

28 March 2012

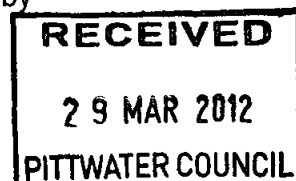
General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam,

Development Application No N0283/11
18 Wollstonecraft Avenue, Avalon

For Council's information please find enclosed Construction Certificate No 2012/4686 issued for internal & external cladding of an "as built" timber frame including the installation of windows, waterproofing of "as built" wet areas & installation of an internal stair case at the above address, accompanied by

- Copy of Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Home Warranty Insurance Certificate
- 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 319899 29/3/12

Construction Certificate Determination

issued under the Environmental
Planning and Assessment Act 1979
Section 100C (1) (b) 81A (2) and 81A (4)

Certificate No 2012/4686

Council	Pittwater
Determination Date of issue	Approved 27 March 2012
Subject land Address Lot No DP No	18 Wollstonecraft Avenue Avalon Lot 83 DP 12074
Applicant Name Address Contact No	Mr Gerry & Mrs Sally Colley 18 Wollstonecraft Avenue Avalon NSW 2107 0418 229 795
Owner Name Address Contact No	Mr Gerry & Mrs Sally Colley 18 Wollstonecraft Avenue Avalon NSW 2107 0418 229 795
Description of Development Type of Work	Internal & External Cladding of an 'As Built' Timber Frame including the Installation of Windows Waterproofing of 'As Built' Wet Areas & Installation of an Internal Stair Case
Builder or Owner/Builder Name Contractor Licence No Name Owner Builder Permit No	1 Acacia Building Pty Ltd - All building works except the installation of the internal staircase 107993C 2 Gerald Colley - Installation of internal staircase only 392162P
Value of Work Building	\$110 000 00

Attachments

- Copy of completed Construction Certificate Application Form
- Pittwater Council receipt no 311135 for payment for Long Service Levy
- BASIX Certificate no A118913 dated 29 July 2011
- Building Certificate no BC0026/12 issued by Pittwater Council dated 19 March 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 Plans & Construction Specification Drawing no s 1124 (Site Plan) prepared by DP Surveying dated 8 March 2012 and 1/3 (Floor Plan) 2/3 (Elevations) & 3/3 (Elevations & Sections) dated 26 March 2012
- Schedule of External Finishes reference AA dated 26 March 2012
- Sydney Water approval dated 26 March 2012

Certificate

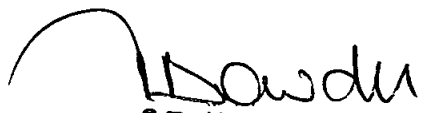
I hereby certify that the above Plans documents or Certificates satisfy

- 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

Note This Construction Certificate does not include any as built building works as described in Building Certificate No BC0026/12 issued by Pittwater Council on the 19 March 2012

Signed


27 MAR 2012

Date of endorsement
Certificate No

2012/4686

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

N0283/11
7 September 2011

BCA Classification

1a

INSIGHT

building certifiers pty ltd

26 MAR 2012

Construction Certificate ☐Modified Construction Certificate ☒

BY

APPLICATION FOR A CONSTRUCTION CERTIFICATE

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

Description of Building Work

ALTERATIONS & ADDITIONS TO EXISTING DWELLINGS -
Internal & External Cladding of an "as-built" timber frame
including the installation of windows, waterproofing of as built
wet areas etc.

Estimated cost of work

\$110,000 —

BCA Classification(s)

1a

Development Consent Reference no

No 285/11

Date of Issue

7/10/2011

Modified Consent Reference no (if applicable)**Date of Issue (if applicable)****Property Address**

Unit/Street no

18

Street name

WOLSTONECRAFT AVE

Suburb

ANALON

Post code

2107

Lot no

83

DP no

12074

Accompanying Documents

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

I the owner of the abovementioned property hereby make application to Tom Bowden/Stephen Pinn of Insight Building Certifiers Pty Ltd (Insight) for a Construction Certificate for the building work described above and in doing so I 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's Name

GERRY + SALLY COLLEY

Owner's Address

18 WOLSTONECRAFT AVE
ANALON 2107

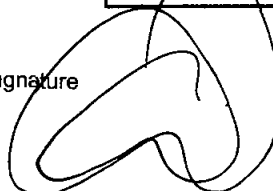
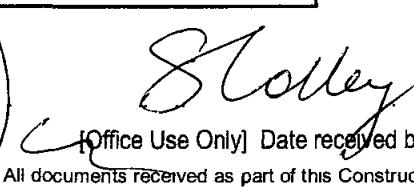
Daytime Telephone

029818 2155

Mobile

0418 229 795

Owner's Signature

Date

26.3.2012

[Office Use Only] Date received by Accredited Certifier

All documents received as part of this Construction Certificate application have been stamped to that effect

Pittwater Council

ABN 61340837871

REPRINTED

TAX INVOICE
OFFICIAL RECEIPT

13/10/2011 Receipt No 311135

To Edward Ball Constructors P/L
18 Wollstorecraft Ave
Avalon 2107

Qty/ Applic	Reference	Amount
GL Receipt		
Qty 1	TCER-Construct Cert	\$1 083 18
1 x	N0283/11	
GST		\$108 32
QLSL-Builders LSL		\$388 00
Total Amount		\$1 579 50
Includes GST of		\$108 32
Amounts Tendered		
Cheque		\$1,579 50
Total		\$1 579 50
Rounding		\$0 00
Change		\$0 00
Nett		\$1 579 50

Printed 23/03/2012 10 32 32 AM

Cashier RCrawshaw v15

BUILDING CERTIFICATE NO BC0026/12
UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

THE PITTWATER COUNCIL

CERTIFIES THAT in relation to the building or part identified below the Council –

- (a) By virtue of anything existing or occurring before the date of inspection stated in this certificate or
- (b) Within 7 years after that date by virtue of the deterioration of the building or part solely by fair wear and tear
- WILL NOT –
- (c) Make an order requiring the building to be repaired demolished altered or rebuilt by reason only of its design appearance form of construction or state of repair or
- (d) Take proceedings for an order or injunction requiring the demolition alteration addition or rebuilding of or to the building or part by reason only of its design appearance form of construction or state of repair or
- (e) Take proceedings in relation to any encroachment by the building or part onto land vested in or under the control of the Council

IDENTIFICATION OF BUILDING

Property Address **18 WOLLSTONECRAFT AVENUE AVALON BEACH NSW 2107**

Nearest Cross Street **Elvina Avenue** Side of Street **North eastern**

Classification of Building **1a** Whole/Part **Part of Building**

Description **First floor roof, wall and floor framing**

Date of Inspection **19/03/2012** Owner **GERALD S B COLLEY & SALLY S COLLEY**

Legal Description of Land **Lot 83 DP 12074**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate
Survey report prepared by D P Surveying, dated 8/03/2012, Ref No 1124 and letters of structural certification by Jack Hodgson Consultants Pty Ltd dated 6/3/12 ref MM27842

Dated **19/03/2012**

Mark Ferguson
GENERAL MANAGER

per 

Applicant's Name **GERALD STANLEY BENTON COLLEY**
PO BOX 642, AVALON BEACH NSW 2107

