

Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

18 August 2014

Our Ref: 144030

The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660



Dear Sir,

**Re: 1174 Barrenjoey Road, Palm Beach
Complying Development Certificate**

Pursuant to the requirements of the Environmental Planning and Assessment Act please find attached a copy of our Complying Development Certificate, plans and specifications to which the Complying Development Certificate has been issued and other relevant documents.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully

Anthony Protas
Anthony Protas Consulting Pty Ltd

\$36 REC: 364780 20/8/14.



Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

COPY

Complying development certificate – 1174 Barrenjoey Road, Palm Beach- Demolition of the existing sunroom and ensuite bathroom and construction of a new timber deck, fill in lower ground floor including new concrete slab and stair to ground floor

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☒ Dr ☐ Other

First name Family name

Flat/street no. Street name

Suburb or town State Postcode

Daytime telephone Fax Mobile

Email

2. Decision of the certifying authority

The certificate is issued:

- ☐ without any conditions
- ☒ subject to the conditions listed in **Attachment A**
- ☐ to erect a temporary building.
- ☒ The issue of this certificate has been endorsed on the plans, specifications or other documents that were lodged with the application.
- Plan no.s approved

Architectural plan No's srBR-201, srBR-202, srBR-203 & srBR-204 Revision A, dated 28/08/12. BASIX Certificate No. A145781, dated 28/08/2012

Date of this decision Complying development certificate no.

The decision was made under the following planning instrument

SEPP (Exempt & Complying Development) Codes 2008/General Housing Code

3. Information attached to this decision

- ☐ A fire safety schedule
- ☒ The conditions of the certificate as listed in **Attachment A**

4. Certification**Anthony Protas**

certifies that:

- ☒ the proposed development is complying development
- ☒ the proposed development will comply with all development standards that apply to the development, and with the requirements of the Environmental Planning and Assessment Regulation 2000 concerning the issue of this certificate, if it is carried out as set out in this certificate
- ☒ the proposed development will be a class **1a**
building under the Building Code of Australia when it is completed.

Date of this certificate

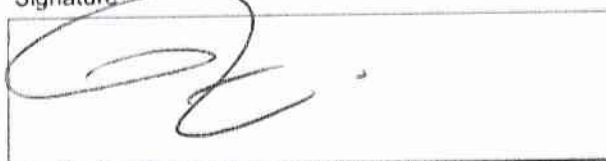
18 August 2014

Date this certificate will expire

18 August 2019**5. Signature**

For this certificate to be valid, it must be signed by the certifying authority.

Signature



Name

Anthony Protas

Flat/Street no.

Locked Bag 1001

Street name

Suburb or town

Wareemba

State

NSW

Postcode

2046

Telephone

9715 5333

Fax

9715 5333

If the certifying authority is an accredited certifier:

Accreditation body of the certifier

Building Professionals Board

Accreditation no. of the certifier

BPB0332

Attachment A Conditions of the certificate

This certificate is subject to the following conditions identified in the following SEPP, REP, LEP or DCP:

A Section 94 or 94A Development Contribution and damage deposit may be payable on the development. You are required to contact Council and pay any applicable levy prior to commencement of work.

The person having the benefit of the complying development certificate must give at least 2 working days' notice in writing of the intention to commence the works to the owner of each dwelling situated within 20m of the boundary of the lot on which the works are to be carried out.

see attached additional conditions



Whole title | Parent Act | Historical versions | Historical notes | Search title
 | Maps | PDF |

Results: Document Types="EPIs", Scope="Titles", Any Words="codes sepp"

Result titles | Result hits

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Current version for 22 February 2014 to date (accessed 31 March 2014 at 11:02)

Schedule 6

<< page >>

Schedule 6 Conditions applying to complying development certificates under the General Housing Code and the Rural Housing Code

(Clauses 3.37 and 3A.39)

Note 1. Complying development under the General Housing Code and the Rural Housing Code must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Schedule.

Note 2. Division 2A of Part 7 of the *Environmental Planning and Assessment Regulation 2000* specifies conditions to which certain complying development certificates are subject.

Note 3. In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.

Note 4. If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.

Note 5. Under section 86A of the *Environmental Planning and Assessment Act 1979*, a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

Part 1 Conditions applying before works commence

1 Protection of adjoining areas

A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

Note. Clauses 2.67 and 2.68 of this Policy specify which scaffolding, hoardings and temporary construction site fences are exempt development and state the applicable standards for that development.

2 Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
- (2) Each toilet must:
 - (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
 - (c) be a temporary chemical closet approved under the Local Government Act 1993.

3 Garbage receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

4 Adjoining wall dilapidation report

- (1) If a wall on a lot is to be built to a boundary and there is a wall (the *adjoining wall*) on the lot adjoining that boundary that is less than 0.9m from that boundary, the person having the benefit of the complying development certificate must obtain a dilapidation report on the adjoining wall.
- (2) If the person preparing the report is denied access to the adjoining lot for the purpose of inspecting the adjoining wall, the report may be prepared from an external inspection of the adjoining wall.

5 Run-off and erosion controls

Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:

- (a) diverting uncontaminated run-off around cleared or disturbed areas, and
- (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
- (c) preventing the tracking of sediment by vehicles onto roads, and
- (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

6 Tree protection measures

- (1) This clause applies to each protected tree and any other tree that is to be retained on a lot.
- (2) The trunk of each of the following trees must be provided with a tree guard that is comprised of hardwood timber panels each having a minimum length of 2m, minimum

width of 75mm and minimum thickness of 25mm and secured, but not permanently fixed or nailed, to the tree and spaced a maximum of 80mm apart:

- (a) each tree that is within 6m of a dwelling house or any ancillary development that is to be constructed, and
 - (b) each protected tree that is within 10m of a dwelling house or any ancillary development that is to be constructed,
- (3) Each protected tree that is within 6m of a dwelling house, outbuilding or swimming pool must have a fence or barrier that is erected:
- (a) around its tree protection zone as defined by section 3.2 of AS 4970—2009, *Protection of trees on development sites*, and
 - (b) in accordance with section 4 of that standard.
- (4) The person having the benefit of the complying development certificate must ensure that:
- (a) the activities listed in section 4.2 of that standard do not occur within the tree protection zone of any tree on the lot or any tree on an adjoining lot, and
 - (b) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained on the lot during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.
- (5) The tree protection measures specified in this clause must:
- (a) be in place before work commences on the lot, and
 - (b) be maintained in good condition during the construction period, and
 - (c) remain in place for the duration of the construction works.

Note. A separate permit or development consent may be required if the branches or roots of a protected tree on the lot or on an adjoining lot are required to be pruned or removed.

Part 2 Conditions applying during the works

Note. The *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Noise Control) Regulation 2008* contain provisions relating to noise.

7 Hours for construction

Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday.

8 Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

9 Maintenance of site

- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.

- (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- (3) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- (4) During construction:
 - (a) all vehicles entering or leaving the site must have their loads covered, and
 - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- (5) At the completion of the works, the work site must be left clear of waste and debris.

10 Earthworks, retaining walls and structural support

- (1) Any earthworks (including any structural support or other related structure for the purposes of the development):
 - (a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - (c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the Protection of the Environment Operations Act 1997, and
 - (d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the Protection of the Environment Operations (Waste) Regulation 2005.
- (2) Any excavation must be carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442), published in July 2012 by Safe Work Australia.

11 Drainage connections

- (1) If the work is the erection of, or an alteration or addition to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof is installed.
- (2) Any approval that is required for connection to the drainage system under the Local Government Act 1993 must be held before the connection is carried out.

12 Archaeology discovered during excavation

If any object having interest due to its age or association with the past is uncovered during the course of the work:

- (a) all work must stop immediately in that area, and
- (b) the Office of Environment and Heritage must be advised of the discovery.

Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the *Heritage Act 1997* may be required before further the work can continue.

13 Aboriginal objects discovered during excavation

If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- (a) all excavation or disturbance of the area must stop immediately in that area, and
- (b) the Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the *National Parks and Wildlife Act 1974*.

Note. If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the *National Parks and Wildlife Act 1974*.

Part 3 Conditions applying before the issue of an occupation certificate

14 Vehicular access

If the work involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the work on the site is obtained.

15 Utility services

If the work requires alteration to, or the relocation of, utility services on, or adjacent to, the lot on which the work is carried out, the work is not complete until all such works are carried out.

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Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

COPY

Rec'd 28/8/12

Application for complying development certificate

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☒ Dr ☐ Other

First name Family name

Flat/street no. Street name

Suburb or town State Postcode

Daytime telephone Fax Mobile

Email

2. Identify the land

Flat/street no. Street name

Suburb or town Postcode

Lot no. Section

DP/MPS no. Volume/folio

You can find the lot no., section, DP/MPS no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

3. Estimated cost of the development

\$ including GST

4. Describe the development

What type of work do you propose to carry out?

Building work ☒

Subdivision work ☐

Describe the work

DEMOLITION OF EXIST. SUNROOM & ENSUITE BATHROOM
CONSTRUCT NEW TIMBER DECK. FILL IN LOWER GROUND
FLOOR INCL. NEW CONC. SLAB + STAIR TO GROUND FLOOR

For building work, what is the class of the building under the Building Code of Australia?

1A

This can be found on the development consent

5. Information to be attached to the application

You need to provide material with your application that is relevant to the type of work you propose to do. Please indicate the material you have attached by placing a cross in the appropriate boxes ☐

1. If you are going to carry out building work:

☐ a copy of any compliance certificates on which you rely

☒ detailed plans of the building (4 copies)

The plans must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- show a plan of each floor section
- show each elevation of the building
- show the level of the lowest floor, the level of any yard or unbuilt area on that floor and the level of the ground
- indicate the fire safety and fire resistance measures (if any), and their height, design and construction

Where you propose to alter, add to or rebuild a building that is already on the land, or modify plans that have already been approved, please mark the general plan (by colour or otherwise) to show the change you propose to make.

☐ detailed specifications of the building (4 copies)

The specifications are to:

- describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used.

Where you propose to modify specifications that have already been approved, please mark the approved specifications (by colour or otherwise) to show the modification.

☐ a plan of the existing building, drawn to scale, where the application involves building work to alter, enlarge or extend that building

This plan will assist the certifying authority to assess whether the work will reduce the fire protection capacity of the building.

5. continued

- ☐ where you propose to meet the performance requirements of the Building Code of Australia (BCA) by using an alternative solution to the deemed-to-satisfy provisions of the BCA:
- a list of the performance requirements you will meet by using the alternative solution
 - the details of the assessment methods you will use to meet those performance requirements
 - a copy of any compliance certificates on which you rely
- ☐ evidence of any accredited component, process or design on which you seek to rely
Components, processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000.
- ☐ details of the fire safety measures, unless you are building a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool). These details are to include:
- a list of any fire safety measures you propose to include in the building or on the land
 - if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land

The lists must describe the extent, capability and the basis of design of each measure.



☒ the attached schedule, completed for the development

The information in the schedule will be used by the Australian Bureau of Statistics to report each quarter on the building activity that occurs in the economy. Building statistics allow governments and businesses to accurately identify main areas of population growth and demand for products and services.

You may also need to pay a long service levy under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by instalments, the first instalment of the levy) before the certifying authority can issue a certificate to you.

N/A

2.

If you are going to carry out work to do a subdivision (eg building roads or a stormwater drainage system):

- ☐ the details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
- ☐ the details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (like water, road, electricity, sewerage)
- ☐ the existing ground levels and the proposed ground levels when the subdivision is completed
- ☐ copies of any compliance certificates on which you rely
- ☐ detailed engineering plans (4 copies). The detailed plans might include the following:
- earthworks
 - roadworks
 - road pavement
 - road furnishings
 - stormwater drainage
 - water supply works
 - sewerage works
 - landscaping works
 - erosion control works

Where you propose to modify plans that have already been approved, please mark the approved plans (by colour or otherwise) to show the modification.

5. continued

N/A³

If you are going to **change the use of a building** or the classification of a building under the Building Code of Australia and you are doing building work (unless the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool)):

- ☐ a list of any fire safety measures you propose to include in the building or on the land
- ☐ if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land
- ☐ details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia


The lists of fire safety measures must describe the extent, capability and the basis of design of each measure.

6. Signatures

The owner(s) of the land must sign this application.

As the owner(s) of the above property, I/we consent to this application:

Signature



Name

SUSAN ROTHWELL

Date

28/8/12

Signature



Name



Date



The applicant, or the applicant's agent, must sign the application.

Signature



Name, if you are not the applicant

SUSAN ROTHWELL

Date

28/8/12

In what capacity are you signing if you are not the applicant?



7. Privacy policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact the council if the information you have provided in your application is incorrect or changes.

Schedule to application for a complying development certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

2
260
1237 m ²

Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?
(NB dual occupancy = two dwellings on the same site)

N/A
1
NIL

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☒

Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s):

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	<input type="checkbox"/> 11	Tiles	<input type="checkbox"/> 10	Concrete or slate	<input checked="" type="checkbox"/> 20	Timber	<input checked="" type="checkbox"/> 40
Brick (veneer)	<input type="checkbox"/> 12	Concrete or slate	<input type="checkbox"/> 20	Timber	<input checked="" type="checkbox"/> 40	Steel	<input type="checkbox"/> 60
Concrete or stone	<input checked="" type="checkbox"/> 20	Fibre cement	<input type="checkbox"/> 30	Other	<input type="checkbox"/> 80	Aluminium	<input type="checkbox"/> 70
Fibre cement	<input type="checkbox"/> 30	Steel	<input type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90	Other	<input type="checkbox"/> 80
Timber	<input checked="" type="checkbox"/> 40	Aluminium	<input type="checkbox"/> 70			Not specified	<input type="checkbox"/> 90
Curtain glass	<input type="checkbox"/> 50	Other	<input checked="" type="checkbox"/> 80				
Steel	<input type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90				
Aluminium	<input type="checkbox"/> 70						
Other	<input type="checkbox"/> 80						
Not specified	<input type="checkbox"/> 90						



Our Reference: SY110101

20 August 2012

Anthony Protas
Locked Bag 1001
WAREEMBA NSW 2046

Attn: Mr Anthony Protas

Dear Anthony

**Re: Alterations and Additions to Existing Residence
1174 Barrenjoey Road, Palm Beach**

Pursuant to the provisions of clause A2.2 of the building Code of Australia, I hereby certify that the above design is in accordance with normal engineering practice and meets the requirements of the Building Code of Australia, relevant Australian standards and relevant conditions of the development consent.

I am an appropriately qualified and competent person in this area and as such can certify that the design and performance of the design systems comply with the above and which are detailed on the following drawings.

SY110101 / SK1, SK2, SK3

I possess indemnity insurance to the satisfaction of the building owner or my principal

Name of Designer	Chris Rowse
Qualifications	BE, MIEAust, CPEng
Address of designer	Level 1, 24 Falcon Street, Crows Nest NSW 2065
Business telephone number	(02) 9438 5098
Name of Employer	ACOR Consultants Pty Ltd

Yours sincerely,
ACOR Consultants Pty Ltd

Chris Rowse
Director

ACOR CONSULTANTS PTY LTD

ENGINEERS

MANAGERS

INFRASTRUCTURE PLANNERS

SYDNEY - BRISBANE - NEWCASTLE
GOSFORD - ADELAIDE

ACN 119 306 246

ABN 26 522 454 721

Level 1, 24 Falcon Street

Crows Nest NSW

2065

TE (02) 9438 5098

FAX (02) 9438 5098

WWW.ACOR.COM.AU

Long Service Levy \$1288

\$920 paid 12/9/12 - Receipt No 329145

\$368 paid 13/8/14

\$1288

Pittwater Council

Tax Invoice Official Receipt

AIN 61340837871

12/08/2014 Receipt No 364287

TO: WOODHILL ARCHITECTS
PO BOX 575
MILBURN POINT 1565

Appl Id	Reference	Amount
All Receipts		
	Olds Services Ltd	\$260.00
	1/4 1174 SANDREIGHT ROAD	
	EMP-For Road Dept	\$145.00
	1/4 1174 SANDREIGHT ROAD	
	RIGHT-Of-Way COST	\$4.00
Tendered on Total:		\$475.00
Includes GST of:		\$0.00

Amounts Tendered	
Cash	\$0.00
Cheque	\$0.00
Gift Cert	\$475.00
Money Order	\$0.00
Agency	\$0.00
Other	\$475.00
Accounting	\$0.00
Change	\$0.00
Total	\$475.00

Pittwater Council

REPRINTED

Tax Invoice

Official Receipt

ABN 61340837871

12/09/2012 Receipt No: 323145

To: SUSAN BETHWELL ARCHITECTS
44 BERRINGTON ROAD
GREENWICH NSW 2065

Applic	Reference	Amount
GL Receipt		
QLSL Builders LSL		\$920.10
1 X 1174 BARRINGTON ROAD		
Transaction Total:		\$920.10
Includes GST of:		\$0.00

Amounts Tendered	
Cash	\$0.00
Cheque	\$920.10
Db/Cr Card	\$0.00
Money Order	\$0.00
Agency	\$0.00
Total	\$920.10
Rounding	\$0.00
Change	\$0.00
Nett	\$920.10

Printed 4/10/2012 3:29:01PM

BASIX® Certificate

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

Alterations and Additions

Certificate number: A145781

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: Tuesday, 28, August 2012

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



Description of project

Project address	
Project name	1174 Barrenjoey Rd
Street address	1174 Barrenjoey Road Palm Beach 2108
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 216436
Lot number	2
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).

APPROVED

18 AUG 2014

ANTHONY PROTAS
CONSULTING PTY LTD.

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Rothwell Architects
ABN (if applicable): 44091240345

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.				
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 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.		✓	✓	✓
Construction				
concrete slab on ground floor.	Additional insulation required (R-value)	Other specifications		
	nil			

Glazing requirements

Show on
DA PlansShow on
CC/CDC
Plans &
specsCertifier
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 improved frames, or pyrolytic 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.

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	N	2.6	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W2	N	2.6	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W3	N	12	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W4	N	3.5	0	0	awning (fixed) >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W5	N	2	0	0	awning (fixed) >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)

Glazing requirements

Window / door no.		Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
W6		N	2	0	0	awning (fixed) >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W7		N	2	0	0	awning (fixed) >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W8		N	2	0	0	awning (fixed) >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W9		N	2	0	0	awning (fixed) >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W10		N	2	0	0	awning (fixed) >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W11		E	1.5	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W12		W	1.5	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W13		W	2	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W14		W	2	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			

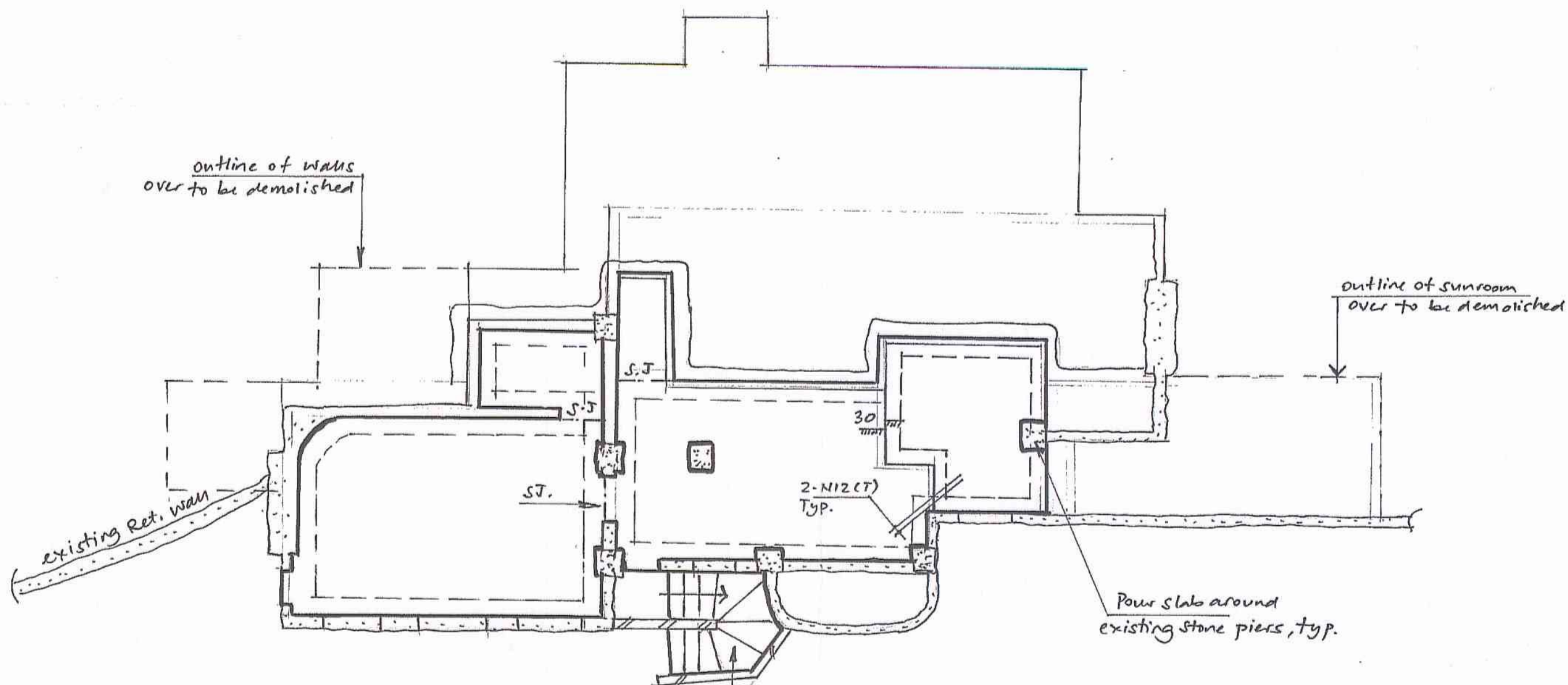
Legend

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.

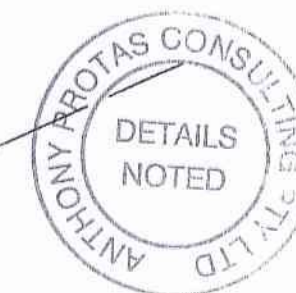
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.



**LOWER GROUND FLOOR
SLAB PLAN**

All slabs to be 100mm thick reinforced with a single layer of SL82 mesh (Top). Poured on a 300µm plastic membrane on min 50 sand blinding. Perimeter of slab to have a 200D x 300W edge thickening.

S.J. - 25 deep sawcut joint

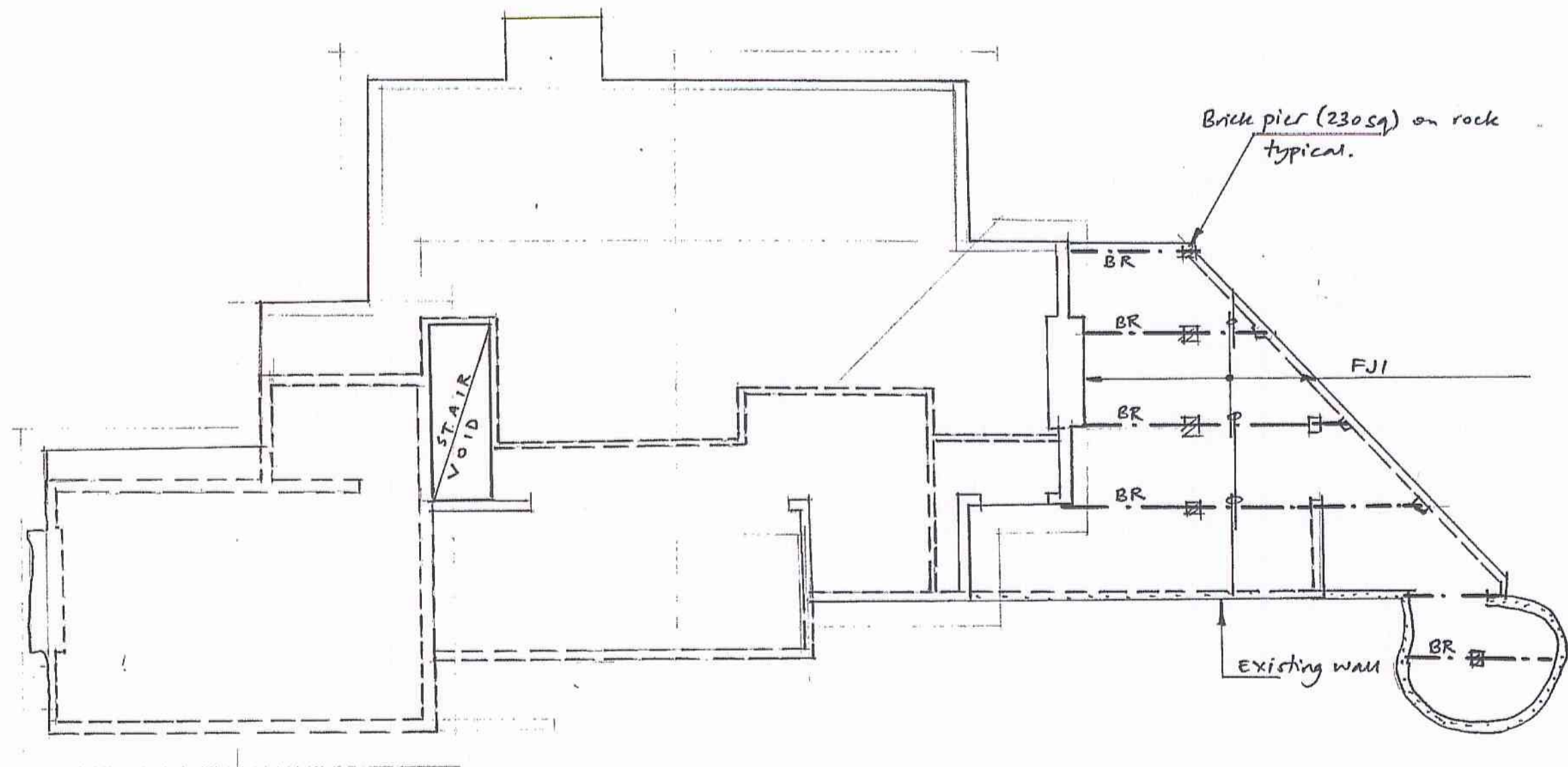


16/08/12



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Crows Nest NSW 2065

SY110101/SK 1 /A



GROUND FLOOR FRAMING PLAN

BR - 2x150x45 (F7) treated pine bearers
 FJI - 100x45 (F7) treated pine joists at 450 CRS

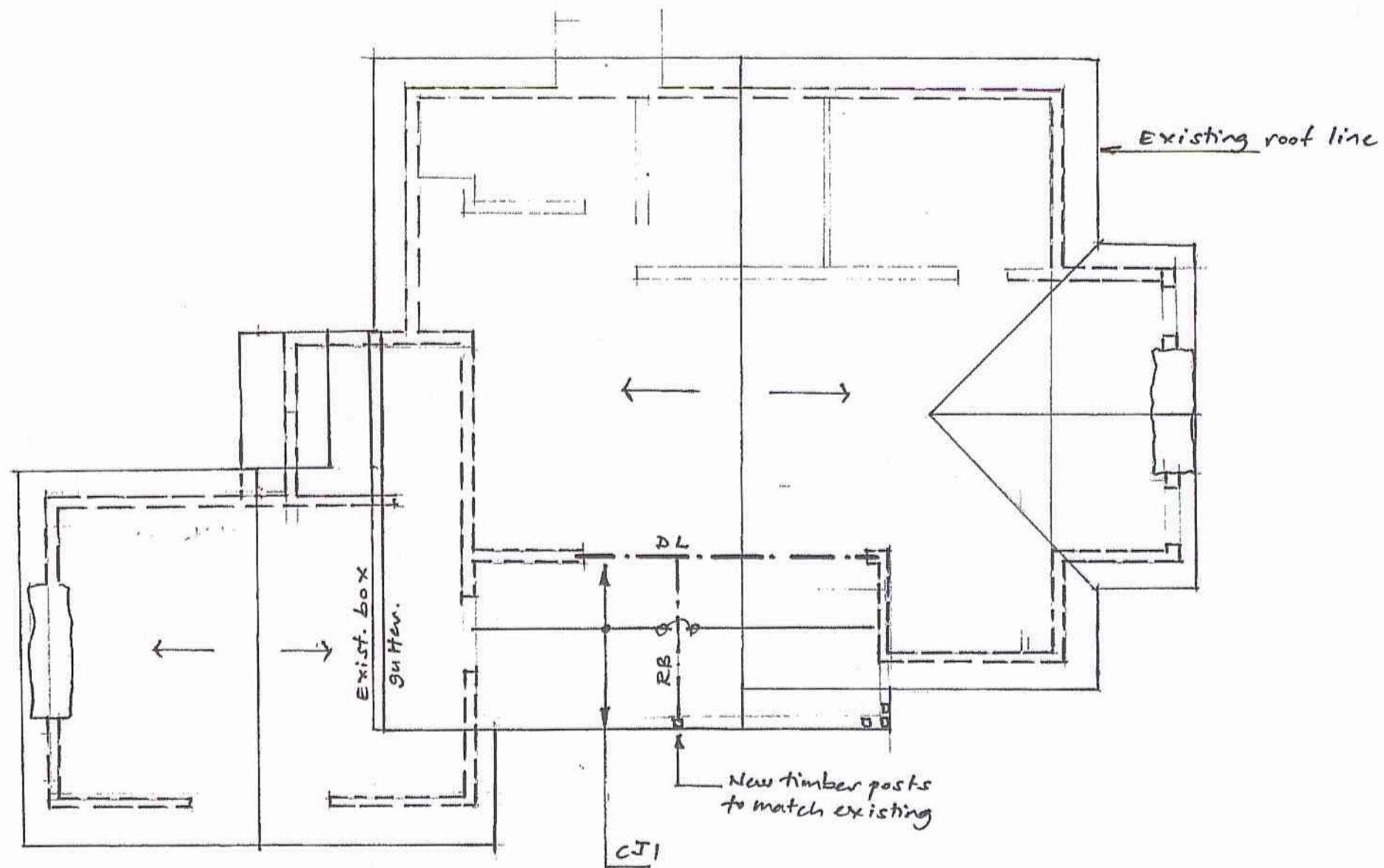


16/08/12



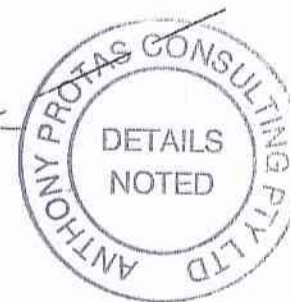
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 Crows Nest NSW 2065

57110101/SK2/A



ROOF FRAMING PLAN

C.J. - ceiling joists - 150x45 LVL at 450 CRS
 RB - Ridge beam - 200x63 LVL
 DL - Door lintel - 2x240x45 LVL

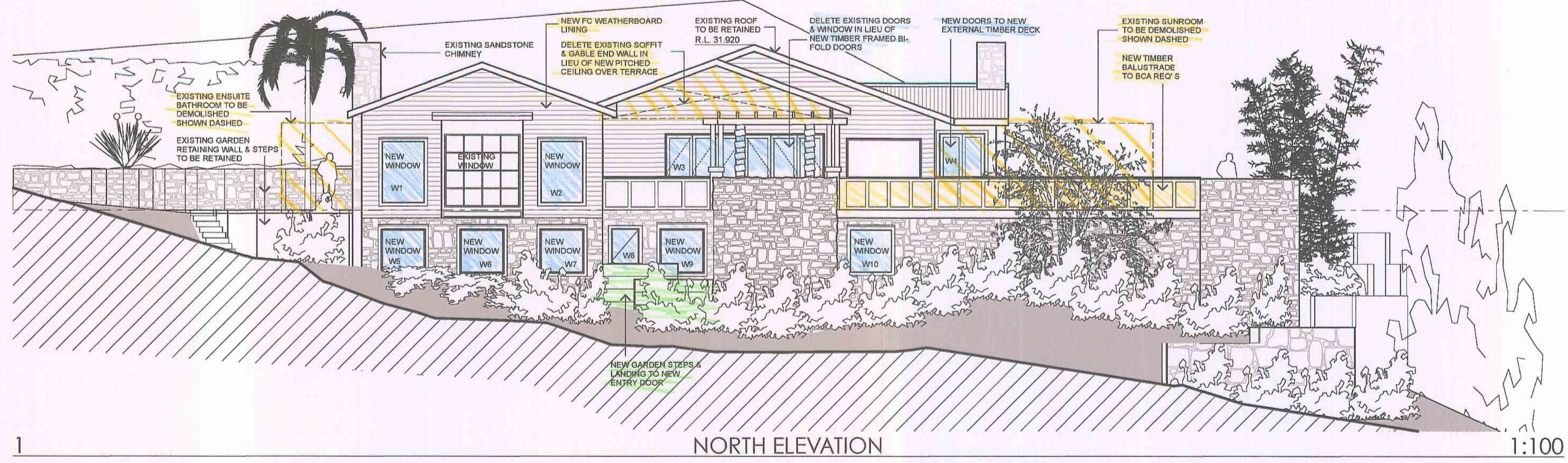


14/08/12



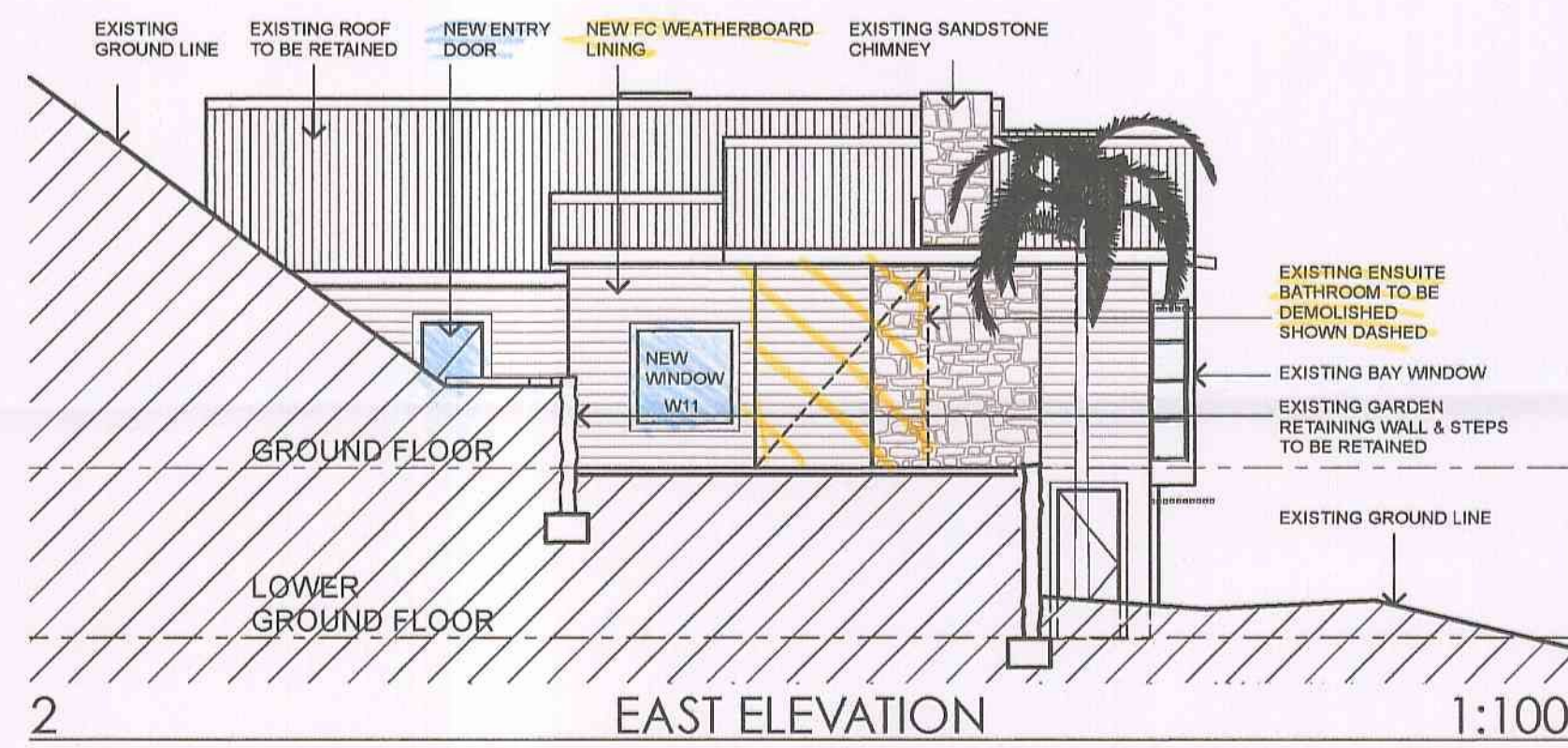
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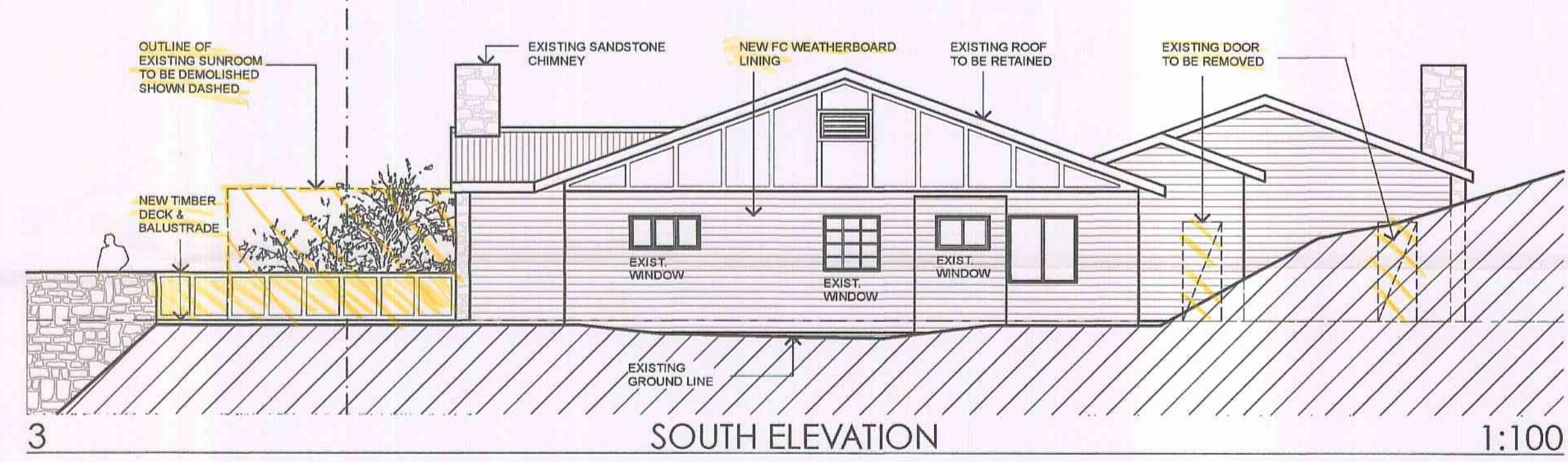
NORTH ELEVATION

1:100



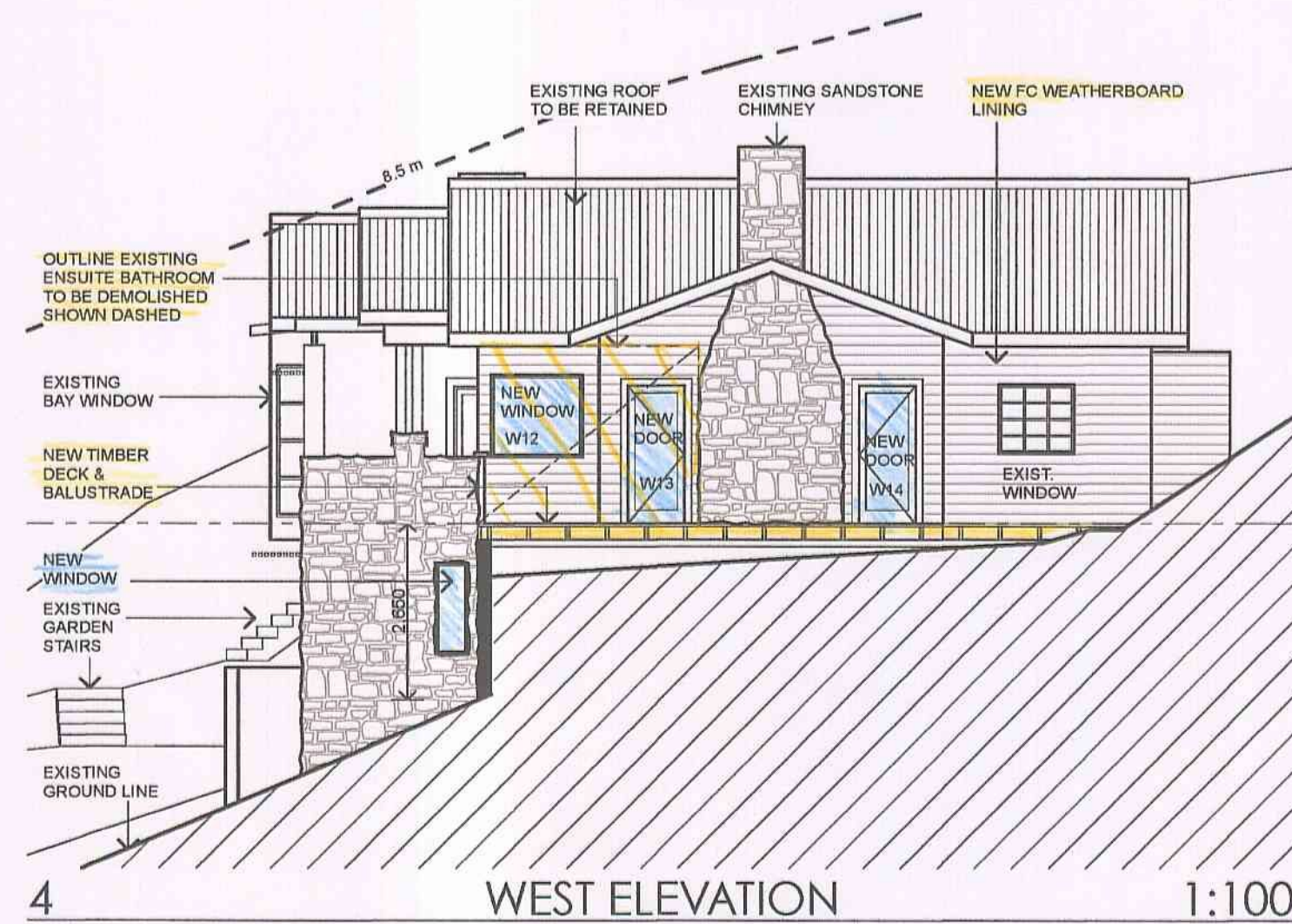
EAST ELEVATION

1:100



SOUTH ELEVATION

1:100



WEST ELEVATION

1:100

BASIX REQUIREMENTS
HOT WATER SYSTEM: GAS INSTANTANEOUS
LIGHTING: A MIN. OF 40% OF LIGHT FIXTURES TO BE FITTED WITH ENERGY SAVING LAMPS (FLUORESCENT/LED)
FIXTURES: MINIMUM 3 STAR WATER RATING

GLAZING REQUIREMENTS
LOW-E GLASS TO WINDOWS & DOORS: W1 - W14
900 DEEP FIXED SHADING AWNING TO WINDOWS W5 - W10



ALTERATIONS & ADDITIONS

AT
1174 BARRENJOEY ROAD
PALM BEACH
FOR
SUSAN ROTHWELL

18 AUG 2014
ANTHONY PROTAS
CONSULTING PTY. LTD.

TITLE	ELEVATIONS
DATE	28/08/12
SCALE	AS NOTED
DWG. NO.	srBR-203
REV.	A

EROSION AND SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

- E1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, AND ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED AND RELATING TO DEVELOPMENT AT THE SUBJECT SITE.
- E2. THE SITE SUPERINTENDENT WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION.
- E3. ALL BUILDERS AND SUB-CONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS.

CONSTRUCTION SEQUENCE

- E4. THE SOIL EROSION POTENTIAL ON THIS SITE SHALL BE MINIMISED. HENCE WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:
- INSTALL SEDIMENT FENCES, TEMPORARY CONSTRUCTION EXIT AND SANDFILL KERB INLET SEDIMENT TRAP.
 - UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS. PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

EROSION CONTROL

- E5. DURING WINDY CONDITIONS, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
- E6. FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

FENCING

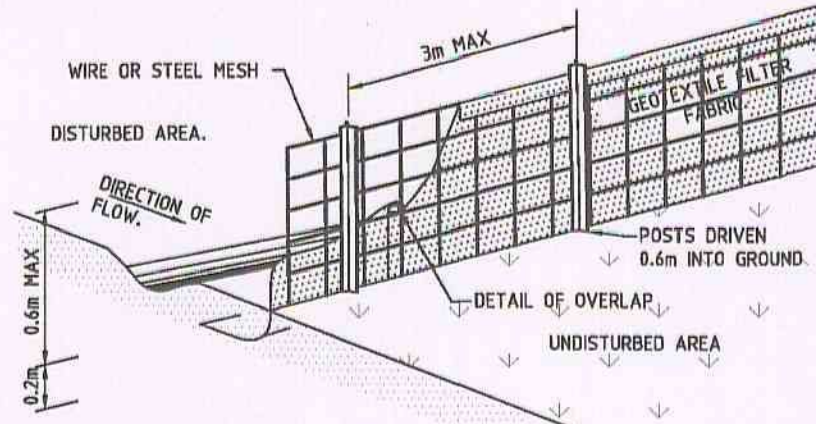
- E7. STOCKPILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS. WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.
- E8. ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.
- E9. WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
- E10. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

