

**Application for Building Certificate**  
Environmental Planning & Assessment Act, 1979 (as amended)  
Section 149A, B, C, D

Effective from 1/7/15 till 30/6/16

Office Use – BC No: 0013/15

**Please Note:** Details provided on this form and documents provided will be made public both at Councils Office and via Application Tracking on Councils website. The information will be kept by Council and will be disposed of in accordance with the Local Government Disposal Authority. You are entitled to review your personal information at any time by contacting Council.

**Property Description**

Number: 76 Street: Queens Pde East  
Suburb: Newport  
Lot: 4 DP: 12031

**Applicant**

Applicants Name: Steve + Simone Riddle  
Postal Address: 76 Queens Pde  
Suburb: Newport Postcode: 2106  
Phone ( ) \_\_\_\_\_ Daytime Contact No ( ) \_\_\_\_\_  
Mobile ( ) 0418 441 232 Fax ( ) \_\_\_\_\_  
Email: steve.riddle@bigpond.com

You can apply for a building Certificate if you are:  
(Please tick the appropriate box)

- I am the owner of the building
- I have the owners consent to lodge this application (see below)
- I am the purchaser under a contract for the sale of the property
- I am the owner's or purchasers solicitor or agent
- We are a public authority which has notified the owner of its intention to apply for the certificate

Signature: [Signature] Date: 15/2/16

For access to the building please contact: Steve Riddle

Phone: \_\_\_\_\_ Mobile: 0418 441 232

**Owners Consent**

Owner/s Name/s: Symone Riddle

Postal Address: 76 Queens Pde

Suburb: Newport Postcode: 2106

Phone ( ) \_\_\_\_\_ Mobile ( ) 0407 018118

Email: Symoneriddle@bigpond.com

I/We consent to the lodgement of this application and permit Council authorised personnel to enter the site for the purpose of inspections:

Signature: 

**Certificate Type**

- Whole Property
- Whole Building i.e. \_\_\_\_\_
- Part Building i.e. Rear living/dining room - enclosed verandah
- Pool , Fencing & Access \_\_\_\_\_
- Unauthorised works See development application N0421/15

**Processing Fees**

Fee Description	Detail	Code	Fee
Class 1 & 10 (& class 2 buildings with only 2 dwellings)	\$250	FHEA	250
Class 2-9 buildings - floor area less than 200m <sup>2</sup>	\$250	FHEA	
Class 2-9 buildings - floor area > 200m <sup>2</sup> to 2000 m <sup>2</sup>	\$250 + \$0.50 per m <sup>2</sup> > 200 m <sup>2</sup>	FHEA	
Class 2-9 buildings - floor area > 2000m <sup>2</sup>	\$1165 + \$0.75 per m <sup>2</sup> > 2000 m <sup>2</sup>	FHEA	
<b>For unauthorised works, one of the above certificate fees will apply in addition to the following:</b>			
Development Application, Construction Certificate and Notification fees OR CDC fees apply based on the cost of works	\$860	FHEA	
Notification (required for unapproved works)	\$270	TADV	

Accompanying information to be submitted with Application		
Checklist	Documents Required	Office Use
	A detailed survey prepared by a Registered Surveyor clearly showing the location of the structures and/or works on the site. The date of the survey is irrelevant in so far as the information contained therein is still current.	See NOV 21/15
	Where the property is identified on either  Pittwater Councils Geotechnical Risk Management Map 2003  and/or  Pittwater Councils Coastal Hazard map 97-003 as being Bluff Management Areas  A geotechnical Engineers report prepared in accordance with Councils Interim Geotechnical Risk management policy is to be provided, together with completed form 4 & 4a pursuant to that policy	N/A
When this application relates to <b>unapproved structures or works</b> the following information is required:		
	A detailed survey prepared by a Registered Surveyor clearly showing the site & location of the structures on the property and any nearby structures on adjacent properties together with floor levels, finish surface levels and the like. (A detail and contour survey as required to accompany Development Applications as outlined on Councils Development Application form will satisfy this requirement).	See documents associated with NOV 21/15
	1 set of Works as constructed plans. These plans should be prepared by a suitably qualified professional e.g. Architect/Draftsman and clearly annotate the unapproved structures and/or works as to their compliance with the relevant Council Development controls.	
	12 x A4 reduced copies of works as constructed plans for neighbour notification.	N/A
	Certification as to the structural and/or Geotechnical adequacy of the structures and/or works as built. All built structures will require certification as to their structural integrity by a qualified Structural Engineer, all earthworks and foundations will require certification by a qualified & experienced Geotechnical Engineer as to their adequacy.	
	Certificate by an appropriately qualified person that the structures and/or works comply with the Building Code of Australia and appropriate Australian Standards.	✓
	Council may require additional information to enable appropriate assessment and determination of the Building Certificate.	
Office Use		
Receipt No: <u>391455</u> Date: <u>15/2/16</u>		