NB

- 1 An order made or proceedings taken in contravention of this certificate is of no effect
- 2 The issue of a Building Certificate does not prevent
 - (i) orders from being made against any person in relation to matters detailed in the table to Section 121B of the Environmental Planning and Assessment Act 1979 (as amended)
 - (ii) proceedings being taken against any person for failure to obtain development consent or to comply with any conditions of development consent pursuant to Section 125 of the Environmental Planning and Assessment Act 1979



Home Warranty Insurance Fund

calliden
group

NSWBIBHWI/120541 Owner 18/01/2012

Acacia Builders Pty Ltd trading as Acacia Builders
12 Playfair Road
North Curl Curl NSW 2099

Calliden Insurance Ltd
ABN 47 004 125 268 AFS Licence 234438
Level 9 11 33 Exhibition Street
MELBOURNE VIC 3000
Phone (03) 9637 1300 FAX 1300 662 215

Certificate of Insurance

RESIDENTIAL BUILDING WORK BY CONTRACTORS

A contract of insurance complying with sections 92 and 96A of the Home Building Act 1989 has been issued by **Calliden Insurance Limited** (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund

In respect of	Structural Alterations/Additions
At	18 Wollstone Craft Avenue AVALON NSW 2107
Carried out by	Acacia Builders Pty Ltd trading as Acacia Builders
Licence Number	107993C
ABN	78 088 404 326
For	Gerry Colley
In the amount of	\$97 503 00

Subject to the Act and the Home Building Regulation 2004 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

OR

- the immediate successor in title to the contractor or developer who did the work and subsequent successors in title

Authorisation Signed by Calliden Insurance Ltd (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650)

Issued on the 18th day of January 2012

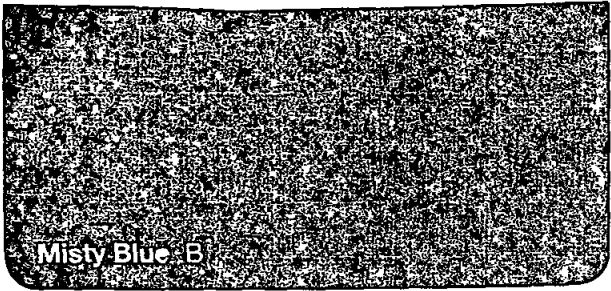
NOTICE To download a copy of your insurance policy wording visit [http //www.policywording.com.au](http://www.policywording.com.au)

NAT'L TRF COLL OF CONSTRUCTION CERTIFICATE	
Number	CC 0369 11
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate	
Endorsed by	<i>Kf</i>
Date	23 DEC 2011

COLOUR SCHEDULE FOR 18 WOLLSTONECRAFT AVE AVALON
WEATHERBOARDS AND ARCHITRAVES

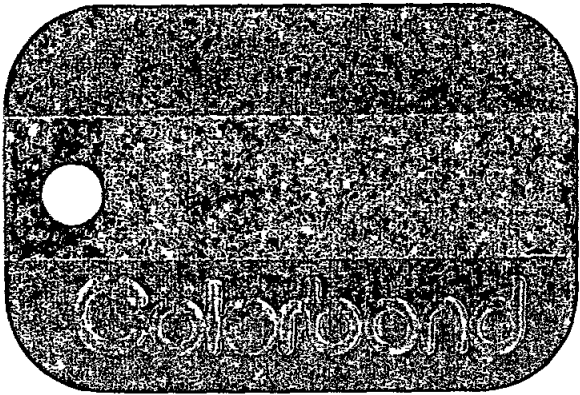
Curd Half W

FASCIAS



ROOF/GUTTERING AND DOWNPIPES

Reference AA
26 MAR 2012



BASIX Certificate

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

2009-10 2009-10 2009-10 2009-10

Certificate number A118913

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 Friday 29 July 2011



PLANNING & INFRASTRUCTURE CONSTRUCTION CERTIFICATE	
Number	CC 0 6111
This is a copy of submitted plans documents or Certificates associated with the issue of the Construction Certificate	
Endorsed by	
Date	21 DEC 2011

Project address	
Project name	colley addition
Street address	18 wollstonecraft Avenue avalon 2107
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 12074
Lot number	83
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	
ABN (if applicable)	

Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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
floor above existing dwelling or building	nil		
external wall framed (weatherboard fibro metal clad)	R1 30 (or R1 70 including construction)		
raked ceiling pitched/skillion roof framed	ceiling R1 24 (up) roof foil backed blanket (75 mm)	dark (solar absorbance > 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.						
Each window or glazed door with improved frames or polylytic low-e glass or clear/air gap/clear glazing or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U value and SHGC may be substituted.						
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 (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	S	3.3	2.8	15	eave/verandah/pergola/balcony >=450 mm	timber or uPVC single clear (or U value 5.71 SHGC 0.66)
W2	E	2.3	2.8	6	eave/verandah/pergola/balcony >=450 mm	timber or uPVC single clear (or U-value 5.71 SHGC 0.66)

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 Height (m)	Distance (m)	Shading device	Frame and glass type		
W3	W	1.35	3	4	eave/verandah/pergola/balcony >=450 mm	timber or uPVC single clear (or U value 5.71 SHGC 0.66)		
W4	W	2.1	3	4	eave/verandah/pergola/balcony >=450 mm	timber or uPVC single clear (or U value 5.71 SHGC 0.66)		
W5	N	3.6	2.8	50	eave/verandah/pergola/balcony >=450 mm	timber or uPVC single pyrolytic low e (U-value 3.99 SHGC 0.4)		
W6	N	3.6	2.8	50	eave/verandah/pergola/balcony >=450 mm	timber or uPVC single pyrolytic low-e (U-value 3.99 SHGC 0.4)		
W7	E	3	2.8	6	eave/verandah/pergola/balcony >=450 mm	timber or uPVC single clear (or U-value 5.71 SHGC 0.66)		

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below

The following requirements must also be satisfied in relation to each skylight

Each skylight 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

Skylights glazing requirements

Skylight number	Area of glazing inc frame (m2)	Shading device	Frame and glass type
S1	1.5	no shading	timber double clear/air fill (or U value 4.3 SHGC 0.5)

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)

