

ABN: 63 119 997 590
1-3 Thornleigh St, Thornleigh NSW 2120
ph: 9980 2155 fax: 9980 2166 E-mail: admin@fbcc.com.au

COMPLYING DEVELOPMENT CERTIFICATE

Complying Development Certificate Number CDC: 2010/656 Approval Date: 08/09/10

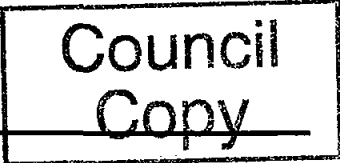
Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 109C(1)(b) and 109F

Date Application Received: 16/07/10 Date of Lapse of Certificate : 08/09/15

Council : Pittwater

Name of Certifying Authority: Fitzgerald Building Certifiers Pty. Ltd.
Accreditation No: ABC 1
Accredited Certifier: Paul Fitzgerald Accreditation No: BPB 0119
Accreditation Body: BUILDING PROFESSIONALS BOARD

Applicant: Adrian Webb
Address: 2 Georgina Ave, Elanora Heights NSW 2101
Contact Number: 0403 411 300



Owner: Adrian Webb
Address: 2 Georgina Ave, Elanora Heights NSW 2101

Subject Land: Lot DP: No. 2 Georgina Ave, Elanora Heights

Description of Development – Construction of a carport

Building Code of Australia Classification: 10a Value of Work: \$ 20,000.00

Builders Details

Name: Four Hammers P/L
Licence Number: 189002C
Address: 15 Kirkstone Rd, Wheller Heights
Contact Number: 0413 771 974

Approved Plans:

Plans prepared by	Drawings No.	Dated
Nicholas Gray	DA01 - 03	Mar-10
Engineers details prepared by	Drawings No.	Dated

This Certificate is approved subject to the prescribed conditions listed under Division 3 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 under the : Environmental Planning & Assessment Act 1979 as attached

\$30 PENC REC: 287872
10/9/10

CERTIFICATION:

I, Paul Fitzgerald, as the certifying authority am satisfied that;

- (a) The requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 200 have been complied with. That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- (b) Long Service Levy has been paid where required under s34 of the Building and Construction Industry Long Service Payments Act 1986.

Signed:

DATED:

08/09/2010

PRINCIPAL CERTIFYING AUTHORITY:

Name of Certifying Authority	Fitzgerald Building Certifiers Pty. Limited
Accreditation Number	ABC 2
Accredited Certifier	Paul Fitzgerald BPB 0119
Contact Number	9980 2155
Address	1-3 Thornleigh St, Thornleigh NSW 2125

MANDATORY CRITICAL STAGE INSPECTIONS		
At the Commencement of Building Works - All Buildings		
After Excavation and Prior to the placement of any Footing or Pier - Class 1 & 10		
Prior to Pouring of an In-Situ Reinforced Concrete Element - Class 1 & 10		
Prior to the Covering of any Framework - Class 1 & 10		
Swimming Pool Fencing Prior to Filling with Water - Swimming Pools Only		
Prior to Covering of Waterproofing in Wet Areas - Class 1,2,3,4 & 10		
Prior to Covering of any Stormwater Connections - All Buildings		
After the Building Work has been completed Prior to Occupation - All Buildings		
To Book an Inspection Please Call 9980 2155		
SIGNED :	Dated :	08/09/2010

Notice of Commencement of Building Work

Appointment of Principal Certifying Authority

Under Environmental Planning and Assessment Act 1979
Sections 81A(2)(b)(iii) or (c), or (4)(b)(ii) or (c), 86(1)and(2)

Subject Land

Address : 2 Georgina Ave, Elanora Heights
Lot No: 0 D.P. 0

Description of Development

Construction of a carport
Type of Work Building

Consent

DA / CDC No. : 2010/656
Date of Determination : 08/09/10

Complying Development Certificate

Certificate No.: 2010/656
Date of Issue : 08/09/10 Date of Commencement : 10/09/10

