

CC0505/06



CONSTRUCTION CERTIFICATE APPLICATION

Made under the Environmental Planning and Assessment Act 1979 Sections 109C
(1) (b), 81a (2) and 81a (4)

Pittwater Council

PO Box 882, Mona Vale NSW 1660

Tel: (612) 9970 1111

Fax: (612) 9970 7150

Internet: www.pittwaterlga.com.au

Email: pittwater_council@pittwater.nsw.gov.au

SITE DETAILS

Unit/Suite:	Street No:	Street:
	127	POWDERWORKS RD
Suburb:	Lot No:	Deposit /Strata Plan:
ELANORA HEIGHTS.	23	DP. 557243

DEVELOPMENT CONSENT

Development Application No:	Determination Date:
N0333 05	31 AUGUST 2005

APPLICANT DETAILS

Name/Company:	Contact Person:
KEN BEDWELL	KEN BEDWELL
Postal Address:	Contact Numbers:
127 POWDERWORKS RD	Phone (H/B): 9913-1994
ELANORA HEIGHTS	Mobile: 0412 069 453
NSW 2101	Fax: 9414-3457
Signature of Applicant:	Date:
<i>[Signature]</i>	30 / 9 / 06

OWNERS DETAILS

Name:	If Company, contact person:
KN & SM BEDWELL	
Postal Address:	Contact Numbers:
127 POWDERWORKS RD	Phone (H/B): 9913-1994
ELANORA HEIGHTS	Mobile: 0412 069 453
NSW 2101	Fax: 9414-3457

As the owner of the land to which this application relates, I consent to this application. I also give consent for the authorised Council Officer to enter the land to carry out inspections.

Signature of Owners: *[Signature]* x *[Signature]* Date: 30/9/06

If more than one owner, every owner must sign. If the owner is a company, the form must be signed by an authorised director and the common seal must be stamped on this application.
If the property has been recently purchased, written confirmation from the purchaser's Solicitor must be provided.
If the contracts have been exchanged for the purchase of the land, the current owner is to sign the application.

DEVELOPMENT DETAILS

Type of Work: ☒ Building Work
OR
☐ Subdivision Work
Description of proposal – (Provide brief, concise details):
NEW GARAGE AND DRIVEWAY

WHO WILL BE DOING THE BUILDING WORKS?

☒ Owner Builder
Owner Builders Permit No: 311 976 P
Copy of Owner Builders permit attached: ☒ Yes
☐ No – to be provided with Notice of Commencement Form
If you are an Owner-Builder for the residential building work exceeding \$5000 you must apply for a permit at NSW Office of Fair Trading, 1 Fitzwilliam Street, Paramatta NSW 2150 Australia. Tel: 61 2 98950111 Fax: 61 2 9895 0222.

OR

☐ Licensed Builder
Builder's License Number
Name of Builder:
Phone:
Contact person:
Mobile:
Address:
Fax:
Insurance Company:
Insurance Certificate attached: ☐ Yes
☐ No – to be provided with Notification of Commencement form
If you are using a licensed builder for residential building work exceeding \$12,000 you must obtain Home Building Act Insurance. A certificate of insurance must be provided with this application or submitted with the Notification of Commencement form.

VALUE OF PROPOSED DEVELOPMENT

Value of Works: \$22,500— (including full cost of labour and materials)

DO YOU NEED TO PAY THE BUILDING INDUSTRY LONG SERVICE LEVY?

☐ Yes

☒ No

Only required if the development involves building works exceeding \$25,000.00.

OFFICE USE ONLY

Fee Type	Cashier's Code	Fee Amount
Construction Certificate Application Fee	TCER	818.13
Long Service Levy Fee	QLSL	
Driveway/Street Levels	ESTR	
Sec 94 Contributions		
Bonds/Guarantees		
Other Fees		
TOTAL		818.13
Date of Receipt: 03.10.06	Receipt No: 202504	Accepted By: MM

PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE

Purpose of collection:	To enable Council as the consent authority to assess your proposal.
Intended recipients	Council Staff and any other relevant government agency that may be required to assess the proposal.
Supply:	The information is required by legislation.
Consequence of Non-provision:	Your application may not be accepted, not processed or rejected for lack of information
Storage:	The Pittwater Council will store details of the application and any subsequent decision in a register that can be viewed by the public.
Retention period:	Hard copies of the application will be destroyed after 7 years and electronic records will be kept indefinitely.
Please contact Council if this information you have provided is incorrect or changes.	

STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS

What is the area of the land?	Area in square metres	914 m ²	
Gross floor area of existing building?	Area in square metres	242 m ²	
If no existing building, write "NIL"			
What is the existing building or site used for at present?	Main uses:	RESIDENTIAL	
	Other uses:		
Does the site contain a dual occupancy?	☐ Yes	☒ No	
Gross floor area of proposed building?	Proposed floor area in square metres	37 m ²	
What will the proposed building to be used for?	Main uses:	GARAGE	
	Other uses:		
How many dwellings:			
Are pre-existing at this property?	Dwellings:	ONE	
Are proposed to be demolished?	Dwellings:	NIL	
Are proposed to be constructed?	Dwellings:	NIL	
How many storeys will building consist of?	Storeys:	ONE	
What are the main building materials?			
Walls		Roof	
Full Brick	☒	Aluminium	☐
Brick veneer	☐	Concrete or slate	☐
Concrete, masonry	☐	Tile	☐
Steel	☐	Fibrous cement	☐
Fibrous cement	☐	Steel	☒
Timber/weatherboard	☐	Other	☐
Cladding-aluminium	☐	Unknown	☐
Curtain glass	☐		
Other	☐		
Unknown	☐		
Floor		Frame	
Concrete	☒	Timber	☒
Timber	☐	Steel	☐
Other	☐	Other	☐
Unknown	☐	Unknown	☐

APPLICANTS CHECK LIST

Note: This list is intended as a guide to the type of information to be submitted. Some items may not be required and Section B of the Conditions of Development Consent for the building works may specify further additional information required with submission of your Construction Certificate Application.	
Application Form –	☒ Owners Consent ☒ Applicant's Signature ☒ Long Service Levy ☒ Driveway/Street levels Application
Supporting Documentation - (3 copies of each)	☒ Architectural Plans ☒ Quick Check Plans endorsed by Sydney Water ☒ Construction Specifications for Building Works ☒ Structural Engineer's Plans ☒ Structural/Geotechnical Certificates ☒ Landscape Plans ☒ Driveway Level Plans ☒ On-site Stormwater Detention Plans ☒ Drainage Plans on Site Storm Management ☒ Erosion and Sediment Management Plan ☒ Sydney Water Quick Check Plans ☒ Subdivision Work Plans ☒ Schedule of External Finishes/Colours ☒ Fire Safety Measures Schedule ☒ Form No. 2 – "Geotechnical Risk Management Policy for Pittwater" ☒ Details and location of fencing for Swimming Pool to comply with AS 1926-1986 "Fences and Gates for Private Swimming Pools" ☒ Specifications for construction of buildings in Bushfire-prone areas ☒ Security Deposit / Section 94 contributions



Pittwater Council
PO Box 882
Mona Vale NSW 1660
Tel: (612) 9970 1111
Fax: (612) 9970 7150

NOTIFICATION OF COMMENCEMENT & PRINCIPAL CERTIFYING AUTHORITY SERVICE AGREEMENT

under Environmental Planning and Assessment Act 1979 sections 81A
(2) (b) (ii) or (c), or (4) (b) (ii) or (c), 86 (1) and (2)

About this form

- Use this form to appoint Pittwater Council as the Principal Certifying Authority (PCA) to carry out nominated inspections of the building / subdivision works and to issue the required Occupation Certificate
- This form must be submitted to Pittwater Council a minimum of two (2) days prior to the commencement of works.

Who can complete this form?

- The owner of the property or the person having the benefit of the development consent.
Note: The builder or other contractor cannot complete this form unless they are also the owner of the property.

Applicant's Checklist

- Read this document
- Complete pages 1, 2 & 3
- Sign on page 8
- Attach a copy of Owner Builder Permit or Home Owner Warranty Insurance Certificate.



Payment of fees

- Critical Stage Inspection fees (refer to Part 6e of this form) must be paid at the time of booking the inspection.

1. DEVELOPMENT INFORMATION

1a) DEVELOPMENT CONSENT

Development Application No: N0333/05	Determination Date: 31 AUGUST 2005
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1b) CONSTRUCTION CERTIFICATE

Construction Certificate No:	Date of Issue:
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1c) DEVELOPMENT DETAILS

Type of Work: ☐ New Building ☒ Additions / Alterations ☐ Subdivision	Brief description of development: NEW GARAGE AND DRIVEWAY
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1d) SITE DETAILS

Unit/Suite:	Street No: 127	Street: POWDERWORKS RD
Suburb: ELANORA HEIGHTS	Lot No: 23	Deposit /Strata Plan: 557 243

1e) VALUE OF PROPOSED DEVELOPMENT

Estimated value of proposed works: \$ 22,500 -
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1f) DATE WORK IS TO COMMENCE

Minimum notice of two (2) days is required to be given prior to commencement of works.
Date of commencement: 9 OCTOBER 2006

2. APPLICANT DETAILS

Note: The builder or other contractor cannot complete this form unless they are also the owner of the property.

Name (owner): KENNETH BEDWELL	
Postal Address: 127 POWDERWORKS RD ELANORA HEIGHTS NSW 2101	Phone (H/B): (02) 9913 1994 Mobile: 0412 069 453 Email: Fax: 9414 3457

This form is valid from
1st July 2006 to 30 June 2007

3. PRINCIPAL CERTIFYING AUTHORITY

PITTWATER COUNCIL

PO Box 882
Mona Vale NSW 1660

Ph: 9970 1111
Fax: 9970 7150

4. COMPLIANCE WITH DEVELOPMENT CONSENT

Have all conditions to be addressed prior to the commencement of works been satisfied?



