

8 October 2009

General Manager  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1660

Dear Sir/Madam

**Development Application No N0114/08**  
**36 Watkins Road, Avalon**

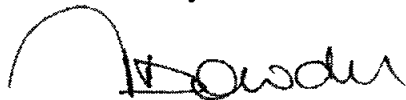
---

For Council's information, please find enclosed **Modified Construction Certificate** No 2008/2762A issued for alterations & additions to an existing dwelling including elevated carstand at the above address, accompanied by

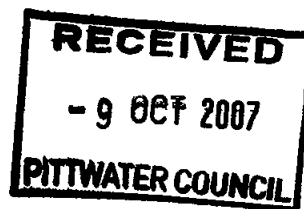
- Copy Construction Certificate application form
- Cheque for \$30 00 being the prescribed fee to receive the above certificate

**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**



✓

PRVC - \$30 R- 268374 9 10 09

# Construction Certificate Determination

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

**Modified Certificate No 2008/2762A**

<b>Council</b>	Pittwater
<b>Determination</b> date of issue	Approved 8 October 2009
<b>Subject land</b> Address Lot No DP No	36 Watkins Road, Avalon Lot 31 DP 21756
<b>Applicant</b> Name Address Contact No (phone)	Mr G McBeath 36 Watkins Road, Avalon NSW 2107 9918 7620
<b>Owner</b> Name Address Contact No (phone)	Mr Graeme & Mrs Sally Anne McBeath 36 Watkins Road Avalon NSW 2107 9918 7620
<b>Description of Development</b> Type of Work	Alterations & additions to an existing dwelling including an elevated carstand
<b>Builder or Owner/Builder</b> Name Contractor Licence No/Permit	Brakbuilt Pty Ltd 193021C
<b>Value of Work</b> Building	\$200,000 00
<b>Attachments</b>	
<ul style="list-style-type: none"><li>• Copy of completed Construction Certificate Application Form</li><li>• Pittwater Council receipt no 238214 for payment of Long Service Levy</li><li>• BASIX Certificate No A33332 dated 23 April 2008</li><li>• NSW Rural Fire Service Report reference no DA0804149926 dated 21 April 2008</li></ul>	

### 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 Details & Construction Specifications reference no D01(B) DA01(A) DA03(A) DA04(A) DA05(A) DA06(A) & DA07(A)
- Certificate of Structural Adequacy reference no 07-811 issued by Peninsula Consulting Engineers dated 5 May 2008
- Completed *Form 2* Certificate dated 7 May 2008
- Structural Details reference no 07-811 Drawing nos S01(B) S02(A) S04(A) to S10(A) (inclusive) prepared & endorsed by Peninsula Consulting Engineers dated 7 May 2008
- Copy of Sydney Water Approval dated 9 May 2008

## 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



8 OCT 2009

Date of endorsement  
Certificate No

2008/2762A

### Certifying Authority

Name of Accredited Certifier  
Accreditation No  
Accreditation Authority  
Contact No  
Address

Tom Bowden  
BPB00042  
Building Professionals Board  
(02) 9999 0003  
13/90 Mona Vale Road Mona Vale NSW 2103

### Development Consent

Development Application No  
Date of Determination

N0114/08 (as modified)  
7 May 2008 (Modified 9 July 2009)

### BCA Classification

1a & 10b

APPLICATION FOR A  
CONSTRUCTION CERTIFICATE

06 AUG 2009

Construction Certificate☐

Modified 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

Given Names (or AGN)  Family Name (or Company)

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

Daytime telephone  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 Owners Corporation or the appointed Managing Agent.

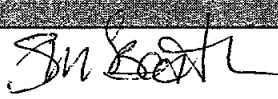
Owner(s)

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.  Street name

Suburb  Post code

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

#### 4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

Development consent modified to  
remove condition 12

#### 5. Estimated cost of work

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

Estimated cost of work

\$NTI

#### 6. Development Consent

Council Consent no.

N0114/08

Date of Determination

8/5/2008 (Modified  
9/7/2009)

#### 7. Building Code of Australia classification

This can be found on the development consent

BCA Classification

1a.

#### 8. Builder's details

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

Name

N/A



Licence no.

Owner/builder permit no.

#### 9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that the above Development Consent is valid and that no building works associated with this application have commenced. To the best of knowledge, all the information in this application and checklist is true and correct.

Signature

Date

22/7/09



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	In the case of an application for a Construction Certificate for building work
			Three (3) copies of detailed architectural plans and specifications
			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 <ul style="list-style-type: none"><li>a) show a plan of each floor section</li><li>b) show a plan of each elevation of the building</li><li>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</li><li>d) indicate the height design and full construction details</li><li>e) indicate the provision for fire safety and fire resistance (if any)</li></ul>
			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
			3 copies of a specification <ul style="list-style-type: none"><li>a) to describe the construction and materials of which the building is to be built and the method of drainage sewerage and water supply</li><li>b) state whether the materials proposed to be used are new or second hand and give particular</li></ul>
			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
			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?
			Except in the case of an application for or in respect of domestic building work <ul style="list-style-type: none"><li>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</li><li>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</li><li>c) This list must describe the extent capability and basis of design of each of the measures concerned</li></ul>
			Copy of BASIX Certificate & Schedule of BASIX Commitments
			Copy of signed BASIX Compliance Statement
			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 At 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)**

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 addressed 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 <sup>2</sup> )?	Gross floor area of building (m <sup>2</sup> ) as proposed
What are the current uses of all or parts of the building(s)/land?	Location
	Use
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

<b>WALLS</b>		<b>FLOOR</b>		<b>ROOF</b>		<b>FRAME</b>	
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		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"/>						