Principal Certifying Authority

Name of Certifying Authority : Fitzgerald Building Certifiers Pty Ltd
Accreditation No.: ABC 2
Accredited Certifier: Paul Fitzgerald
Accreditation No: BPB 0119
Contact No.: 9980 2155
Address : 1-3 Thornleigh St, Thornleigh

Compliance With Development Consent / Complying Development Certificate

Have all conditions required to be satisfied prior to commencement of work been satisfied?:
(Conditions may include payment of security, S94 contributions, endorsement of building work plans by water supply authority)

Yes ☒ No ☐

SIGNED : Dated : 08/09/2010

Conditions of Consent

(State Environmental Planning Policy – Exempt and Complying Development Codes 2008)

Conditions applying before works commence

Protection of adjoining areas

- (1) A temporary hoarding, fence or awning must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of works if the works:
- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
 - (b) could cause damage to adjoining lands by falling objects, or
 - (c) involve the enclosure of a public place or part of a public place.

Demolition

All demolition work must also comply with Australian Standard AS 2601 - The demolition of structures.

Note. See the entry in the General Exempt Development Code for scaffolding, hoardings and temporary construction fences.

Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
- (2) Each toilet must:
- (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
 - (c) be a temporary chemical closet approved under the Local Government Act 1993.

Garbage receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

Notification to Neighbours

The person having benefit of the complying development certificate must give at least 2 days notice in writing of the intention to commence the works to the owner or occupier of each dwelling that is situated within 20m of the lot on which the works will be carried out.

Conditions applying during the works

Note. The Protection of the Environment Operations Act 1997 and the Protection of the Environment Operations (Noise Control) Regulation 2008 contain provisions relating to noise.

Hours of Construction or Demolition

Construction or demolition may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction or demolition is to be carried out at any time on a Sunday or a public holiday.

Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

Sedimentation and erosion controls

Run-off and erosion controls must be effectively maintained until the site has been stabilised and landscaped.

Maintenance of site

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Demolition materials and waste materials must be disposed of at a waste management facility.
- (3) The work site must be left clear of waste and debris at the completion of the works.

Construction requirements

Staging construction

- (1) If the complying development is the erection of, or alterations or additions to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof covering is installed.
- (2) Any approval that is required for connection to the drainage system under the Local Government Act 1993 must be held before the connection is carried out.
- (3) If the complying development involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the complying development on the site is obtained.

Utility services

If the complying development requires alteration to, or the relocation of, utility services on the lot on which the complying development is carried out, the complying development is not complete until all such works are carried out.

Note. A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must, under section 94EC of the Act, impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan.

Condition Relating to shoring and adequacy of adjoining property

If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the persons own expense:

- (a) protect and support the adjoining premises from possible damage from the excavation, and
- (b) where necessary, underpin the adjoining premises to prevent any such damage.

ADVICE TO NEIGHBOURS - WORKS COMMENCING

This is to notify you that it is intended that work will soon be commenced on a development at a property near you. The work has been authorised by a complying development certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Particulars relating to the work and the complying development certificate are set out below.

Development Address

Address: 2 Georgina Ave, Elanora Heights
Lot: 0 DP: 0

Name of Applicant

Adrian Webb

Description of Development

Construction of a carport

Council Area

Pittwater

Details of Complying Development Certificate

Issued by: Fitzgerald Building Certifiers Pty Ltd

Accreditation No: ABC 2

Complying Development Certificate No: 2010/656

Date of Certificate: 08/09/10

Date on which it is intended to commence work: 10/09/10

Note: A copy of the complying development certificate, including related plans and specifications, is available for inspection at the Councils Principal office free of charge, during the Councils ordinary office hours.

Signed: Date: 08/09/10
(Applicant)



ABN: 63 119 997 590

1-3 Thornleigh St, Thornleigh NSW 2120

ph: 9980 2155 fax: 9980 2166 E-mail admin@fbcc.com.au

SECTION 1: APPLICATION FORM
APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE
Principle Certifying Authority Agreement
Issued under the Environmental Planning & Assessment Act 1979

Privacy policy - The information you provide in this application will enable your application to be assessed by the certifying authority under the Environmental Planning and Assessment Act 1979. If the information is not provided, your application may not be accepted. The application can potentially be viewed by members of the public. Please contact Fitzgerald Building Certifiers if the information you have provided in your application is incorrect or requires modification.