YES



NO (see Note below)

Note: If **NO** work must not commence.

Please be aware that failure to address these conditions may leave you liable and in Breach of the Environmental Planning and Assessment Act 1979 (as amended). Penalties may include an on-the-spot fine and/or legal action.

If you are uncertain as to these requirements please contact Council's Development Compliance Group.

5. WHO WILL BE DOING THE BUILDING WORKS?



Owner Builder

Owner Builders Permit No:.....311976 P.....

Copy of Owner Builders permit
attached:



YES

If you are an Owner-Builder for the residential building work exceeding \$5000 you must apply for a permit at NSW Office of Fair Trading, 1 Fitzwilliam Street, Parramatta NSW 2150 Australia. Tel: 61 2 98950111 Fax: 61 2 9895 0222.

OR



Licensed Builder

Builder's License Number

Name of Builder:.....

Phone:.....

Contact person:

Mobile:

Address:

Fax:

Insurance Company:

Insurance Certificate attached:



Yes



No – statement attached & signed by each owner of the property that the reasonable market cost of the labour & materials to be used is less than \$12,000.

If you are using a licensed builder for residential building work exceeding \$12,000 you must obtain Home Building Act Insurance. A certificate of insurance must be provided with this application.

6. RESPONSIBILITIES OF THE PRINCIPAL CERTIFYING AUTHORITY (PCA)

6a) Quality of Service:

Pittwater Council will carry out PCA and inspection services in a professional manner and in accordance with the requirements of the Environmental Planning & Assessment Act 1979 and Council's Code of Conduct.

6b) Site Signage:

Pittwater Council will erect a sign on the site to advise the general public of the contact details of the PCA. The sign will be erected during the Commencement Inspection, on Council's acceptance of appointment as PCA.

6c) Inspections:

Pittwater Council officers will undertake the Critical Stage Inspections of the work during construction and prior to issuing an Occupation Certificate to ascertain compliance of specified stages of construction with the Development Consent, Construction Certificate, Building Code of Australia & relevant standards of construction. On appointment as the PCA, Pittwater Council will notify the applicant in writing of the Critical Stage & other Inspections.

6d) Critical Stage and other inspections:

The following stages of construction are required to be inspected by Council (as indicated by a ✓ in the relevant box).

Note: Council's Development Compliance Officer will complete this section of the form.

Office Use Only

- ☐ Footing Inspection (prior to placement of concrete)
- ☐ Slab and other Steel Inspection (prior to placement of concrete)
- ☐ Frame Inspection (prior to fixing floor, wall & ceiling linings)
- ☐ Wet Area Waterproofing Inspection (prior to covering)
- ☐ Stormwater Inspection (prior to backfilling of trenches)
- ☐ Swimming Pool Safety Fence Inspection (prior to placement of water)
- ☐ Final Inspection (all works completed and prior to occupation of the building)



Office Use Only

Note: Should the building works be completed in parts & not all aspects of a Critical Stage Inspection be ready, additional inspections maybe required – with a further inspection fee payable.

Eg: If two slabs are prepared at separate times, two separate inspection bookings and fees are required.

6e) Critical Stage and other inspection fees:

An inspection fee is required for each inspection identified in Part 6d of this form. A separate inspection fee is required for each Critical Stage Inspection. Should works be either incomplete or incorrect at the time of inspection a further separate reinspection fee will be required.

Each inspection fee must be paid at the time of requesting the inspection.

Critical Stage or other Inspection Fee current to 30 June 2007	\$210	(Code: HINR)
Final Inspection Fee Scale current to 30 June 2007	\$280	(Code: FOCC)

Please note that a failure to give correct notification of required inspections may result in the issuing of a Penalty Infringement Notice (PIN or on-the-spot fine) and/or a Notice and Order by Council and may result in refusal to issue an Occupation Certificate.

6f) Inspection Results:

Pittwater Council will provide written confirmation to the applicant of the inspection results and indicate if satisfactory or if additional works are required prior to reinspection.

7. RESPONSIBILITIES OF THE APPLICANT

7a) Inspections:

A minimum of forty-eight (48) hours notice (excluding weekends and public holidays) must be given to Council to enable the specified stages of construction to be inspected as identified in Item 6 of this agreement.

Should an inspection be missed, the applicant must advise Council in writing (as soon as practicable after the event) of that fact, the circumstances causing the inspection to be missed and supporting documentation for Council's consideration. In such cases, the inspection fee, which would normally have been required, must still be paid.

The applicant must ensure that the Principal Contractor (Builder/Owner Builder) is advised of the required inspections and that the directions of Council's Development Compliance Officers are to be observed to ensure compliance with the Development Consent, Construction Certificate, Building Code of Australia and the terms of this agreement.

7b) Booking of Inspections:

The applicant shall request an inspection via Pittwater Council's Inspection Booking Hotline on **9970 1300**. A minimum of forty-eight (48) hours notice must be provided to Council to arrange for completion of the inspection.

At the time of requesting the inspection, Pittwater Council will confirm an inspection time and day, name of inspecting officer and mobile contact number.

Building works must **not** proceed to the subsequent stages of construction prior to obtaining a satisfactory inspection from Council for each stage of construction specified in Item 6d of this agreement.

7c) Site Signage:

The applicant is responsible to maintain the PCA signage provided by Pittwater Council at the site until the work is completed.

The applicant is responsible to ensure that the Owner Builder or Principal Contractor (Builder) provide a rigid durable sign at the site, visible from the public place and maintained at the site until the work is completed. Such a sign shall display: (a) the name, address and telephone number of the person; (b) an after-hours emergency telephone number for the person and (c) stating "Unauthorised Entry to the Site is Prohibited".

7d) Compliance with the Development Consent and Construction Certificate:

All works must be carried out in accordance with the terms and conditions of Council's Development Consent and the Construction Certificate and relevant provisions of the Building Code of Australia and Environmental Planning and Assessment Act 1979.

Development Consent and a Construction Certificate must be obtained for any amendments or variations to the development, prior to the commencement of the amendment or variation.

Works not in accordance with the approval and Building Code of Australia may result in the refusal to issue an Occupation Certificate. Council may also serve a Notice and Order to comply with the approval and/or the institution of legal proceedings.

7e) Structural Engineering and Other Specialist Details:

The following details are to be forwarded to the PCA prior to commencement of the relevant stage of construction (as identified by a ✓). The details are to be prepared by a suitably qualified person to confirm compliance with the relevant provisions of the BCA and Australian Standards:

Note: Council's Development Compliance Officer will complete this section of the form.

Office Use Only

- ☐ Timber framing details including bracing and tie-downs
- ☐ Roof construction or roof truss details
- ☐ Termite control measures
- ☐ Glazing details
- ☐ Mechanical ventilation details
- ☐ Wet area construction details
- ☐ Details of fire resisting construction
- ☐ Details of essential fire and other safety measures
- ☐ Sound transmission and insulation details
- ☐ Details of compliance with development consent conditions



Office Use Only

7f) Certification of Works:

To ensure compliance with the Construction Certificate and Building Code of Australia (BCA), the applicant is to provide certification, verifying that the following specialist matters (identified by a ✓) have been carried out.

Each certification must:

- reference the approved Construction Certificate number, property address, relevant provisions of the BCA, Australian Standards and approved drawings.
- be prepared by an accredited certifier or other suitably qualified & experienced person to the satisfaction of Pittwater Council.

Note: Council's Development Compliance Officer will complete this section of the form.

Office Use Only

- ☐ Survey detailing building setbacks, reduced levels of floors & ridge by a registered surveyor
- ☐ Shoring and support for adjoining premises and structures by a structural engineer
- ☐ Contiguous piers or piling by a structural engineer
- ☐ Underpinning works by a structural engineer
- ☐ Structural engineering works by a structural engineer
- ☐ Retaining walls by a structural engineer
- ☐ Stormwater drainage works by a hydraulic engineer and surveyor
- ☐ Landscaping works by the landscaper
- ☐ Condition of trees by an Arborist
- ☐ Mechanical ventilation by a mechanical engineer
- ☐ Termite control and protection by a licensed pest controller
- ☐ Waterproofing of wet areas by a licensed waterproofer or licensed builder
- ☐ Installation of glazing by a licensed builder
- ☐ Installation of smoke alarm systems by a licensed electrician
- ☐ Completion of construction requirements in a bush fire prone area by a competent person
- ☐ Completion of requirements listed in the BASIX Certificate by a competent person
- ☐ Fire resisting construction systems by a competent person
- ☐ Smoke hazard management systems by a competent person
- ☐ Essential fire safety and other safety measures by a competent person (Form 15a)
- ☐ Completion of Bushland Management requirements by a suitably qualified person.
- ☐ Installation of Waste Water Management System by a suitably qualified person
- ☐ Installation of the inclined lift by a suitably qualified person
- ☐ Installation of sound attenuation measures by an acoustic engineer



Office Use Only

7g) Occupation Certificate:

A *Final* Occupation Certificate must be obtained from the PCA prior to the occupation or use of a new building (or part of a building) or prior to the change of an existing building use/classification. An inspection fee is to be paid to the PCA in accordance with the fee scale in Part 6e of this agreement.

An application may be made to the PCA for an *Interim* Occupation Certificate, which will be considered in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and conditions of development consent.

Only the Principal Certifying Authority can issue an Occupation Certificate and the Environmental Planning and Assessment Act 1979 contains penalty provisions for failing to obtain a required Occupation Certificate.

An application for an *Interim* or *Final* Occupation Certificate must be accompanied by a final or interim *fire safety certificates* as required by the EP&A Regulations, Clauses 80E or 80F for buildings other than Class 1 and 10.

