

COUNCIL COPY

Telephone (02) 9899 2506
Facsimile (02) 9659 1633
PO Box 6160
Baulkham Hills BC NSW 2153



R Moy & Associates Pty Ltd
T/as Essential Certifiers Castle Hill
ACN 100 924 605
ABN 23 100 924 605

Construction Certificate

**CONSTRUCTION
CERTIFICATE NUMBER CC2003-01675**

*Issued in accordance with the Environmental Planning & Assessment Regulation 2000 with
reference to the Environmental Planning & Assessment Act 1979
Sections 109C(1)(b), 81A(2) and 81A(4) and Application under CI 79D. (2)(a)*

COUNCIL: PITTWATER

APPLICANT

Name D M Carr Constructions Pty Ltd
Address 19 Wongajong Close, CASTLE HILL 2154
Contact no (telephone/fax) 9894 6964, 0418 435 282

OWNER

Name Carr, Mr T
Address 18 Beaconsfield Road, NEWPORT

SUBJECT LAND

Address 18 Beaconsfield Road, NEWPORT 2106
Lot No
DP - 1023216

Essential Certifiers Castle Hill Certificate No. CC2003-01675

Receipt # 117649

DESCRIPTION OF DEVELOPMENT

Type of Work

Building work

Subdivision work

Description

Alterations & Additions to Existing Dwelling

COUNCIL'S D/A CONSENT

Development Consent No

NO668/02

D.A Approval Date

22/10/02

BUILDING CODE OF AUSTRALIA

BUILDING CLASSIFICATION 1a

BUILDER or OWNER/BUILDER

Name

D M Carr Constructions Pty Ltd

Contractor Licence No. or

Owner Builder Permit No.

37561

\$ VALUE OF WORK

Building/Subdivision

\$149,000.00

DATE C.C. APPLICATION RECEIVED

Date Received

16/06/03

DETERMINATION

Decision

Approved

Date of Decision

26/06/03

ATTACHMENTS

\$26.00 Council Submission Cheque

Essential Certifiers Castle Hill Certificate No. CC2003-01675

PLANS AND SPECIFICATIONS

APPROVED/REFUSED

List plan no(s) and specifications

Reference: Plans Drawn By M Carr dated May, 02

RIGHT OF APPEAL

under S109K where the Certifying Authority is a Council an applicant may appeal to the Land and Environmental Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.

ACCREDITATION BODY

PlanningNSW, 20 Lee Street, Sydney 2000.


CERTIFICATION

I certify that the work if completed in accordance with these plans and specifications (with such modifications verified by the Certifying Authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in s81A(5) of the Environmental Planning and Assessment Act 1979.

CERTIFYING AUTHORITY

Name of Certifying Authority Essential Certifiers Castle Hill
Name of Accredited Certifier Simon Trives
Accreditation No P0012
Contact No (02) 9899 2506
Address PO Box 6160 Baulkham Hills BC 2153.

SIGNED



DATED

26/06/03

Essential Certifiers Castle Hill Certificate No. CC2003-01675

Pittwater Council

ABN: 61340837871

TAX INVOICE
OFFICIAL RECEIPT

30/06/2003 Receipt No 117649

To D M CARR CONSTRUCTIONS PTY
LTD

ESSENTIAL CERTIFIERS
P O BOX 6160
BALLKHAM HILLS BC NSW 2153

Qty/ Applic	Reference	Amount
18 GL Rec	TCER-Cons 18 BEACONSFIELD ROAD	\$23.64
GL Rec	GST	\$2.36
To GL Receipts:		

Total Amount: \$26.00

Includes GST of: \$2.36

Amounts Tendered

Cheque	\$26.00
Total	\$26.00
Rounding	\$0.00
Change	\$0.00
Nett	\$26.00

Printed 30/06/2003 10:31:24 AM

Cashier VBerg

INFORMATION ON REQUIRED INSPECTIONS

Please find your Construction Certificate CC2003-01675 enclosed for:

[Lot] 18 Beaconsfield Road, NEWPORT 2106

We will be required to carry out the following inspections:

- Stormwater
- Framework
- Wet Area
- Final

**TO BOOK AN INSPECTION CALL US ON 9899 2506
AND ASK FOR "INSPECTION BOOKINGS"**

****PLEASE BOOK INSPECTIONS BEFORE 3.00PM THE DAY
PRIOR TO THE INSPECTION****

Contact Personnel

To check the status of your job contact:

Linda Wotherspoon 

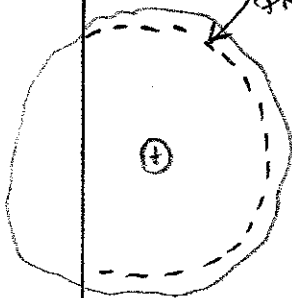
For technical enquiries contact:
Simon Trives

15 240

TREE PROTECTION

COUNCIL COPY

proposed sediment control



39 675

EXISTING RESIDENCE

Addition to Bed 3

47 244

PROPOSED TIMBER DECK

EXISTING CARPORT

TREE PROTECTION

MATERIAL STORAGE

VEHICLE PARKING ON DRIVEWAY & ROAD

SEACONSFIELD ROAD

SITE PLAN

1:200

SITE MANAGEMENT PLAN

GENE

- 1. All to
- 2. " M.
- 3. " G
- 4. Chem shal
- 5. All P
- 6. All E
- 7. check
- 8. Do n
- 9. All S

AMENDMENT

- 1. Increase tree
- 2. Extend Famil
- 3. Addition to :
- 4. Aluminium w
- 5. CSR texture

FROM :TERRY CARR

FAX NO. :02 99793695

Jun. 20 2003 11:20AM P1

COUNCIL COPY

Fittwater Council

OFFICIAL RECEIPT

20/06/2003 Receipt No 117055

To TERRENCE KEVIN CARR

18 BEACONSFIELD ST
NEWPORT

Applic Reference	Amount
GL-Re GLSL-Buil N0668Y02	\$100.00

Total: \$100.00

Amounts Tendered

Cash	\$0.00
Cheque	\$100.00
Card	\$0.00
Money Order	\$0.00
Agency Rec	\$0.00
Total	\$100.00
Rounding	\$0.00
Change	\$0.00
Nett	\$100.00

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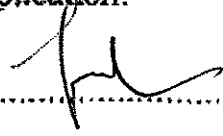
Cashier RLinds

COUNCIL COPY

CONSENT OF OWNER/S

NAME: TERRY CARR PH NO: 0414 855895
 ADDRESS: 18 BEACONSFIELD ST
NEWPORT NSW POST CODE: 2106

I/ we the owner/s of the land to which this application relates, I/ we hereby consent to the making of this application.


SIGNATURE/S: 

DATED: 12.6.03

RIGHT OF ENTRY

NAME: TERRY CARR PH NO: 0414 855895
 ADDRESS: 18 BEACONSFIELD ST
NEWPORT NSW POST CODE: 2106

I/we authorize the right of entry for the Building Surveyors of **ESSENTIAL CERTIFIERS Castle Hill** to carry out any inspections relevant to this Application, from time to time.

SIGNATURE/S: 

DATED: 12.6.03



ALL YOUR BUILDING NEEDS UNDER ONE ROOF

17A Stratford Ave., DENISTONE 2114

www.completeconsultants.com.au

Ph. 9858-1363

Fax 9874-8665

ABN 28 946 549 341-

National Professional Engineers Register
Institution of Engineers, Australia
Accredited Certifier

14 March, 2003,

COUNCIL COPY

Mr. D. Carr,
19 Wongajong Cl.,
CASTLE HILL 2154

Dear Danny,

Re: 18 Beaconsfield Rd., Newport

I, Robert Springett, of Complete Consultants, am a qualified and practising Civil and Structural Engineer, number 72223 on the National Professional Engineers Register.

My qualifications are B.E. (Sydney University), M.I.E. (Aust), CPEng, NPER3, Accredited Certifier (Civil & Structural), and I am appropriately qualified and experienced to provide the certification for this project.

I certify that I have inspected the existing structure at this address, and that I find (subject to the comments below) that it is adequate to support the proposed additional loads to be imposed on it by the proposed works, provided the work is carried out in accordance with the relevant S.A.A. Codes of Practice and other recognised good building practice. I also certify that the design for the new works complies with all relevant Australian Standards, Codes of Practice, Council's policies and Conditions of Approval where applicable, and the BCA.

We enclose details of the main structural elements required.

It is possible that minor cracking will occur as the building adjusts to the new loads, or existing cracking become more noticeable, but this will not affect structural adequacy. It is suggested that cosmetic repairs, if any, be delayed for a year after completion.

Yours faithfully,

R. C. Springett B.E., M.I.E.(Aust), N.P.E.R. 3; Accredited Certifier

COUNCIL COPY
certificate
of insurance

D M Carr Constructions P/
19 Wongajong Close
CASTLE HILL NSW 2154

FORM 1

HOME BUILDING ACT 1989

Section 92

Certificate in respect of insurance

CONTRACT WORK

A contract of insurance complying with Section 92 of the Home Building Act 1989 has been issued by: Royal & Sun Alliance Insurance Australia ACN 005 297 807 ABN 48 005 297 807

In Respect Of: Alteration/Addition
At: Lot No: Unit No: House No: 26
Ada Ave
WAHROONGA NSW 2076

Carried Out By: D M Carr Constructions P/
ABN: 97 002 831 923

Subject to the Act and the Home Building Regulation 1997 and the conditions of the insurance contract, cover will be provided to a beneficiary described in the contract and successors in title to the beneficiary.

HIA INSURANCE SERVICES P/L
ABN 84 076 460 967
An associated company of
Aon Risk Services Australia Ltd
PO Box 241
Ryde NSW 2112
Telephone (02) 9808 7222
Facsimile (02) 9808 7233
CLAIMS ENQUIRY LINE
1800 554 255

Certificate No: 269961
Local Authority Copy
Issue Date 28/05/2003

Please note that Aon Risk Services Australia Ltd ABN 17 000 434 720 is arranging the insurance policy as agent of the insurer below.