APPLICANT (This Must Be The Owner)

Name: ~~Nicholas Gray~~ Adrian Webb
Postal Address: 2 Georgina Ave Elanora Heights 2101
Ph: 0403 411 300 FAX:

LAND TO BE DEVELOPED

Address: 2 Georgina Ave, Elanora
Lot: DP: Council Area:

DETAILS OF DEVELOPMENT

Description of work: Construction of a carport
Estimated Cost of works: \$20k.

DETAILS OF BUILDER

Name: Four Hammers P/L License No: 189002C
Address: 15 Kirkstone Rd Ph No: 0413 771 974
Wheeler Hts 2097

Section 4: Owners Declaration/Signatures

OWNERS DECLARATION

I, the aforementioned person or authorised representative of a legal entity as described as the Applicant In Section 1 of the Application Form hereby declare the following:

1. I, to the best of my knowledge, have completed all details in the Application Form in a correct and accurate manner and hereby indemnify Fitzgerald Building Certifiers against any damages, losses or suffering as a result of incorrect information provided under that section.
2. I have obtained consent from the owner/s of the property as indicated in the PARTICULARS section to apply and obtain a Construction Certificate. Such written consent will be provided with this application.
3. I have read, understood and hereby accept the terms and conditions outlined in Section 2 of this form.
4. I understand that the Application for a/the Construction Certificate is not complete until all required documentation has been received by Fitzgerald Building Certifiers.
5. I understand that the Application for and acquisition of a/the Construction Certificate does not authorise Commencement of Building Work. (Refer to appointment of PCA on Fitzgerald Building Certifiers PCA Form.)

As owners of the above mentioned property we consent to this application.

As owners of the above mentioned property I/we wish to appoint Fitzgerald Building Certifiers as PCA

Owners Signature/s:

Adrian Webb

Date

14/7/10

Name/s:

Adrian Webb
Sarah Webb

Residential Builders' Warranty Insurance

Certificate of Insurance

Policy Number: 30-0009226-BWI-13

Date Issued: 15/09/2010

LEVEL 3, 85
HARRINGTON ST
SYDNEY
NSW 2000

Phone:
PHONE(02)8279999
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



ADRIAN WEBB
2 GEORGINA AVENUE
ELANORA HEIGHTS 2101

Name of Intermediary
INSURANCE ADVISERNET
AUSTRALIA

Account Number
30-0004139

Policy Schedule Details

Certificate in Respect of Insurance

Residential Building Work by Contractors

A contract of insurance complying with sections 92 and 96 of the Home Building Act 1989 has been issued by QBE Insurance (Australia) Limited as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund.

In Respect of ALTERATIONS AND ADDITIONS STRUCTURAL

At 2 GEORGINA AVENUE
ELANORA HEIGHTS NSW 2101

Carried Out By BUILDER
FOUR HAMMERS PTY LTD
ABN: 85 119 685 380

Declared Contract Price \$22,000.00

Contract Date 15/09/2010

Builders Registration No. U 189002C

Building Owner / Beneficiary ADRIAN WEBB

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to the Building Owner/Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

For and behalf of

NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650)

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place.

These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

Nicholas Gray
Dip Arch Comp AKAJA
56 Richmond Avenue
St Ives NSW 2075
Tel 9440 3555 Fax 9440 3111