7h) Miscellaneous requirements:

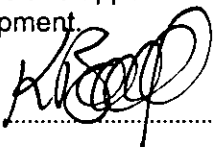
The applicant is required to ensure that valid public liability insurance cover to the value of \$10,000,000 (minimum) is held by the applicant and/or builder.

The applicant is required to notify Council, in writing, of any change in the details or address of the applicant or head contractor.

Pittwater Council may cancel the agreement if there is a breach of the agreement.

8. **YOUR SIGNATURE**

I accept the terms and conditions of this service agreement, including the associated payment of fees and appoint Pittwater Council as the Principal Certifying Authority for the subject development.

Signature:  Date: 30/9/06

9. **COUNCIL'S AGREEMENT TO APPOINTMENT**

The relevant details in Parts 6d, 7e & 7f of this agreement have been completed and I acknowledge the appointment of Pittwater Council as the Principal Certifying Authority.

Officer's name: on behalf of Pittwater Council

Officer's signature: Date:

PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE

Purpose of collection:	To enable Council to act as the Principal Certifying Authority for the development.
Intended recipients:	Pittwater Council staff
Supply:	The information is required by legislation
Consequence of Non-provision:	Your application may not be accepted, not processed or rejected for lack of information
Storage:	Pittwater Council will store details of this form in a register that can be viewed by the public.
Retention period:	Hard copies will be destroyed after 7 years and electronic records will be kept indefinitely.
Please contact Council if this information you have provided is incorrect or changes.	



KENNETH BEDWELL
127 POWDERWORKS ROAD
ELANORA HEIGHTS 2101

HOME BUILDING ACT 1989
OWNER BUILDER PERMIT

Permit :311976P
Receipt:AA2276284

Issued:24/08/2006
Amount:\$135.00

Building Site:

LOT 23, 127 POWDERWORKS ROAD, ELANORA HEIGHTS 2101

Authorised Building Work:

DA N0333/05 NEW GARAGE AND DRIVEWAY.

ISSUED BY PITTWATER COUNCIL

Should the property be sold within 6 years of completion of the work it will be necessary to obtain Home Warranty 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 for 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 at presentation.


Issuing Officer

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



Renewal - Certificate of Insurance

Home and Contents Insurance

Page 5 of 8

Your policy number
10808986PJ

Customer service
13 10 10

Claims hotline
13 14 46

Website
www.gio.com.au

What you must do

This Certificate of Insurance is based on the information you gave us previously. You and anyone else insured under this policy, must check that the information is correct and complete, especially the Insured Address. Please tell us if any changes or additions need to be made now or in the period of insurance.

Insured

MR KENNETH NEIL BEDWELL GIO Rewards
apply

date of birth: 06/11/1952

MRS SUSAN MARGARET BEDWELL GIO Rewards
apply

date of birth: 17/07/1957

Type of cover

HOME INSURANCE

GIO Rewards you for:

- combining your home and contents in one policy
- having 4 covers with us

Period of insurance

from 18 Aug 2006 until midnight 18 Aug 2007

What is covered

	Sum Insured
HOME	\$381,000
CONTENTS IN THE HOME	\$82,000
LEGAL LIABILITY	\$20,000,000

Important Information for customers who have Contents insured

Please be aware, there are limits on how much we will pay for some items such as jewellery. (See your PDS and any SPDS we may have given you for full details).

When household burglaries occur, jewellery is one of the most commonly stolen items. We find that customers are very disappointed to find out their jewellery is not fully covered after making a claim. You can choose to insure jewellery and some other items worth more than the policy limits by asking us to fully insure them under your policy. An extra premium will apply for any increase in cover.

Our mail address

GIO
Reply Paid 9835
in your capital city

The Insurer is
GIO GENERAL LIMITED
ABN 22 002 861 583

GIO is owned by
another great Australian:
The Suncorp Group.

Date of issue 19 July 2006



Pittwater Council
Information for Access Driveway Profiles
1 July 2006 – 30 June 2007

To: Kenneth Bedwell
Receipt No: 198958
Amount: \$66.00
Postal Address: 127 Powderworks Road
ELANORA HEIGHTS NSW 2101

Date: 30 August 2006

ACCESS DRIVEWAY PROFILE AT: 127 POWDERWORKS ROAD, ELANORA HEIGHTS 2101

- The proposed vehicular access driveway profile shall be as per the enclosed plan NH
- **Type of Construction:** Domestic
- **Slab Construction:** Vehicular access slab **5.6m long, 4.0m wide at gutter crossing to 3.5m wide at the boundary.**
- Council will only permit an absolute maximum gradient of 25% (1 in 4) measured at any point on the driveway and that an ease may be required for access into the car stand area, carport or garage. Refer to relevant attached profile.
- All work within the road reserve (including excavation) in connection with the above, is to be carried out by authorised Contractors only;
- Quotations for the work specified above should be obtained from any of the contractors on Council's list and should be for the whole of the work stated;
- Construction of vehicular access will be strictly in accordance with the profile supplied; and
- A formwork inspection by Council is required prior to construction. (Provide minimum 24 hours notice)

1. **NOTE THAT THIS INFORMATION SHEET DOES NOT CONSTITUTE AN APPROVAL TO COMMENCE OR PROCEED WITH ANY WORK ON SITE.**
2. **A SECTION 139 CONSENT UNDER THE ROADS ACT – 1993 IS REQUIRED (FORM UI203).**
3. **FAILURE TO OBTAIN SUCH CONSENT PRIOR TO COMMENCING WORK WILL INCUR A PENALTY.**

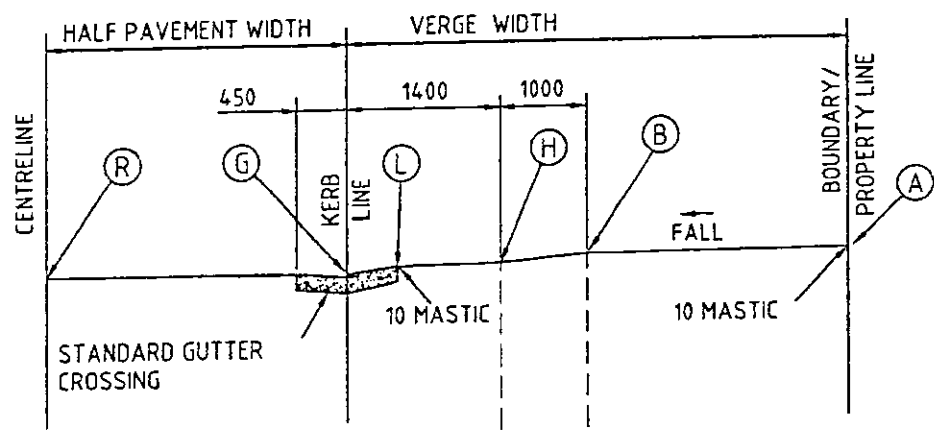
Sigi Melderis
ASSETS / RESTORATIONS OFFICER
Telephone: 9970 1348

SECTION 139 – ROADS ACT 1993

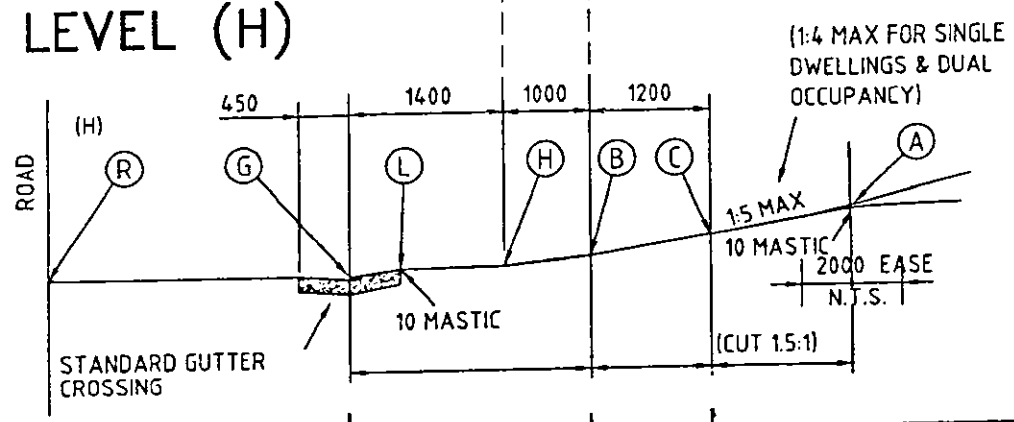
CONDITIONS OF CONSENT

1. The Applicant shall, at all times, keep indemnified Council from and against all actions, suits, proceedings, losses, costs, damages, changes, claims and demands in any way arising out of or by reason of anything done or omitted to be done by the Applicant in respect of the work in question.
2. The Applicant, at all times for the duration of this Consent, will not interrupt or otherwise disturb the traffic flow on the road without first obtaining the consent of Council.
3. The applicant shall make good any damage caused to the property of any person or any property of Council by reason of the carrying out of any work by the Applicant under the Conditions of this Consent.
4. Should the Applicant fail to comply with any of these conditions or any requirement of Council as provided then this Consent shall permanently lapse and any part of the work remaining within the road at that time shall be deemed to be an obstruction or encroachment under Section 107 of the Roads Act 1993.
5. This Permit/Consent receipt must be held on the job and produced to any officer of Council when called upon.
6. ***All work within the Road Reserve (including excavation) is to be carried out by Council Authorised Contractors only.***
7. Construction of the vehicular access is to be strictly in accordance with the profile supplied.
8. A formwork inspection and approval by Council is required prior to construction of the driveway.

