale: 1:100
 Job No. 244/11 Dwg No. WD-1

NOTES:

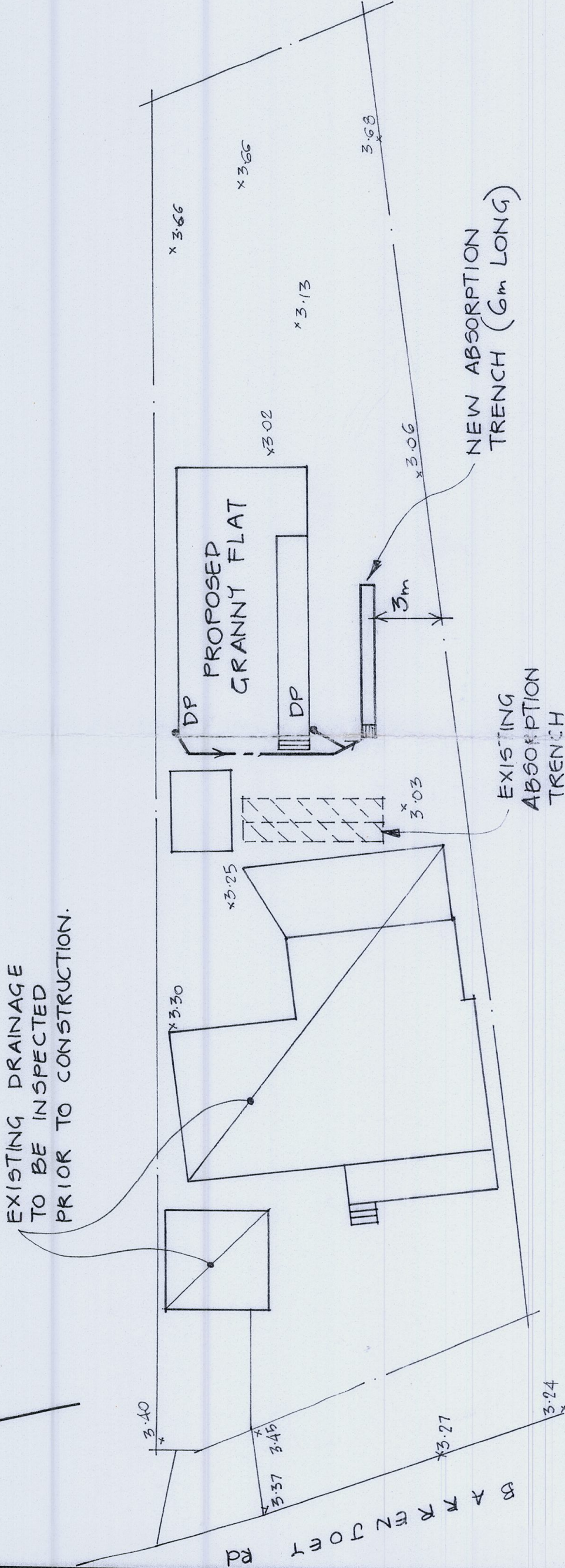
1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES REFER TO DRAWING NUMBER: S01.

EXISTING DRAINAGE
TO BE INSPECTED
PRIOR TO CONSTRUCTION.

Northern Beaches Consulting Engineers Pty Ltd.