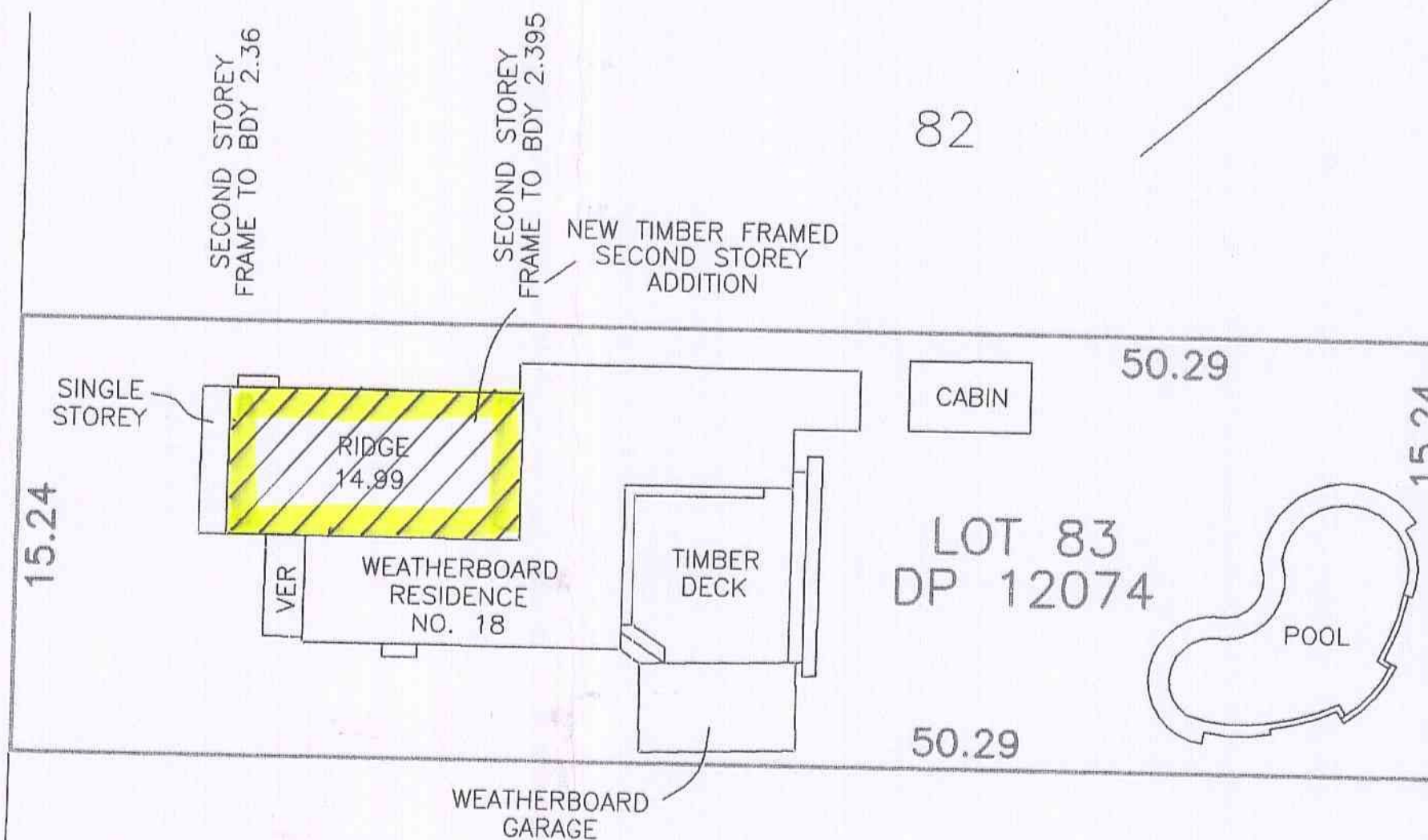
Commitments identified with a ' ' in the 'Show on CC/CDC plans & specs' column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development