NORMAL (N)



HIGH LEVEL (H)



(MAX BATTER FROM EDGE OF DRIVEWAY TO FINAL C.L.)
(WHERE THERE IS NO CONSTRUCTED FOOTPATH)
(1:6) (1:6 — 1:2) (FILL 1:2)

POINT	REMARKS	LEVELS
R	ROAD CENTRELINE	
G	INVERT OF GUTTER	
L	BACK OF LAYBACK	100 ABOVE "G"
H	1000 FROM BACK OF LAYBACK	130 ABOVE "G"
B	2400 FROM KERB LINE	MAX 200 ABOVE "G"
C	3600 FROM KERB LINE	MAX 400 ABOVE "G"
A	BOUNDARY	EASE REQUIRED AT GRADE CHANGE

NOTE

- To be read in conjunction with Pittwater 21 Development Controls.



PITTWATER COUNCIL

Standard Driveway Profile

NORMAL TO HIGH

PLAN No.

PWC-DW01

REV No.

B

DATE

5/9/05

Bedwell, Ken

From: Jim Forrest [jforrest@enstruct.com.au]
Sent: Wednesday, 27 September 2006 1:29 PM
To: Bedwell, Ken
Subject: 127 Powderworks Rd
Attachments: 20060927132207.pdf

Ken,
Please refer to the attached sketches for the proposed garage.

I have assumed that you will be using timber trusses for the roof. These should be tied down to members that run over the top of the engaged brick piers which must be strapped down to the wall.

Please let me know if this is not OK.

I might have to be registered with the Pittwater Council as a qualified engineer. I have registration with several councils but am not sure if the council for your area is one of them. It will not take much to do it if it needs to be done.

Regards

Jim Forrest

27/09/2006

DA : N0333 / 05

RE : D 5.3 Building Colours Schedule

We attach herewith details of the proposed colour scheme :

Roof - WOODLAND GREY Colourbond

Gutters – WOODLAND GREY Colourbond

Garage Door - WOODLAND GREY Colourbond

Garage Walls - MATRIX Pascol

Fascia - WOODLAND GREY

Eaves – WINTER HAVEN Wattyl

Access Door – SILVER PLUM Pascol



KENNETH BEDWELL
127 POWDERWORKS ROAD
ELANORA HEIGHTS 2101

HOME BUILDING ACT 1989
OWNER BUILDER PERMIT

Permit :311976P
Receipt:AA2276284

Issued:24/08/2006
Amount:\$135.00

Building Site:

LOT 23, 127 POWDERWORKS ROAD, ELANORA HEIGHTS 2101

Authorised Building Work:

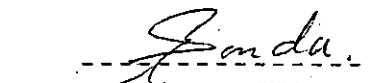
DA N0333/05 NEW GARAGE AND DRIVEWAY.

ISSUED BY PITTWATER COUNCIL

Should the property be sold within 6 years of completion of the work it will be necessary to obtain Home Warranty 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 for 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 at presentation.


Issuing Officer

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



Application Lodgement Summary

Sydney
WATER

**Reference
Number**

1743076

Date Requested: Mon July 31 2006

Agent

Reece St. Leonards, ?

Applicant

Mr K & Mrs Sm Bedwell, 127 Powder Works Rd Elanora Heights 2101

Property/Asset

127 Powder Works Rd, Elanora Heights 2101 (Mr K & Mrs Sm Bedwell) PNum:
3446720
150 mm VC Sewer Main - (2778419)

Product

Building Plan Approval Application

Charge

Product Cost

GST

Total

Building Plan Approval Application Fee

\$23.60

\$0.00

\$23.60

Don't risk it, use a licensed plumber.



Reece Pty Ltd
ABN 84 004 097 090

SYDNEY WATER CASH ACCOUNT
(CASH SALE CUSTOMER)
87 HENBERT ST
ST LEONARDS NSW 2265
Ph : (02) 9436 2366
Fax: (02) 9436 2343

Home Branch : ARTARMON Ph: (02) 9436 2366
Supply Branch: ARTARMON Ph: (02) 9436 2366
Fax: (02) 9436 2343

ACCOUNT NUMBER
2276842-1

DOCUMENT TYPE
CASH SALE (TAX INVOICE)

ORDER NUMBER		JOB No./NAME	DATE	SALESPERSON			BRANCH		DOCUMENT NUMBER	
34487			31/07/2006	DS-DAVID HOLMES			ARTARMON		(3521036)	
PRODUCTION CODE	DESCRIPTION			QTY SUPPLIED	PRICE BEFORE GST	UNIT	NET PRICE BEFORE GST	GST AMOUNT	TOTAL PRICE INCL GST	NET
2110110	Building Plan Approval Application			1.00	23.60	EA	23.60		23.60	Y
** Comments ** Pickup By Customer Paid By: Cash \$23.60 GST Total Amount: 0.00										
DELIVERY INSTRUCTIONS, COMMENTS, ID.							NET TOTAL			
							CARTAGE	23.60	0.00	23.60
							DOCUMENT TOTAL	23.60	0.00	23.60
THIS SIGNED RECEIPT ACKNOWLEDGES THAT ABOVE GOODS HAVE BEEN DELIVERED AND/OR RECEIVED IN GOOD CONDITION.										
CONDITIONS OF SALE SEE REVERSE.										
RECEIVED BY (SIGNATURE): _____										
RECEIVED BY (PRINT NAME): _____										
CTNS.	COILS	LENGTHS	BAGS	HWU	OTHER					
					PICKED BY: _____					
					CHECKED BY: _____					

enstruct

PROPOSED GARAGE

127 POWDERWORKS RD ELANORA HTS

JOB No. 3693

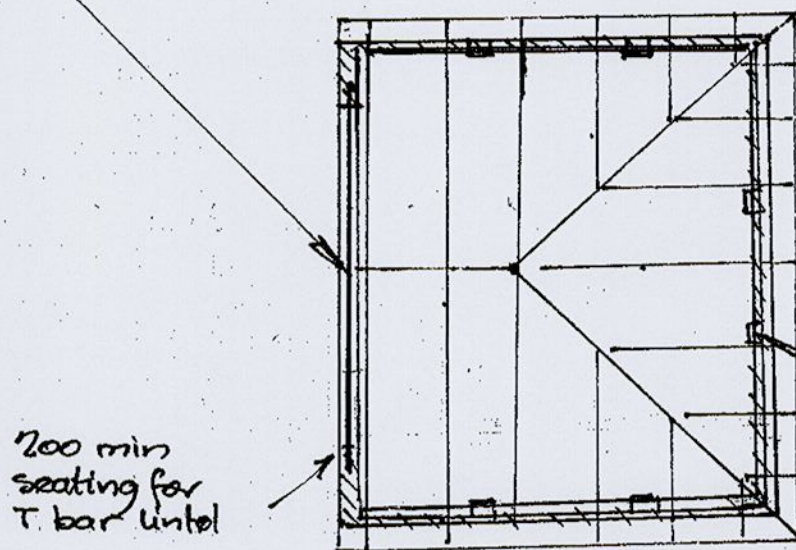
BY JF

SHEET No. 52

CHECKED

DATE 26-9-06

230 brickwork over main door to be supported
on 200 x 200 x 9 Galvalume T bar
Member to be installed in accordance with
Manufacturers recommendations



Roof framing by truss
manufacturer. Framing
to be secured to wall
via galvanised straps,
30 x 1.6mm, set 1200 in
brickwork at each
engaged pier

Engaged brick piers
at 1200 max 1/2 spacing

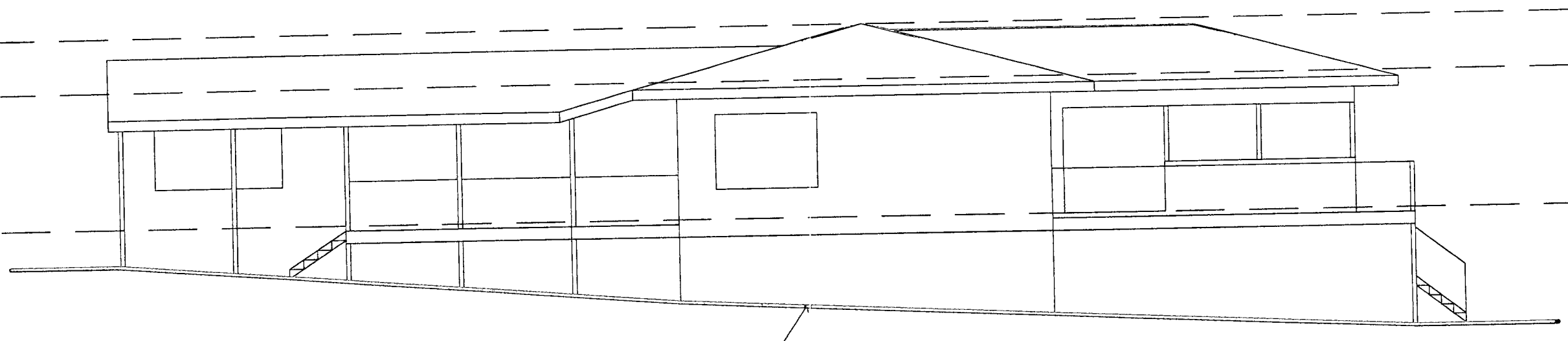
Connect roof drainage
to approved system.

