

2179558



# 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](http://www.pittwaterlga.com.au)

Email: [pittwater\\_council@pittwater.nsw.gov.au](mailto:pittwater_council@pittwater.nsw.gov.au)

## SITE DETAILS

|                       |                   |                                   |
|-----------------------|-------------------|-----------------------------------|
| Unit/Suite:           | Street No:<br>143 | Street:<br>MACPHERSON             |
| Suburb:<br>WARRIEWOOD | Lot No:<br>1803   | Deposit / Strata Plan:<br>1076722 |

## DEVELOPMENT CONSENT

|                                         |                                 |
|-----------------------------------------|---------------------------------|
| Development Application No:<br>N0405/05 | Determination Date:<br>13/10/05 |
|-----------------------------------------|---------------------------------|

## APPLICANT DETAILS

|                                                 |                                                                                  |
|-------------------------------------------------|----------------------------------------------------------------------------------|
| Name/Company:<br>OAK HOME IMPROVEMENTS          | Contact Person:<br>OLIVER KEAVENEY                                               |
| Postal Address:<br>4/101 DARLEY ST<br>MONA VALE | Contact Numbers:<br>Phone (H/B): 99972118<br>Mobile: 0408273715<br>Fax: 99795687 |
| Signature of Applicant:<br><i>[Signature]</i>   | Date:<br>11/11/05                                                                |

## OWNERS DETAILS

|                                                    |                                                                                    |
|----------------------------------------------------|------------------------------------------------------------------------------------|
| Name:<br>PATRICIA ANN TUFFIN                       | If Company, contact person:                                                        |
| Postal Address:<br>143 MACPHERSON ST<br>WARRIEWOOD | Contact Numbers:<br>Phone (H/B): 99792654 / 98571323<br>Mobile: 0413589401<br>Fax: |

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 Owner:

Date:

*[Signature]*

28/10/05

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:                                               | <input checked="" type="checkbox"/> Building Work |
| OR                                                          |                                                   |
|                                                             | <input type="checkbox"/> Subdivision Work         |
| Description of proposal – (Provide brief, concise details): |                                                   |
| TIMBER FRAMED PERGOLA WITH POLYCARBONATE ROOF.              |                                                   |

## WHO WILL BE DOING THE BUILDING WORKS?

|                                                                                                                                                                                                                                              |                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Owner Builder                                                                                                                                                                                                       |                                                                                                               |
| Owner Builders Permit No: .....                                                                                                                                                                                                              |                                                                                                               |
| Copy of Owner Builders permit attached:                                                                                                                                                                                                      | <input type="checkbox"/> Yes<br><input type="checkbox"/> No – to be provided with Notice of Commencement Form |
| <i>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.</i> |                                                                                                               |

OR

|                                                                                                                                                                                                                                                                     |                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Licensed Builder                                                                                                                                                                                                                           |                                                                                                                                                        |
| Builder's License Number 169465C                                                                                                                                                                                                                                    |                                                                                                                                                        |
| Name of Builder: OLIVER KENNEDY                                                                                                                                                                                                                                     | Phone: 99972118                                                                                                                                        |
| Contact person: AS ABOVE                                                                                                                                                                                                                                            | Mobile: 0408 273715                                                                                                                                    |
| Address: 4/101 DARLEY ST<br>MONA VALE                                                                                                                                                                                                                               | Fax: 99795687                                                                                                                                          |
| Insurance Company: Not Applicable                                                                                                                                                                                                                                   | Insurance Certificate attached:<br><input type="checkbox"/> Yes<br><input type="checkbox"/> No – to be provided with Notification of Commencement form |
| <i>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.</i> |                                                                                                                                                        |

**VALUE OF PROPOSED DEVELOPMENT**

Value of Works: \$ 5200.00 (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                | \$330.77                 |
| Long Service Levy Fee                    | QLSL                |                          |
| Driveway/Street Levels                   | ESTR                |                          |
| Sec 94 Contributions                     |                     |                          |
| Bonds/Guarantees                         |                     |                          |
| Other Fees                               |                     |                          |
| <b>TOTAL</b>                             |                     |                          |
| Date of Receipt: 1.11.05.                | Receipt No: 179558. | Accepted By: <i>will</i> |