**Privacy and Personal Information Protection Notice**

This information is provided under the Environmental Planning & Assessment Act 1979 voluntarily by the applicant and is collected for the assessment of the application. Failure to provide this information will prevent Council processing your application and may lead to your application being rejected. This information is intended only for Officers of Pittwater Council and will be stored in accordance with Pittwater Council's compliant Records Management System (ECM) and the State Records Act 1998 (NSW). This information may be accessed by Council Officers or by requests under the Government Information (Public Access) Act 2009 (NSW). You have a right to access your personal information under the Privacy and Personal Information Protection Act 1998 (NSW) by application to Pittwater Council and to have that information updated or corrected.

SITE INSTRUCTION



DIRECTORS

Stewart McGeady Rick Wray Brad Seghers

PROJECT: 76 Queens Parade East, Newport JOB No: 140713

BUILDER: Steve Riddle ENGINEER: NC DATE: 20/11/2015

ITEMS INSPECTED	ITEMS APPROVED
Verandah footing plan Verandah framing plan Verandah roof framing.	See below.

COMMENTS:

- Footings as per structural plan. Additional pad footing installed.
- Ground floor framing as per structural plan. WP omitted, joist now sit on existing brick wall.
- L1 ~~changed~~ changed to 300 PFC to suit new opening, as per revised design.
- Rafters to be connected to ridge beam with aluminium angles.
- Double stud to be installed under lintel support locations.

SIGNED:

(FOR BUILDER)

SIGNED:

(FOR NBC)

This inspection was carried out at the request of the client/builder. I have read and understand the above site instruction. This inspection is not a mandatory critical stage inspection. Contact your PCA with regard to all mandatory critical stage inspection requirements.

\* Northern Beaches Consulting Engineers can not check or certify strength grade of structural elements installed.