They also act as agent of the insurer below and not as agent of the insured in dealing with or settling any claim.

Total includes Policy Fees, Stamp Duty and GST.

Insurer:

- Royal & Sun Alliance Insurance
Australia Ltd

Signed for and on behalf of the insurer:

AON *[Signature]* **HIA INSURANCE SERVICES**
Tailormade for the trade



COUNCIL COPY



Essential Certifiers Castle Hill

Construction Certificate Application Form

*Issued under the Environmental Planning & Assessment Act 1979
Sections 109C(1)(b), 81A(2) & 81A(4)*

R Moy & Associates Pty Ltd
Trading as Essential Certifiers Castle Hill
ACN 100 924 605
ABN 23 100 924 605

Postal Address
PO Box 6160
Baulkham Hills Business Centre NSW 2153

Street Address
Unit 34, 7 Carrington Road
Castle Hill NSW 2154

Telephone (02) 9899 2506
Facsimile (02) 9659 1633

Email JeremyMoy@esscert.com.au

APPLICANT DETAILS

MR/MRS/MS

SURNAME: CARR	FIRSTNAME: DANNY MICHAEL
COMPANY NAME: D.M. CARR CONSTRUCTION P/L	
ADDRESS: 19 WONGASONG CLOSE CASTLE HILL	
PHONE: 98996964	FAX: 9634 5055
MOBILE: 0418 435282	

SIGNATURE/S

DATED: 12/6/03.

I, the above-mentioned applicant certify that the work will be completed in accordance with the plans & specification & will comply with the relevant requirements of Section 81A(5) of the Environmental Planning & Assessment Act 1979.

BILLING DETAILS (if different from Applicant)

BILLING NAME:
BILLING ADDRESS:

Note: Applicant will be liable for payment of fees for services provided if funds cannot be recovered from the nominated Billing person above.

BUILDER OR OWNER BUILDER

COMPANY NAME: D.M. CARR CONSTRUCTION P/L		
SURNAME: CARR	FIRSTNAME: DANNY	
ADDRESS: 19 WONGASONG CLOSE CASTLE HILL		
PHONE: 9899 6964	FAX: 9634 5055	MOBILE: 0418 435282
LICENCE No. 37561	OWNER BUILDER PERMIT No. N/A	

OWNERS' DETAILS

SURNAME: CARR	FIRSTNAME: TERRY
OR COMPANY NAME:	
ADDRESS: 18 BEACONSFIELD RD. NEWPORT	
PHONE: 9979 3695	FAX: MOBILE: 0414 855895

SIGNATURE OF OWNER/S:

DATED:

Declaration: I/we own the subject land being developed and consent to this application.
Note: A separate owners consent form may be submitted in lieu of the signed declaration above.

LAND BEING DEVELOPED

LOT No. 1	STREET No. 18	DP No. 1023216
ADDRESS: BEACONSFIELD ST NEWPORT		
DESCRIPTION: e.g. Two Storey Dwelling Renovate Bathroom & extend under existing Building.		
VALUE OF WORK: \$ 149,000.00	YOUR JOB/REF No.	
No. OF STOREYS: 2	No. OF STRUCTURES: 1	

COUNCIL DETAILS

COUNCIL AREA OF SUBJECT LAND: <u>PITTWATER COUNCIL</u>	
DEVELOPMENT CONSENT No. <u>N0668/02</u>	DATE OF DETERMINATION: <u>22/10/02</u>
BUILDING CLASSIFICATION/S ON CONSENT: e.g. Class 1a	

PLANS & SPECIFICATIONS

LIST PLAN NUMBERS & SPECIFICATION REFERENCE DETAILS INCLUDED IN THIS APPLICATION:

Date MAY 02 - Amendment 5/2/03

ADDITIONAL INFORMATION

PLEASE ENCLOSE THE FOLLOWING WITH THIS APPLICATION:

- 1 x Set of Plans (the same as those submitted to Council)
- 3 x Sets of the Building Specification
- 1 x Copy of Building Insurance Contract (residential work)
- 1 x Signed Copy of the "Notification of Commencement of Work" Form (enclosed in this application).

PLEASE FORWARD THE FOLLOWING INFORMATION IMMEDIATELY WHEN RECEIVED FROM COUNCIL:

- 1 x Copy of the Council Development Consent
- 3 x Copies of the Stamped Plans received from Council

OUTCOME

The applicant will be notified via fax or phone if any further information is required prior to issuing a Construction Certificate. Once all information is received from the applicant and assessed by an Accredited Building Surveyor, the following steps will be taken.

- 1 x Copy of Construction Certificate Approval including 1 set of plans and specifications will be posted to the applicant.
- 1 x Copy of the above information will be retained for record keeping.
- 1 x Copy of the above information will be forwarded to Council on the applicant's behalf.

NOTES

Right Of Appeal – Under Section 109K where the Certifying Authority is a Council, an applicant may appeal to the Land & Environment Court against the refusal to issue a Construction Certificate within twelve months from the date of the decision.

Long Service Levy – The applicant may be required to pay a Long Service Levy under Section 34 of the Building and Construction Industry Long Service Levy Payments Act 1986 before the Certifying Authority can issue a certificate.

SCHEDULE OF DETAILS FOR THE AUSTRALIAN BUREAU OF STATISTICS

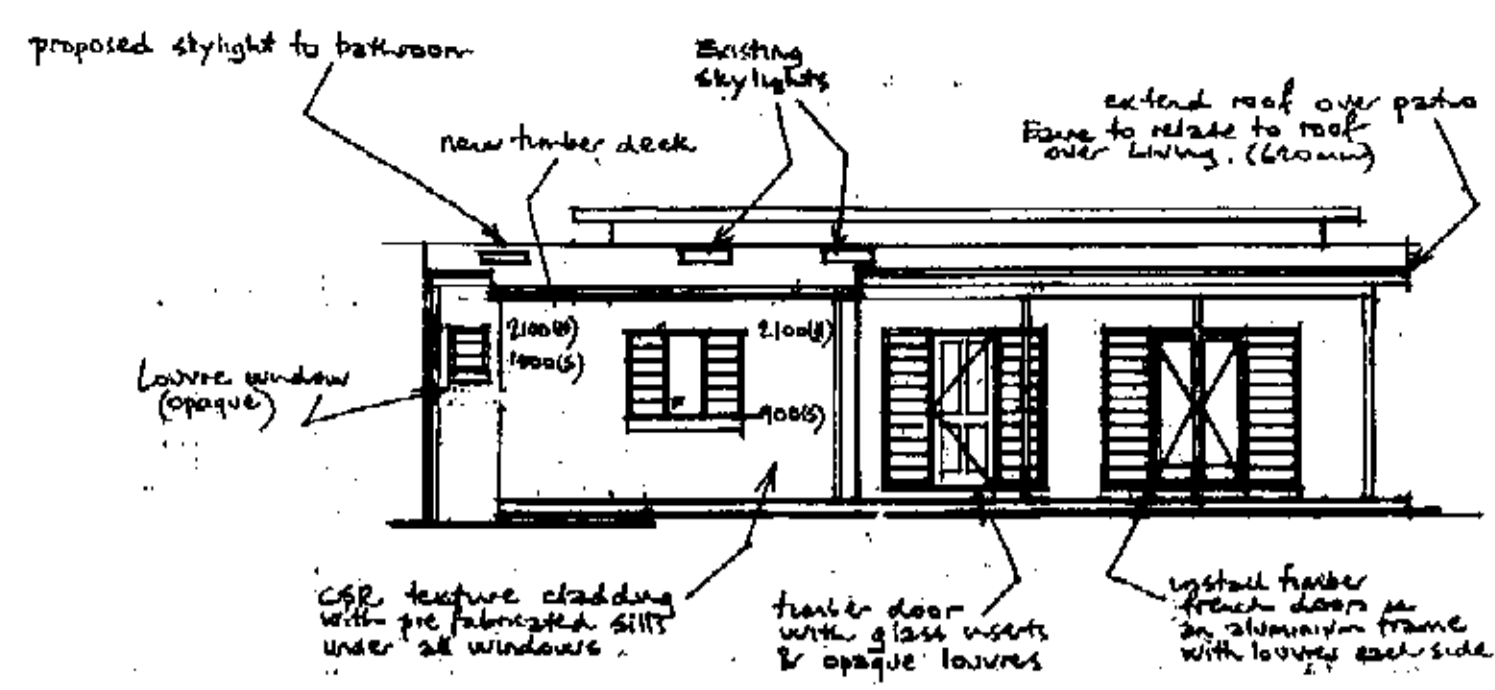
CC: 03/1675 NO668/02
 Construction Certificate No. (Office Use) Development Consent No.
 Area of subject site in M² 662 m² State if site contains Dual Occupancy N/A
 State the use of the existing building (if applicable) DOMESTIC
~~Yes~~/No State if the building is being demolished DOMESTIC
 State the gross floor area in M² 180 m²