**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. |                                                                                                                                         |

CC0587/05

# STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS

|                                                            |                                      |                                        |                                     |
|------------------------------------------------------------|--------------------------------------|----------------------------------------|-------------------------------------|
| What is the area of the land?                              | Area in square metres                | 244.55                                 |                                     |
| Gross floor area of existing building?                     | Area in square metres                | 108.00                                 |                                     |
| If no existing building, write "NIL"                       |                                      |                                        |                                     |
| What is the existing building or site used for at present? | Main uses:                           | PRIVATE RESIDENCE                      |                                     |
|                                                            | Other uses:                          |                                        |                                     |
| Does the site contain a dual occupancy?                    | <input type="checkbox"/> Yes         | <input checked="" type="checkbox"/> No |                                     |
| Gross floor area of proposed building?                     | Proposed floor area in square metres | 13.81                                  |                                     |
| What will the proposed building to be used for?            | Main uses:                           | PART OF EXISTING RESIDENCE             |                                     |
|                                                            | Other uses:                          |                                        |                                     |
| How many dwellings:                                        |                                      |                                        |                                     |
| Are pre-existing at this property?                         | Dwellings:                           | ONE                                    |                                     |
| Are proposed to be demolished?                             | Dwellings:                           | NONE                                   |                                     |
| Are proposed to be constructed?                            | Dwellings:                           | NONE                                   |                                     |
| How many storeys will building consist of?                 | Storeys:                             | NONE                                   |                                     |
| What are the main building materials?                      |                                      |                                        |                                     |
| Walls                                                      |                                      | Roof                                   |                                     |
| Full Brick                                                 | <input type="checkbox"/>             | Aluminium                              | <input type="checkbox"/>            |
| Brick veneer                                               | <input checked="" type="checkbox"/>  | Concrete or slate                      | <input type="checkbox"/>            |
| Concrete, masonry                                          | <input type="checkbox"/>             | Tile                                   | <input checked="" type="checkbox"/> |
| Steel                                                      | <input type="checkbox"/>             | Fibrous cement                         | <input type="checkbox"/>            |
| Fibrous cement                                             | <input type="checkbox"/>             | Steel                                  | <input type="checkbox"/>            |
| Timber/weatherboard                                        | <input type="checkbox"/>             | Other                                  | <input type="checkbox"/>            |
| Cladding-aluminium                                         | <input type="checkbox"/>             | Unknown                                | <input type="checkbox"/>            |
| Curtain glass                                              | <input type="checkbox"/>             |                                        |                                     |
| Other                                                      | <input type="checkbox"/>             |                                        |                                     |
| Unknown                                                    | <input type="checkbox"/>             |                                        |                                     |
| Floor                                                      |                                      | Frame                                  |                                     |
| Concrete                                                   | <input checked="" type="checkbox"/>  | Timber                                 | <input checked="" type="checkbox"/> |
| Timber                                                     | <input type="checkbox"/>             | Steel                                  | <input type="checkbox"/>            |
| Other                                                      | <input type="checkbox"/>             | Other                                  | <input type="checkbox"/>            |
| Unknown                                                    | <input type="checkbox"/>             | Unknown                                | <input type="checkbox"/>            |



# Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

The General Manager  
Pittwater Council  
P O Box 882  
MONA VALE NSW 1660

**VQ 22906.**  
27<sup>th</sup> October 2005.  
Page 1.

Dear Sir,

**Patricia Ann Tuffin, 143 Macpherson Street, Warriewood 2102.**

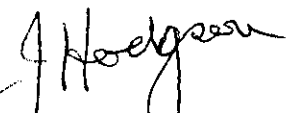
Structural Engineering details for proposed pergola.

Footings: 400x400x400mm.  
Beam : 240x45 F7. H3. CCA.  
Rafters : 140x45 F7. @ 850mm centres.  
Battens : 70x45 F5. @ 700mm centres.  
Columns : 90x90 F7. H4. CCA.