GEORGINA AVENUE

Existing driveway to be
demolished shown dotted

CDC 2010/656
8.9.10

00 Issued for construction certificate
AMENDMENTS
Jul 10

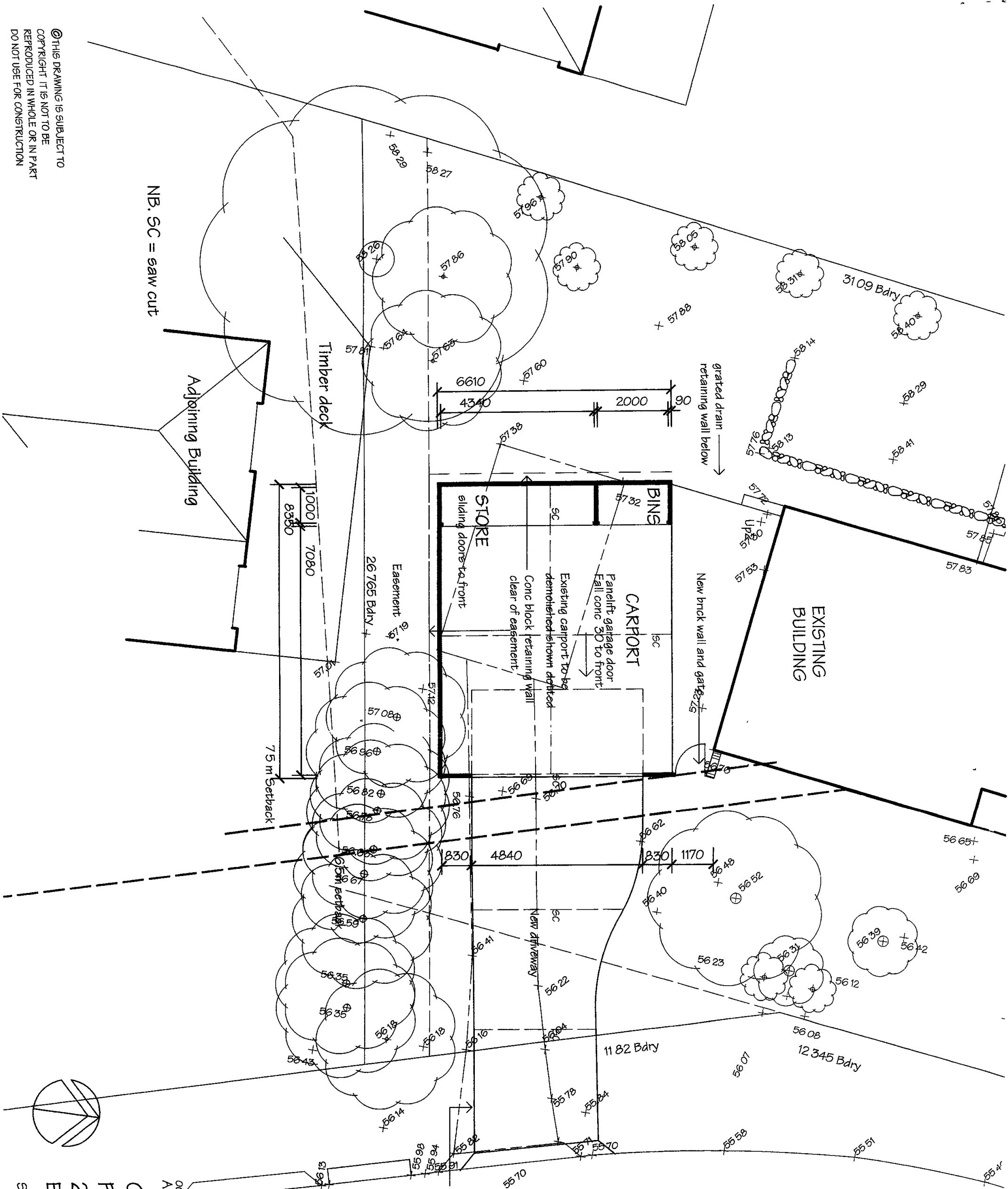
GROUND FLOOR PLAN