RESIDENTIAL DWELLINGS

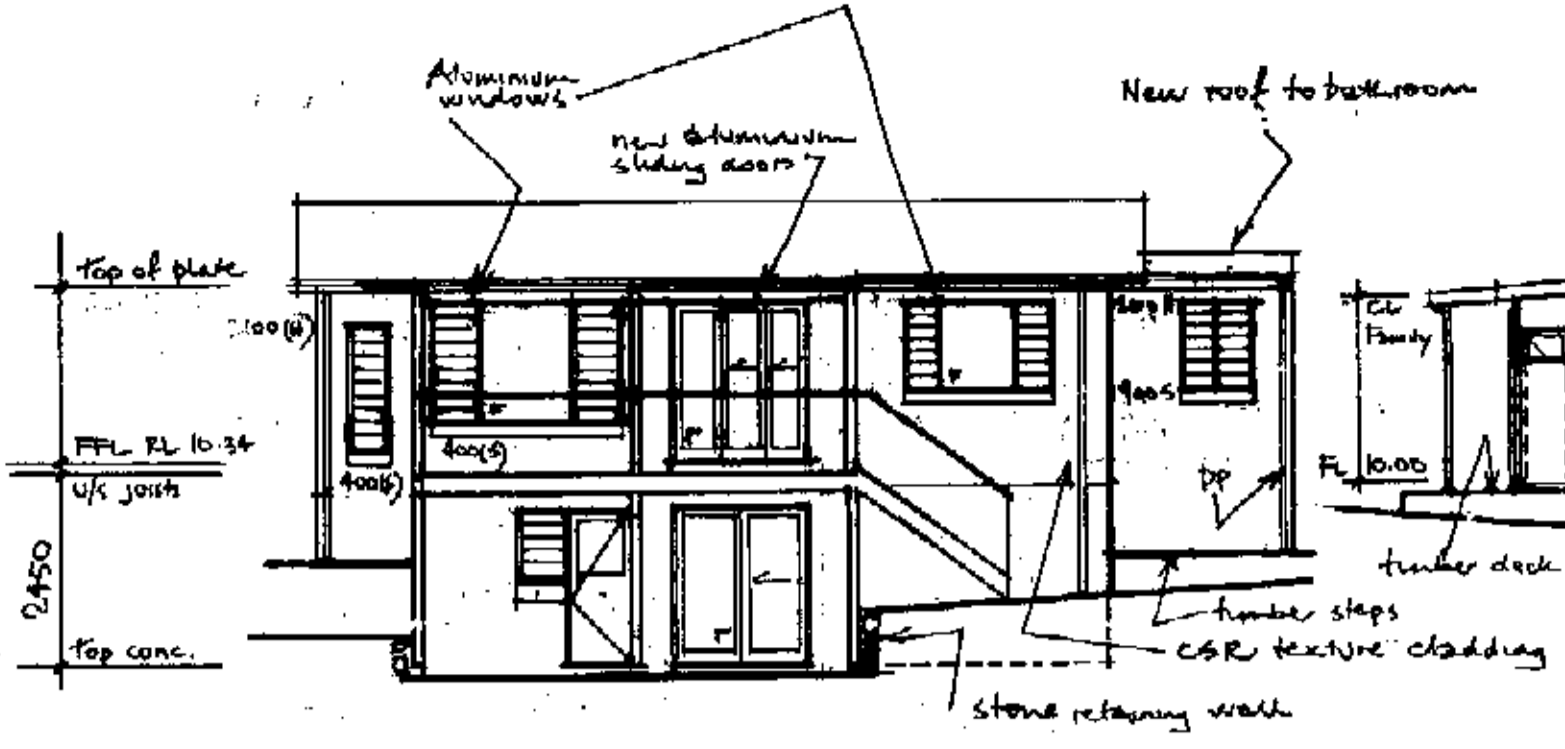
No. OF PRE-EXISTING DWELLINGS: <u>1</u>	No. OF PROPOSED DWELLINGS: <u>1</u>
No. OF DWELLINGS TO BE DEMOLISHED: <u>0</u>	No. OF STOREYS OF DWELLING: <u>2</u>

BUILDING MATERIALS

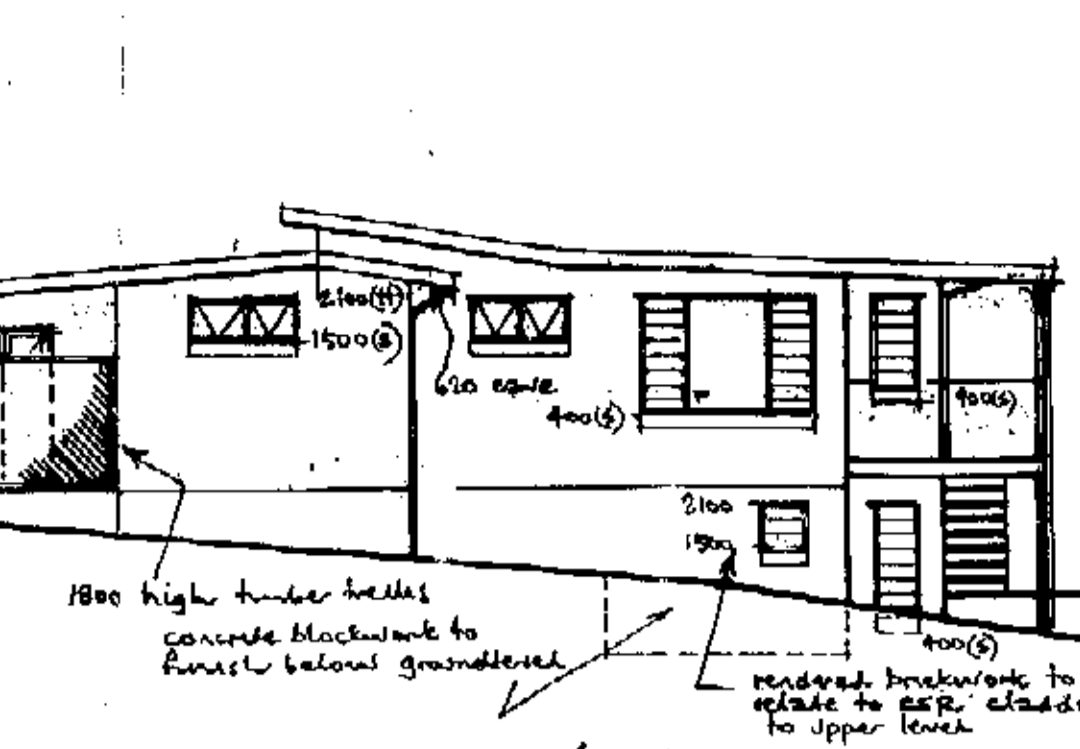
Brick Veneer	Aluminium	Timber	Concrete
Full Brick	Concrete	Steel	Timber
Single Brick	Concrete Tiles	Other (describe)	Other (describe)
Concrete Block	Fibrous Cement		
Concrete Masonry	Fibreglass		
Concrete	Masonry Shingle		
Steel	Terracotta Shingle		
Fibrous Cement	✓ Tiles - other		
Hardiplank	Slate		
Timber/Weatherboard	Steel	✓	
Cladding/Aluminium	Terracotta Tiles		
Curtain Glass	Other (describe)		
Other (describe below)			



