

Construction Certificate Determination

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

Modified Certificate No. 2006/1342A

Council	Pittwater
Determination date of determination	Approved 29 August 2007
Subject land Address Lot No, DP No.	51 Tasman Road, Avalon Lot 11 DP 13811
Applicant Name Address Contact No. (phone)	Ms Lisa Ann Williams 51 Tasman Road, Avalon NSW 2107 9918 0734
Owner Name Address Contact No. (phone)	Ms Lisa Ann Williams and Mr Stuart Nielsen 51 Tasman Road, Avalon NSW 2107 9918 0734
Description of Development Type of Work	Alterations and Additions to an existing dwelling
Builder or Owner/Builder Name Contractor Licence No/Permit	River Run Designs Pty Ltd 182773C
Value of Work Building	\$90,000.00
Attachments	1. Copy of completed Construction Certificate Application Form 2. Pittwater Council receipt for payment of Long Service Levy, dated 30 May 2006

Plans & Specifications**certified**

List plans no(s) & specifications
Reference

1. **Architectural Plans and Construction Specifications**, reference nos. 818-01 to 818-05 (inclusive), prepared by JD Evans and Company Pty Ltd, dated 20 December 2005, *modified by Architectural Details reference no 818-01,02, 03,04 & 05 (Issue A), prepared by John Evans dated 12 July 2006*
2. **Structural Details**, reference no. 6045-S1(1), prepared and endorsed by D O'Brien Engineering Services Pty Ltd, dated 27 April 2006
3. **Certificate of Structural Adequacy**, reference no. cl6045, prepared by D O'Brien Engineering Services Pty Ltd, dated 27 April 2006
4. **Copy of Sydney Water approval** dated 29 May 2006

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.

- 3 SEP 2007

2006/1342A

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

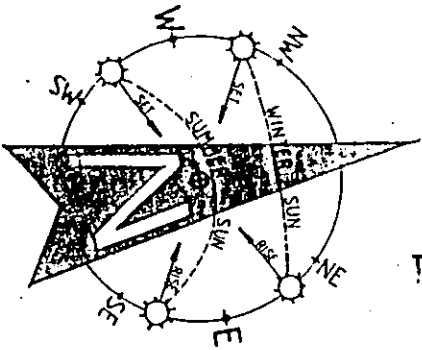
Development Application No.
Date of Determination

N0851/05
3 February 2006 (modified 6 October 2006)

BCA Classification

1a

TASMAN ROAD



THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING

PROPOSED CARPORT

12300

ADJOINING RESIDENCE

Patio

CARPORT

EXISTING RESIDENCE

VERANDA

DECK

CIRCULE

ADJOINING RESIDENCE

54.865

PITWATER COUNCIL
APPROVED DEVELOPMENT CONSENT
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

PROPOSED ADDITIONS

54.865

15.24

SITE PLAN

LOT 11 SECTION 37 IN D.R. 138 ft

WARNING
The stamping of this plan by Insight Building Certifiers Pty Ltd does not relieve:
• The applicant's responsibility to obtain approval from Sydney Water or other utilities.
• The Structural Engineer of their responsibility to ensure the structural adequacy of this project.
• The Applicant, Structural Engineer or other Professional of their responsibility to ensure those stamped details are consistent with the issued Construction Certificate Architectural Details.

Insight (Mod. 6/10/2006)
building certifiers pty ltd
CONSENT NO. 851/05 DATE 3/2/06
CONSTRUCTION CERT NO. 2006/1342A
CERTIFICATE PLANS
T. Power Accreditation No. BPB0042

DEVELOPMENT CALCULATIONS			
DESCRIPTION	EXISTING sqm	PROPOSED sqm	
FLOOR AREA	154	271 (181)	
ROOF AREA	259	1295	
SITE COVERAGE (HARD SURFACE ETC)	380	362 (438)	
LANDSCAPING AREA	1837	409 (438)	
SITE AREA		NOT APPLICABLE	

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to the building and its components are subject to verification by a suitably qualified person.
3. All work to be done in accordance with the Building Code of Australia & the submission of that standard requirements & other authorities.
4. All building construction is to be in accordance with the "Australian Standard" and the builder is to ensure that the work is done in accordance with the relevant standards.
5. Any building work to be done in accordance with the "Australian Standard" and the builder is to ensure that the work is done in accordance with the relevant standards.
6. All work to be done in accordance with the "Australian Standard" and the builder is to ensure that the work is done in accordance with the relevant standards.
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NO.	DATE	DESCRIPTION
1	1/2/06	PRELIMINARY
2	1/2/06	REVISED
3	1/2/06	REVISED
4	1/2/06	REVISED
5	1/2/06	REVISED
6	1/2/06	REVISED
7	1/2/06	REVISED
8	1/2/06	REVISED
9	1/2/06	REVISED
10	1/2/06	REVISED