Proposed Residence

2 Georgina Avenue

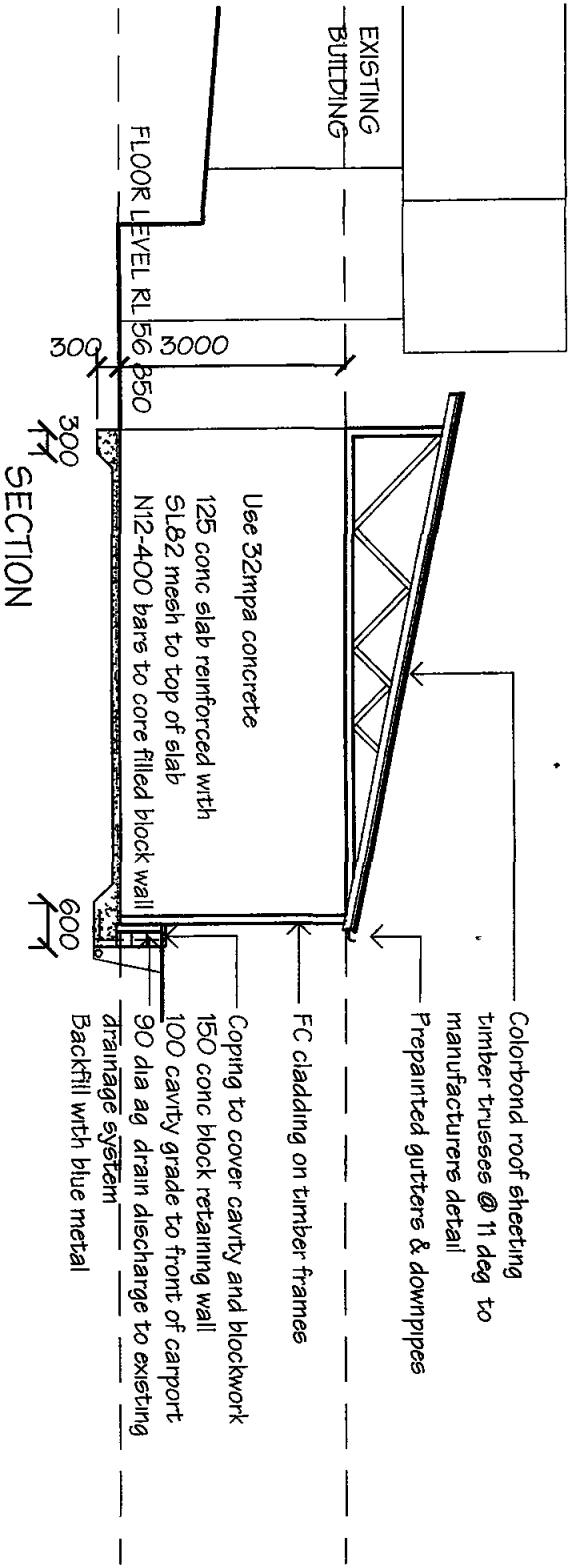
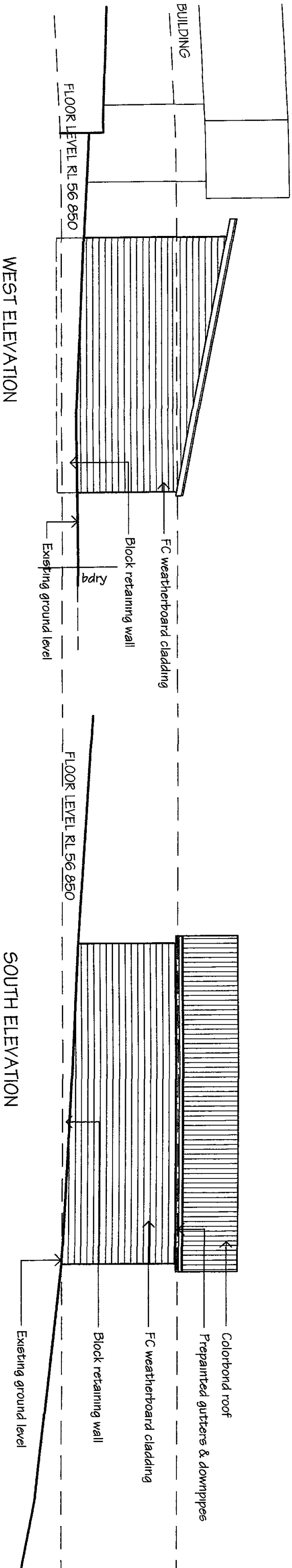
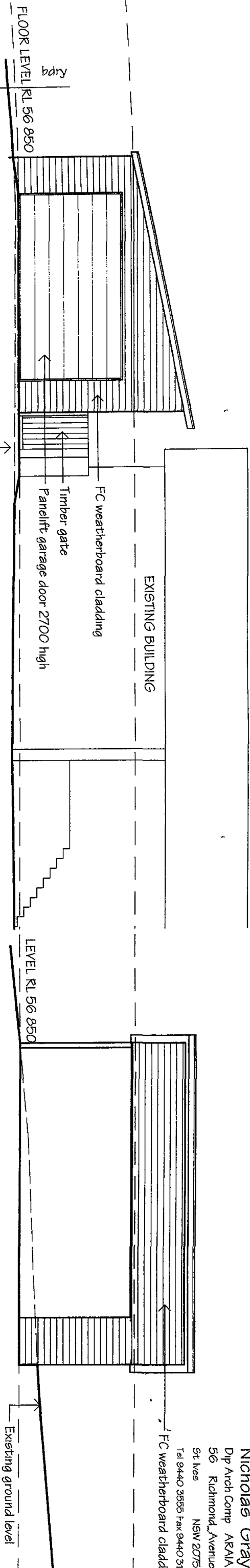
Elanora for Mr & Mrs A Webb