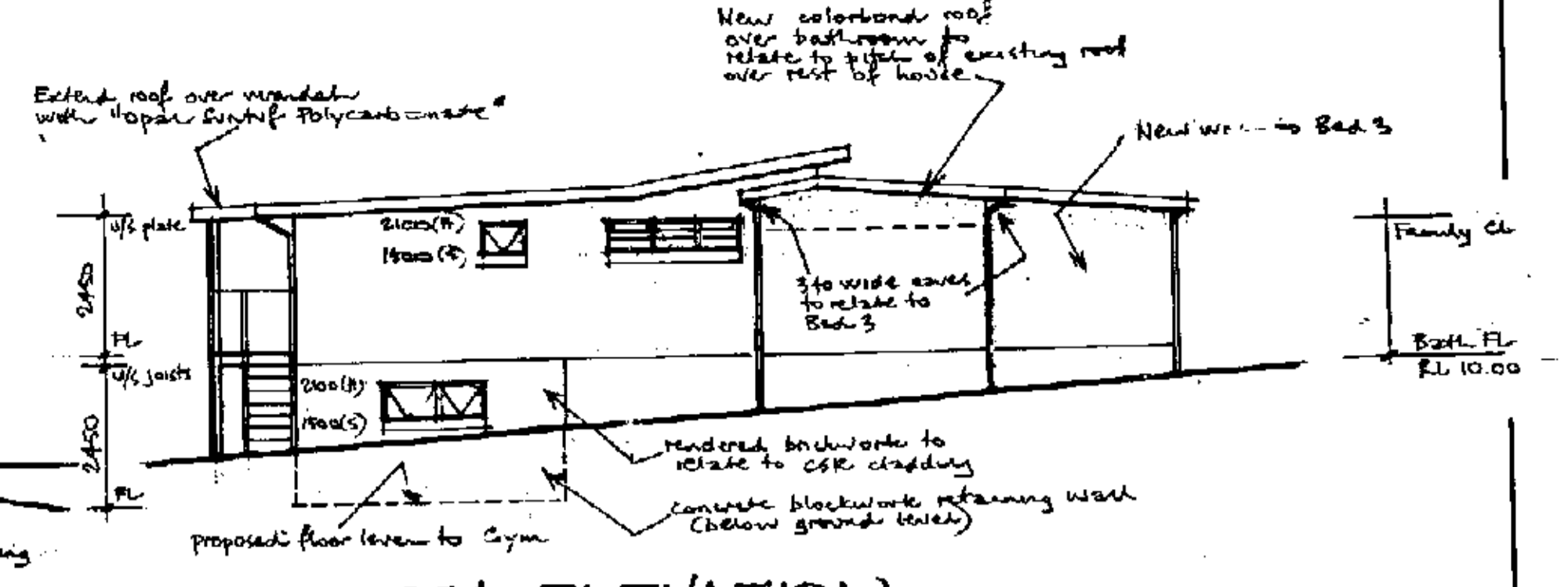
SOUTH ELEVATION
1:100



NORTH ELEVATION
1:100

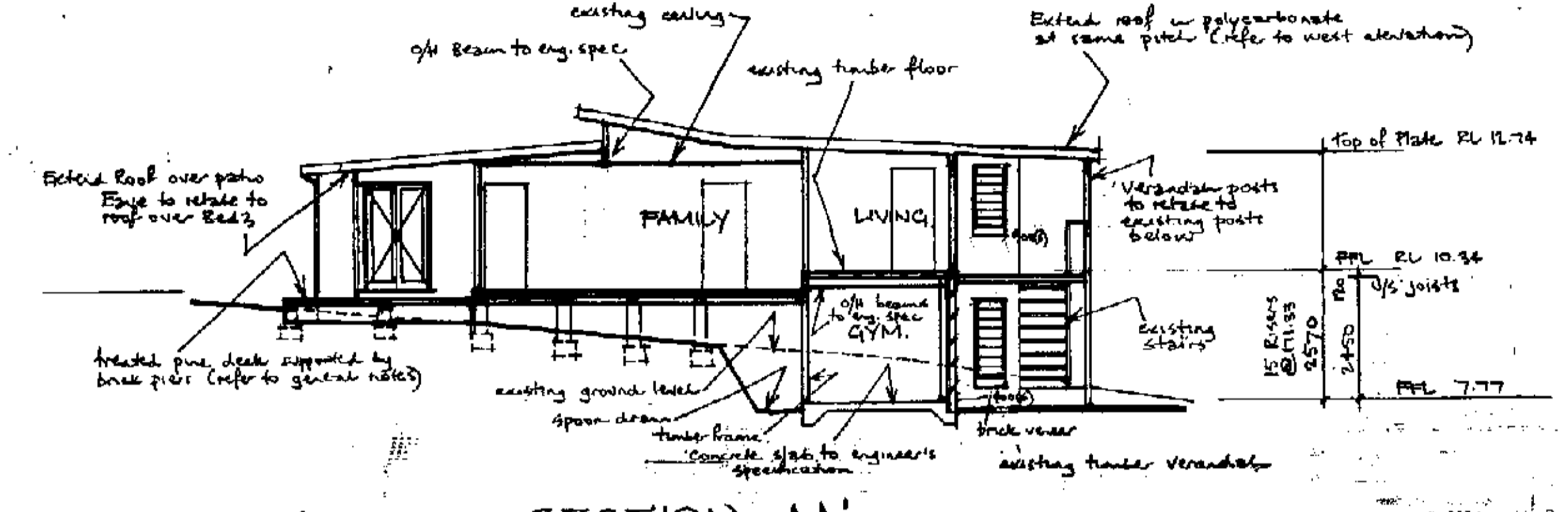


EAST ELEVATION
1:100

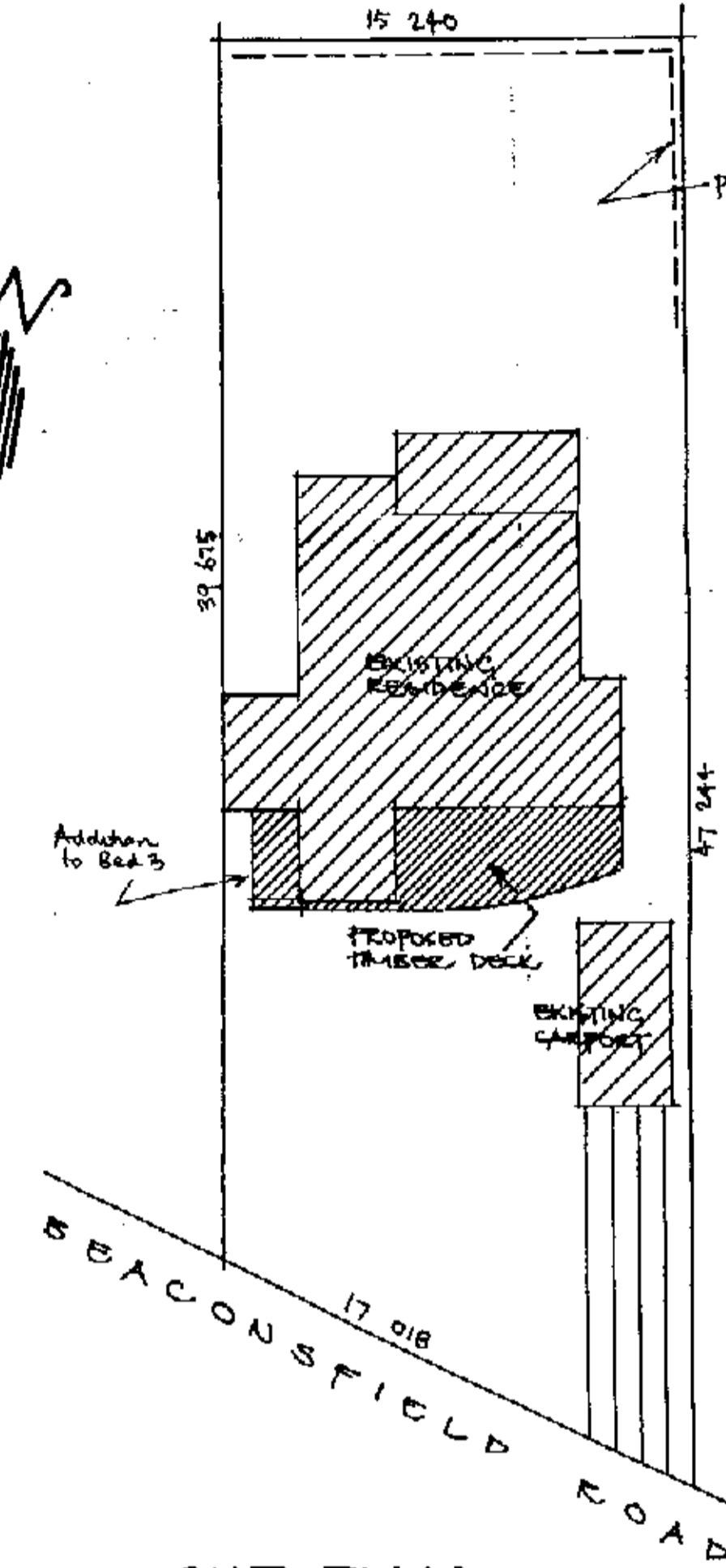


WEST ELEVATION
1:100

THE COUNCIL OF PITTSBURGH
APPROVED
DEVELOPMENT CONSENT PLAN



SECTION AA
1:100



SITE PLAN
1:200

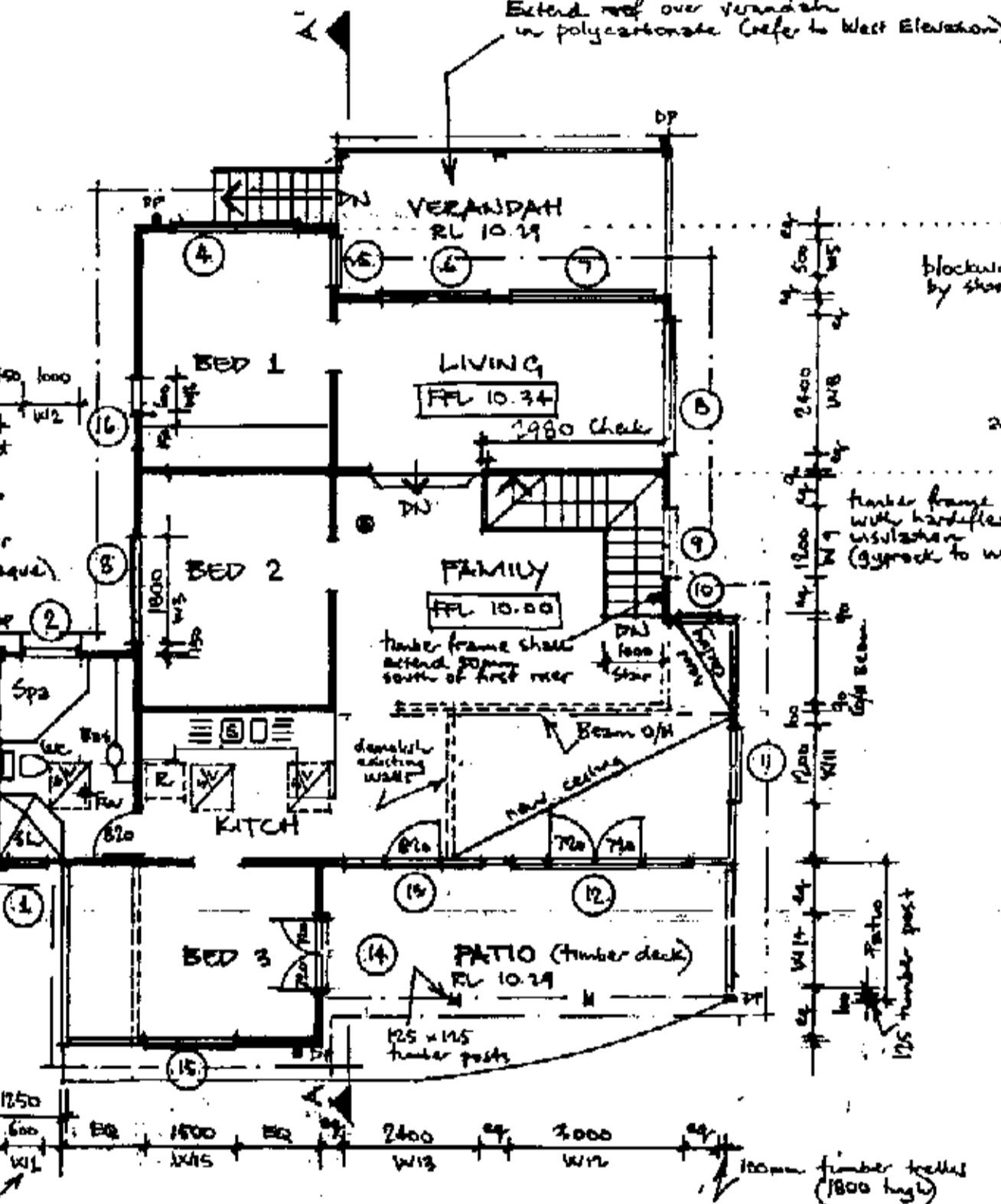
- GENERAL NOTES**
- All timber construction in accordance with AS 1684
 - Masonry " " " " AS 3700
 - Concrete " " " " AS 3600
 - Chemically treated softwood for external use shall be in accordance with AS 1604
 - All plumbing to Sydney water & AS 3500
 - All electrical to comply with AS 3000
 - Check all dimensions on site
 - Do not scale off drawing
 - Smoke Alarm connected to Mains
 - All G.I. Dimensions are to bottom of window frame