We are satisfied that these members are adequate to support the calculated loads and the completed structure will be in accordance with AS1684 and AS 1720

Our Mr Jack Hodgson is appropriately qualified and experienced to issue this certificate.

**JACK HODGSON CONSULTANTS PTY. LIMITED.**

  
**J. D. Hodgson M.Eng.Sc.,  
F.I.E.Aust., CP ENG.  
Civil & Structural Engineer.  
Nper3, Struct. Civil. No. 149788.  
Director.**

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788

67 Darley Street, Mona Vale NSW 2103  
PO Box 389 Mona Vale NSW 1660  
Telephone: 9979 6733 Facsimile: 9979 6926



**CONSENT NO: N0405/05  
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)  
NOTICE TO APPLICANT OF DETERMINATION  
OF A DEVELOPMENT APPLICATION**

**Applicants Name and Address: PATRICIA ANN TUFFIN, 143 MACPHERSON STREET,  
WARRIEWOOD 2102**

Being the applicant in respect of Development Application No **N0405/05**

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of Development Application No **N0405/05** for:

**Covered pergola.**

**At: 143 MACPHERSON STREET, WARRIEWOOD  
Lot 1803 DP 1076722**

**Decision:**

The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application, including the Statement of Environmental Effects, and in accordance with

**Drawing: DA01, DA02, DA03, Prepared by: Patricia Tuffin, Dated: June 2005**

as amended in red (shown clouded) or as modified by any conditions of this consent.

The reason for the imposition of the attached conditions is to ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act 1979 (as amended), pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section 79C of the Act and the Environmental Planning Instruments applying to the land, as well as section 80A of the Act which authorises the imposing of the consent conditions.

Endorsement of date of consent 13 October 2005

Mark Ferguson  
GENERAL MANAGER

Per:



### Conditions of Approval

This consent is not an approval to commence building work. The works associated with this consent can only commence following the issue of the Construction Certificate.

#### A. Prescribed Conditions:

1. All works are to be carried out in accordance with the requirements of the Building Code of Australia.
2. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, there is to be such a contract in force.
3. Critical stage inspections are to be carried out in accordance with clause 162A of the Environmental Planning & Assessment Regulation 2000. To allow a Principal Certifying Authority or another certifying authority time to carry out critical stage inspections required by the Principal Certifying Authority, the principal contractor for the building site, or the owner-builder must notify the Principal Certifying Authority at least 48 hours before building work is commenced and prior to further work being undertaken.
4. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - a. showing the name, address and telephone number of the Principal Certifying Authority for the work, and
  - b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - c. stating that unauthorised entry to the work site is prohibited.Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
5. Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:
  - a. in the case of work for which a principal contractor is required to be appointed:
    - i. the name and licence number of the principal contractor, and
    - ii. the name of the insurer by which the work is insured under Part 6 of that Act.
  - b. in the case of work to be done by an owner-builder:
    - i. the name of the owner-builder, and
    - ii. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
6. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.
7. The hours of construction are restricted to between the hours of 7.00am and 5.00pm Monday - Friday and 7.00am to 1.00pm on Saturdays. No works are to be carried out on Sundays or Public



Holidays. Internal building work may be carried out at any time outside these hours, subject to noise emissions from the building or works not being audible at any adjoining boundary.

**B. Matters to be incorporated into the development and maintained over the life of the development:**

Nil.

**C. Matters to be satisfied prior to the issue of the Construction Certificate:**

Note: The issue of partial or limited Construction Certificates is not permissible under the terms of this consent unless otherwise specifically stated. All outstanding matters referred to in this section are to be submitted to the accredited certifier together. Incomplete Construction Certificate applications / details cannot be accepted.

1. Submission of construction plans and specifications and documentation which are consistent with the approved Development Consent plans, the requirements of Building Code of Australia and satisfy all conditions shown in Part B above are to be submitted to the Principal Certifying Authority.
2. Structural Engineering details relating to the pergola are to be submitted to the Accredited Certifier or Council prior to release of the Construction Certificate. Each plan/sheet is to be signed by a qualified practising Structural Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field.