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

PLAN
OF
NEW ADDITIONS
AT
AVALON

WOLLSTONECRAFT AVENUE

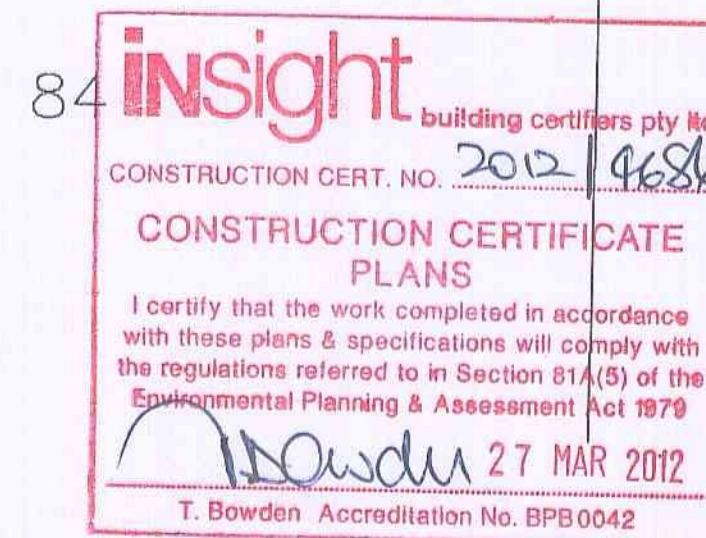
SECOND STOREY
FRAME TO BDY 7.41
BENCH MARK
NAIL IN KERB
RL 8.59 AHD



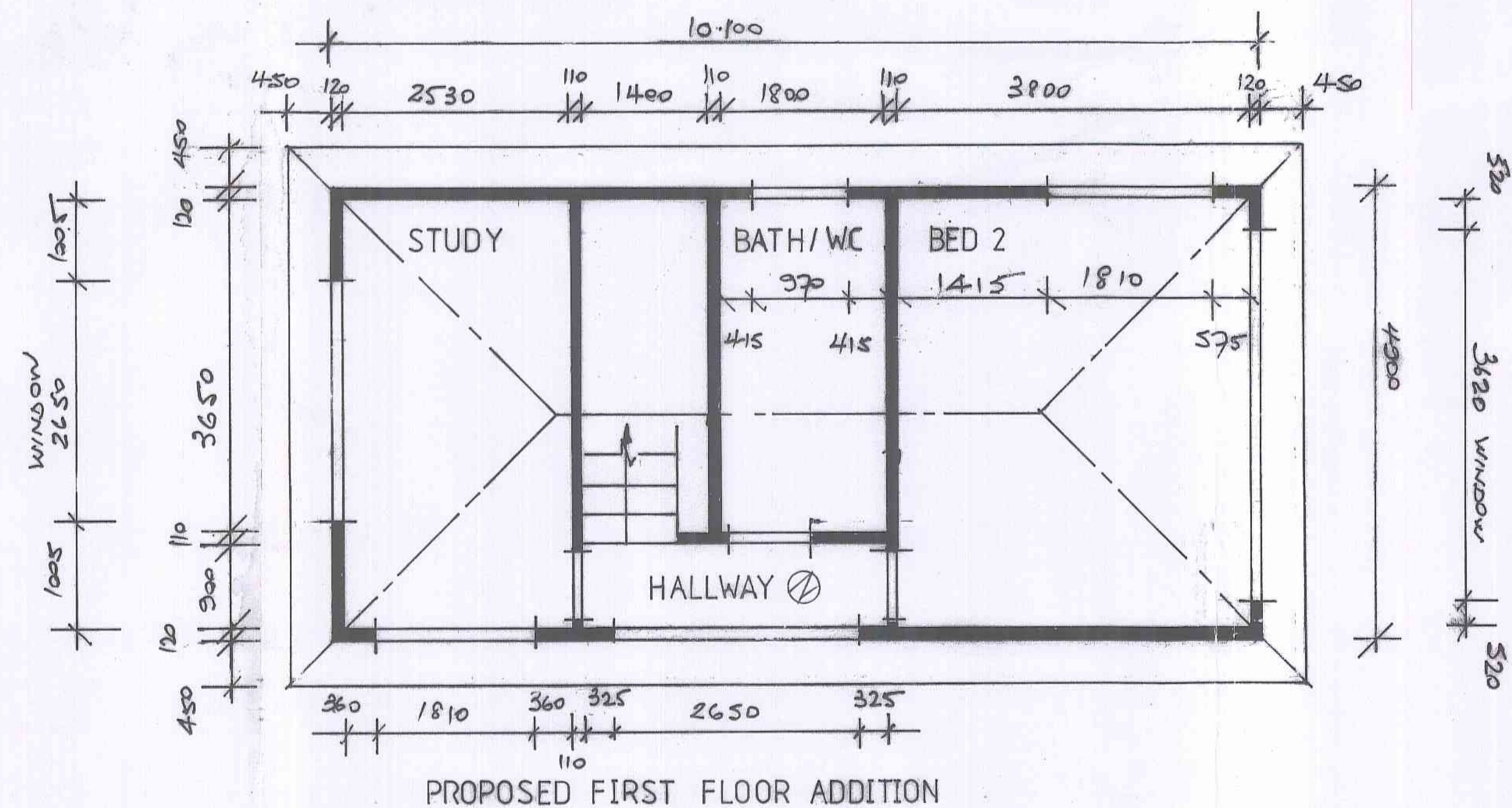
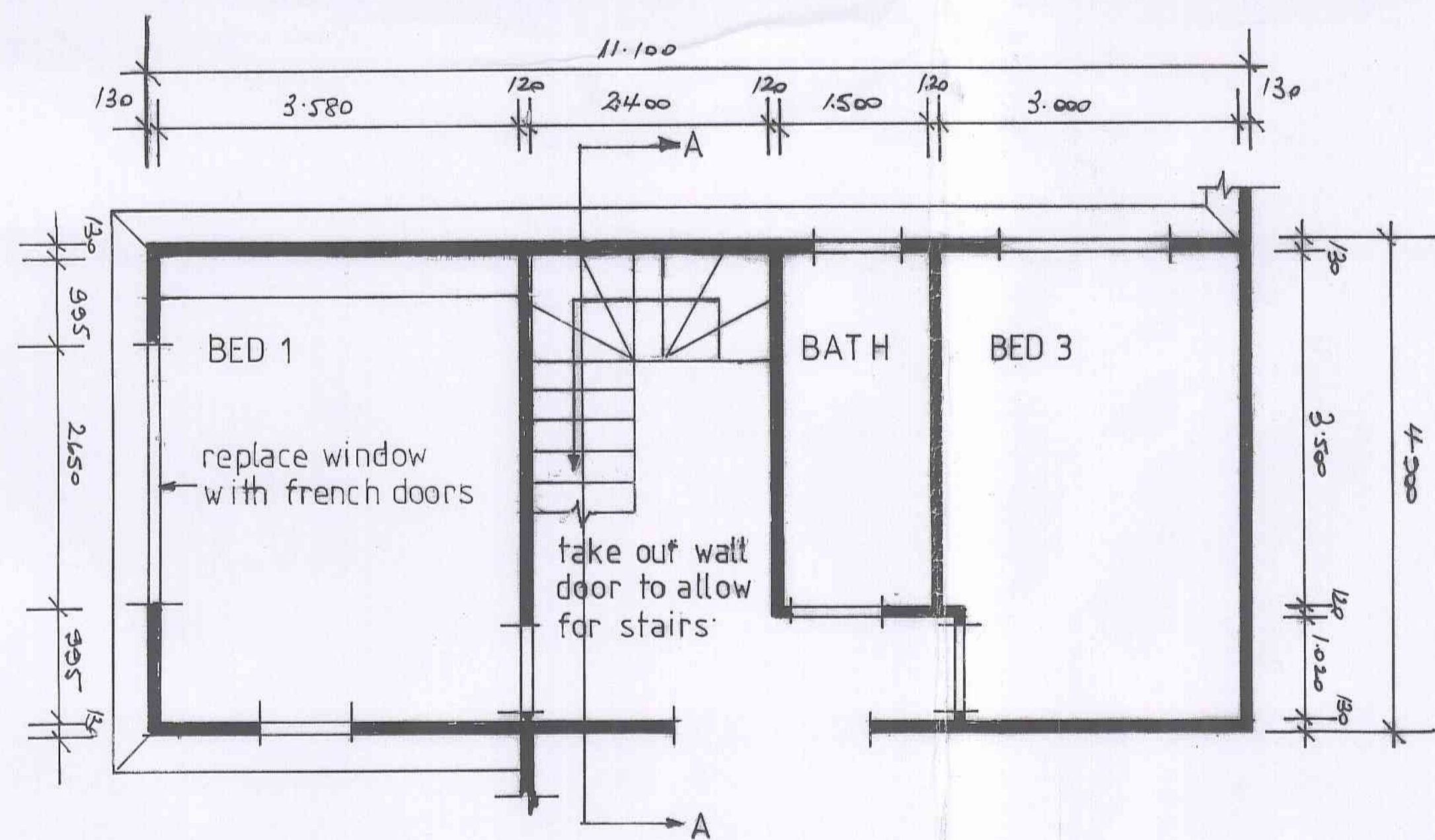