Scale 1:100 Date Mar 10 DA0100



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Nicholas Gray
Dip Arch Comp ARAIA
56 Richmond Avenue
St Ives NSW 2075
Tel 9440 3555 Fax 9440 311



ELEVATIONS & SECTION

Proposed Residence

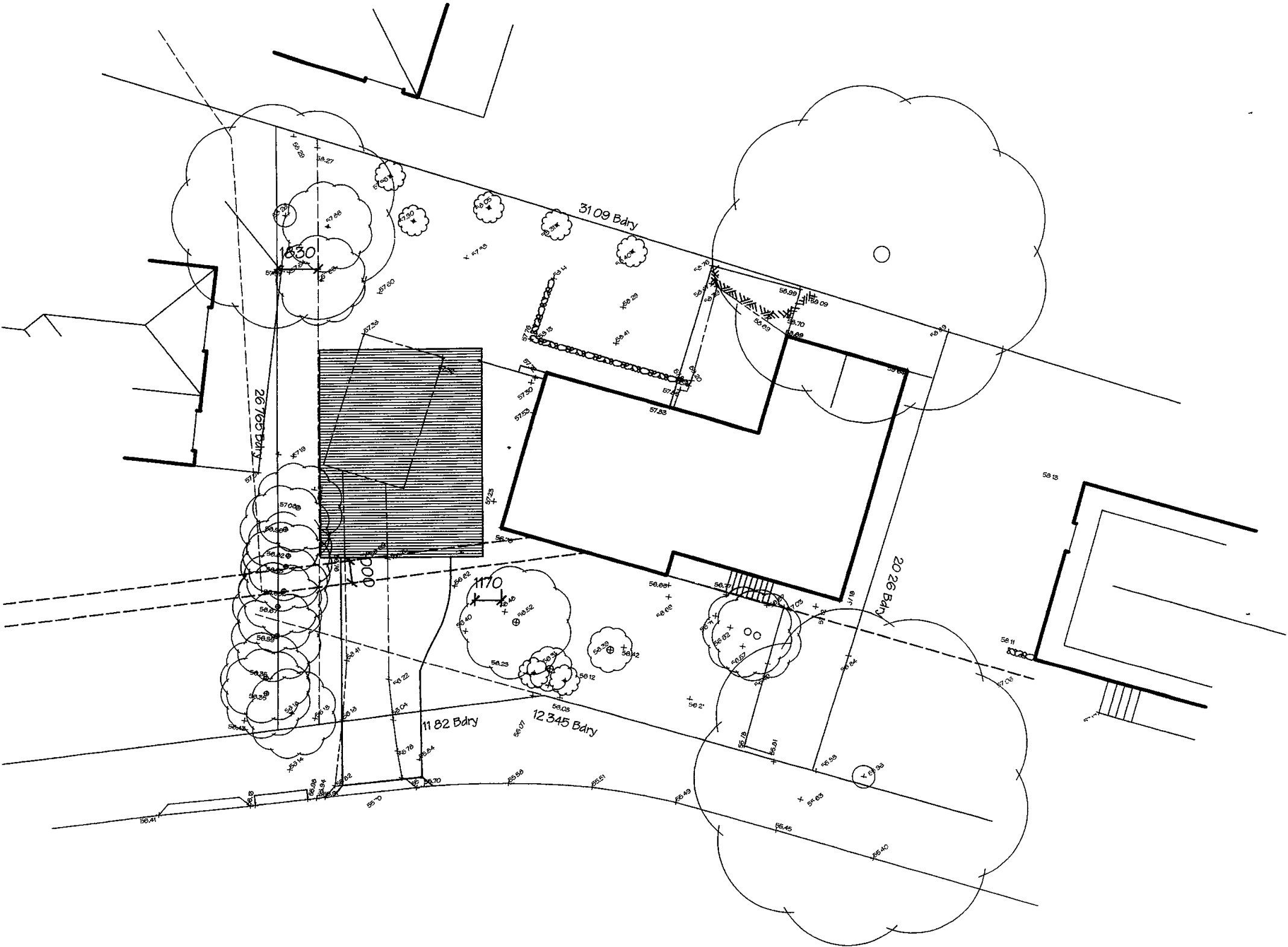
2 Georgina Avenue

Elanora for Mr & Mrs A Webb

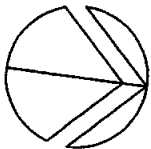
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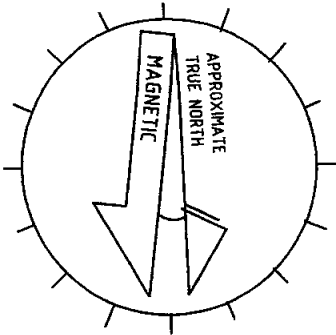
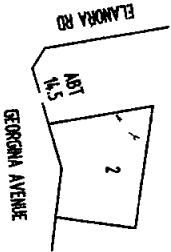
Nicholas Gray
Dip Arch Comp ARALA
56 Richmond Avenue
St Ives NSW 2075
Tel 9440 3555 Fax 9440 3111



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00 issued to construction certificate
AMENDMENTS
JUL 10
ROOF & SITE PLAN
Proposed Residence
2 Georgina Avenue
Elanora for Mr & Mrs A Webb
Scale 1:200 Date Mar 10 DA0300



NORTH

ELANORA RD

NOTE: CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.