**D. Matters to be satisfied prior to the commencement of works and maintained during the works:**

Note: It is an offence to commence works prior to issue of a Construction Certificate.

1. A clearly legible *Site Management Sign* is to be erected and maintained throughout the course of the works. The sign is to be centrally located on the main street frontage of the site and is to clearly state in legible lettering the following: -
  - The builder's name, builder's telephone contact number both during work hours and after hours.
  - That no works are to be carried out in Council's Road Reserve without the written approval of the Council.
  - That a Road Opening Permit issued by Council must be obtained for any road openings or excavation within Councils Road Reserve associated with development of the site, including stormwater drainage, water, sewer, electricity, gas and communication connections. During the course of the road opening works the Road Opening Permit must be visibly displayed at the site.
  - That no skip bins or materials are to be stored on Councils Road Reserve.
  - That the contact number for Pittwater Council for permits is 9970 1111.
2. A stamped copy of the approved plans is to be kept on the site at all times, during construction.
3. Toilet facilities are to be provided in a location which will not detrimentally affect the amenity of any adjoining residents at or in the vicinity of the work site during the duration of the development.
4. Finishes and materials: Roof - polycarbonate - dark earthy tone (the colour submitted with the application is considered too light).



### **E. Matters to be satisfied prior to the issue of Occupation Certificate:**

Note: The issue of interim or partial Occupation Certificates is not permissible within the terms of this consent unless otherwise specifically stated. Prior to the issue of an Occupation Certificate the principal certifying authority is to ensure that Council's assets, including road, kerb and gutter and drainage facilities adjacent or near to the site have not been damaged as a result of the works. Where such damage has occurred, it is to be repaired to Council's written satisfaction prior to the issue of an Occupation Certificate or suitable arrangements put in place to effect those repairs at a future date to Council's written satisfaction. Should this process not be followed, Council will pursue action against the principal accredited certifier in relation to the recovery of costs to effect such works.

Note: It is an offence to occupy the building or part thereof to which this consent relates prior to the issue of an Occupation Certificate.

1. An Occupation Certificate application stating that the development complies with the Development Consent, the requirements of the Building Code of Australia and that a Construction Certificate has been issued must be obtained before the building is occupied or on completion of the construction work approved by this Development Consent.

### **F. Matters to be satisfied prior to the issue of Subdivision Certificate:**

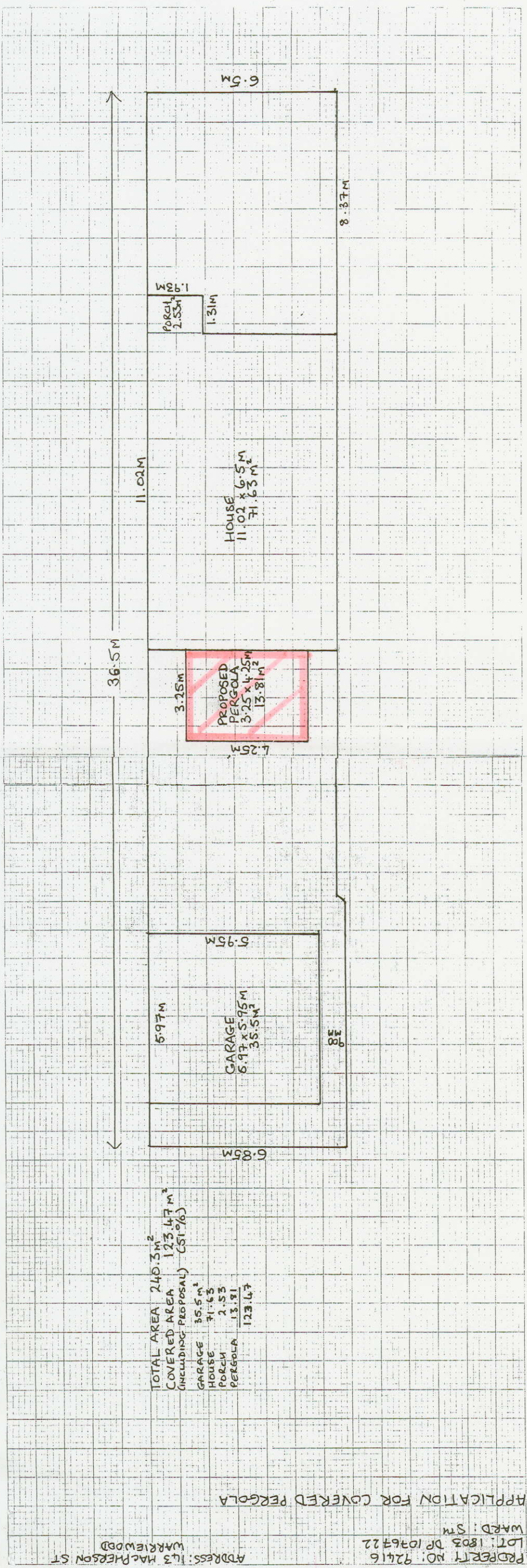
Nil.