COUNCIL COPY

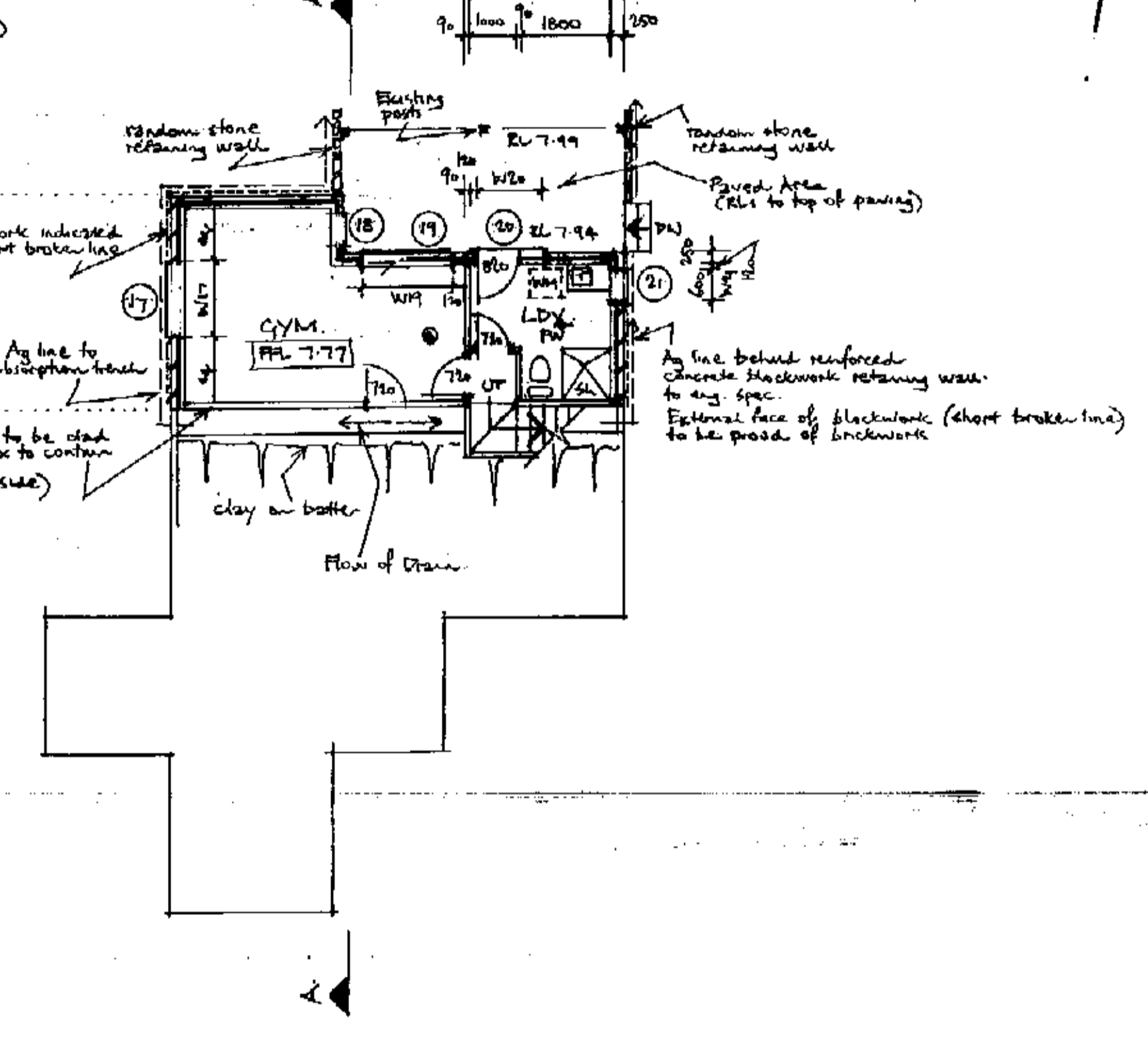
08/1675

THE COUNCIL OF PITTSBURGH
APPROVED
DEVELOPMENT CONSENT PLAN

- BATHROOM**
- Install new floor at same height as bathroom (house block)
 - Remove existing windows & doors & make good
 - Install new WC app, vanity, shower
 - Install aluminium louvre windows (opaque)
 - New roof (refer to elevations)
 - Install skylight
- KITCHEN/FAMILY**
- Remove existing walls (interior) & install 60mm timber battens
 - Install new aluminium louvre windows (opaque)
 - Install new window to support floor with beams to eng. spec.
- BED 3**
- Demolish west wall & relocate
 - Install new window & doors



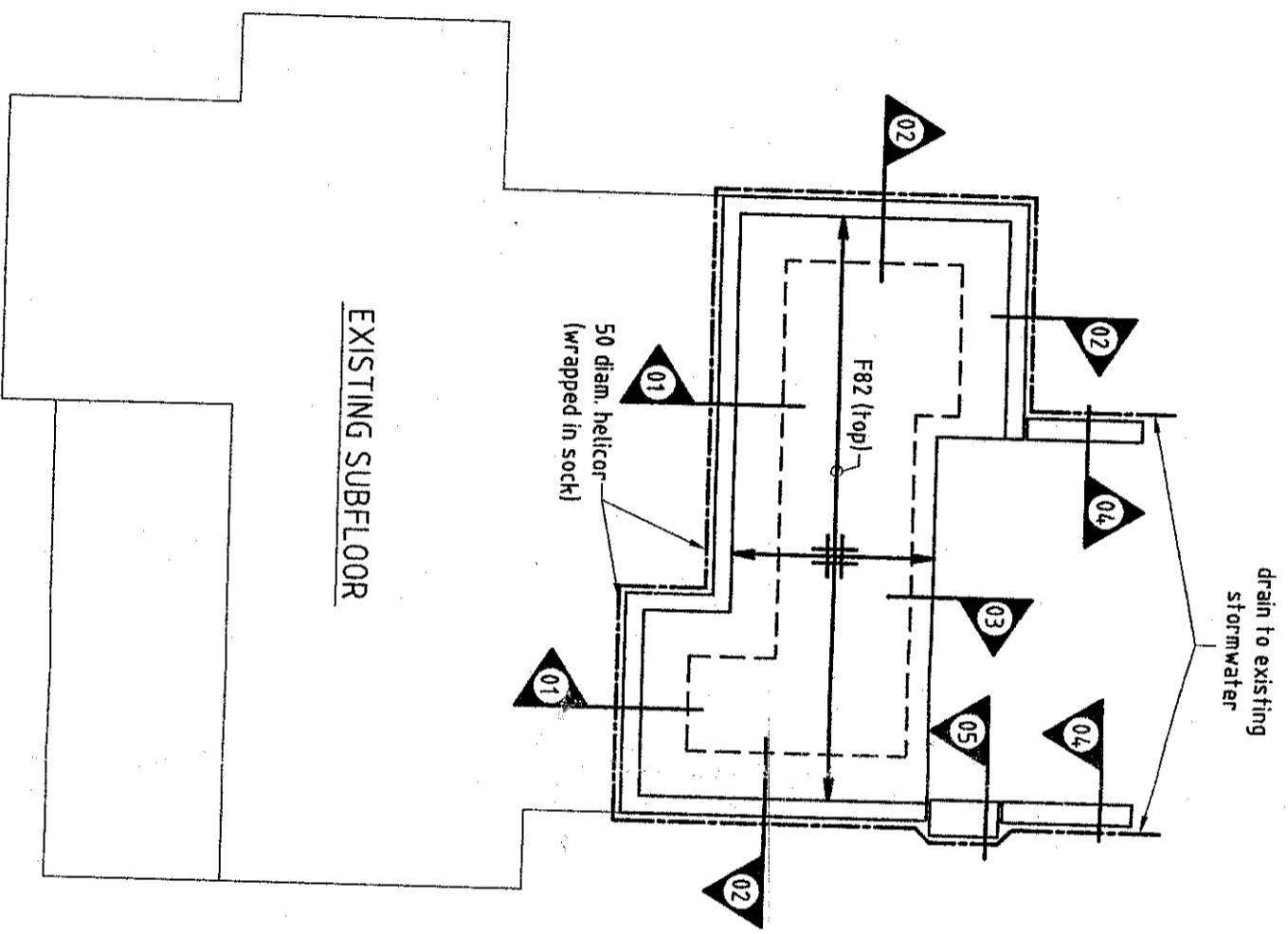
UPPER FLOOR PLAN
1:100



LOWER FLOOR PLAN
1:100

AMENDMENTS 5/2/03	PROPOSED ADDITIONS & ALTERATIONS
<ol style="list-style-type: none"> Increase height of roof over Bath/Patio Extend Family Room Addition to Bed 3 Aluminium windows (not timber) CSR texture cladding (not weatherboard) Internal staircase to lower level 	<ol style="list-style-type: none"> at 18 BEACONSFIELD ROAD INDUSTRY for TERRY CARR
Character Design & Building Services M. S. & G. M. CARR 88 Terry Road Eastwood NSW 2122 Phone/Fax: 9874 3481 or 0412 100 667	
Drawn: M.CARR Date: MAY '02	

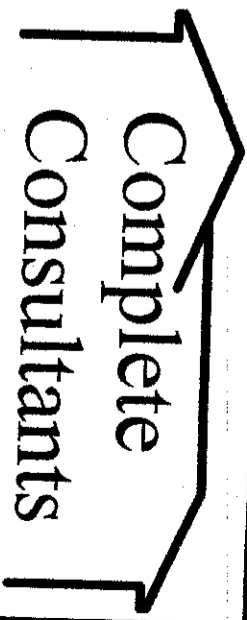
COUNCIL COPY



FOOTING LAYOUT LOWER FLOOR
SCALE 1:100

ESSENTIAL CERTIFIERS
Structural Details C.C. No. 0311675
WARNING: A comprehensive check of the Structural Design has not been carried out & the approval of the drawings by Essential Certifiers does not relieve the Structural Engineer of their responsibility to ensure the structural adequacy of the project.