IF IN DOUBT ASK



STORMWATER MANAGEMENT PLAN

1:200

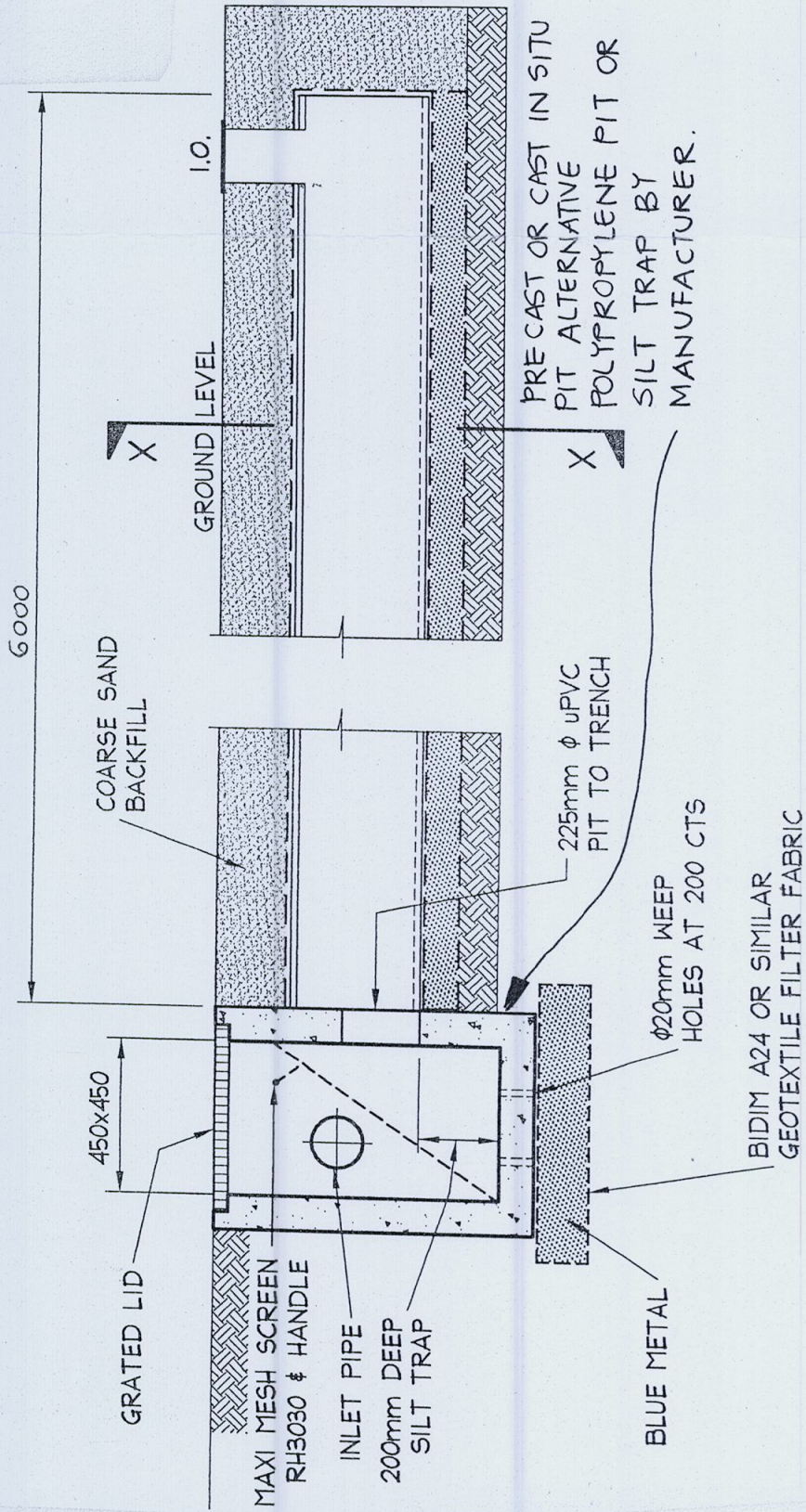
NOTE : LINES INDICATIVE ONLY & MAY VARY DUE TO CONSTRAINTS

- ON-SITE DETENTION NOT RECOMMENDED
- TRENCH TO BE LAID ON LEVEL GROUND & INSPECTED BY GEOTECHNICAL OR CIVIL ENGINEER PRIOR TO BACKFILLING.

PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number: CC0426/11	
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.	
Endorsed by: <i>A. Colones</i>	
Date: 28 DEC 2011	

A3

Date: 31/10/11	Rev: A	Amendment:	By: LFC
DOCUMENT CERTIFICATION			
Date: Nov 11			
Rick G. Wray BE(Civil), CPEng, MIEAust., NPER. (Director Northern Beaches Consulting Engineers)			
NORTHERN BEACHES Consulting Engineers P/L. A.C.N. 076 121 616 A.B.N. 24 076 121 616 Suite 207, 30 FISHER ROAD DEE WHY N.S.W. 2099 Ph: (02) 9984 7000 Fax: (02) 9984 7444 e-mail: nb@nbconsulting.com.au web page: www.nbconsulting.com.au			
Architect: K & S DESIGN		Client: MR & MRS WHITE	
Project: 1058 BARRENJOEY RD PALM BEACH		Drawing Title: STORMWATER MANAGEMENT PLAN	
Date: OCT. 11	Design: R.M.	Drawn: LFC	Checked: R.G.W.
Job No: 111039	Drawing No: D01	Rev: A	



ABSORPTION TRENCH LONG SECTION

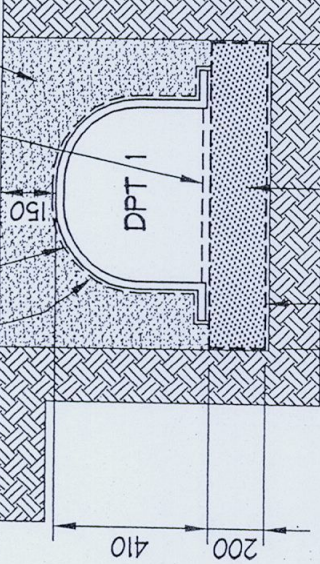
410 JUMBO EVERGLAS SQUARELINE
PLASTIC TRENCH OR APPROVED
EQUIVALENT BY EVERHARD IND. PTY LTD.