### **G. Advice:**

1. Failure to comply with the relevant provisions of the Environmental Planning and Assessment Act, 1979 (as amended) and/or the conditions of this Development Consent may result in the serving of penalty notices (on-the-spot fines) under the summary offences provisions of the above legislation or legal action through the Land and Environment Court, again pursuant to the above legislation.
2. The applicant is also advised to contact the various supply and utility authorities, ie Sydney Water, Sydney Electricity, Telstra etc. to enquire whether there are any underground utility services within the proposed excavation area.
3. It is the Project Manager's responsibility to ensure that all of the Component Certificates/certification issued during the course of the project are lodged with the Principal Certifying Authority. Failure to comply with the conditions of approval or lodge the Component Certificates/certification will prevent the Principal Certifying Authority issuing an Occupation Certificate.
4. In accordance with Section 80A(1)(d) and (e) of the Act, any consent given shall be void if the development to which it refers is not commenced within two (2) years after the date of approval, provided that Council may, if good cause be shown, grant an extension of renewal of such consent beyond such period.  
NOTE: Council may be prepared to consider an extension of this Consent period for a further 12 months, however, the request for extension would have to be received during the initial 2 year period.
5. To ascertain the date upon which the determination becomes effective, refer to Section 83 of the Environmental Planning and Assessment Act, 1979 (as amended).



6. Should any of the determination not be acceptable, you are entitled to request reconsideration under Section 82A of the Environmental Planning and Assessment Act, 1979. Such request to Council must be made in writing together with a \$500 fee, within 1 year from the date of determination.
  7. If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you a right of appeal to the Land and Environment Court within 12 months of the date of endorsement of this Consent.
  8. The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately stamped. For Quick Check agent details please refer to "Your Business" section of Sydney Water's web site at [www.sydneywater.com.au](http://www.sydneywater.com.au) then see Building & Renovating under the heading Building & Developing, or telephone 13 20 92.
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PITTSWATER COUNCIL  
APPROVED DEVELOPMENT CONSENT PLANS

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

SYDNEY WATER  
APPROVED

1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainage.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.
5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
6. Property No. 53201855