J.D. EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
74 RIVERA AVE. AVALON BEACH, 2107
Phone (02) 9918 9206 Fax (02) 9913 2454
Mobile 041 976 596

PROJECT: PROPOSED ALTERATIONS/ADDITIONS
CLIENT: NORTH TASMAN ROAD
STUART & LISA WILLIAMS

DATE 20/12/05 SCALE 1:200
DRAWN JDE CHECKED
818-01 12-7-06

PILKINGTON

Colorbond



AUSTAL



HUME

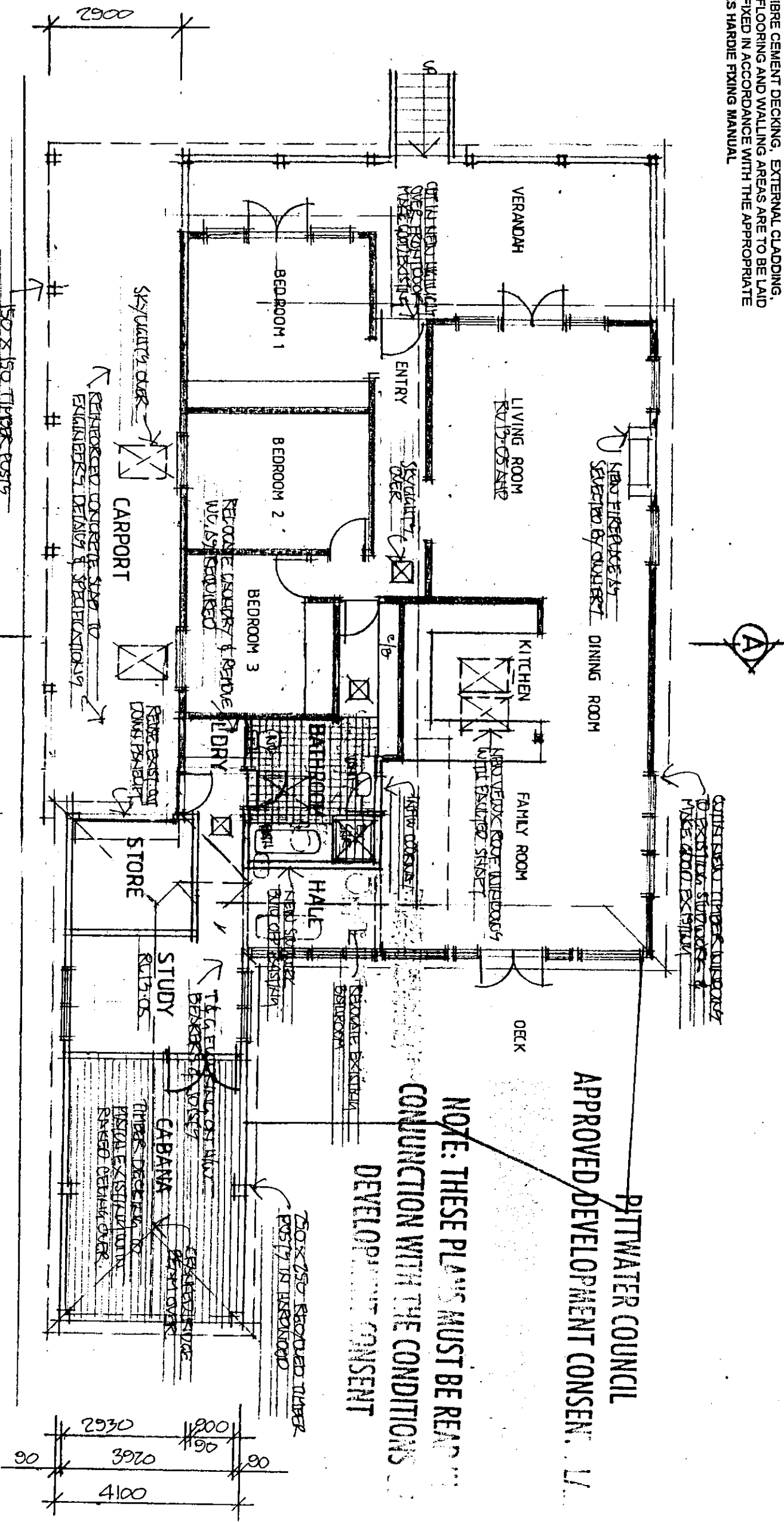


Unifox



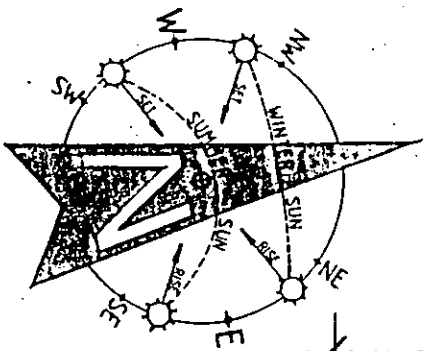
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WET FLOORING AND WALLING ARE TO BE LAID
AND FIXED IN ACCORDANCE WITH THE APPROPRIATE
JAMES HARDIE FIXING MANUAL



GROUND FLOOR PLAN

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY
DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS
AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING



1. The drawings are to be used for construction purposes only. They are not to be used for any other purpose.
2. The drawings are to be used in accordance with the Building Code of Australia and any other applicable laws.
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NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	12/05
2	ISSUED FOR PERMIT	12/05
3	ISSUED FOR PERMIT	12/05
4	ISSUED FOR PERMIT	12/05
5	ISSUED FOR PERMIT	12/05
6	ISSUED FOR PERMIT	12/05
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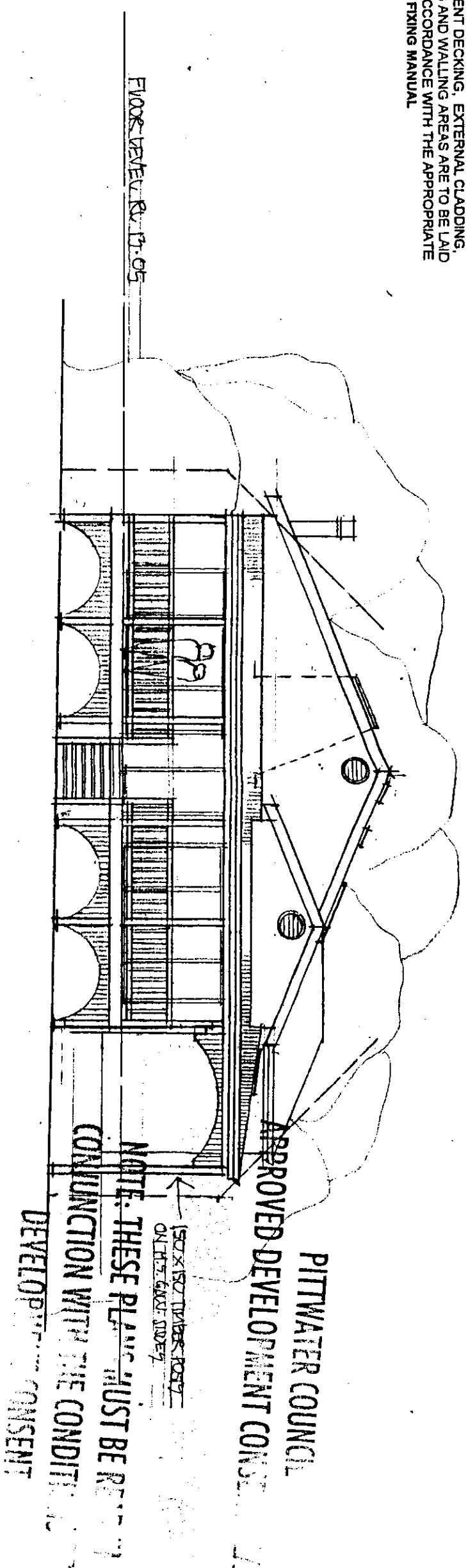
J.D. EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
14 RIVERVIEW AVE, AVALON BEACH, 2107
Phone (02) 9918 9206 Fax (02) 9973 2554
Mobile 0418 576 596

