

27 November 2015



General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam,

Development Application No. N0175/14 (N0175/14/S96/1)
Property Address: 2139 Pittwater Road, Church Point

For Council's information, please find enclosed **Modified** Construction Certificate No. 2014/5360B issued for alterations and additions to the dwelling including extended bedroom at rear and front deck extensions, extension to breakfast room and minor internal works 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 dark ink, appearing to read "Tom Bowden".

Tom Bowden
Insight Building Certifiers Pty Ltd

Rec: 388918

PRVC \$36-00

01/12/15

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. 2014/5360B

Council	Pittwater
Determination Date of issue	27 November 2015
Subject land Address Lot No, DP No.	2139 Pittwater Road, Church Point Lot 1 DP 9242
Applicant Name Address Contact No.	Mrs Elsa Power 2139 Pittwater Road, Church Point NSW 2105 9979 3563 / 0407 076 437
Owner Name Address Contact No.	Mrs Elsa Power 2139 Pittwater Road, Church Point NSW 2105 9979 3563 / 0407 076 437
Description of Development Type of Work	Alterations & Additions to the Dwelling including Extended Bedroom at Rear & Front Deck Extensions, Extension to Breakfast Room & Minor Internal Works
Builder or Owner/Builder Name Contractor Licence No/Permit	Elsa Power Owner Builder Permit no. 415225P
Value of Work Building	\$65,640.00

Attachments

- Copy of completed Construction Certificate Application Form
- Long Service Corporation receipt no. 178956 dated 24 September 2014
- ~~BASIX Certificate no. A189028 dated 10 June 2014~~ ~~BASIX Certificate no. A189028_02 dated 28 October 2014~~ further modified by BASIX Certificate no. A189028_03 dated 10 September 2015

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, including Schedule of External Finishes & Sediment & Erosion Control Details, reference no. 1202b, drawing no's. CC-01 (REV E), CC-04 (REV A), CC-11 (REV G), CC-12 (REV F), CC-13 (REV E), CC-21 (REV E), CC-22 (REV D), CC-31 (REV F), CC-32 (REV E) & CC-41 (REV F), prepared by James De Soyres & Associates Pty Ltd dated 22 September 2014 as modified Architectural Plans & Construction Specification, including Sediment & Erosion Control Details, reference no. 1202c, drawing no's. CC-01, CC-11, CC-12, CC-13, CC-21, CC-22 & CC-31 (all Revision B), prepared by James de Soyres & Associates dated 20 March 2015~~
- Structural Details reference no. 28359, drawing no's. S5, S6, S7, S8 & S9 (all Revision C), prepared & endorsed by Jack Hodgson Consultants Pty Ltd dated 3 June 2014
- Stormwater Management Details reference no. 28359, drawing no. H1/A, prepared & endorsed by Jack Hodgson Consultants Pty Ltd dated 23 September 2014
- Completed Form 2 (Parts A & B) of Pittwater Council Geotechnical Risk Management Policy, endorsed by Jack Hodgson Consultants Pty Ltd dated 18 September 2014, respectively
- Sydney Water approval dated 22 September 2014

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



Date of endorsement
Certificate No.

2014/5360B

27 NOV 2015

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

N0175/14 (N0175/14/S96/1)
9 September 2014 (Modified 20 November 2014)

BCA Classification

1a

INSIGHT

building certifiers pty ltd

05 NOV 2015

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

alteration & addition to the
dwelling (amended Basic Certificate only)

Estimated cost of work

-

BCA Classification(s)

I

Development Consent Reference no.

N0175/14

Date of Issue

9/9/14

Modified Consent Reference no. (If applicable)

N0175/14/596/1

Date of Issue (If applicable)

20/11/14

Property Address

Unit/Street no.

2139

Street name

Pittwater Road

Suburb

Bayview

Post code

2105

Lot no.

1

DP no.

9242

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:

Elsa Power

Owner 2 Name:

Raele Power

Owner's Signature:

E. M. Power

Owner's Signature:

R. Power

Date:

Date:

Owner's Address:

2139 Pittwater Road, Bayview NSW 2105

Daytime Telephone:

02 9979 3565

Mobile:

0407 076 437

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

BASIX[®]Certificate

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

Alterations and Additions

Certificate number: A189028_03

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 18/09/2014 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Note that this proposal has been the subject of an **Alternative Assessment** by the Planning & Infrastructure.

This certificate is a revision of certificate number A189028 lodged with the consent authority or certifier on 10 Jun 2014 with application N0175/14.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Sch 1 Cl 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Director-General

Date of issue: Thursday, 10, September 2015

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning &
Infrastructure

Description of project

Project address	
Project name	1202b_03
Street address	2139 Pittwater Road Church Point 2105
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 9242
Lot number	1
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: James de Soyres and Associates Pty Ltd

ABN (if applicable): 50084840648

This plan / document
forms part of
Construction Certificate
no. 2014 / 5360

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.		✓	✓

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 2m ² , 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)				
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 0.70)			
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 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.								✓	✓
Windows and glazed doors glazing requirements									
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
1J-05	NE	6.93	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
2J-01	SE	1.59	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
2J-09	NW	1.4	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
2J-10	NE	7.68	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
2J-12	NW	1.4	0	0	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		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
2J-13	SW	1.4	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
2J-14	S	0.85	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
2J-15	SE	4.275	0	0	eave/verandah/pergola/balcony ≥600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
2J-16	E	0.85	0	0	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					
S01	0.92	no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)					
S02	1.35	no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.6, SHGC: 0.456)					
S03	1.09	no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)					

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.