Reece, Mona Vale  
Quick Check Agent on behalf of  
SYDNEY WATER

Per: Reece 28/10/05

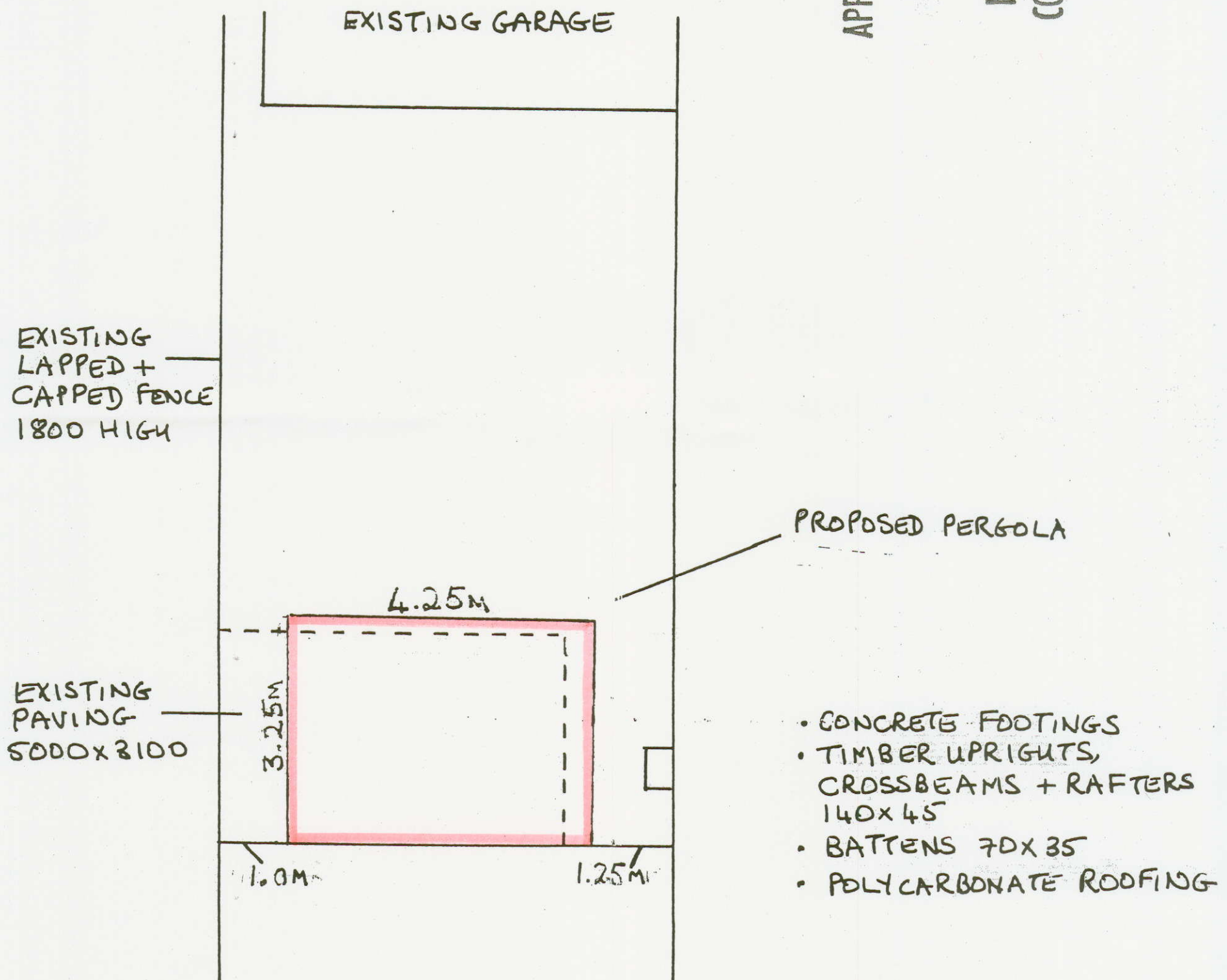
PROPERTY NO: 92416  
LOT: 1803 DP 1076722  
WARD: 5TH