No.	Revision Description	Date



ALL YOUR BUILDING NEEDS UNDER ONE ROOF

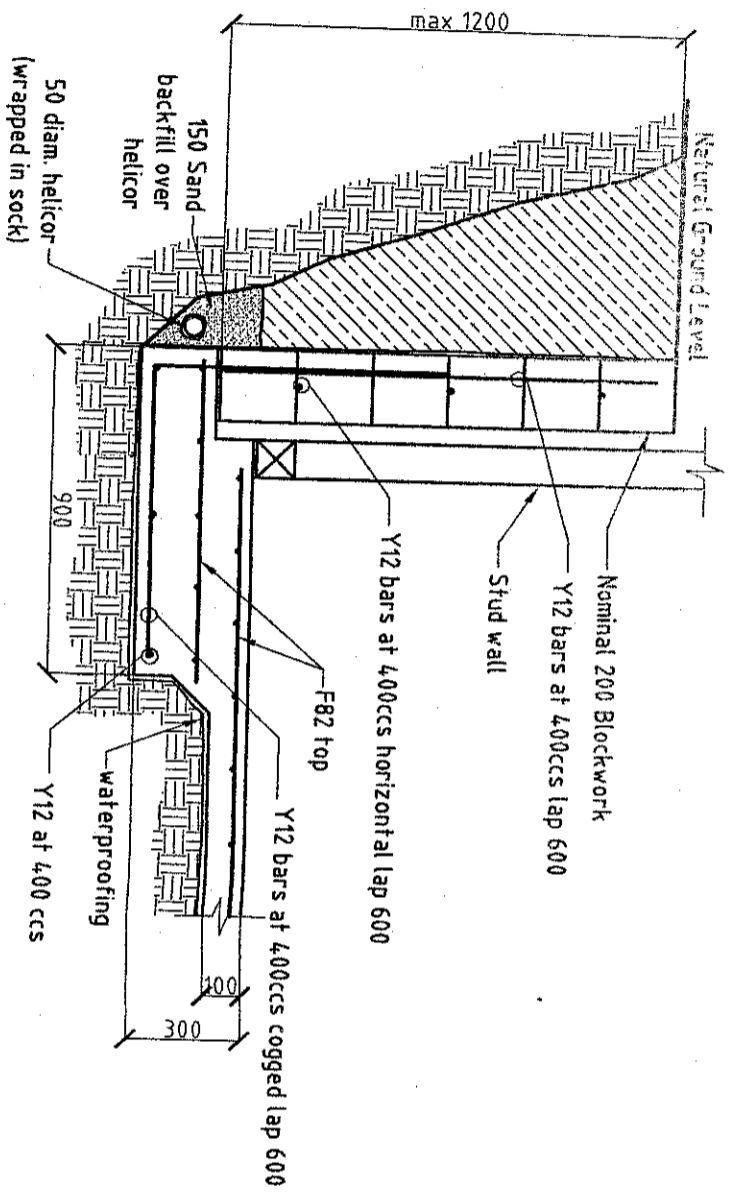
17 A Stratford Ave., DENISTONE 21114
www.completeconsultants.com.au
Ph: 9858-1363 Fax: 9874-8665
ABN 28 946 549 341

PROJECT
18 Beaconsfield Rd.
NEWPORT

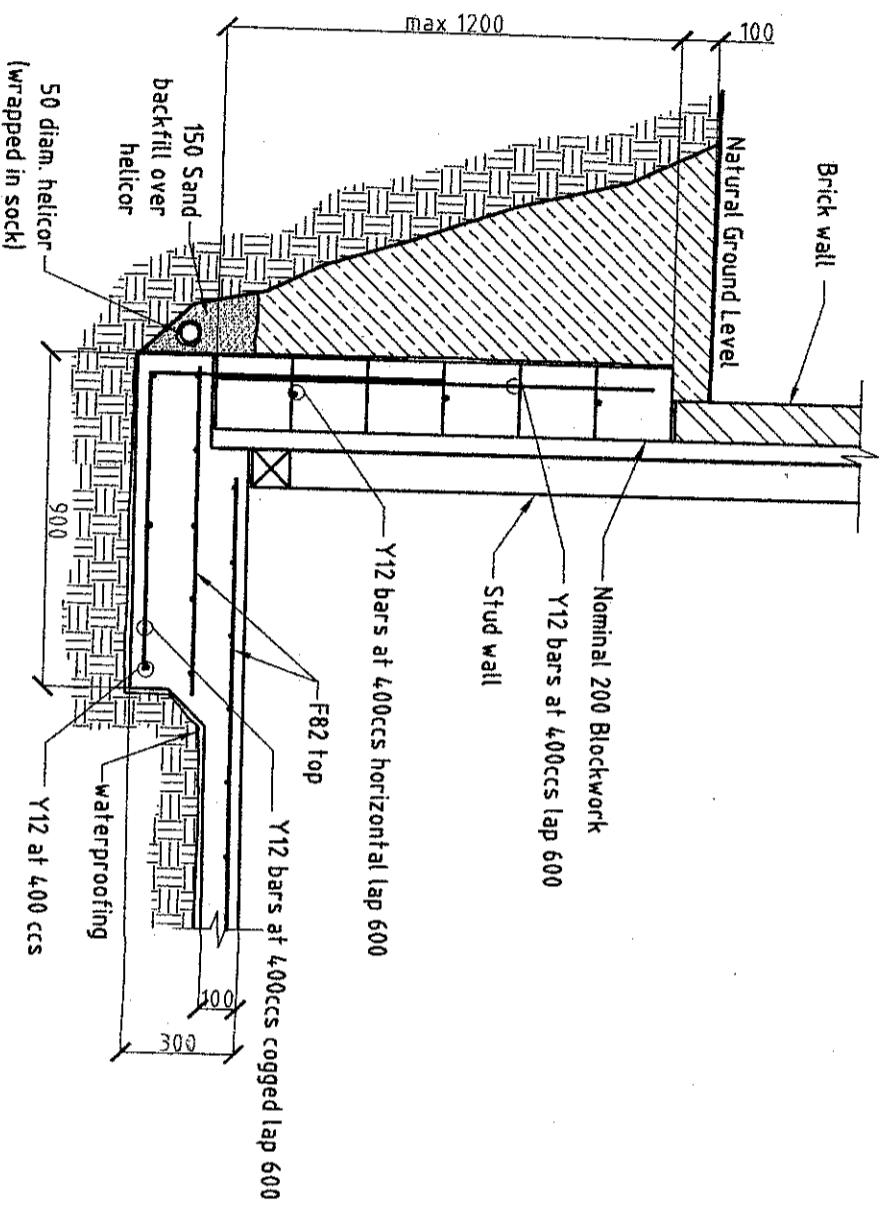
APPROVED

Date: 04-03-03 Robert Springett (NPPER3)

DRAWING
Footings Layout
Lower Floor

JOB No.: 815 - 1



SECTION 01
SCALE 1:20



SECTION 02
SCALE 1:20

ESSENTIAL CERTIFIERS
Structural Details C.C. No. **03.11.175**
WARNING: A comprehensive check of the Structural Design has not been carried out & the approval of the drawings by Essential Certifiers does not relieve the Structural Engineer of their responsibility to ensure the structural adequacy of the project.

No.	Revision Description	Date



ALL YOUR BUILDING NEEDS UNDER ONE ROOF

17 A Stratford Ave., DENISTONE 2114

www.completeconsultants.com.au

Ph: 9858-1363 Fax: 9874-8665

ABN 28 946 549 341

PROJECT

18 Beaconsfield Rd.

NEWPORT

APPROVED

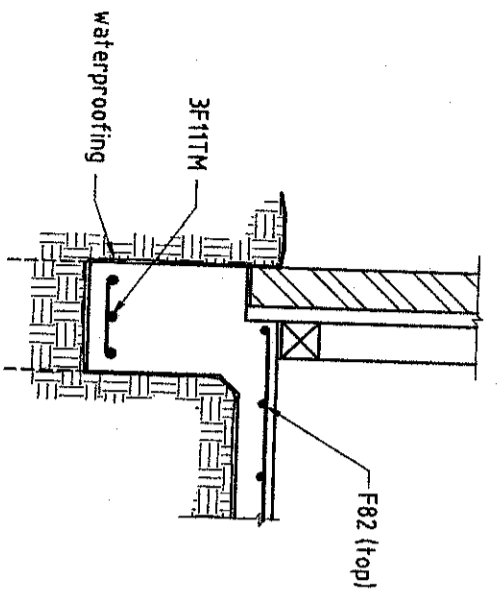
Date: 04-03-03 Robert Springett (NPER3)

DRAWING

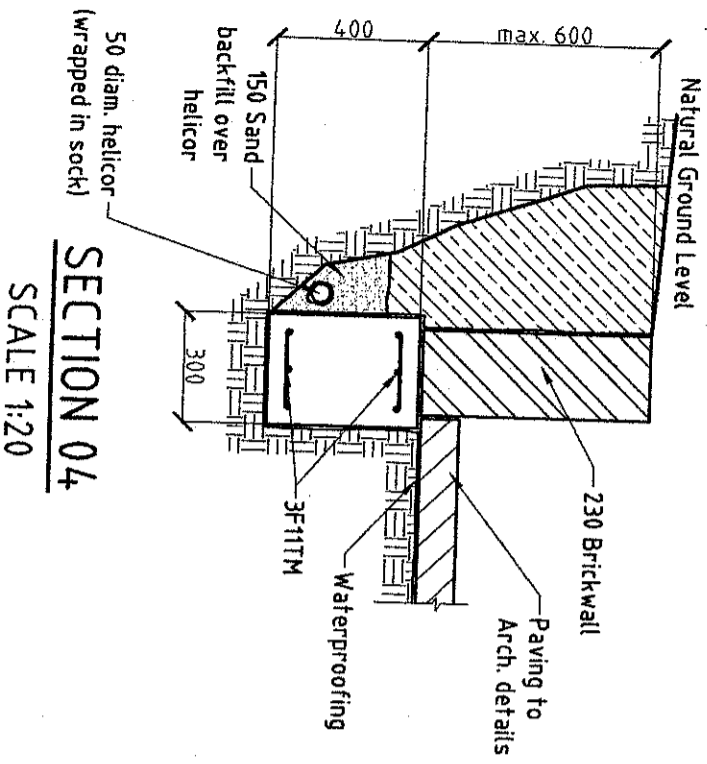
Lower Floor Slab Section
Details 01 and 02

JOB No.:

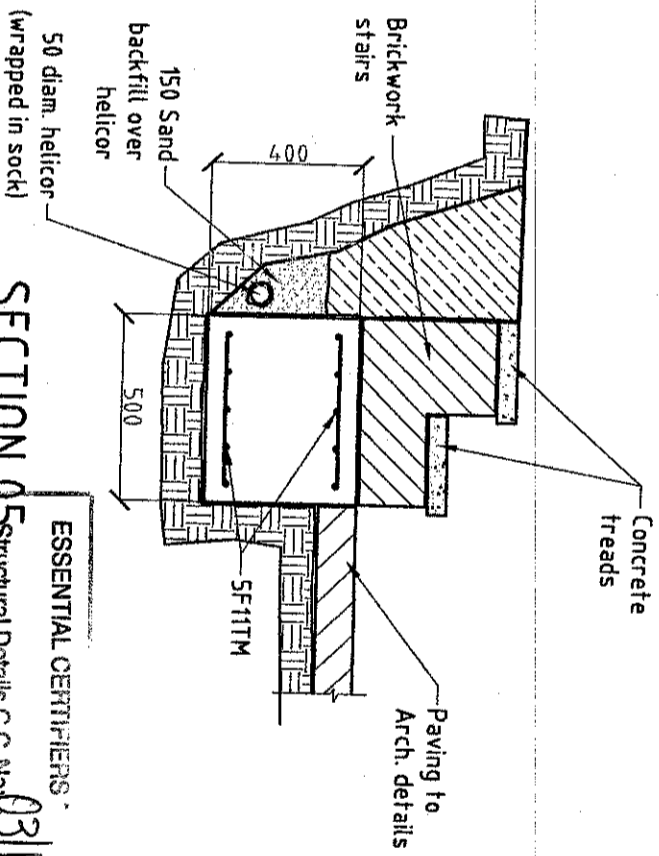
815 - 2



SECTION 03
SCALE 1:20



SECTION 04
SCALE 1:20



SECTION 05
SCALE 1:20

ESSENTIAL CERTIFIERS
Structural Details C.C. No. 0311675

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No.	Revision Description	Date



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ABN 28 946 549 341

PROJECT
18 Beaconsfield Rd.
NEWPORT

APPROVED

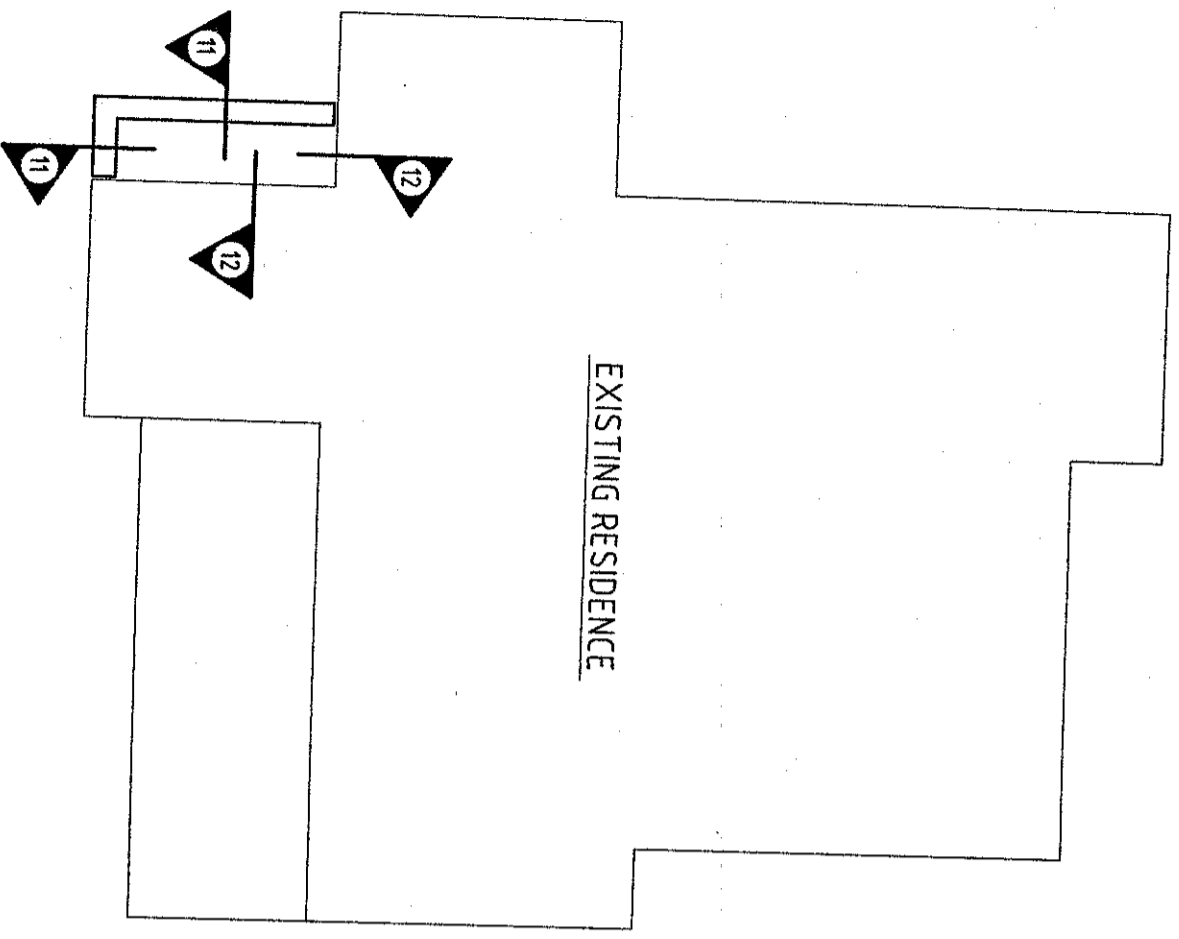
Date: 04-03-03 Robert Springett (NPER3)

DRAWING

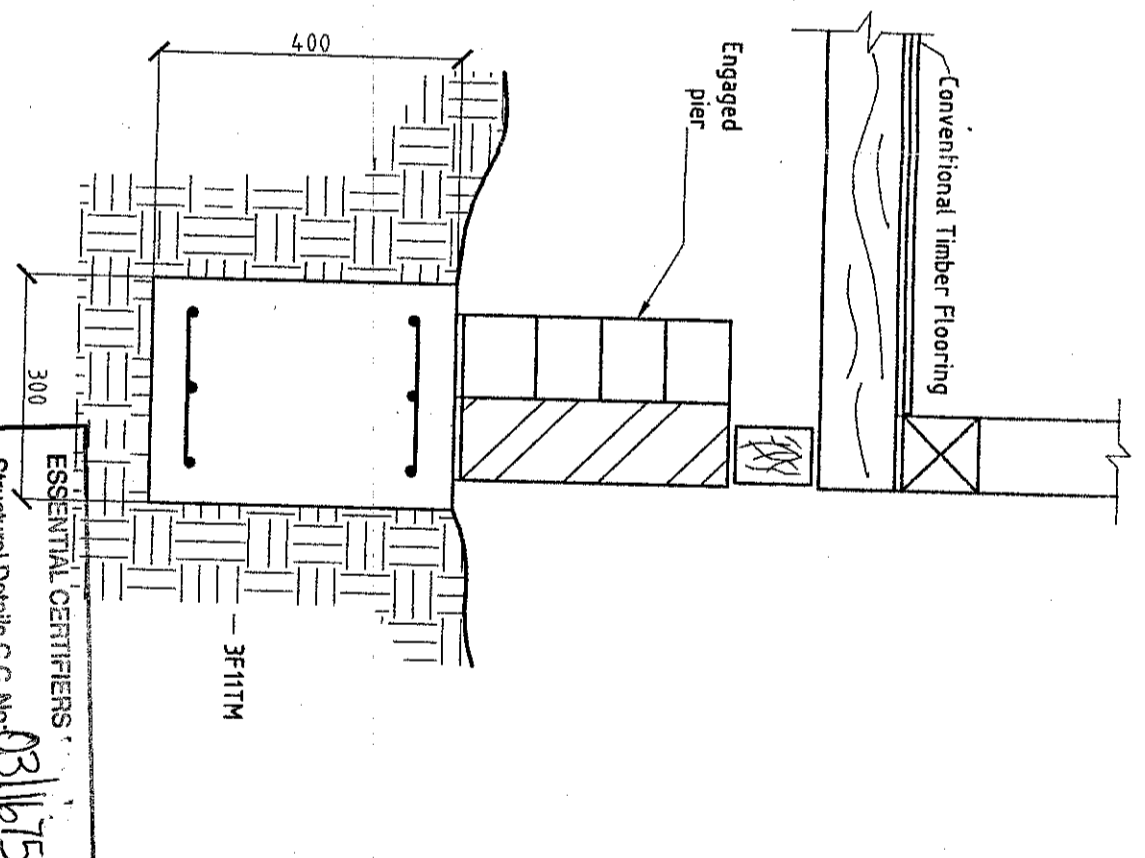
Lower Floor Slab Section
Details 03 - 05

JOB No.

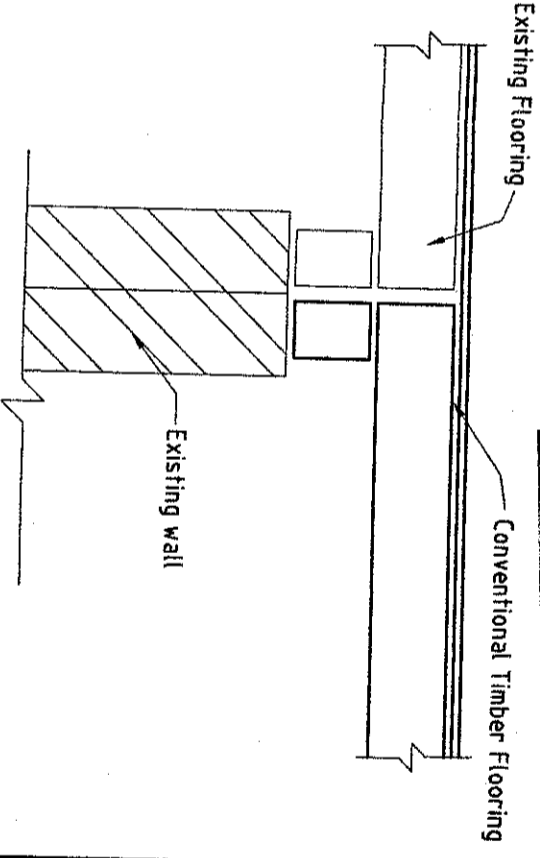
815 - 3



FOOTING LAYOUT UPPER FLOOR
SCALE 1:100



SECTION 11
SCALE 1:10



SECTION 12
SCALE 1:10

ESSENTIAL CERTIFIERS
Structural Details C.C. No: 03/16/75
WARNING: A comprehensive check of the Structural Design has not been carried out. The approval of the drawings by Essential Certifiers does not relieve the Structural Engineer of their responsibility to ensure the structural adequacy of the project.

No.	Revision Description	Date



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Ph: 9858-1363 Fax: 9874-8665
ABN 28 946 549 341

PROJECT

18 Beaconsfield Rd.
NEWPORT

APPROVED

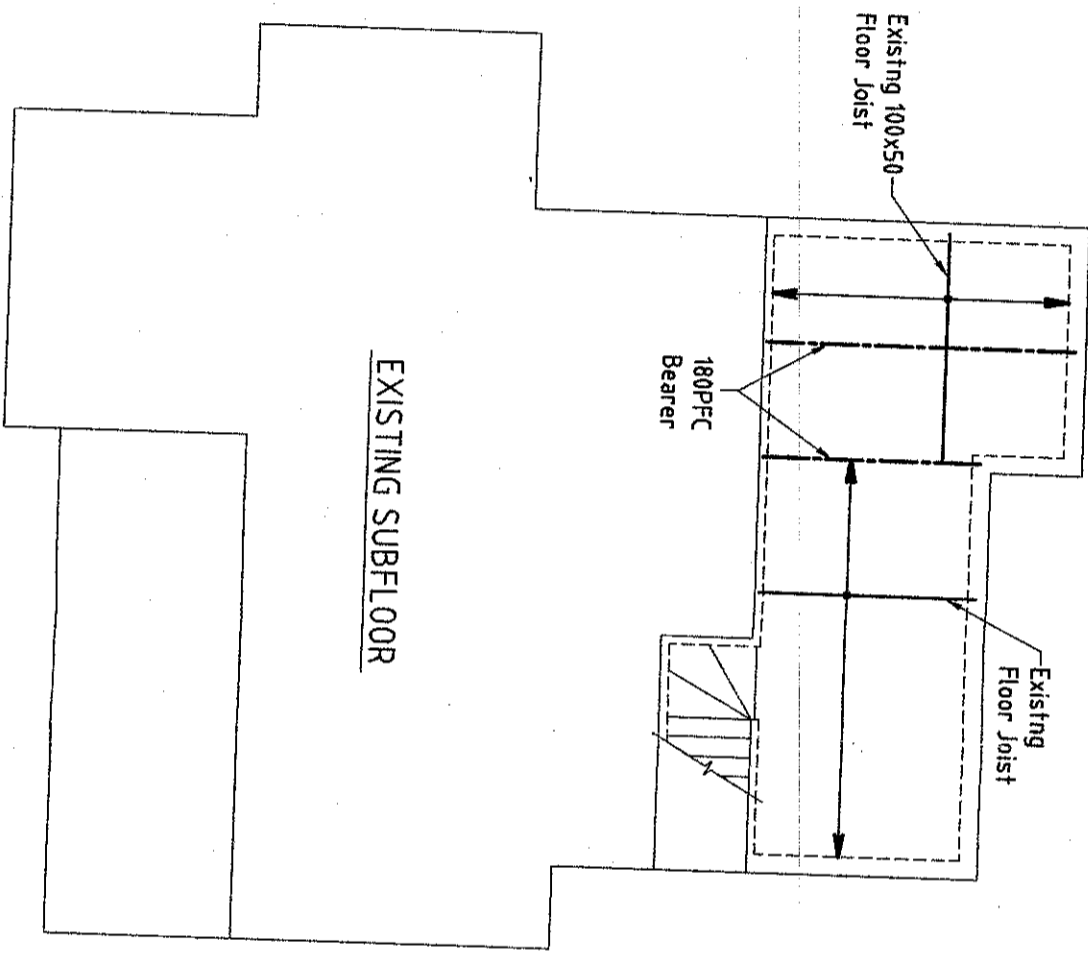
Date: 04-03-03 Robert Springett (NPER3)

DRAWING

Footings Layout
Upper Floor

JOB No.:

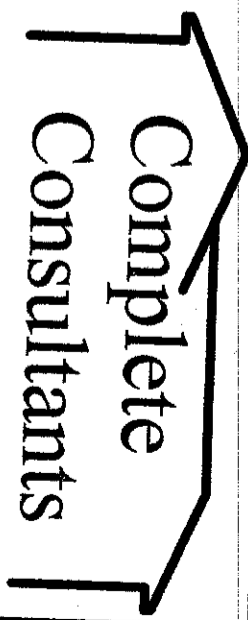
815 - 4



UPPER FLOOR LAYOUT
SCALE 1:100

ESSENTIAL CERTIFIERS
Structural Details C.C. No: 03/16/75
WARNING: A comprehensive check of the Structural Design has not been carried out & the approval of the drawings by Essential Certifiers does not relieve the Structural Engineer of their responsibility to ensure the structural adequacy of the project.

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 Ph: 9858-1363 Fax: 9874-8665
 ABN 28 946 549 341

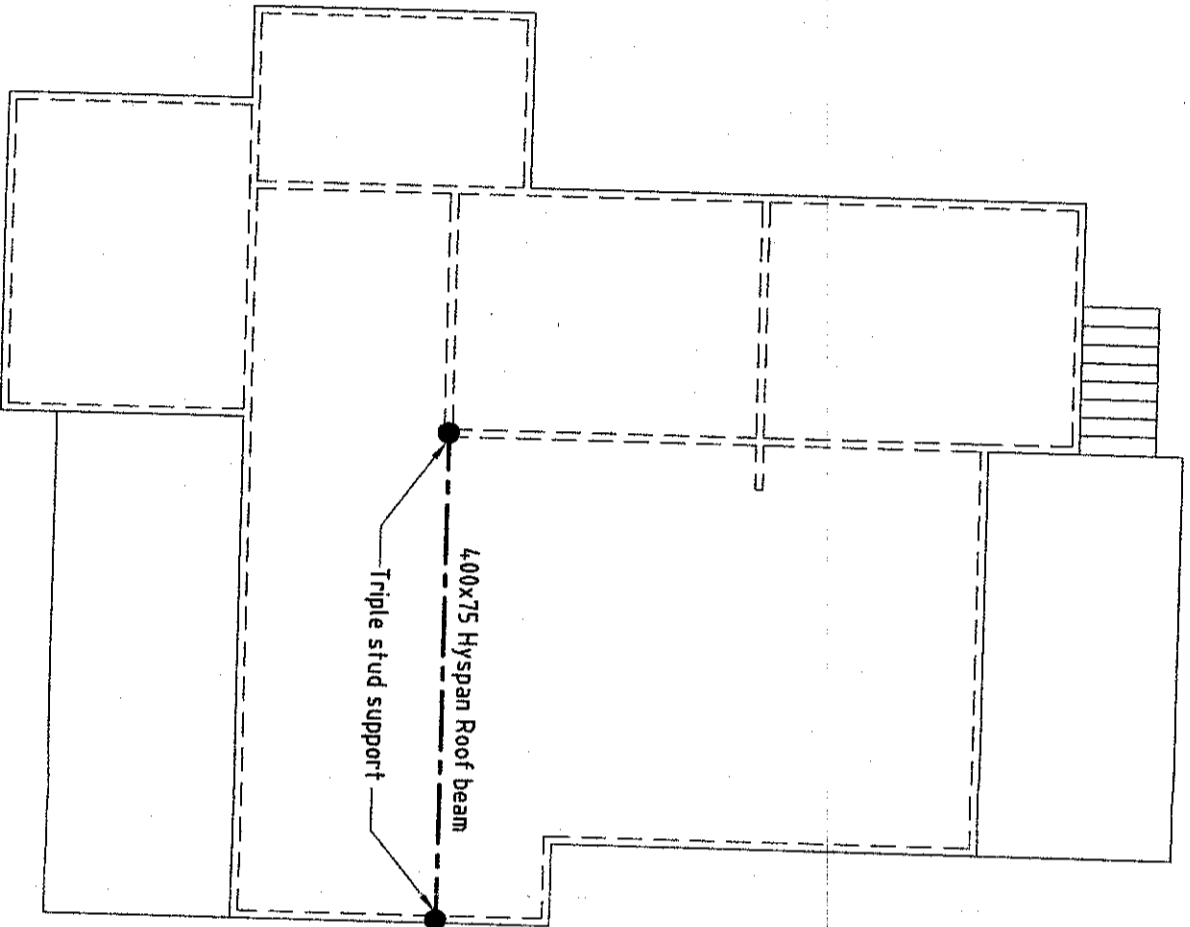
PROJECT
18 Beaconsfield
NEWPORT

APPROVED
[Signature]

Date: 04-03-03 Robert Springett (NPER3)

DRAWING
Upper Floor Layout

JOB No.: 815 - 5



ROOF SUPPORT MEMBERS LAYOUT

SCALE 1:100

ESSENTIAL CERTIFIERS
 Structural Details C.C. No: **0311675**
WARNING: A comprehensive check of the Structural Design has not been carried out & the approval of the drawings by Essential Certifiers does not relieve the Structural Engineer of their responsibility to ensure the structural adequacy of the project.


No.	Revision Description	Date



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PROJECT
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APPROVED:


Date: 04-03-03 Robert Springett (NPER3)

DRAWING
 Roof Support
 Member Layout

JOB No.: 815 - 6