ROOF PLAN

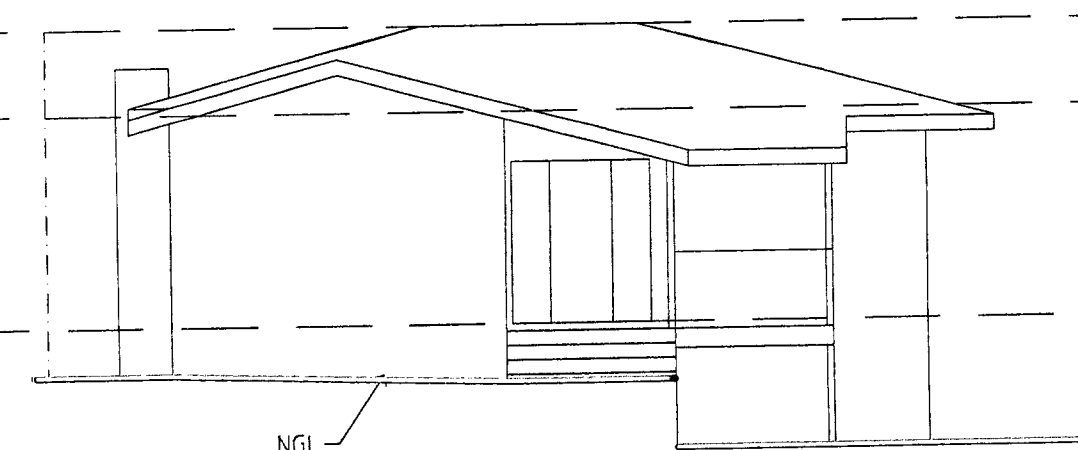
General notes

1. Driveway from kerb to property boundary to Council's requirements. Provide 100 thick slab on grade. reinforce with SL 82 mesh with 25 min top cover, lap mesh 300 min. concrete strength f_{lc} 32 MPa
2. Brickwork to comply with AS 3700
Bricks to have a minimum compressive strength f_{uc} = 12 MPa
Mortar 1:1:6

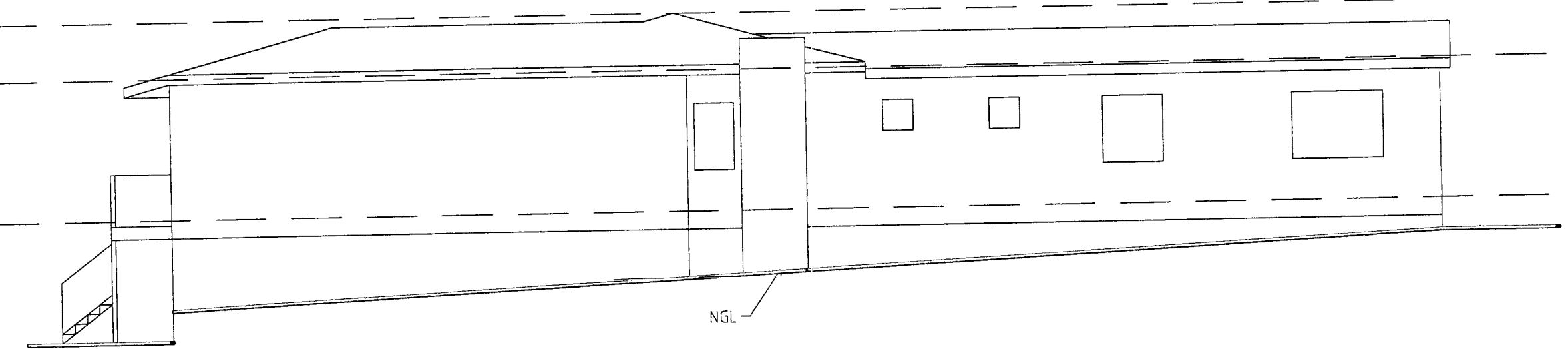
All structural sizes, structural adequacy, retaining walls, and drainage to engineers details. If in doubt, ask. Builder to check all dimensions and heights prior to construction. Construction to be altered to suite existing structure if necessary. All materials to match existing or as noted otherwise. This plan is copyright to Rob Crump Design Pty. Ltd., and may not be reproduced without the written consent of the company.