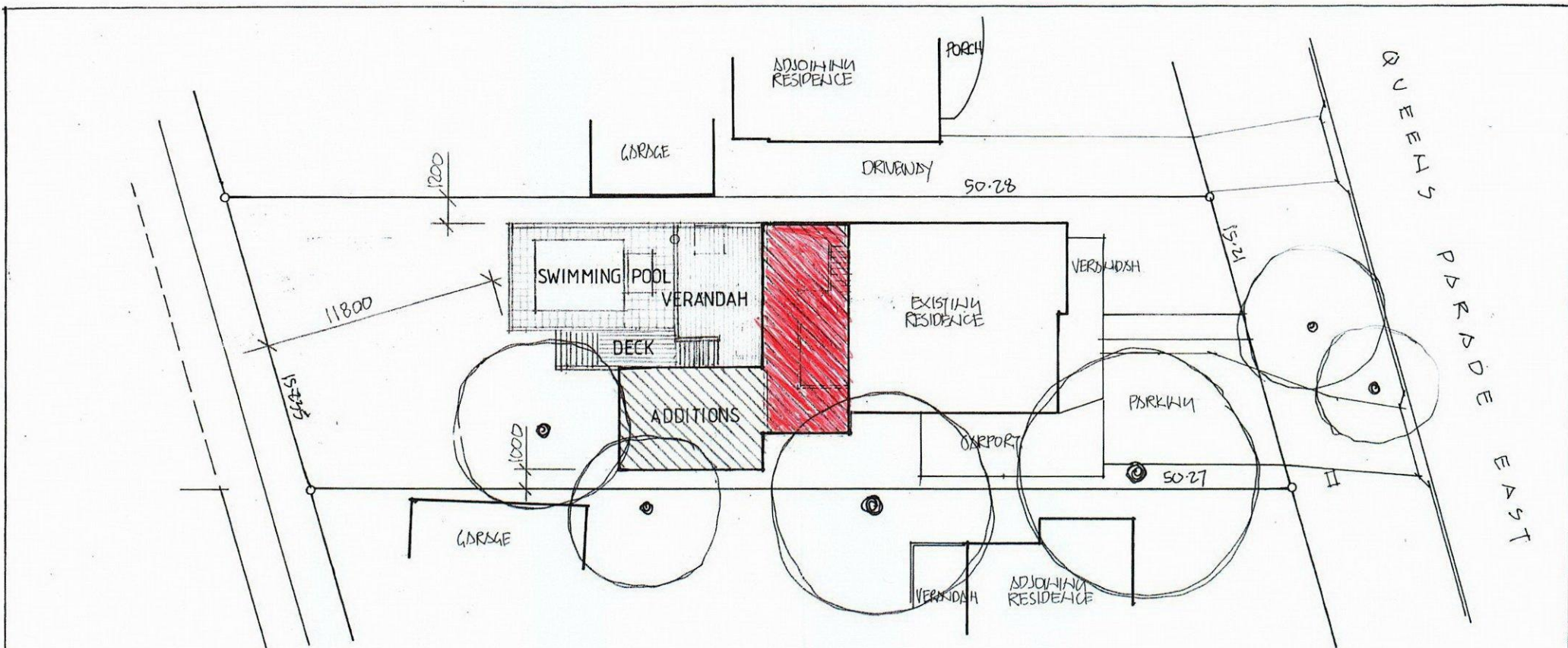
Northern Beaches Consulting Engineers Pty Ltd Structural, Civil & Stormwater Engineers ACN: 076 121 616 ABN: 24 076 121 616

Suite 207, 30 Fisher Rd Dee Why NSW 2099 Tel: 9984 7000 Fax: 9984 7444 Email: nb@nbconsulting.com.au

White - Site Copy

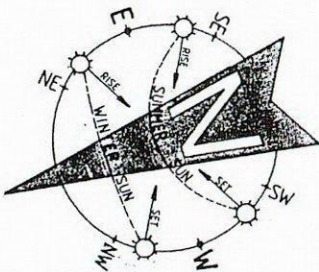
Blue - PCA Copy

Yellow - NBC Copy



# SITE PLAN

LOT 4 IN D.P. 12031



**NOTES:**

1. THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

DEVELOPMENT CALCULATIONS		
SITE AREA	733.10 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
FLOOR	104.52	190.62
RESIDENCE ROOF	156.60	156.60
PARKING	47.08	47.08
VERANDAH & STAIRS	30.32	46.00
DECK & STAIRS	—	10.30
CARPORT	29.44	29.44
SWIMMING POOL & DECK	—	45.36
<b>TOTAL HARD SURFACE</b>	<b>211.36 (28.83%)</b>	<b>368.80 (50.31%)</b>

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.  
 2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.  
 3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.  
 4. All further construction to be in accordance with the "STANDARD FINISHES" code.  
 5. Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.  
 6. Roof water & sub-slab drainage to be disposed of in the approved manner or as directed by local council inspectors.  
 7. All electrical power & light outlets to be determined by owner.  
 8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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 J.D. EVANS and COMPANY PTY. LTD.  
 74 RIVIERA AVENUE, AVALON BEACH QLD 4216

No.	AMENDMENT	DATE

**J.D. EVANS and COMPANY**  
 DESIGN AND BUILDING CONSULTANTS  
 74 RIVIERA AVENUE, AVALON BEACH, 2107  
 Phone: 0918 0206 mobile: 0418 076 506  
 www.jdeco.com.au email: info@jdeco.com.au

PROJECT  
**PROPOSED ALTERATIONS/ADDITIONS**  
**No. 76 QUEENS PARADE EAST**  
**NEWPORT N. S. W. 2106**  
 CLIENT  
**STEVE & SYMONE RIDDLE**

DATE: 10/8/2015	SCALE: 1:200
DRAWN: JOE	CHECKED:
DRAWING No. <b>1774-1</b>	ISSUE: