

31 January 2014

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/Madam,

**Development Application No. N0562/10 (N0562/10/S96/1 &
N0562/10/S96/2 & N0562/10/S96/3) – 8 Nailon Place, Mona Vale**

For Council's information, please find enclosed **Modified Construction Certificate No. 2011/4297B** issued for alterations and additions to an existing dwelling, construction of a spa and a detached secondary dwelling, at the above address, accompanied by:

- Copy of **Modified Construction Certificate** application form
- Cheque for \$36.00 being the prescribed fee to receive the above certificate.

NB: Please forward receipt for the above fee to **Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660.**

Yours faithfully

A handwritten signature in black ink, appearing to read "Tom Bowden".

Tom Bowden
Insight Building Certifiers Pty Ltd

\$36 REC. 355456 4/2/14.

Modified Construction Certificate Determination

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

Modified Certificate No. 2011/4297B

Council	Pittwater
Determination Date of issue	Approved 31 January 2014
Subject land Address Lot No, DP No.	8 Nailon Place, Mona Vale Lot 21 DP 574244
Applicant Name Address Contact No.	Mr Ralph & Mrs Robyn Stonell C/- Site Specific Design 11 Hill Street, Warriewood NSW 2102 n/a
Owner Name Address Contact No.	Mr Ralph & Mrs Robyn Stonell 8 Nailon Place, Mona Vale NSW 2103 9999 6760 / 0414 880 635
Description of Development Type of Work	Alterations & Additions to an Existing Dwelling, Construction of a Spa & A Detached Secondary Dwelling
Builder or Owner/Builder Name Contractor Licence No/Permit	Tony Berner Building Pty Ltd 43396
Value of Work Building	\$225,000.00

Attachments

- **Copy of completed Construction Certificate Application Form**
- **Pittwater Council receipt no. 296678 for payment of Long Service Levy**
- **BASIX Certificate nos. A137816 dated 3 May 2012 & A145844 dated 29 August 2012**

Plans & Specifications certified

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with *Insight Building Certifiers* stamp.

- Architectural Details & Construction Specification Drawing no's. CC01, CC02, CC03, CC04, CC05 & CC06 (all Issue B) prepared by Site Specific Designs dated 1 April 2011 *Modified by Architectural Plan Drawing no's CC01, CC02, CC03, CC04, CC05 & CC06 (all Issue C) prepared by Site Specific Design dated 10 April 2012 & further modified by Architectural details Reference No. CC01 to CC06 (all Issue D), prepared by Site Specific Designs, dated 21 October 2013.*
- Structural Details, reference no. 110101, Drawing no's. S1.00, S2.00, S2.01, S2.02, S3.00, S3.01 and S3.02 prepared and endorsed by Barrenjoey Consulting Engineers Pty Ltd dated February 2011, accompanied by a Flood Inundation Design Compliance Statement issued by Barrenjoey Consulting Engineers Pty Ltd, dated 10 May 2011
- Sydney Water Approval dated 9 March 2011
- Stormwater Management Plan reference no. 110101 Drawing no. SW1 and SW2, prepared and endorsed by Barrenjoey Consulting Engineers dated May 2011
- Driveway Long Section Drawing reference no. CC05 (B), prepared by Site Specific Designs accompanied by Access Driveway Profiles and Section 139 Consent, issued by Pittwater Council dated the 1 March 2011 and 3 March 2011 respectively.

Certificate

I hereby certify that the above Plans, documents or Certificates, satisfy:

- The relevant provisions of the Building Code of Australia
- The relevant conditions of this Development Consent

and that work completed in accordance with the documentation accompanying the application for this Certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation referred to in Section 81A(5) of the Environmental Planning & Assessment Act, 1979.

Signed



31 JAN 2011

Date of endorsement
Certificate No.

2011/4297B

Certifying Authority

Name of Accredited Certifier
Accreditation No.
Accreditation Authority
Contact No.
Address

Tom Bowden
BPB0042
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.
Date of Determination

N0562/10 (N0562/10/S96/1 & N0562/10/S96/2 &
N0562/10/S96/3)
4 November 2010 (Modified 18 July 2012 & 4 April 2013
& 30 October 2013)

BCA Classification

1a, 10a & 10b

INSIGHT

building certifiers pty ltd

11 MAY 2013

Construction Certificate ☐Modified Construction Certificate ☒**APPLICATION FOR A CONSTRUCTION CERTIFICATE**

Environmental Planning and Assessment Act 1979 & Environmental Planning and Assessment Regulation 2000

Description of Building Work

alterations + additions

Estimated cost of work

\$225,000.00

BCA Classification(s)

1a.

Development Consent Reference no. N0562/0

N0562/10/5961

Date of Issue

15/7/12

Modified Consent Reference no. (If applicable)

596 NO. N0562/10/596/2

Date of Issue (If applicable)

4/4/13

Property Address

Unit/Street no.

8

Street name

NAILON PLACE

Suburb

MONA VALE

Post code

2103

Lot no.

21

DP no.

574244

Accompanying Documents

- Appropriate Architectural Plans and Specifications
- All information required by Part 3 of Schedule 1 Forms of the Regulation (see over)

I/We, the owner/s of the abovementioned property, hereby make application to Tom Bowden/Heath McNab of Insight Building Certifiers Pty Ltd ('Insight') for a Construction Certificate for the building work described above and, in doing so, I/we also declare that the documents provided and asserted by me as a copy of a development consent and incorporated plans are a true copy of same as issued by the relevant consent authority or the Land and Environment Court.

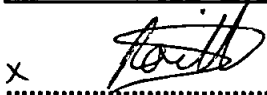
Owner 1 Name:

Ralph Stonell

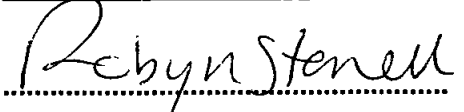
Owner 2 Name:

Robyn Stonell

Owner's Signature:



Owner's Signature:



Date:

15/5/13

Date:

15/5/13

Owner's Address:

8 Nailon Place

Mona Vale

Daytime Telephone:

99990760

Mobile:

0414913176

[Office Use Only]: Date received by Accredited Certifier:.....

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A145844

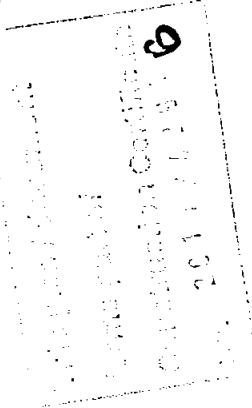
This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 29/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Wednesday, 29, August 2012
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Stonell Granny Flat
Street address	8 Nailon Place Mona Vale 2103
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 5742444
Lot number	21
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Site Specific Designs	
ABN (if applicable): 28464402548	



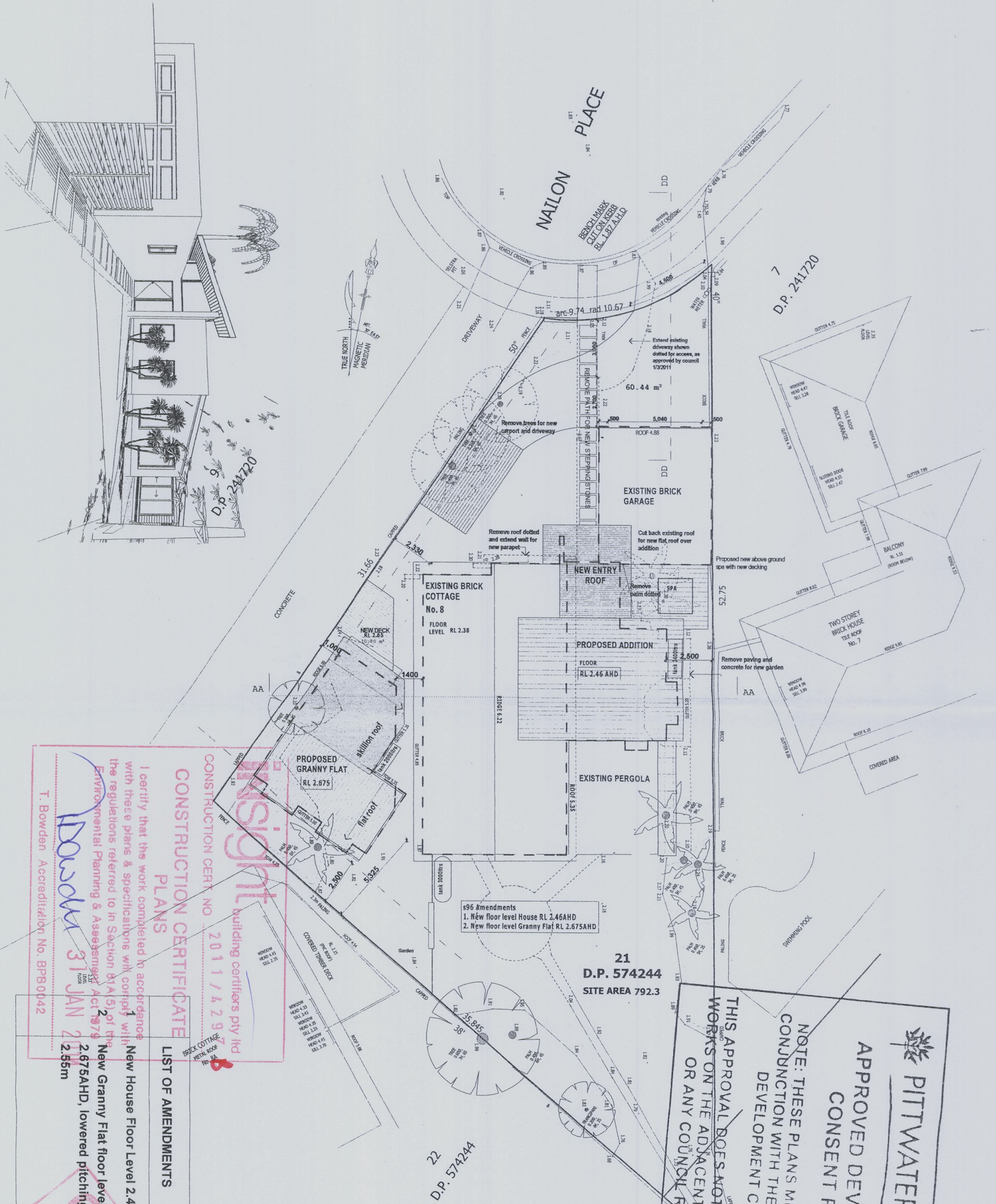
Fixtures and systems				
Hot water				
The applicant must install the following hot water system in the development: gas instantaneous.				
Lighting				
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.				
Fixtures				
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.				
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.				
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.				

Construction		Show on: DA Plans	Show on: CC/CDC Plans & specs	Certifier Check
Insulation requirements				
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.				
Construction	Additional insulation required (R-value)		Other specifications	
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
external wall: external insulated façade system (EIFS)(façade panel: 70 mm)	nil			
raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket (100 mm)		medium (solar absorptance 0.475 - 0.70)	

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	NE	7.7	2.35	3.8	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	NW	3.24	1.8	1	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	NW	1.08	1.8	1	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	SW	1.05	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Glazing requirements										Show on: DA Plans	Show on: CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)		Overshadowing		Shading device	Frame and glass type					
		Height (m)	Distance (m)									
W5	SE	0.9	2.35	1.9	none		standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)					
W6	NE	1.08	2.35	2.5	none		standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)					

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.



CONSTRUCTION CERTIFICATE PLANS

I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 31A(5) of the Environmental Planning & Assessment Act 1979

LIST OF AMENDMENTS

1 New House Floor Level 2.46AHD

2 New Granny Flat floor level 2.675AHD, lowered pitching point to 2.55m

T. Bowden Accreditation No. BP80042

31 JAN 2012

Site Specific **SSD** Designs

02 9979 3434
sher_tim@bigpond.com

Principal : Sheralee Hogan B.(Arch)

client: Mr and Mrs Stonell

location: 8 NAILON PLACE
MONA VALE NSW 2103

dwg: SITE PLAN & STREET PERSPECTIVE

PITTWATER COUNCIL

APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.

THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

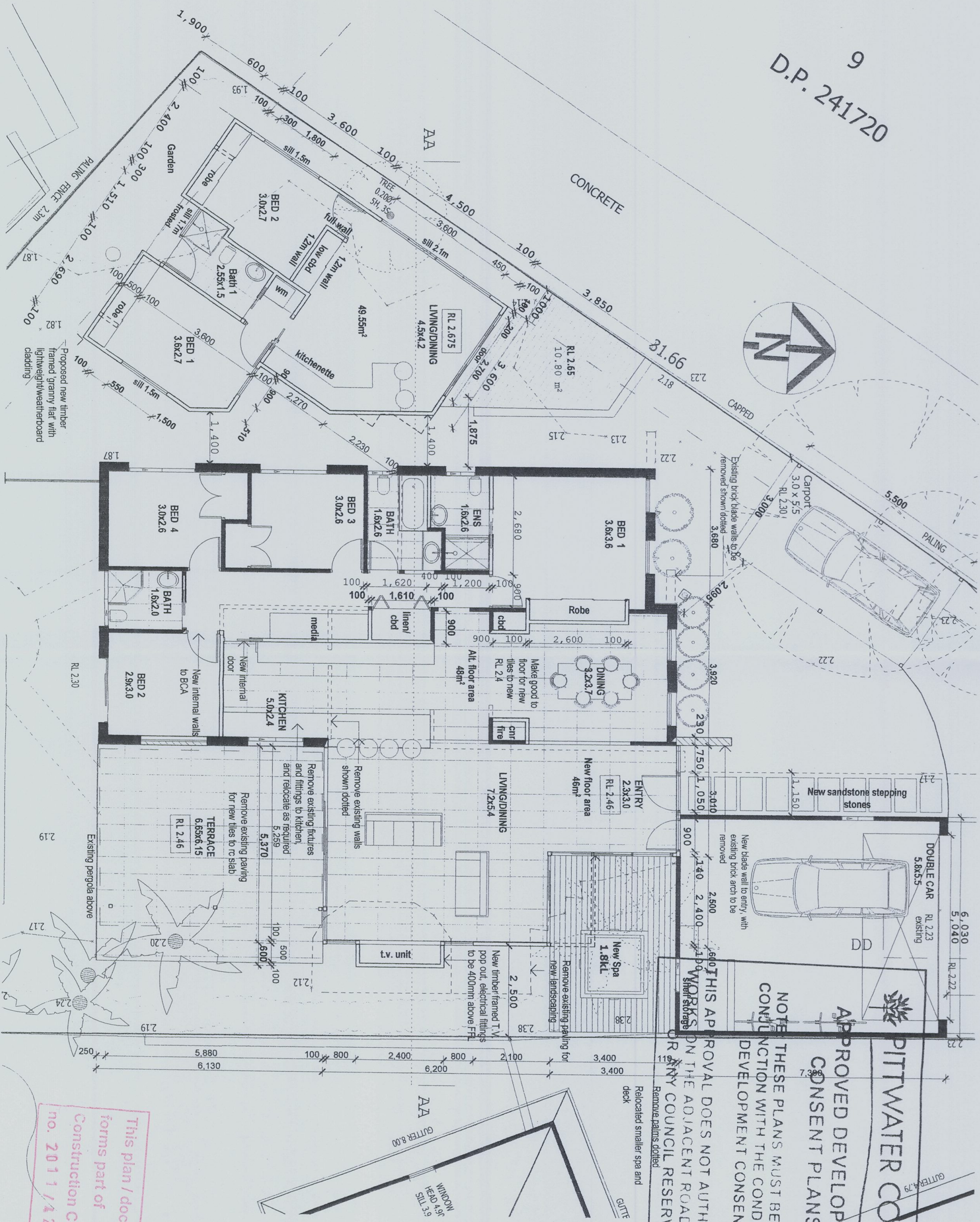
dwn: SH date: 21/02/2013

dwg: CC01 scale: 1:200

issue: D

NB: All dimensions and levels to be verified on site. Do not scale from drawing.

B Construction Certificate
C Section 96 Application
D Section 96 Application



APPROVED DEVELOPMENT
CONSENT PLANS

NOTE THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT.

THIS APPROVAL DOES NOT AUTHORISE ANY
WORKS ON THE ADJACENT ROAD RESERVE
OR ANY COUNCIL RESERVE.

PITTWATER COUNCIL

date: 21/02/2013
scale: 1:100
issue: D

This plan / document
forms part of
Construction Certificate
no. 2011/4297

Site Specific SSO Designs

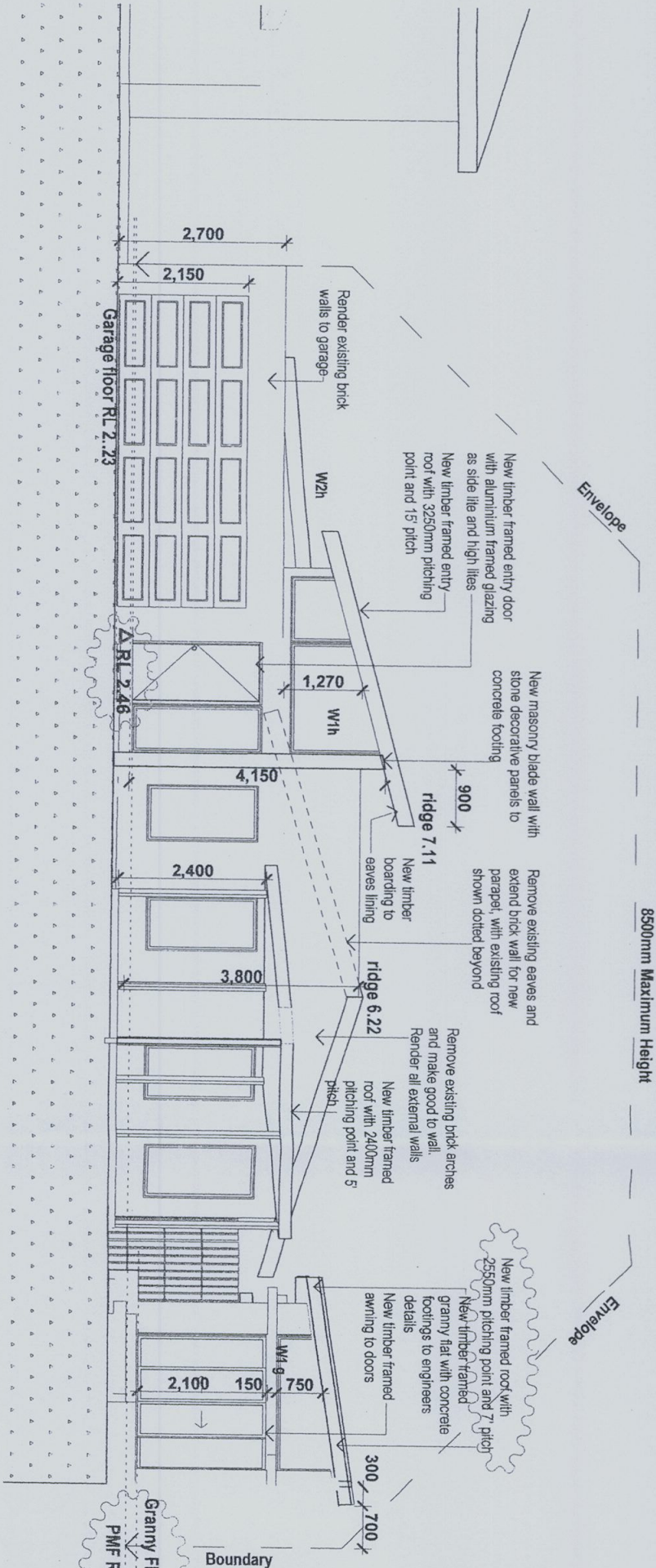
02 9979 3434
sher_tim@bigpond.com

Principal : Sheralee Hogan B.(Arch)

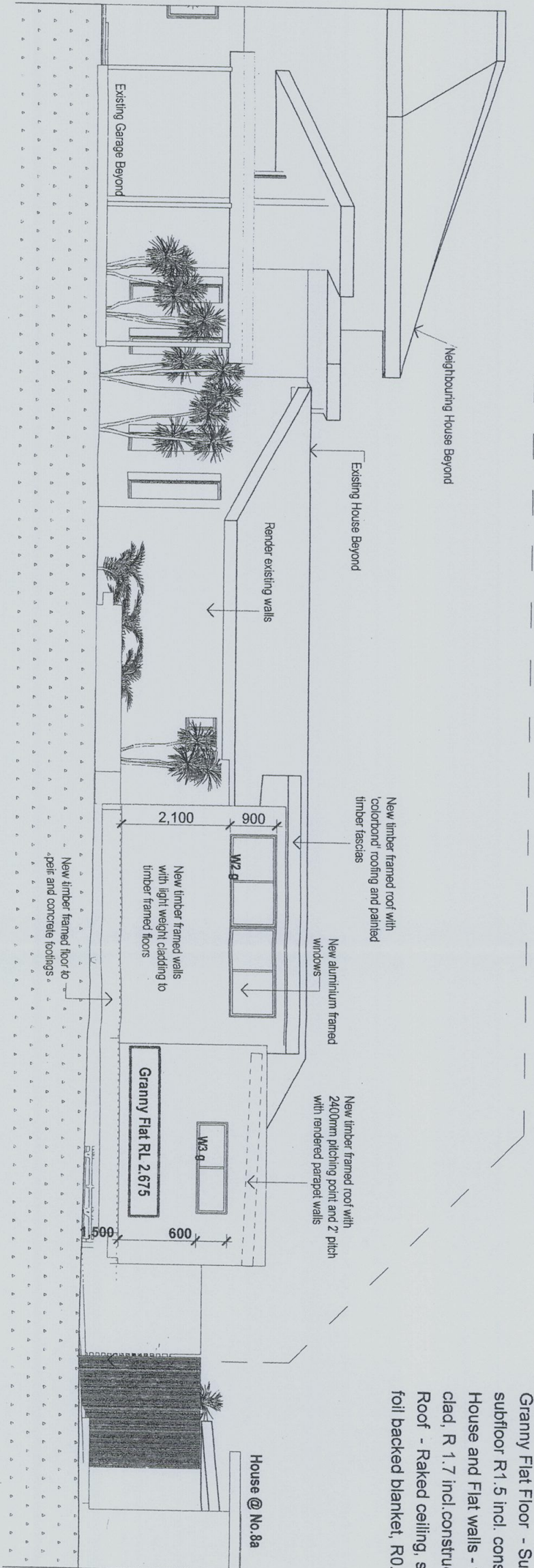
client: Mr and Mrs Stonell
location: 8 NAILON PLACE
MONA VALE NSW 2103
dwg: FLOOR PLAN

dwg:	SH	date:	21/02/2013
dwg:	CC02	scale:	1:100
NB. All dimensions and levels to be verified on site. Do not scale from drawing.		issue:	D
		B	Construction Certificate
		C	Section 96 Application
		D	Section 96 Application

NORTH-EAST ELEVATION
(STREETSCAPE)



NORTH-WEST ELEVATION



PITTWATER COUNCIL
**APPROVED DEVELOPMENT
CONSENT PLANS**
NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT.
THIS APPROVAL DOES NOT AUTHORISE ANY
WORKS ON THE ADJACENT ROAD RESERVE
OR ANY COUNCIL RESERVE.

Basic Commitments

- W1h - U 7.63, SHGC 0.75
- W2h - U 7.63, SHGC 0.75
- W1g - U 7.63, SHGC 0.75
- W2g - U 7.63, SHGC 0.75
- W3g - U 7.63, SHGC 0.75
- W6g - U 7.63, SHGC 0.75

Construction

- House Floor - concrete slab nil insulation required
- Granny Flat Floor - Suspended Floor, open subfloor R1.5 incl. construction
- House and Flat walls - framed, lightweight clad, R 1.7 incl. construction
- Roof - Raked ceiling, skillion roof, 100mm foil backed blanket, R0.74

client: Mr and Mrs Stonell

location: 8 NAILON PLACE
MONA VALE NSW 2103

dwg: EXTERNAL ELEVATIONS

date: 11/02/2013

scale: 1:100

issue: D

NB. All dimensions and levels to be verified on site. Do not scale from drawing.

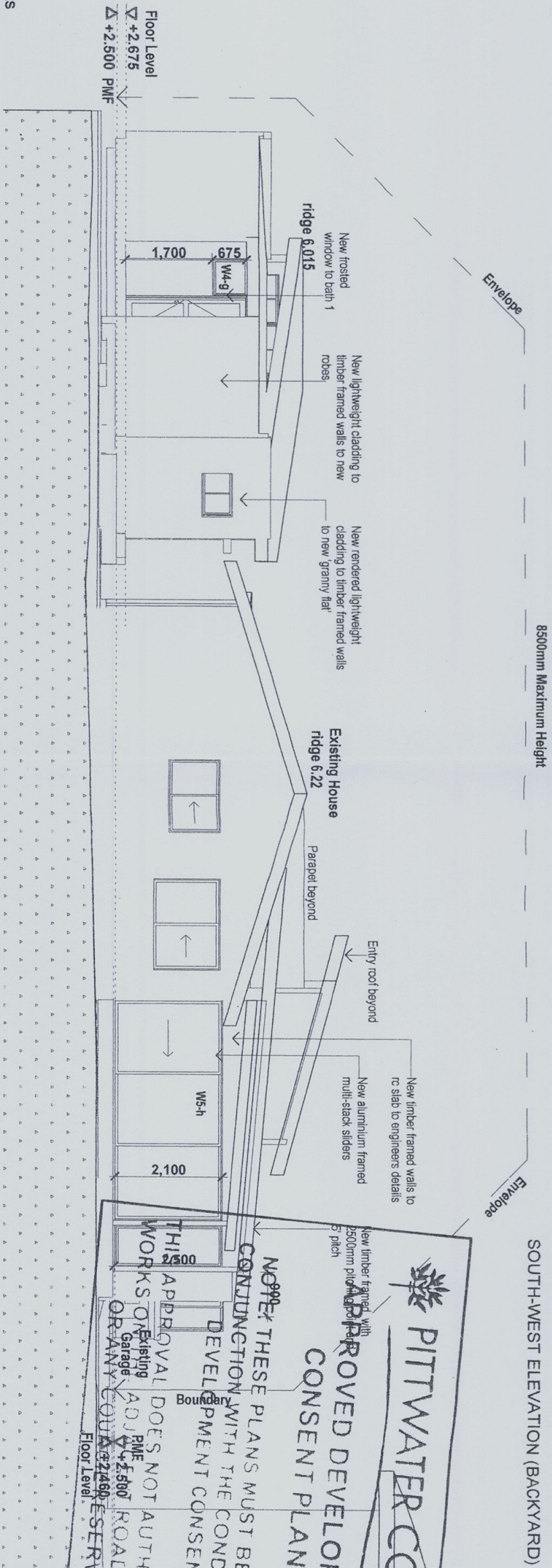
B Construction Certificate
C Section 96 Application
D Section 96 Application

This plan / document
forms part of
Construction Certificate
no. 2011/42523

Site Specific SSO Designs

02 9979 3434
sher_tim@bigpond.com

Principal : Sheralee Hogan B.(Arch)



Basic Commitments

W3h - U 7.63, SHGC 0.75

W4h - U 7.63, SHGC 0.75

W5h - U 7.63, SHGC 0.75

W4g - U 7.63, SHGC 0.75

Construction

House Floor - concrete slab nil insulation required

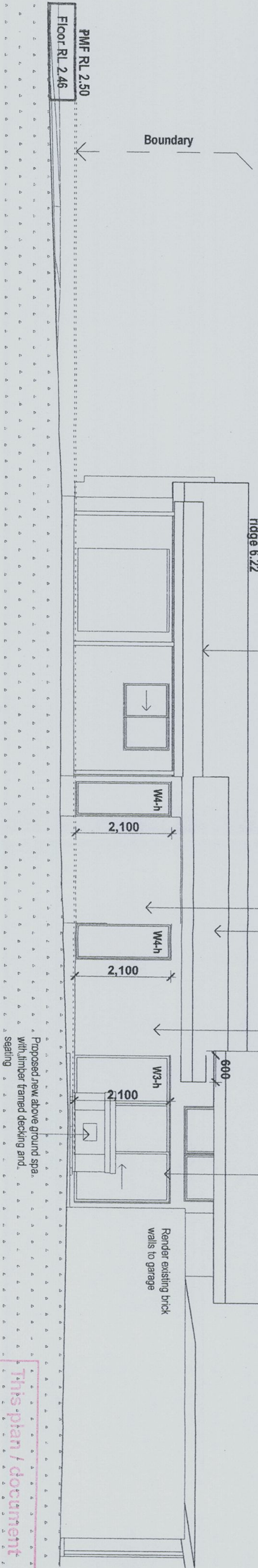
Granny Flat Floor - Suspended Floor, open subfloor R1.5 incl. construction

House and Flat walls - framed, lightweight clad, R 1.7 incl. construction

Roof - Raked ceiling, skillion roof, 100mm toil backed blanket, R0.74

8500mm Maximum Height

SOUTH-EAST ELEVATION



This plan / document forms part of Construction Certificate no. 2011 / 4297

Site Specific SSO Designs

02 9979 3434
sher_tim@bigpond.com

Principal : Sheralee Hogan B.(Arch)

client: Mr and Mrs Stonell

location: 8 NAILON PLACE
MONA VALE NSW 2103

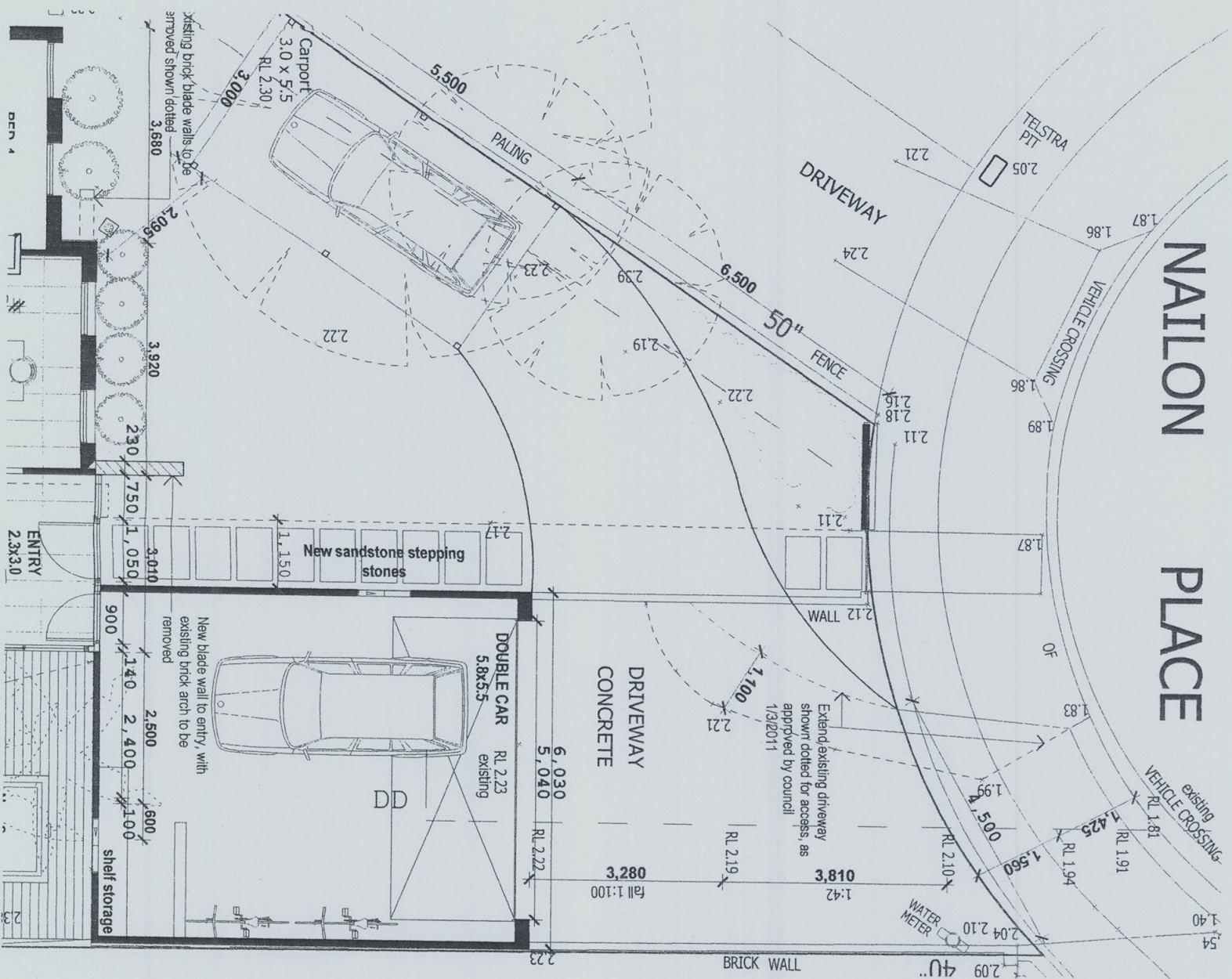
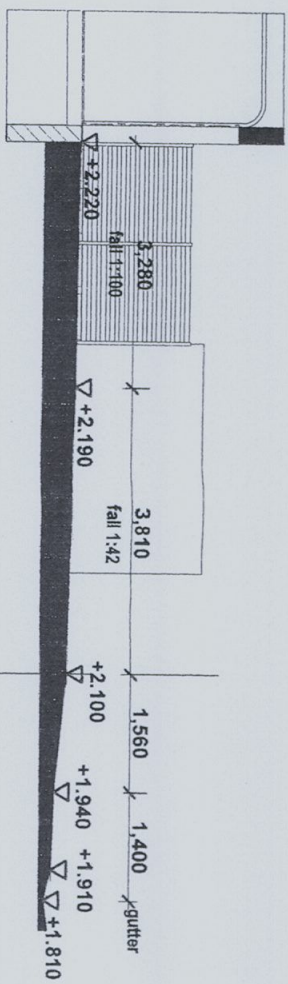
dwg: EXTERNAL ELEVATIONS

date: 21/02/2013

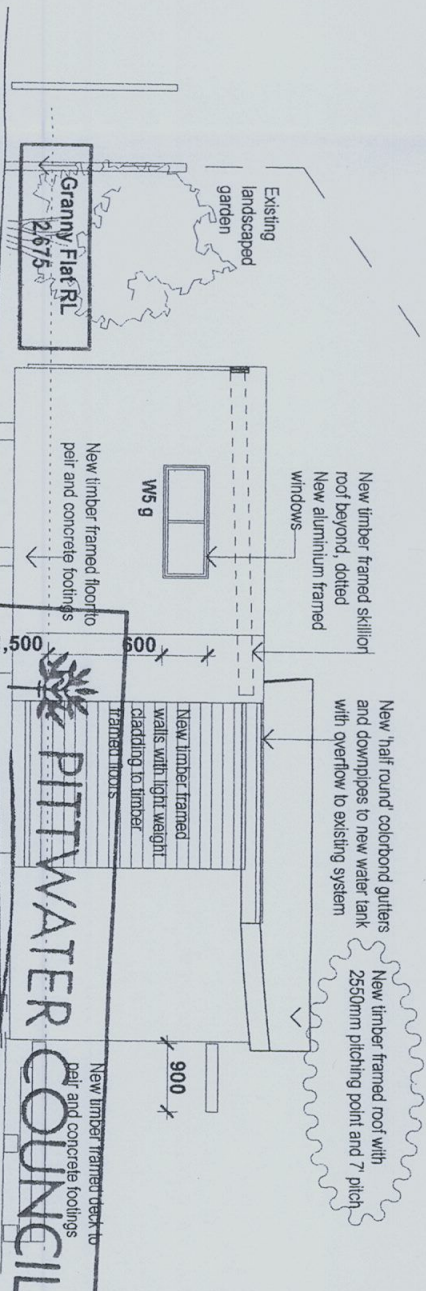
scale: 1:100

issue: D

Construction Certificate
Section 96 Application
Section 96 Application



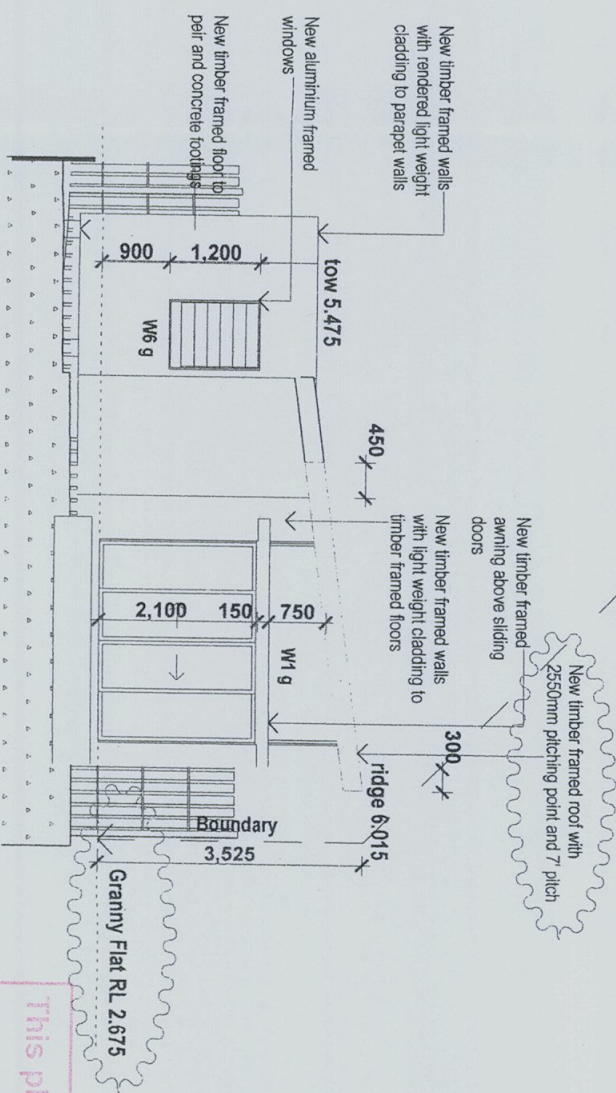
SOUTH-EAST ELEVATION - GRANNY FLAT



APPROVED DEVELOPMENT
CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT.
THIS APPROVAL DOES NOT AUTHORISE ANY
WORKS ON THE ADJACENT ROAD RESERVE
OR ANY COUNCIL RESERVE.

NORTH-EAST ELEVATION - GRANNY FLAT



This plan / document
forms part of
Construction Certificate
no. 2011 / 42976

Site Specific **SSC** Designs

02 9979 3434
sher_tim@bigpond.com

Principal : Sheralee Hogan B.(Arch)

client:	Mr and Mrs Stonell	dwn:	SH	date:	21/02/2013
location:	8 NAILON PLACE MONA VALE NSW 2103	dwg:	CC05	scale:	1:100
		NB. All dimensions and levels to be verified on site. Do not scale from drawing.			issue: D
dwg:	ELEVATIONS & DRIVEWAY PLAN & SECTION	B	Construction Certificate		
		C	Section 96 Application		
		D	Section 96 Application		

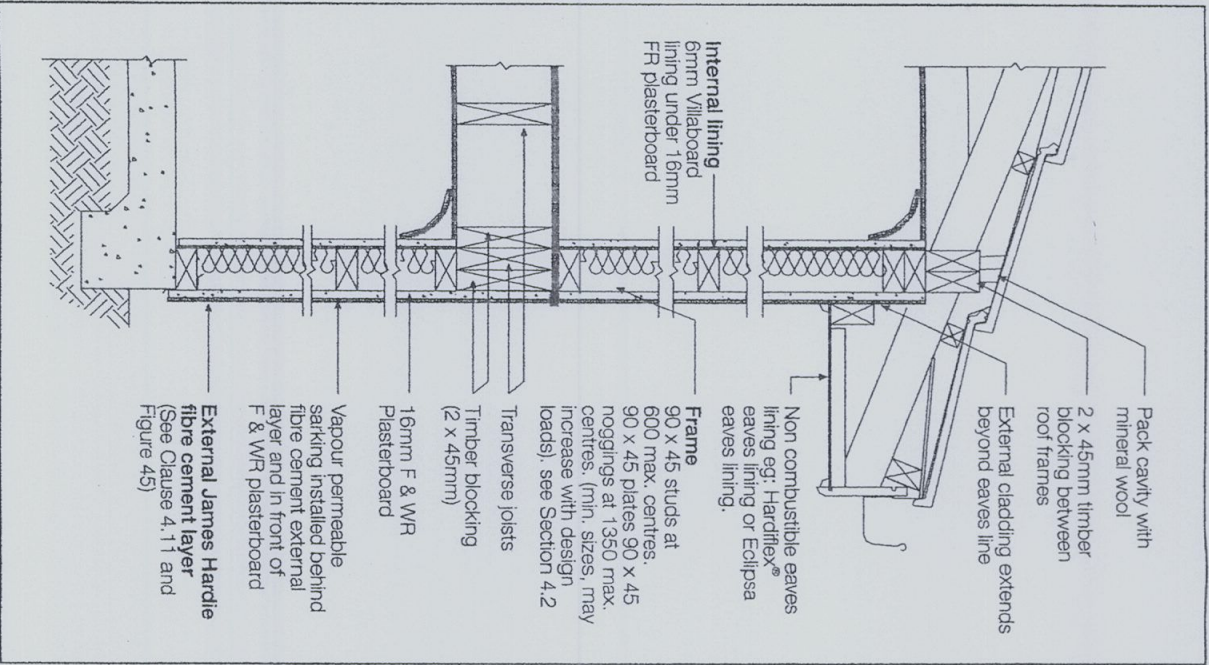


FIGURE 47 TIMBER-FRAMED EXTERNAL WALL FRL 90/90/90

GRANNY FLAT - SPECIFICATION

Walls

Walls shall be made from non-combustible material or timber framed walls that are sarked on the outside of the frame and clad with a minimum fibre cement sheeting or similar that complies with AS1530.8.1. All external joints to be covered, sealed or overlapped.

An example of a timber framed external wall rated FRL 60/60/60 as figure 4.6 from James Hardie's 'Construction of fire and acoustically rated walls technical specification April 2006'.

Roofing

The eaves linings shall be fibre cement sheeting a minimum of 6mm

HOUSE - BASIX REQUIREMENTS

Walls to be framed, weatherboard/fibro clad with R1.3(R1.7 inc. const)

Walls/F's facade panel 70mm

Floor - concrete slab on ground

Raked ceiling, pitched skillion roof- 100mm foil backed blanket and R0.74 +

Hot Water - Gas solar boosted system

Lighting - 40% of New or altered lighting to be compact fluorescent or LED's

Fixtures- Showerheads 9ltlr/min and 3 star, Toilets 4 lttrs/min and 3 star

Windows -

W1, north, 900mm eave, U 7.63, SHGC 0.75

W2, north, 600mm eave U 7.63, SHGC 0.75

W3, east, 900mm eave, U 7.63, SHGC 0.75

W4, east, 900mm eave, U 7.63, SHGC 0.75

W5, south, 900mm eave, U 7.63, SHGC 0.75

GRANNY FLAT - BASIX REQUIREMENTS

Walls to be framed, weatherboard/fibro clad with R1.3(R1.7 inc. const)

Floor - framed suspended floor with open sub floor R 0.8 / (R1.5 incl const)

Raked ceiling, pitched skillion roof- 100mm foil backed blanket and R1.24 + medium colour

Hot Water - Gas solar boosted system

Lighting - 40% of New or altered lighting to be compact fluorescent or LED's

Fixtures- Showerheads 9ltlr/min and 3 star, Toilets 4 lttrs/min and 3 star

Windows -

W1, north, 900mm eave, U 7.63, SHGC 0.75

W2, east, 600mm eave U 7.63, SHGC 0.75

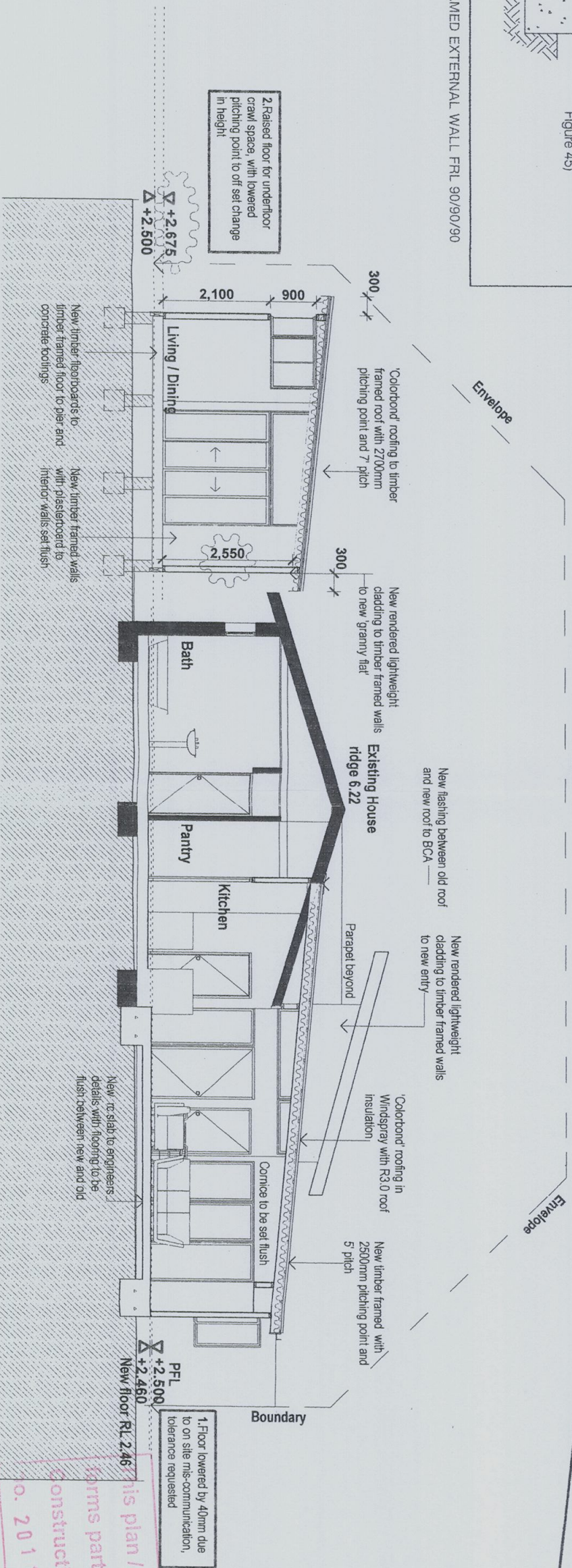
W3, east, no eave, U 7.63, SHGC 0.75

W4, south, no eave, U 7.63, SHGC 0.75

W5, west, no eave, U 7.63, SHGC 0.75

W6, north, no eave, U 7.63, SHGC 0.75

PITTWATER COUNCIL
APPROVED DEVELOPMENT
CONSENT PLANS
NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT.
THIS APPROVAL DOES NOT AUTHORISE ANY
WORKS ON THE ADJACENT ROAD RESERVE
OR ANY COUNCIL RESERVE.



date: 21/02/2013

scale: 1:100

issue: D

Construction Certificate
Section 96 Application
Section 96 Application

dwn: SH

dwg: CC06

NB. All dimensions and levels
to be verified on site.
Do not scale from drawing.

B
C
D

client: Mr and Mrs Stonell

location: 8 NAILON PLACE

MONA VALE NSW 2103

dwg: SECTION AA

Site Specific **SSC** Designs
02 9979 3434
sher_tim@bigpond.com
Principal : Sheralee Hogan B.(Arch)