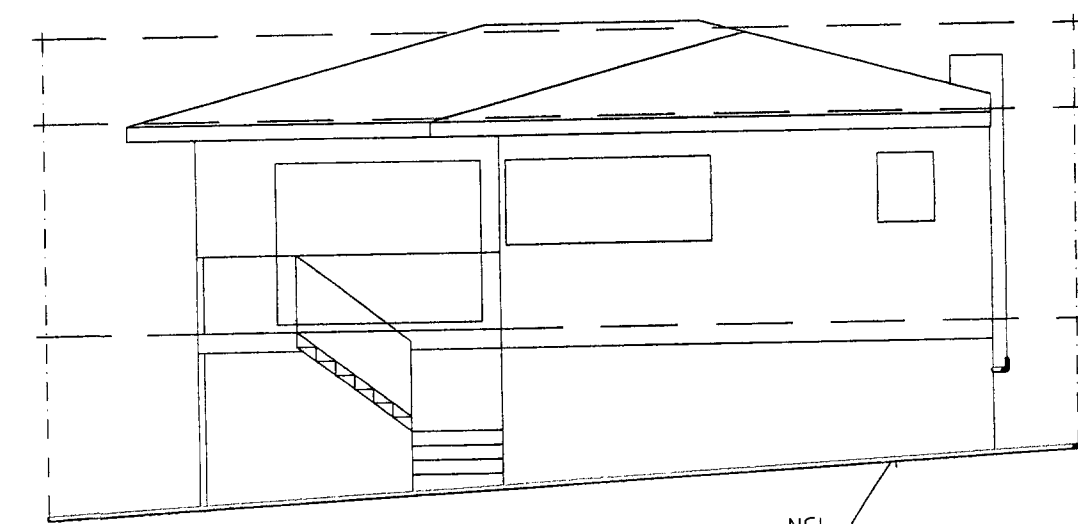
EAST ELEVATION



SOUTH ELEVATION

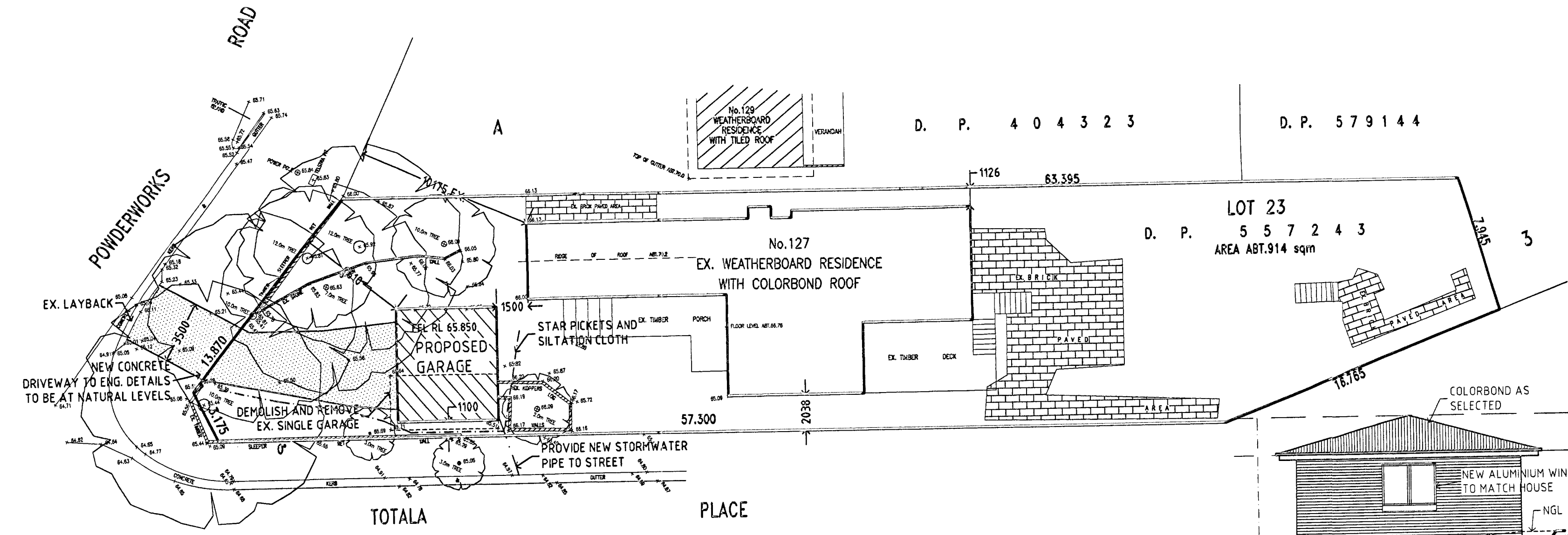


WEST ELEVATION

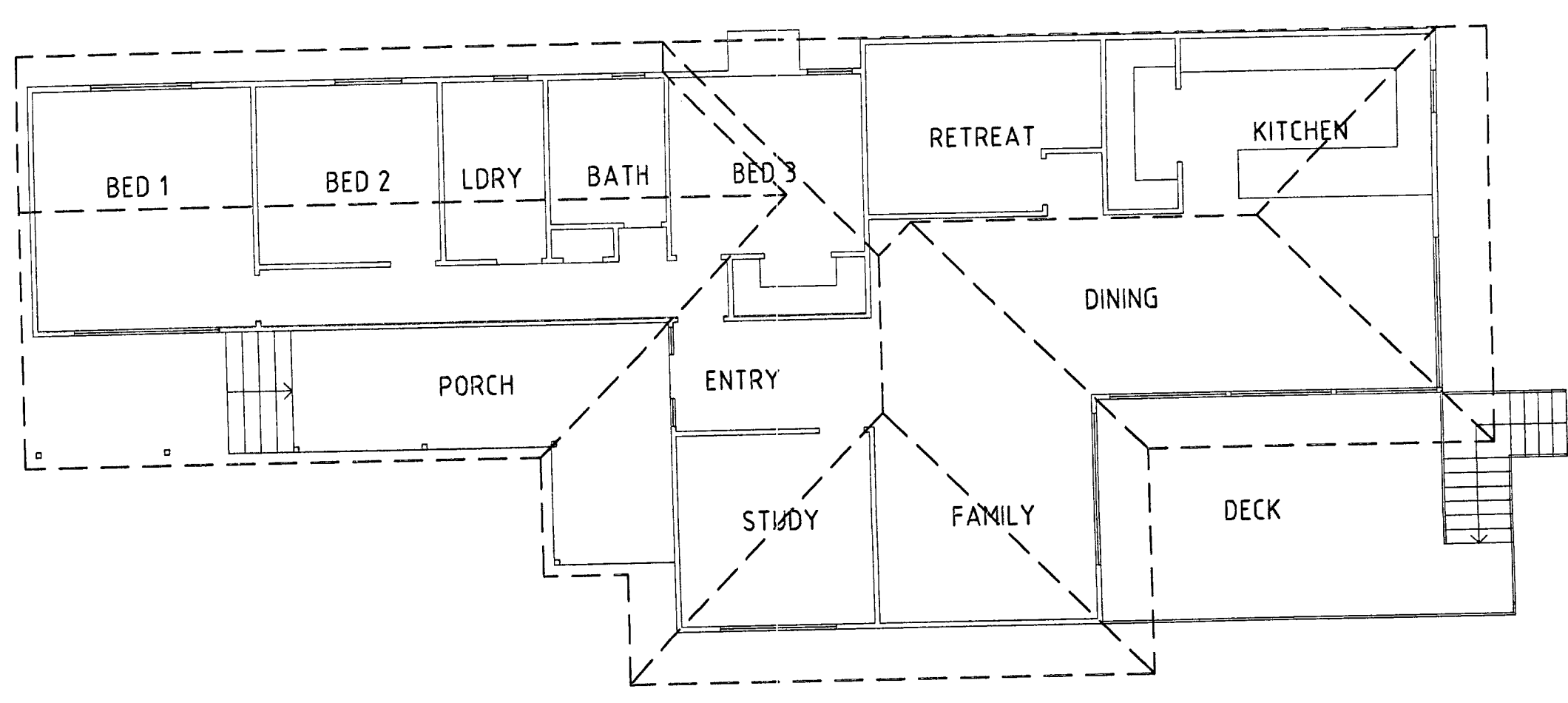


NORTH ELEVATION

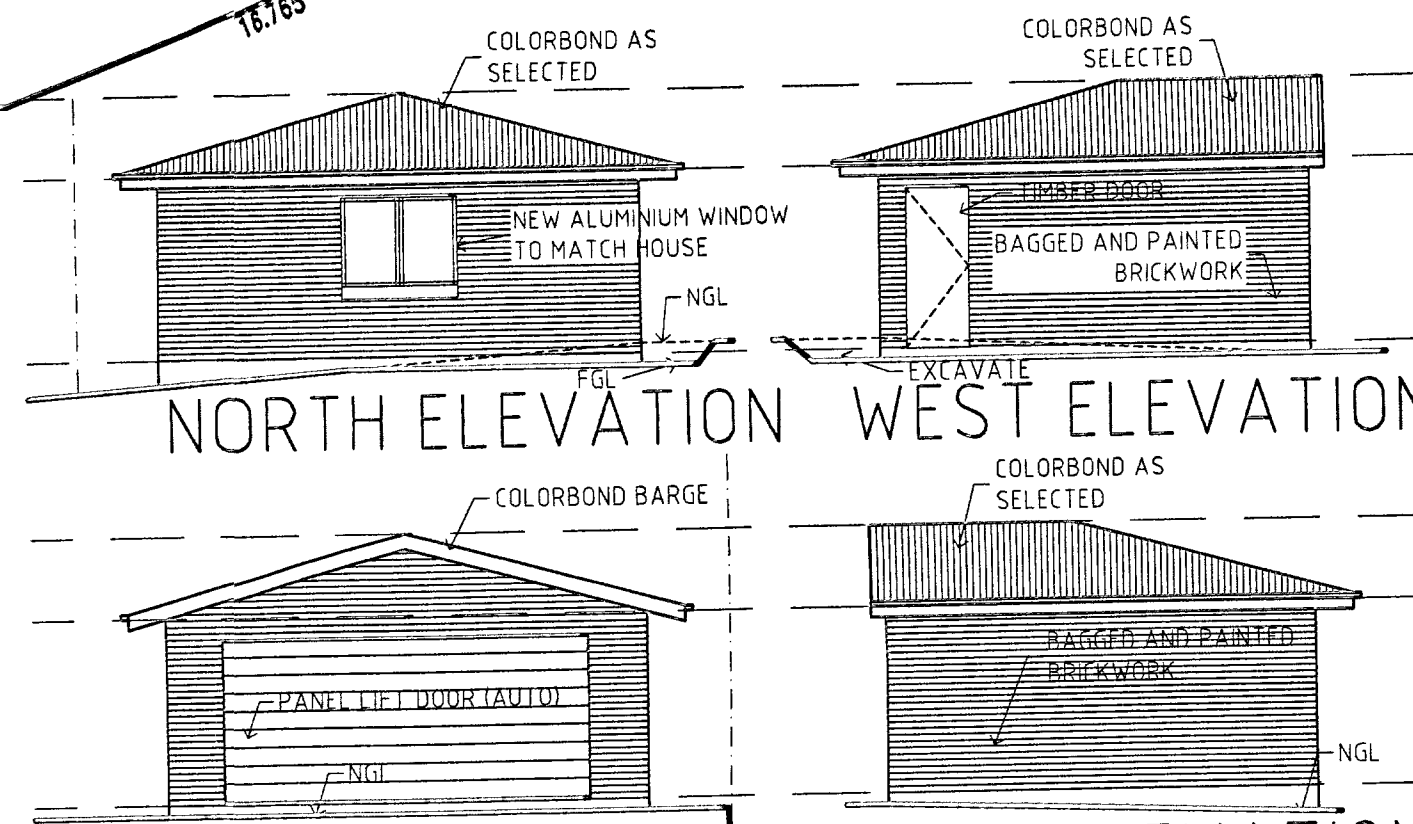
EX. RIDGE LEVEL RL 70.650
CEILING LEVEL RL 69.510
2750
FLOOR LEVEL RL 66.760



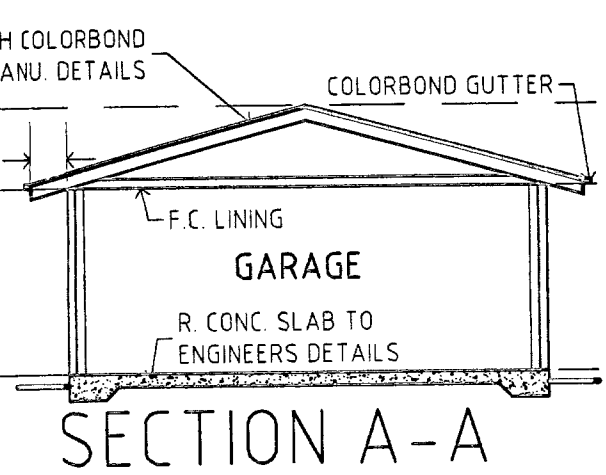
SITE PLAN SCALE 1:200



EXISTING FLOOR PLAN



NORTH ELEVATION WEST ELEVATION
SOUTH ELEVATION EAST ELEVATION



SECTION A-A

AREA	EXIST.	NEW	PROPOSED
POFCH	22.14	-----	22.14
GROUND FLOOR	169.75	-----	169.75
DECK	30.72	-----	30.72
GARAGE	19.00	36.72	36.72
TOTALS	24.161	36.72	259.33
SITE COVER			sqm
SITE AREA			914.00 sqm
HOUSE (INC. ROOF)			230.19 sqm
GARAGE			36.72 sqm
DRIVE			38.50 sqm
TOTAL COVER			305.41 sqm (33.4%)
RECREATIONAL PAVING (MAX. 160SQM)			101.30 sqm
TOTAL GROSS LIVING			169.75 sqm
F.S.R.			0.18:1

GENERAL NOTES:-
PROVIDE TERMIMESH TERMITE BARRIER TO MANUFACTURERS DETAILS
PROVIDE 20mm RECESS IN SLAB TO ALL WET AREAS
DRAINAGE AND WATERPROOFING TO ENGINEERS DETAILS
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH BOTH B.C.A. AND AUSTRALIAN STANDARD REQUIREMENTS
PROVIDE R3.0 INSULATION TO CEILING WITH FOIL BACKED INSULATION TO UNDERSIDE OF NEW ROOF SHEETS

DA SUBMISSION
A
23/05/2005

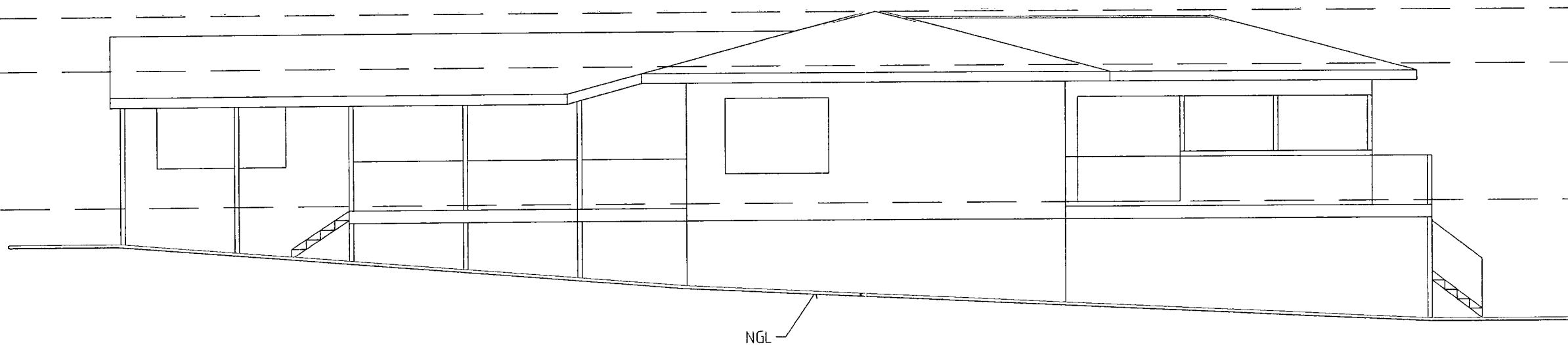
ROB CRUMP DESIGN
Building Design Consultants
ABN 88 003 421 994
15/10 Playfair Road
Mt. Colah N.S.W. 2079
Ph: (02) 9478 3683
Fax: (02) 9478 3587
Mobile: 0412 581 313
Email: rcrump@tpg.com.au