PROPOSED ALTERATIONS/ADDITIONS
No. 51 TASMAN ROAD
NORTH AVALON N.S.W. 2107
CLIENT
STUART & LISA WILLIAMS

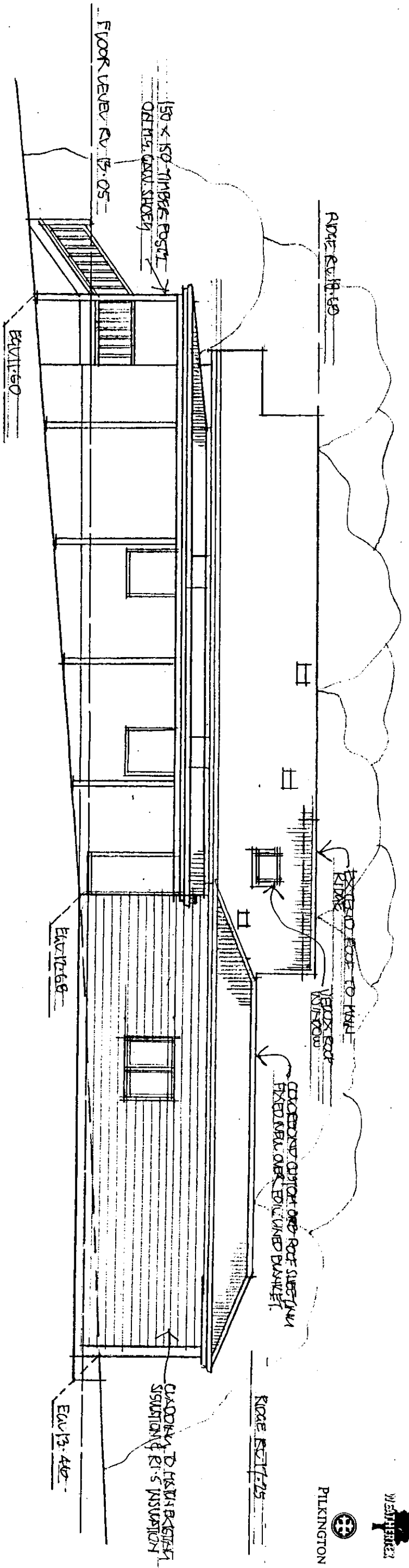
DATE 20/12/05 SCALE 1:100
DRAWN JOE CHECKED
818-02 12/05



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JAMES HARDIE FIXING MANUAL



WEST ELEVATION



SOUTH ELEVATION

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1. All dimensions are to be taken from the finished ground level unless otherwise stated.
2. All dimensions are to be taken from the finished ground level unless otherwise stated.
3. All dimensions are to be taken from the finished ground level unless otherwise stated.
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7. All dimensions are to be taken from the finished ground level unless otherwise stated.
8. All dimensions are to be taken from the finished ground level unless otherwise stated.

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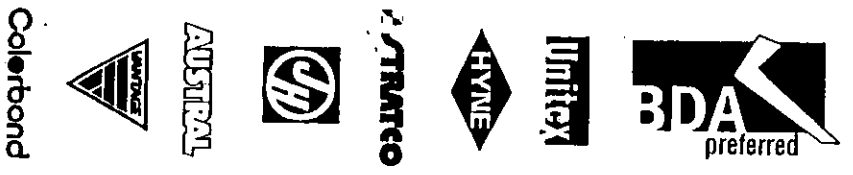
NO.	REVISIONS	DATE
1	ISSUED FOR TENDERS	12/12/05
2	REVISED FOR CONSENT	12/12/05
3	REVISED FOR CONSENT	12/12/05
4	REVISED FOR CONSENT	12/12/05
5	REVISED FOR CONSENT	12/12/05
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9	REVISED FOR CONSENT	12/12/05
10	REVISED FOR CONSENT	12/12/05

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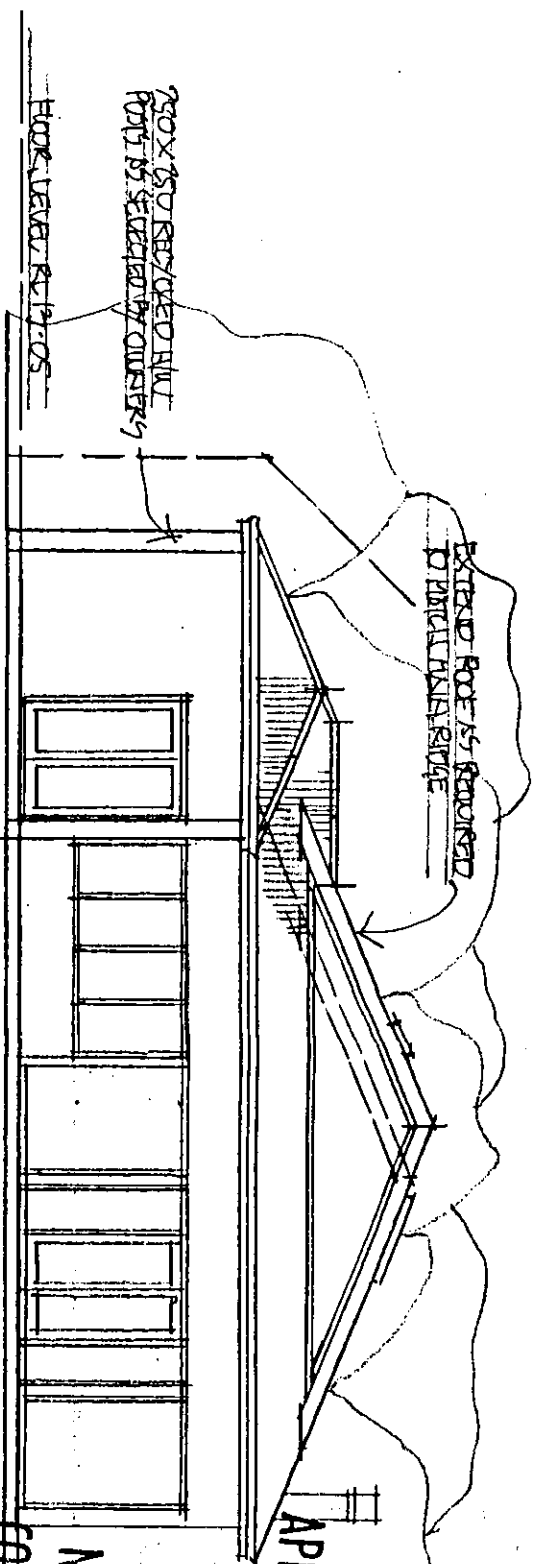
BDA
BUILDING DESIGN ASSOCIATION

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 51 TASMAN ROAD
NORTH AVALON N.S.W. 2107
CLIENT
STUART & LISA WILLIAMS

DRAWING No.
818-03
DATE 20/12/05
SCALE 1:100
DRAWN JOE
CHECKED
DATE 12/12/06



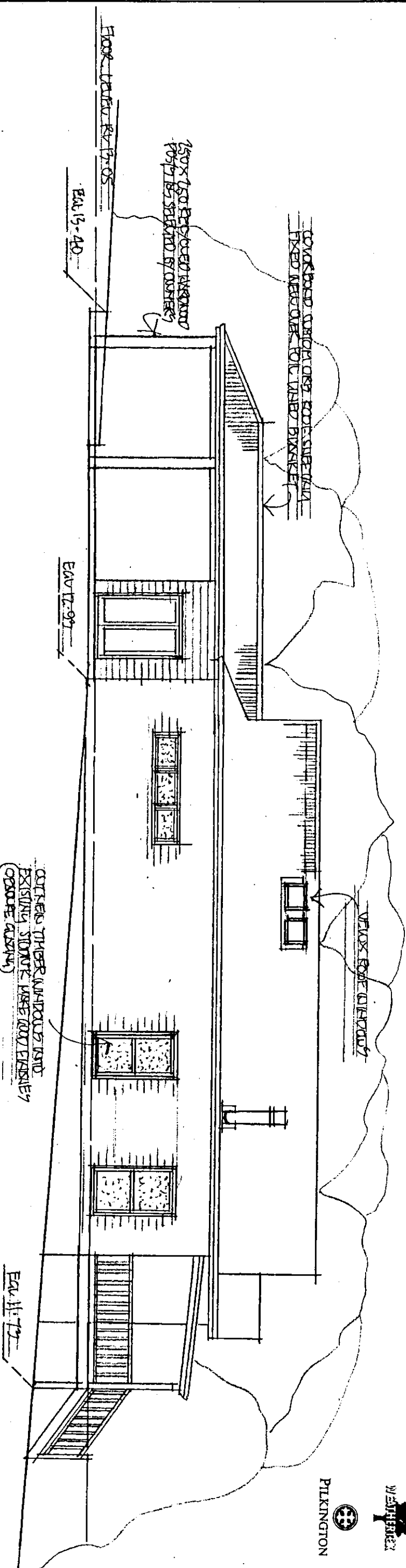
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JAMES HARDIE FIXING MANUAL



PITWATER COUNCIL
APPROVED DEVELOPMENT CONSENT

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

EAST ELEVATION



NORTH ELEVATION

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY
DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS
AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to the building and surrounding are subject to verification by a surveyor.
3. All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All building construction to be in accordance with the "JAMES HARDIE" code.
5. Any building or addition to be in accordance with the "JAMES HARDIE" code and the builder to the owner's approval, subject to the owner's approval.
6. All building or addition to be in accordance with the "JAMES HARDIE" code and the builder to the owner's approval, subject to the owner's approval.
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NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	15/11/05

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PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 51 TASMAN ROAD
NORTH AVALON N.S.W. 2107
CLIENT
STUART & LISA WILLIAMS

DATE 20/12/05	SCALE 1:100
DRAWN JOE	CHECKED
818-04	SSA A

PILKINGTON



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AUSTRAL



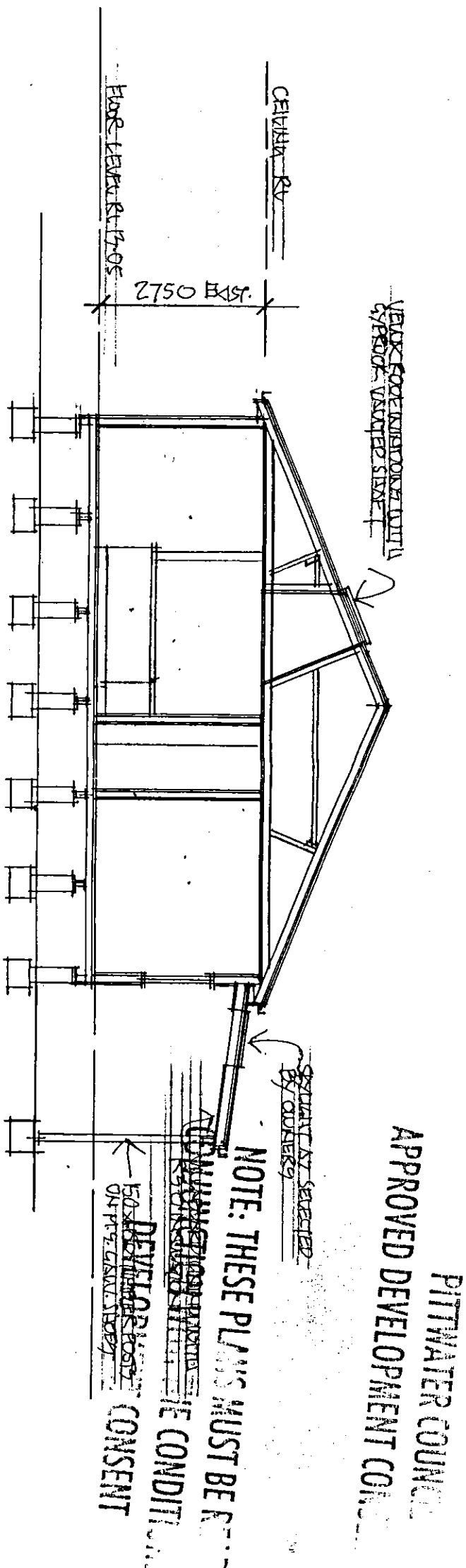
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Unitex



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JAMES HARDIE FIXING MANUAL



SECTION A - A

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY
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1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to the foundation and construction are subject to verification by a suitably qualified person.
3. All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All work to be in accordance with the "JAMES HARDIE" system.
5. Any deviation from the drawing must be approved in writing by the architect and the builder to the owner's approval, signed by the architect.
6. All work to be in accordance with the "JAMES HARDIE" system.
7. All work to be in accordance with the "JAMES HARDIE" system.
8. All work to be in accordance with the "JAMES HARDIE" system.
9. All work to be in accordance with the "JAMES HARDIE" system.
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Rev.	Description	Date
1	As Issued	1/1/05



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Phone (02) 9918 9206 Fax (02) 9973 2454
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PROPOSED ALTERATIONS/ADDITIONS
No. 51 TASMAN ROAD
NORTH AVALON N.S.W. 2107
CLIENT
STUART & LISA WILLIAMS

DATE	20/12/05	SCALE	1:100
DRAWN	JDE	CHECKED	
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