ADDRESS: 143 MACPHERSON ST  
WARRIEWOOD

APPLICATION FOR COVERED PERGOLA

PITTWATER COUNCIL  
APPROVED DEVELOPMENT CONSENT PLAN

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



SCALE: 1 CM = 1000 MM

DRAFTED BY: PATRICIA TUFFIN 1 JUNE 2005

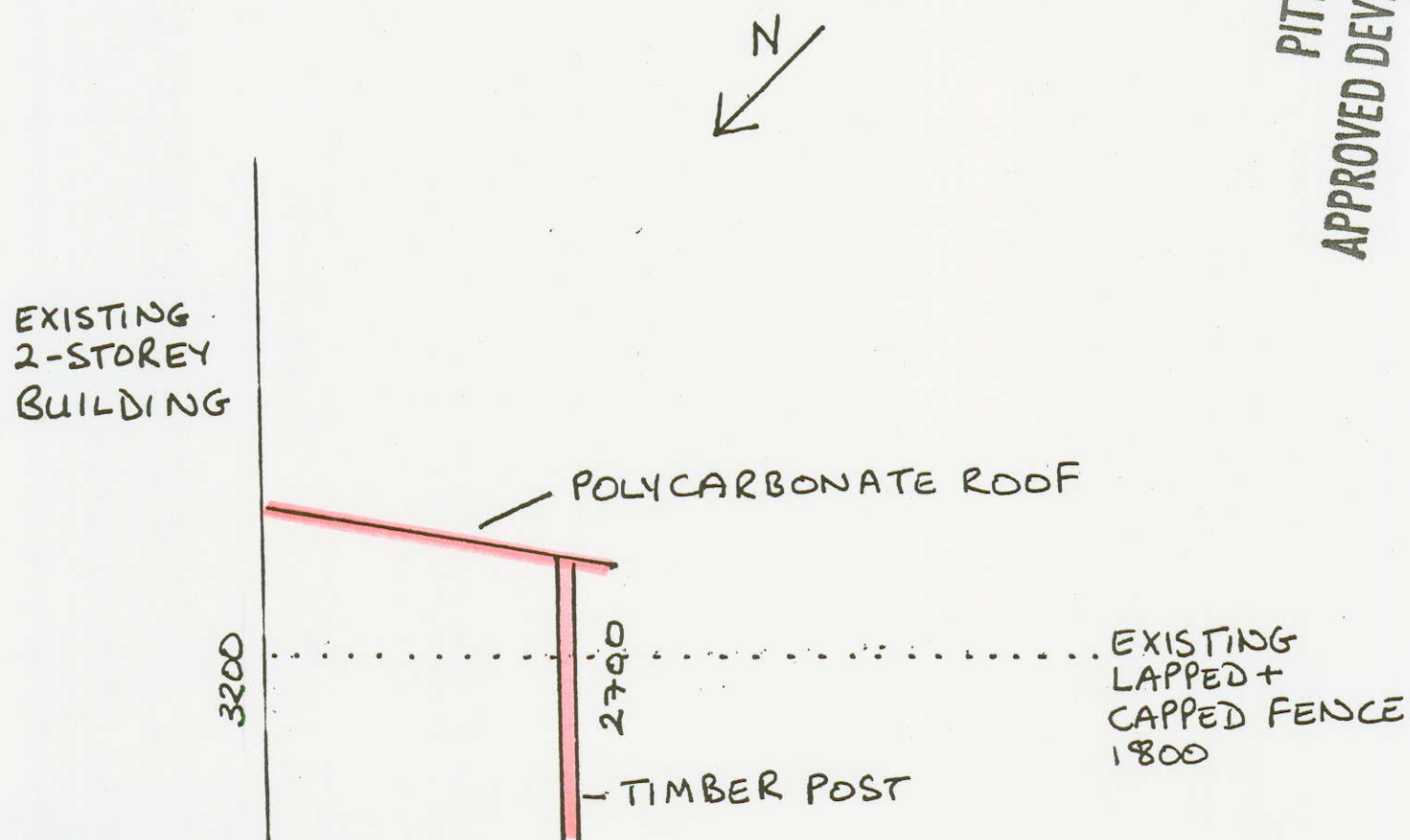
PROPERTY NO: 92416  
LOT: 1803 DP1076722  
WARD: 5TH

ADDRESS: 143 MACPHERSON ST  
WARD: 5TH

APPLICATION FOR COVERED PERGOLA

PITTSBURGH COUNCIL  
APPROVED DEVELOPMENT CONSENT PLANS

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



DRAFTED BY: PATRICIA TUFFIN 1 JUNE 2005