**BEDWELL RESIDENCE
ALTERATIONS AND ADDITIONS
127 POWDERWORKS ROAD
ELANORA HEIGHTS NSW 2101**

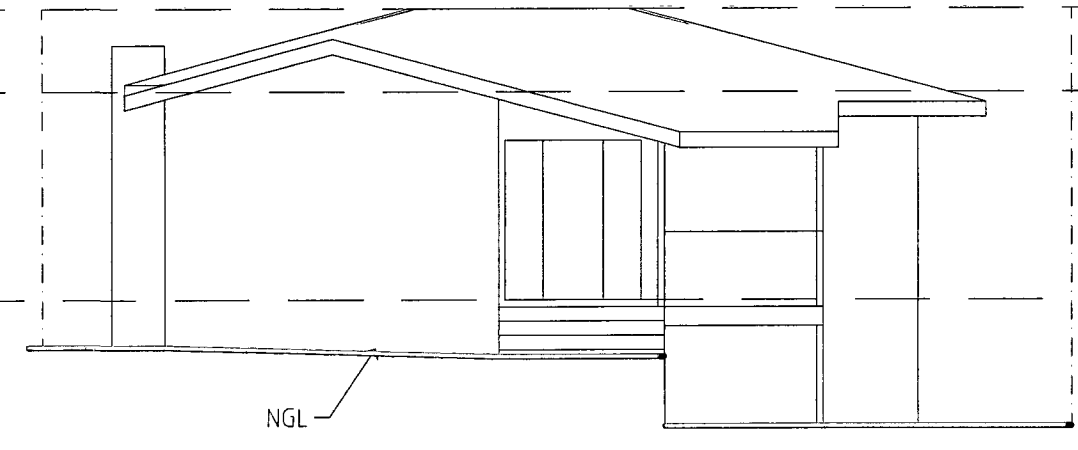
Scale: 1:100, 1:200
Date: 23 May 2005
Job No: 1791/01

DRAWN: R.C. CHECKED: R.C. ISSUE:

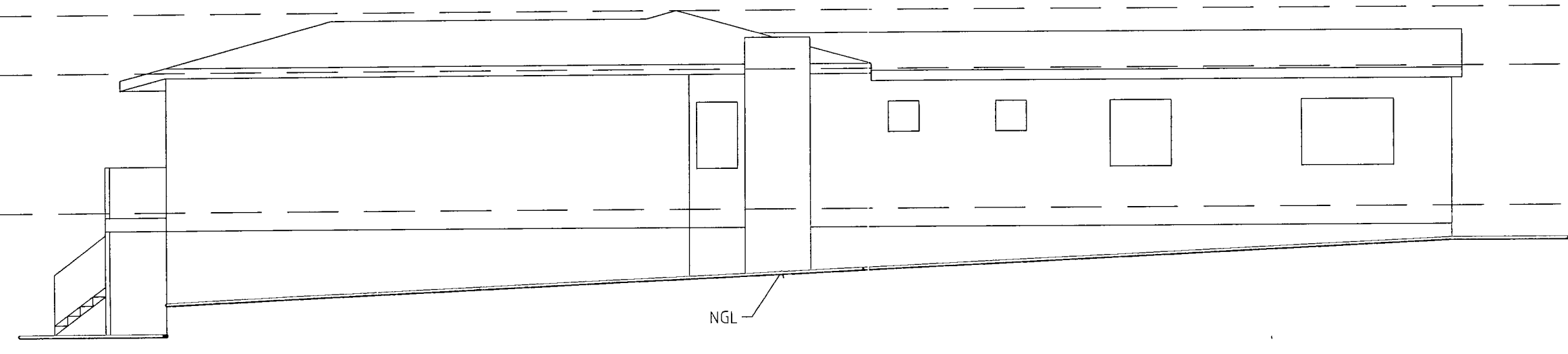
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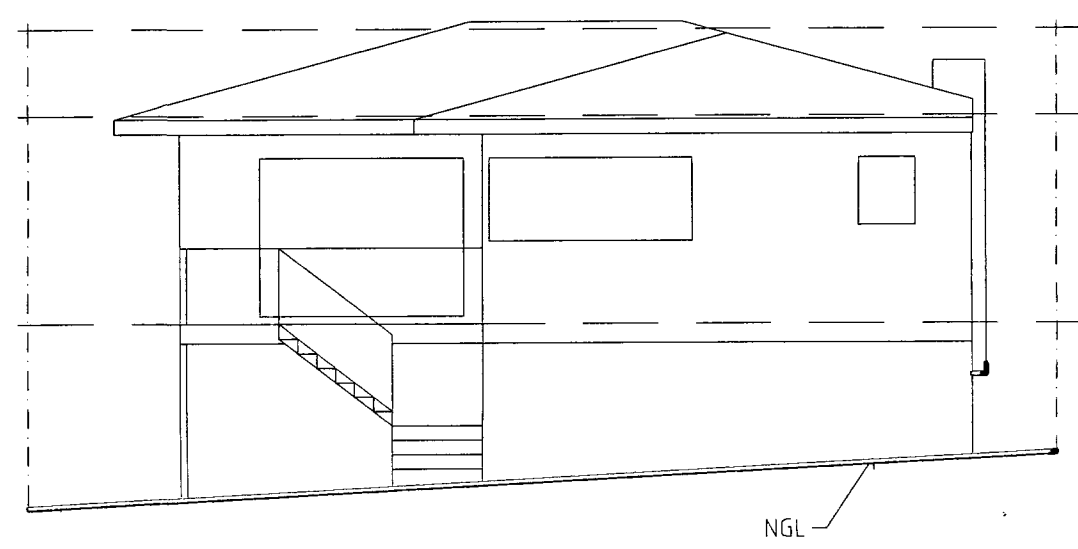
EAST ELEVATION