REPLACEABLE BIDIM A24
GEOTEXTILE FILTER

PERMANENT BIDIM A24
GEOTEXTILE FABRIC

CONSOLIDATE SAND BACKFILL
WITH WATER IN 100mm LAYERS

GROUND LEVEL



PERMANENT BIDIM A24
GEOTEXTILE FABRIC

PROVIDE 14mm BLUE METAL AGGREGATE
WRAPPED IN PERMANENT GEOTEXTILE FABRIC

SECTION X-X
NOT TO SCALE

A3

31/10/11	A	ISSUE FOR C.C.	LPC	By:
Date:	Rev:	Amendment:		

DOCUMENT CERTIFICATION

Date: Nov 11'
Rick G. Wray
BE(Civil), CPEng, MIEAust., NPER.
(Director Northern Beaches Consulting Engineers)

NORTHERN BEACHES
Consulting Engineers P/L.
ACN 076 121 616 A.B.N. 24 076 121 616
Suite 207, 30 FISHER ROAD
DEE WHY N.S.W. 2099
Ph: (02) 9984 7000 Fax: (02) 9984 7444
e-mail: nb@nbconsulting.com.au
web page: www.nbconsulting.com.au

Architect: K & S DESIGN

Client: MR & MRS WHITE

Project: 1058 BARRENJOEY RD
PALM BEACH

Drawing Title: NOTES & DETAILS

Checked: K&W	Drawn: LPC	Date: OCT. '11	Design: R.M.	Job No: 111039	Rev: A
				Drawing No: D02	

IF IN DOUBT ASK

NOTES:

- ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
- FOR GENERAL NOTES REFER TO DRAWING NUMBER: 501.

PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE
Number: C00426/11
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.
Endorsed by: A. Calverley
Date: 28 DEC 2011

STORMWATER NOTES:

- ALL PIPES TO BE 100mm ϕ UNLESS NOTED OTHERWISE.
- ALL PIPES TO BE uPVC TO AS 1254-2002 UNLESS NOTED OTHERWISE.
- ALL PIPES TO BE LAYED AT 1 % MINIMUM GRADE UNLESS NOTED OTHERWISE.
- ALL PIPES SHALL BE LAID ON A 75mm SAND BED, COMPACTED TO 100% S.M.D.D. BELOW PAVEMENTS.
(NO COMPACTION REQUIRED BELOW LANDSCAPING)
COVER TO SURFACE FROM TOP OF PIPE TO BE 300mm MINIMUM.
BACKFILL TO BE ADEQUATELY CONSOLIDATED AROUND PIPES BY METHOD OF RAMMING AND WATERING IN. TRENCHES TO BE FILLED WITH GRANULAR MATERIAL AS SPECIFIED.
- ALL DOWN PIPES TO BE 100mm ϕ UNLESS NOTED OTHERWISE.
- DOWN PIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT WITH WORK.
- PROVIDE CLEANING EYES AT ALL DOWNPIPES.
- ALL PITS TO BE CAST INSITU OR, IF PRECAST, APPROVED BY ENGINEER.
CAST INSITU PITS TO HAVE 150mm THICK CONCRETE WALLS AND BASE.
WALLS TO BE REINFORCED WITH 1 N12 TOP TIE UNLESS NOTED OTHERWISE.
CAST INSITU PITS GREATER THAN 1000 DEEP TO BE MINIMUM 900x600 AND TO HAVE 150mm THICK CONCRETE WALLS AND BASE. WALLS TO BE REINFORCED WITH N12 AT 300 EACH WAY UNLESS NOTED OTHERWISE.
- ALL PITS GREATER THAN 1000mm DEEP SHALL HAVE STEP IRONS AS PER COUNCIL STANDARDS.
- ALL WORK TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS AND SPECIFICATIONS.
- PRIOR TO COMMENCING ANY SITE WORKS THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL MEASURES TO APPROVED SEDIMENT AND EROSION CONTROL PLAN, EPA GUIDELINES AND COUNCIL SPECIFICATIONS.
ALL MEASURES TO REMAIN IN PLACE UNTIL COMPLETION AND STABILIZATION OF THE SITE TO COUNCIL SATISFACTION.
- ALL LEVELS SHOWN ARE TO AHD
- ENSURE THAT ALL PITS AND STORMWATER PIPES ARE LOCATED CLEAR FROM TREE ROOT SYSTEMS.
- ALL EXISTING EARTHENWARE PIPES TO BE UPGRADED TO uPVC.
- ALL WORKS TO BE IN ACCORDANCE WITH AS 3500-2003 NATIONAL PLUMBING DRAINAGE CODE PART 3 - STORMWATER DRAINAGE.

Northern Beaches Consulting Engineers Pty Ltd.