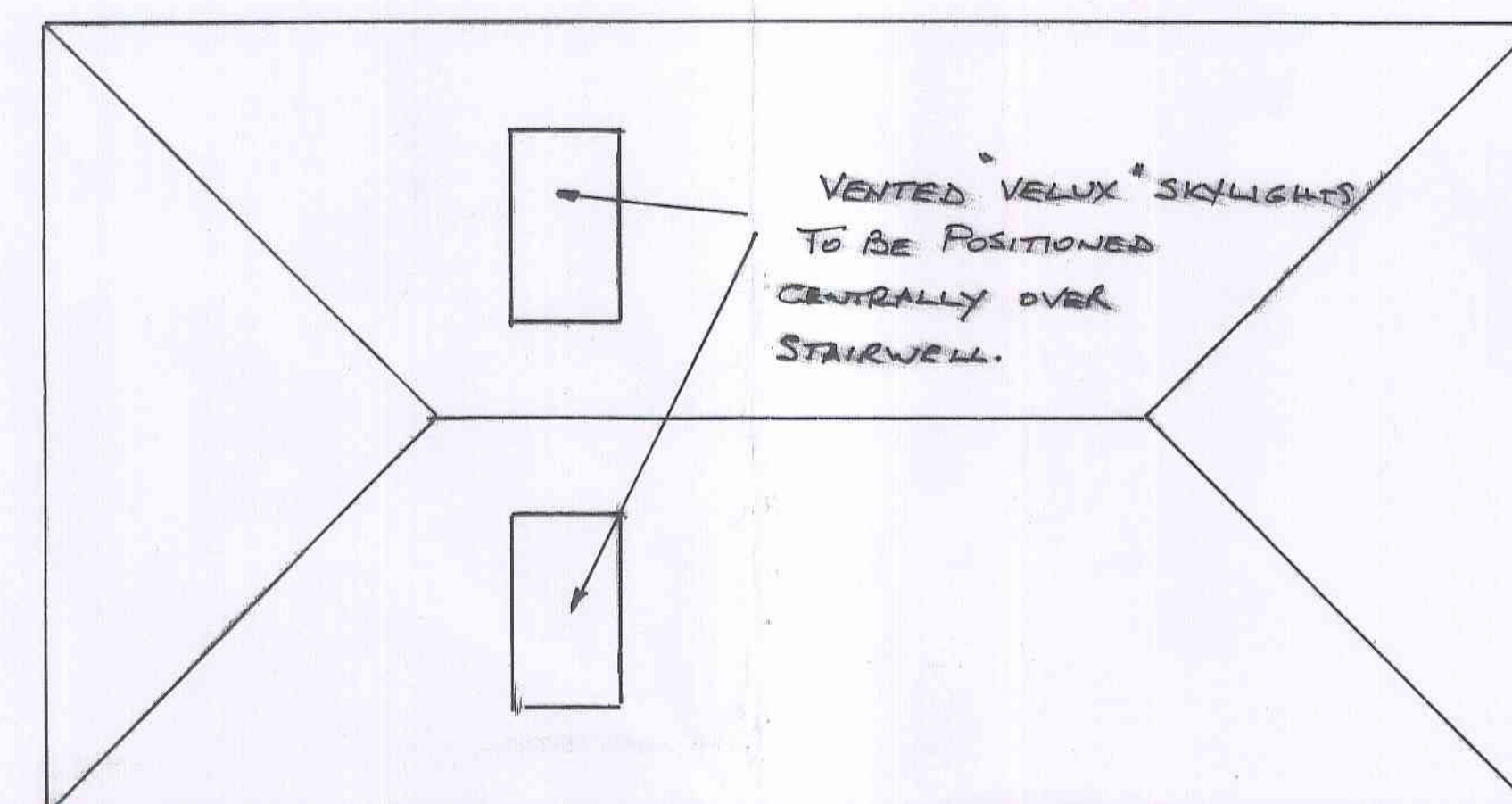
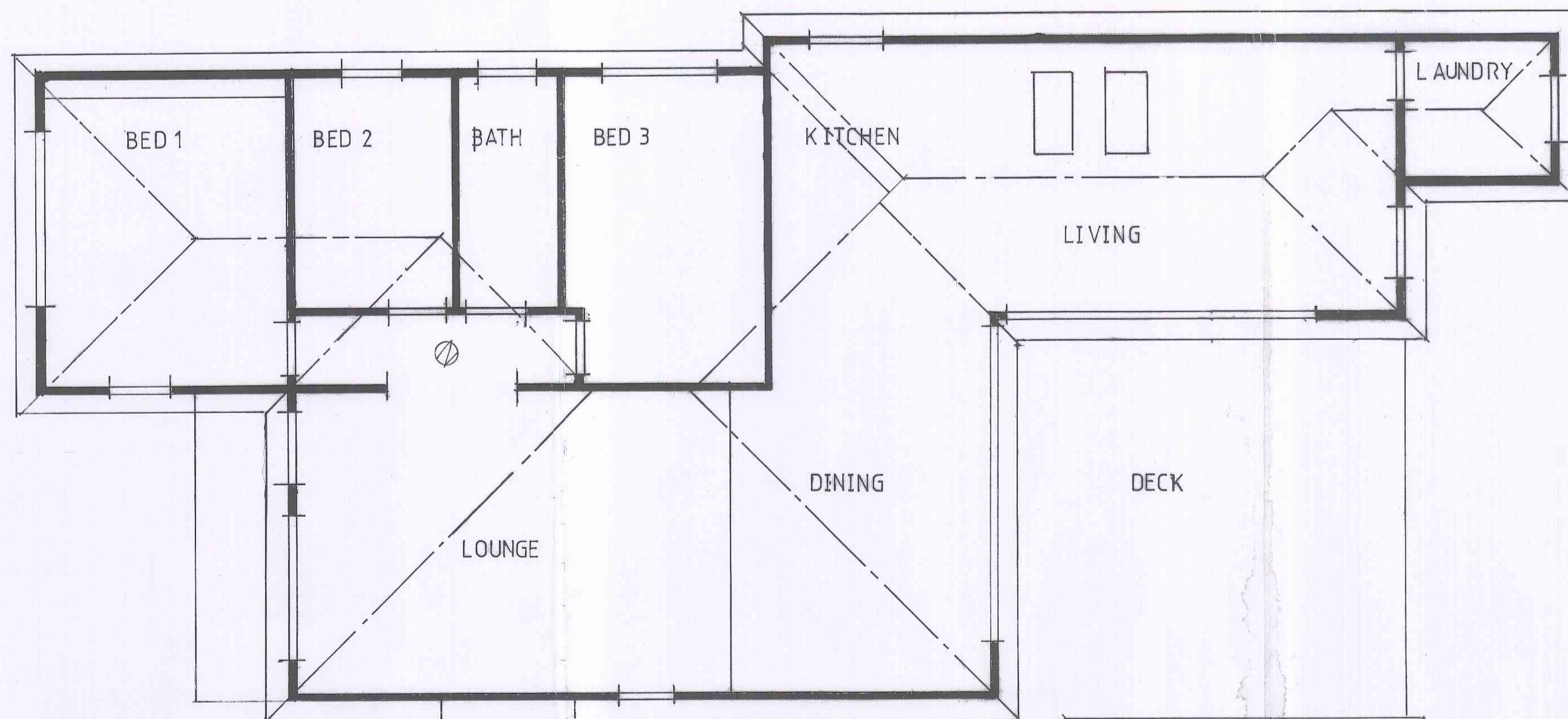
**NOTE: CONSTRUCTION
CERTIFICATE NO. 2012/4686 IS TO
CLAD AN EXISTING "AS BUILT"
TIMBER FRAME (INTERNALLY
AND EXTERNALLY), INSTALL
WINDOWS, WATERPROOF AN "AS
BUILT" WET AREA AND INSTALL
AN INTERNAL STAIR CASE ONLY.**