DIMENSIONS SHOWN (BEARINGS & DISTANCES) HAVE BEEN DETERMINED BY LAND AND PROPERTY INFORMATION PLANS ONLY. BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED. SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY PRIOR TO ANY SITE WORKS. THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETERMINE EXACT POSITION OF ANY UNDERGROUND PIPES, CABLES ETC. DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE.

GEORGINA AVENUE

CONTOUR PLAN

LOT 2
AT 2 GEORGINA AVENUE, ELANORA HEIGHTS
CLIENT: PETER WEBB
REF: WEBB 115921

DRAWN: IS
CHECKED: GT
JOB: 25/1/15921
DGN: 115921
DATE: 03/03/2010
SCALE: 1:200

DONOVAN ASSOCIATES
REGISTERED SURVEYORS, CARTOGRAPHERS
MAPPING & LAND INFORMATION CONSULTANTS
15 PARKES STREET
PARAMATTA, N.S.W. 2150
Ph 9633 9211 FAX 9891 2806
DX 28325 PARAMATTA

A DRAINAGE EASEMENT 183 WIDE
NOTE: BEARINGS SHOWN HAVE BEEN DETERMINED FROM LAND & PROPERTY INFORMATION PLANS AND ARE RELATED TO MAGNETIC NORTH. TRUE NORTH IS APPROXIMATE ONLY. FURTHER INVESTIGATION WOULD BE REQUIRED TO DETERMINE ACCURATE TRUE NORTH.

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