SOUTH ELEVATION

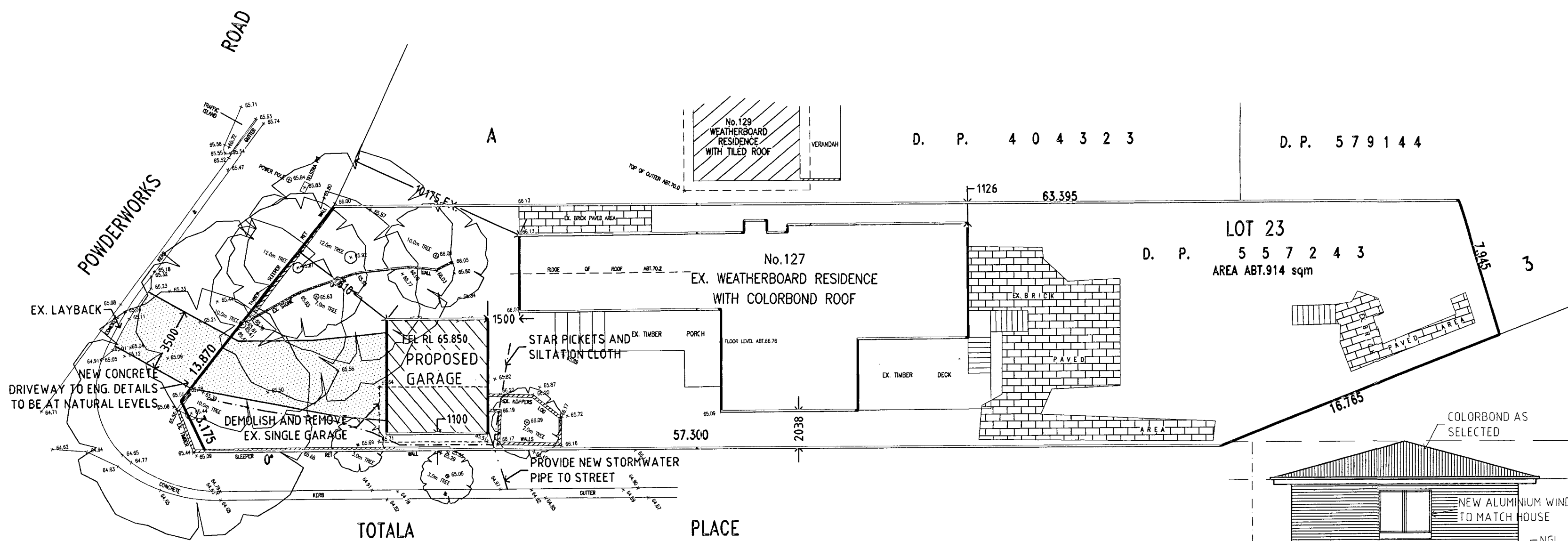


WEST ELEVATION



NORTH ELEVATION

EX. RIDGE LEVEL RL 70.650
CEILING LEVEL RL 69.510
FLOOR LEVEL RL 66.760

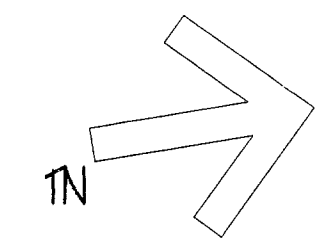


SITE PLAN SCALE 1:200

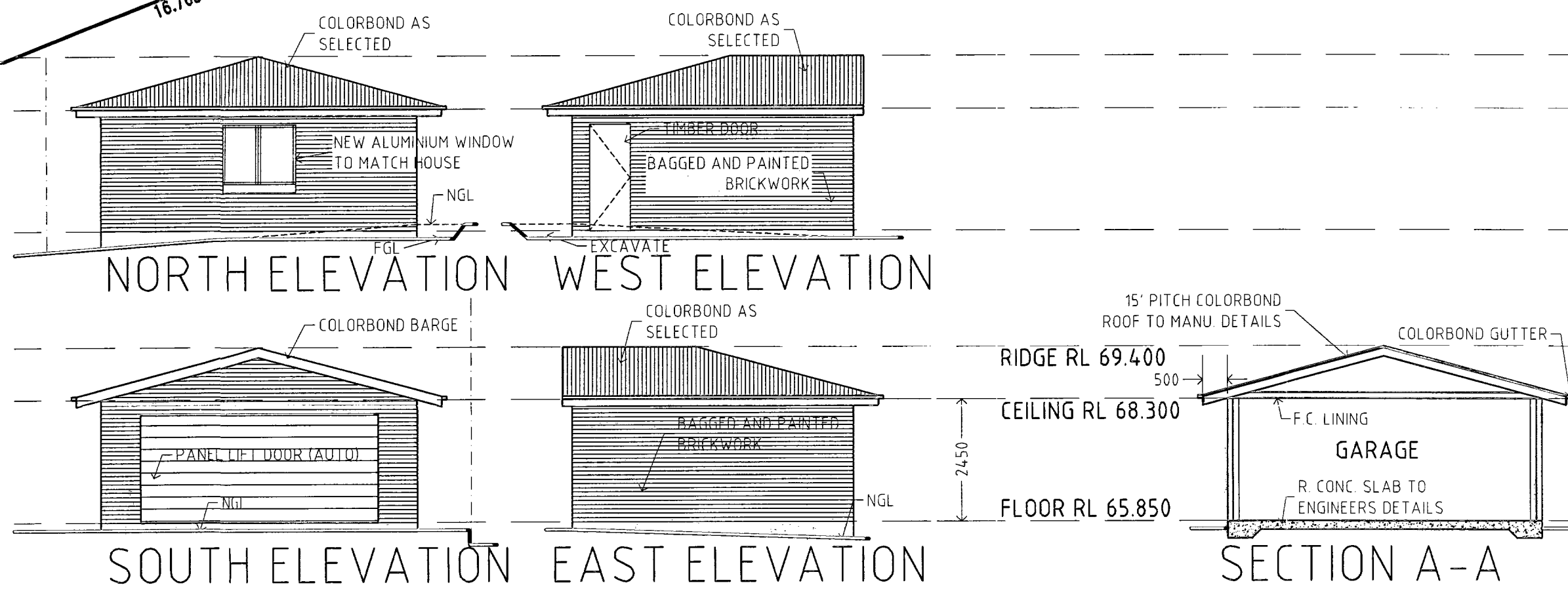
SYDNEY WATER APPROVED

- Position of structure in relation to Sydney Water's assets is satisfactory.
- Connections to Sydney Water sewerage services may only be made following the issue of a permit to a licensed plumber or drainer.
- It is the owner's responsibility to ensure that all proposed things will drain to Sydney Water's sewer.
- Any Plumbing and/or Drainage Works to be carried out in accordance with the Plumbing and Drainage Act 1995, AS 3500 and the NSW Plumbing Code of Practice.
- Gutter Inspection, Slope and Boundary Test shall be carried out under any Roof, Balcony, Verandah, Floor or other cover before construction otherwise approved by Sydney Water.
- Property No. 3446720

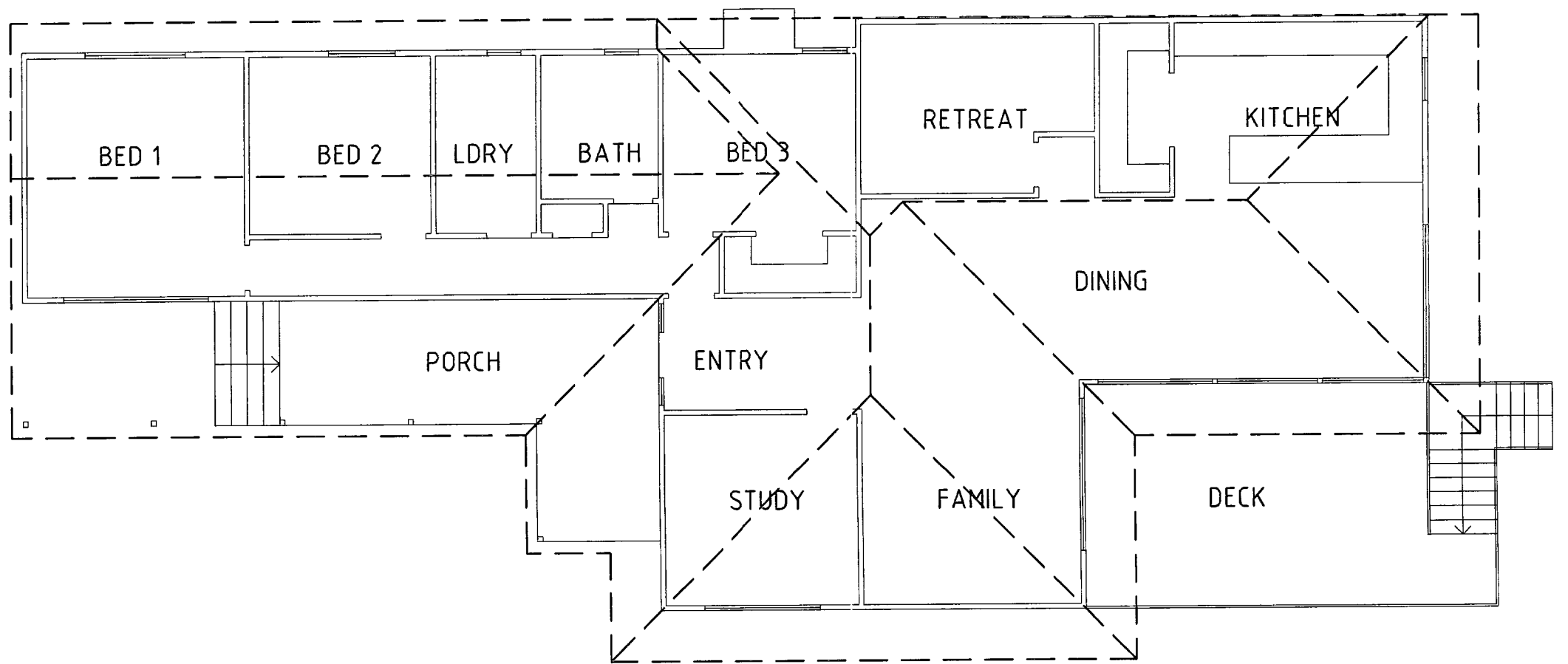
From: St Leonards,
Quick Check Agent on behalf of
SYDNEY WATER
Per: Reece 31.7.06



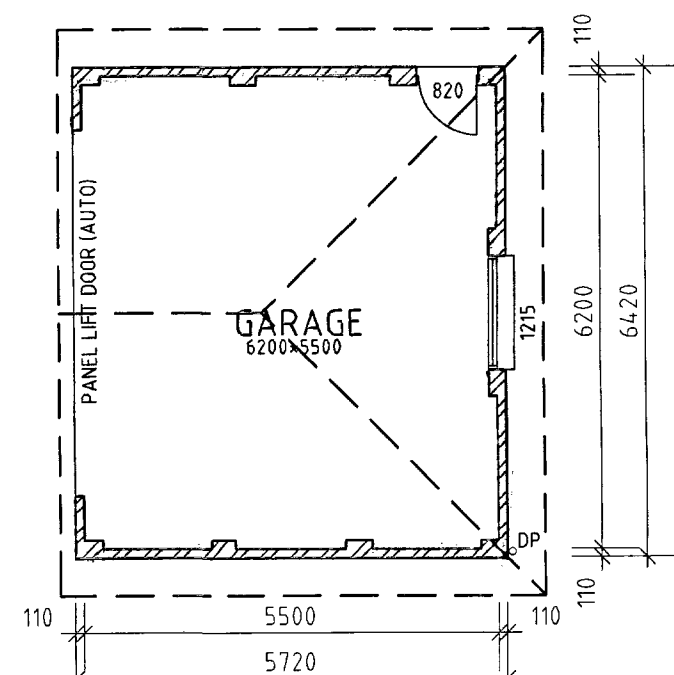
AREA	EXIST.	NEW	PROPOSED
PORCH	22.14	-----	22.14
GROUND FLOOR	169.75	-----	169.75
DECK	30.72	-----	30.72
GARAGE	19.00	36.72	36.72
TOTALS:	241.61	36.72	259.33
SITE COVER			sqm
SITE AREA:			914.00 sqm
HOUSE (INC. ROOF):			230.19 sqm
GARAGE:			36.72 sqm
DRIVE:			38.50 sqm
TOTAL COVER:			305.41 sqm (33.4%)
+RECREATIONAL PAVING (MAX. 160SQM)			101.30 sqm
TOTAL GROSS LIVING F.S.R.			169.75 sqm 0.18:1



SECTION A-A



EXISTING FLOOR PLAN



GARAGE PLAN

GENERAL NOTES:-
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PROVIDE R3.0 INSULATION TO CEILING WITH FOIL BACKED INSULATION TO UNDERSIDE OF NEW ROOF SHEETS

DA SUBMISSION: A 23/05/2005
AMENDED: ISSUE BY DATE

ROB CRUMP DESIGN Pty. Ltd.
Building Design Consultants
ABN 88 003 421 094
15/10 Playfair Road
Mt. Colah N.S.W. 2079
Ph: (02) 9476 3683
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Mobile: 0412 581 313
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BEDWELL RESIDENCE ALTERATIONS AND ADDITIONS
127 POWDERWORKS ROAD
ELANORA HEIGHTS NSW 2101
Scale: 1:100, 1:200
Date: 23 May 2005
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DRAWN	CHECKED	ISSUE
RC.	RC.	