DP SURVEYING

LAND & ENGINEERING SURVEYORS
46 JOHN ST, AVALON 2107
PHONE : 9918-3359
FAX NO : 9918-3360
EMAIL : david@dpsurveying.com.au
DATE : 8 MARCH, 2012
MY REF : 1124



DAVID PARSONS
REGISTERED SURVEYOR



SCALE 1:50

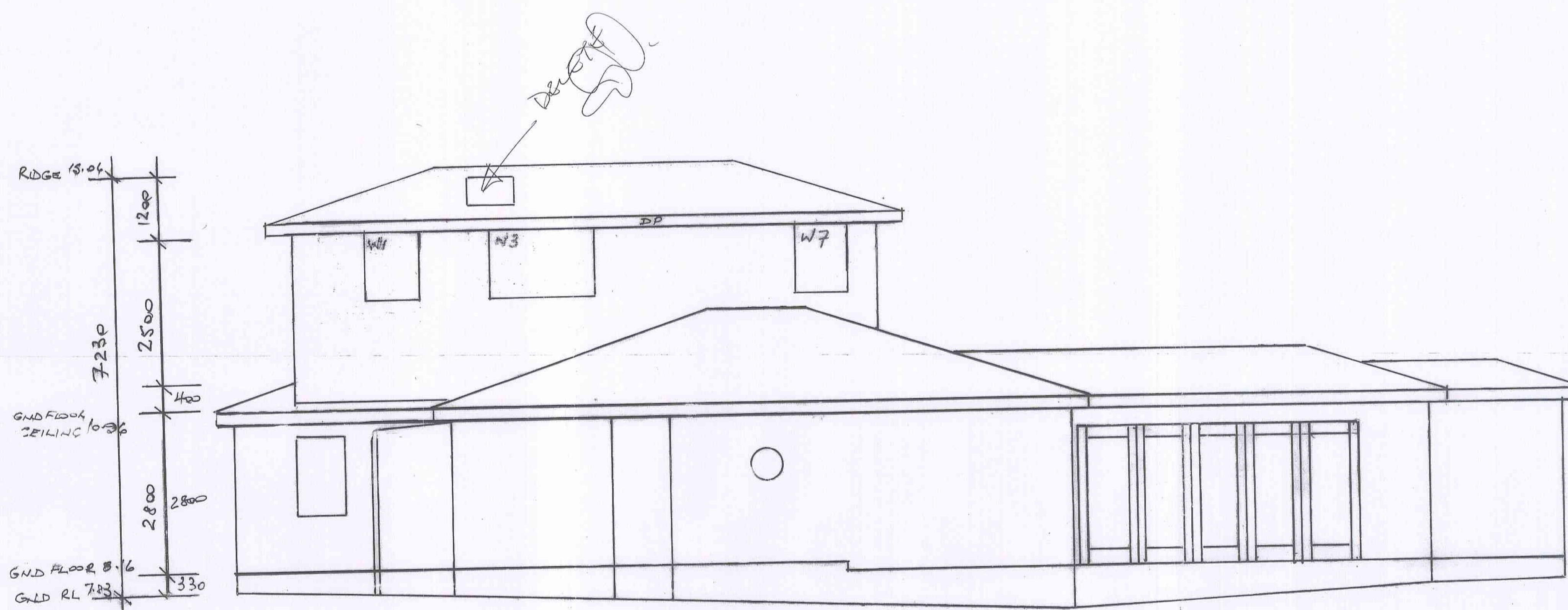
ADDITION/ALTERATIONS
18 WOLLSTONECRAFT AVE AVALON

⊙ smoke alarm

SCANNED
30 MAR 2012
PITTVATER COUNCIL

PITTVATER COUNCIL CONSTRUCTION CERTIFICATE
Number: CC 2012/11
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.
Endorsed by: [Signature]
Date: 23 DEC 2011

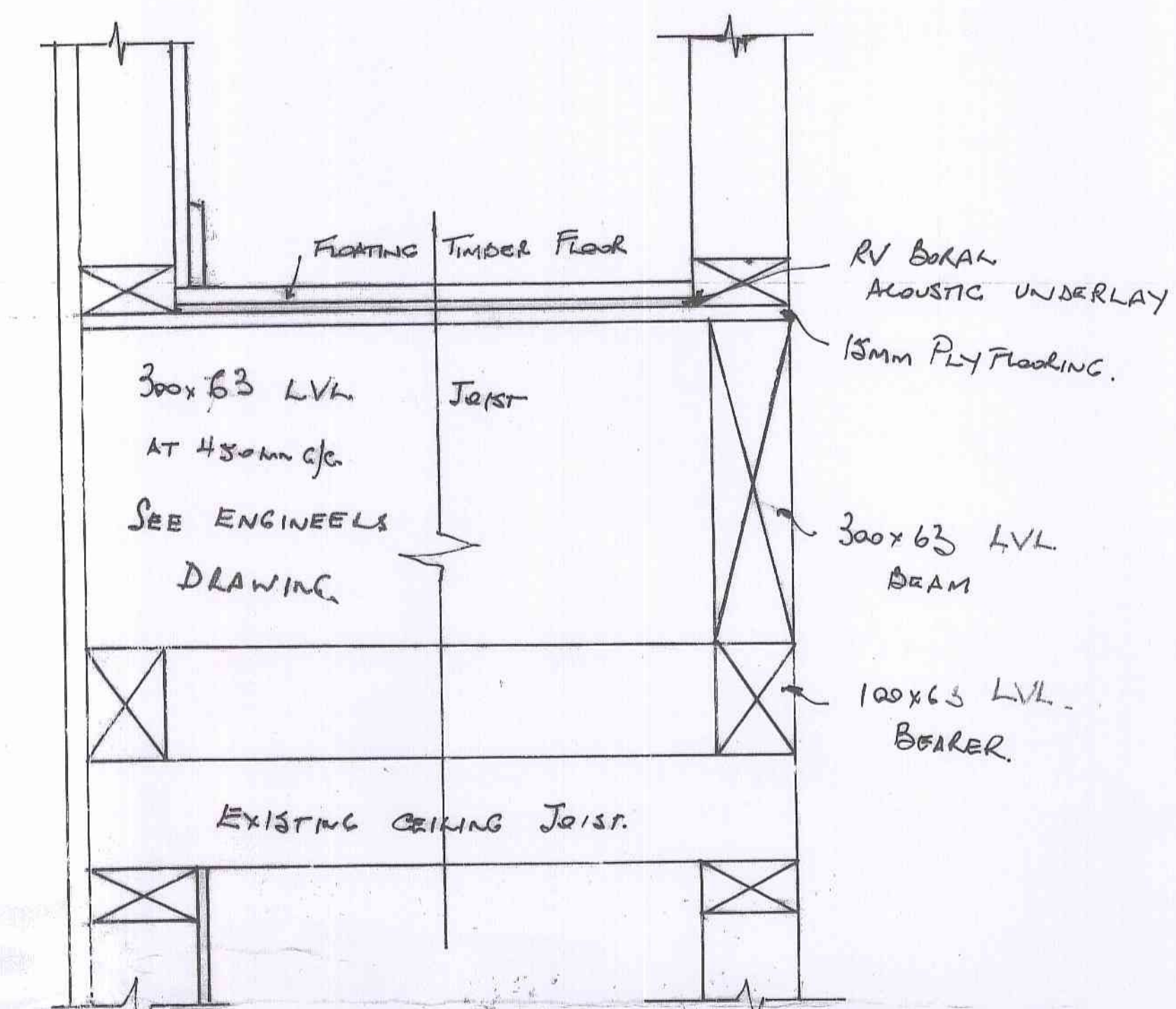
1/3 26 MAR 2012



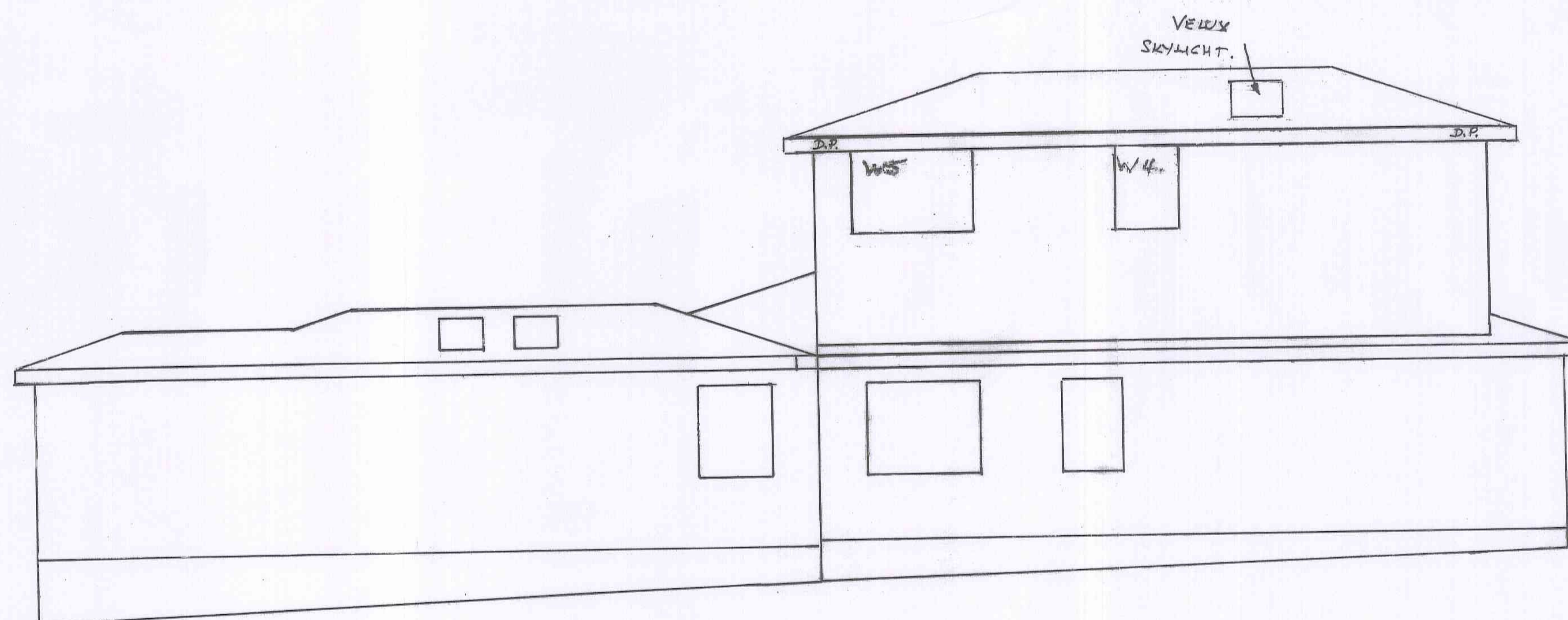
EASTERN ELEVATION

NOTE: CONSTRUCTION CERTIFICATE NO. 2012/4686 IS TO CLAD AN EXISTING "AS BUILT" TIMBER FRAME (INTERNALLY AND EXTERNALLY), INSTALL WINDOWS, WATERPROOF AN "AS BUILT" WET AREA AND INSTALL AN INTERNAL STAIR CASE ONLY.

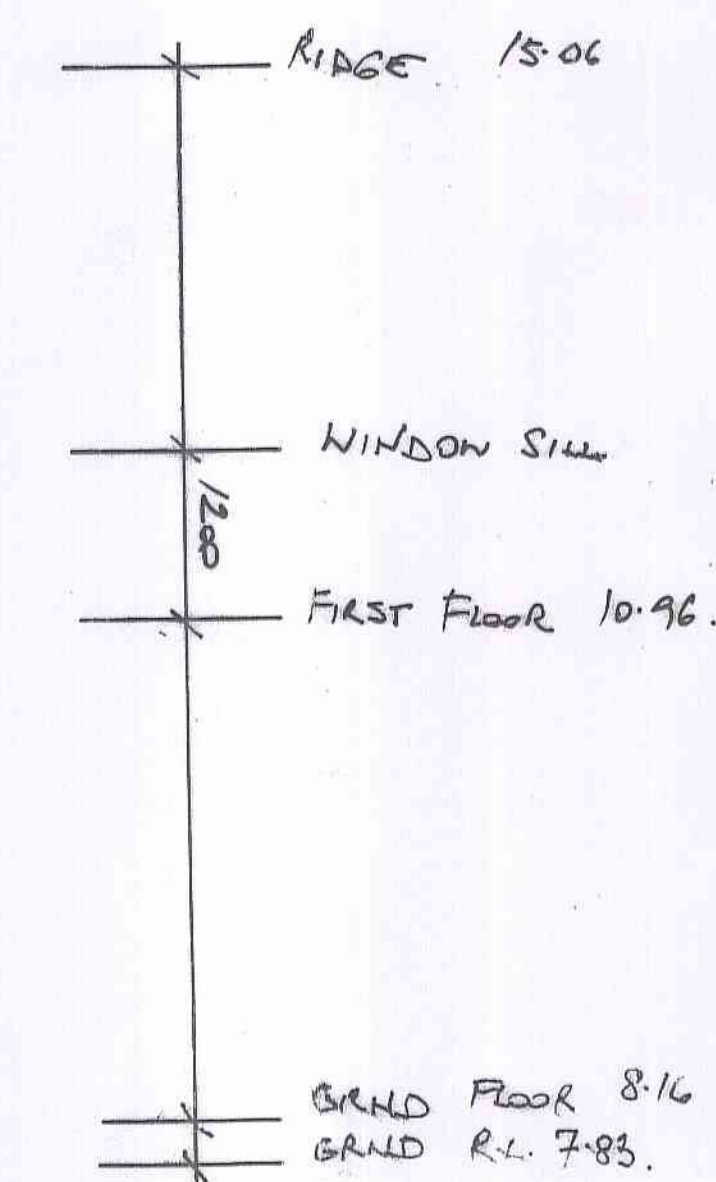
SCALE 1:50



SECTION FIRST FLOOR JOIST CONNECTION
SCALE 1:5



WESTERN ELEVATION



ADDITION / ALTERATIONS
18 WOLLSTONECRAFT AVE AVALON

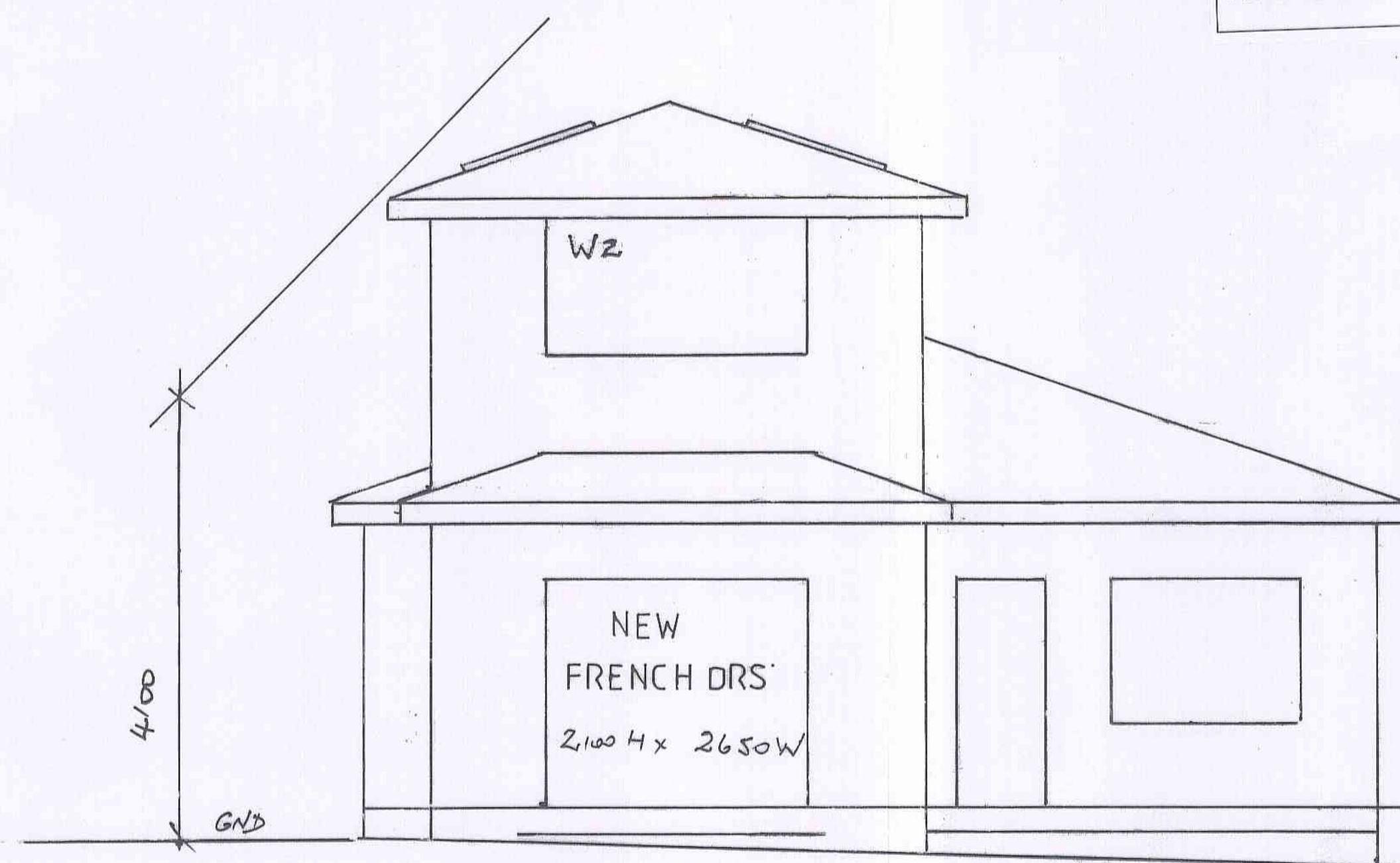
PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number:	CC 0369111
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.	
Endorsed by:	<i>[Signature]</i>
Date:	23 DEC 2011

2/3 26 MAR 2012



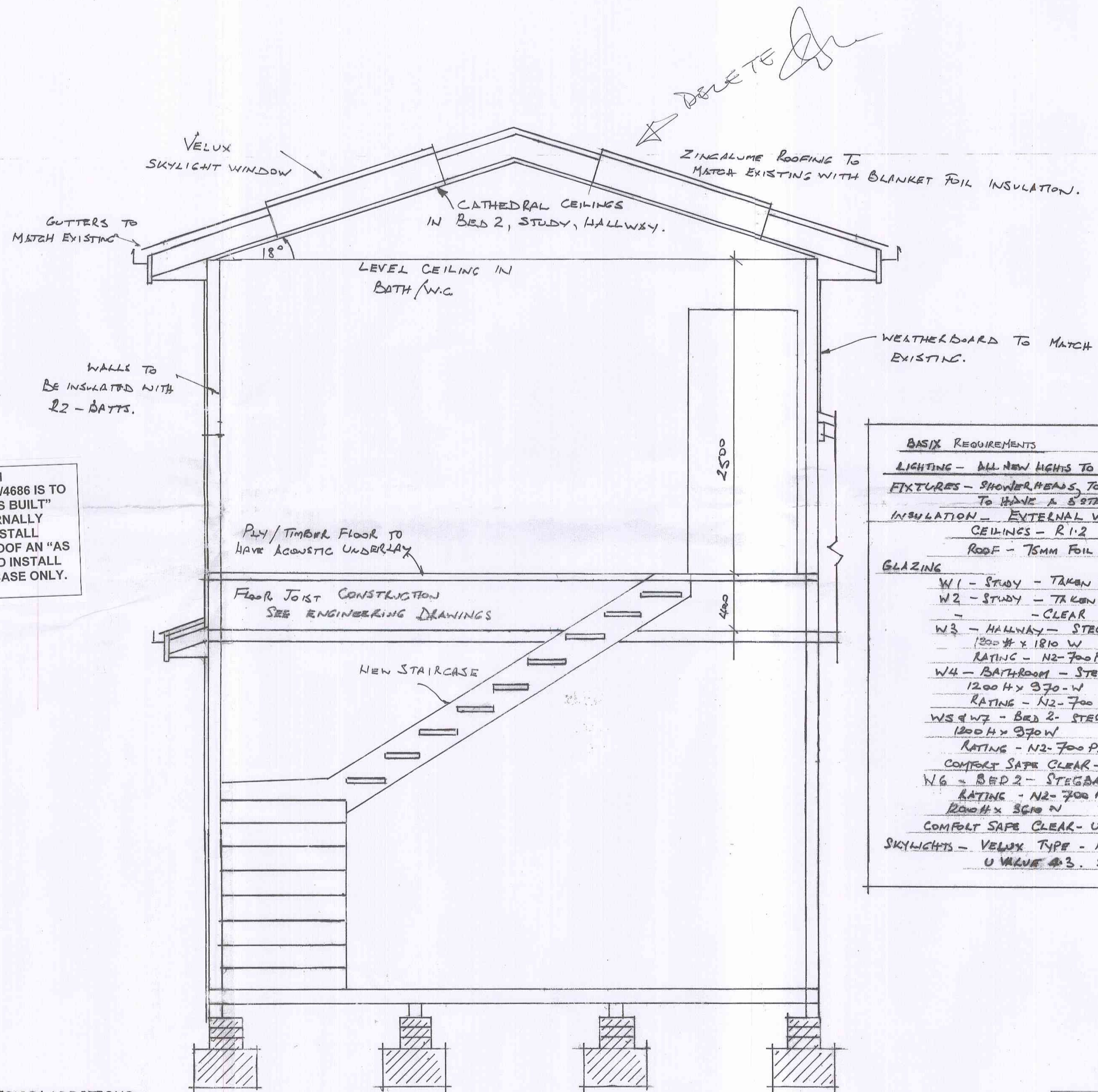
NORTH ELEVATION
SCALE: 1:50

NOTE: CONSTRUCTION
CERTIFICATE NO. 2012/4686 IS TO
CLAD AN EXISTING "AS BUILT"
TIMBER FRAME (INTERNALLY
AND EXTERNALLY), INSTALL
WINDOWS, WATERPROOF AN "AS
BUILT" WET AREA AND INSTALL
AN INTERNAL STAIR CASE ONLY.



SOUTH ELEVATION
SCALE 1:50

PROPOSED ALTERATIONS/ ADDITIONS
18 WOLLSTONECRAFT AVE AVALON



SECTION A-A SCALE 1:20

BASIX REQUIREMENTS	
LIGHTING	- ALL NEW LIGHTS TO BE LED LAMPS
FIXTURES	- SHOWERHEADS, TOILETS, TAPS TO HAVE A 5 STAR RATING
INSULATION	- EXTERNAL WALLS - R1.7
	CEILINGS - R1.2
ROOF	- 75MM FOIL BACKED BLANKET
GLAZING	
W1 - STUDY	- TAKEN FROM GND BED1
W2 - STUDY	- TAKEN FROM GND BED2
	- CLEAR UVALUE 5.7 SHGC0.6
W3 - HALLWAY	- STEGBAR - CLEAR
	1200 H x 1810 W
	RATING - N2-700 PA
W4 - BATHROOM	- STEGBAR - OBTURCE
	1200 H x 970 W
	RATING - N2-700 PA
W5 & W7 - BED 2	- STEGBAR - CLEAR
	1200 H x 970 W
	RATING - N2-700 PA
COMFORT SAFE	CLEAR - UVALUE 3.99 SHGC0.4
W6 - BED 2	- STEGBAR - CLEAR
	1200 H x 970 W
	RATING - N2-700 PA
COMFORT SAFE	CLEAR - UVALUE 3.99 SHGC0.4
SKYLIGHTS	- VELUX TYPE - FINED, DOUBLE GLAZED
	UVALUE 0.3, SHGC 0.5

PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE
Number: 02036911
This is a copy of submitted plans, documents or
certificates associated with the issue of the
Construction Certificate.
Endorsed by: *[Signature]*
Date: 22 DEC 2011

3/3 25 MAR 2012