OTHER MATTERS

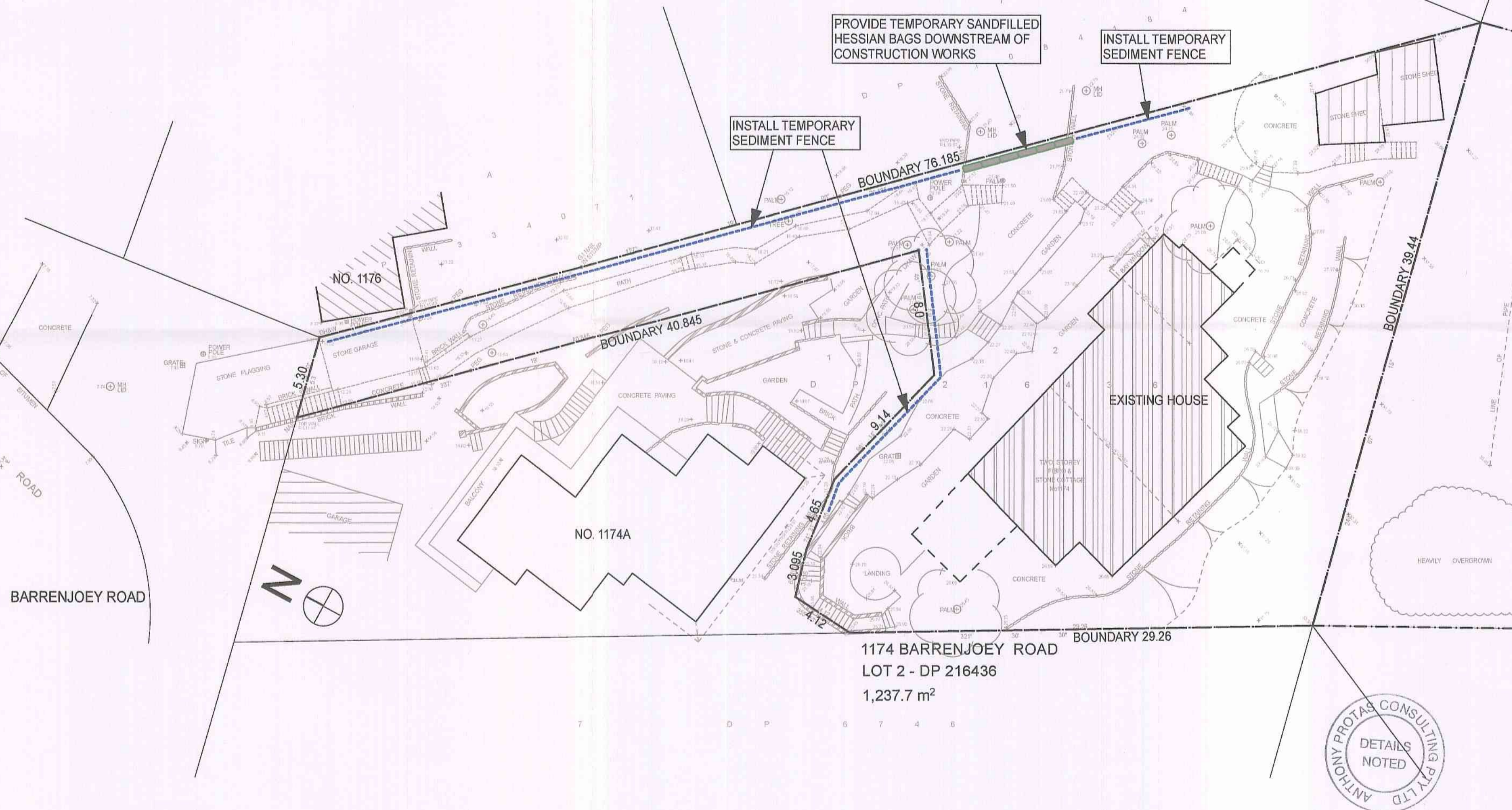
- E11. ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.
- E12. RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.

SITE INSPECTION & MAINTENANCE

- E13. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER RAINFALL EVENTS TO ENSURE THAT THEY OPERATE EFFECTIVELY. REPAIR AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.



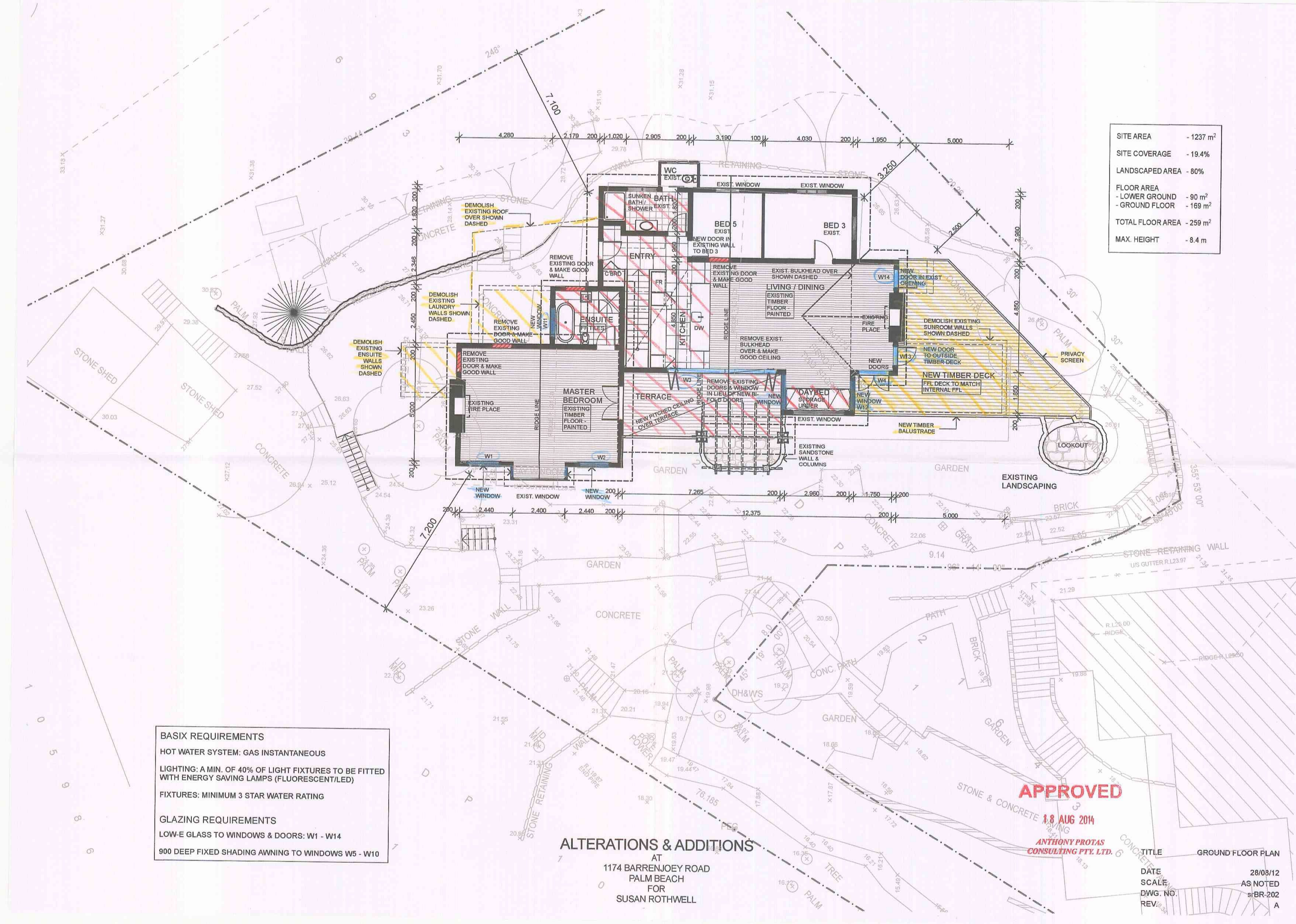
SEDIMENT CONTROL FENCE
NTS



ALTERATIONS & ADDITIONS

AT
1174 BARRENJOEY ROAD
PALM BEACH
FOR
SUSAN ROTHWELL

TITLE SEDIMENT & EROSION
CONTROL PLAN
DATE 28/08/12
SCALE AS NOTED
DWG. NO. srBR-205
REV. A



SITE AREA	- 1237 m ²
SITE COVERAGE	- 19.4%
LANDSCAPED AREA	- 80%
FLOOR AREA	
- LOWER GROUND	- 90 m ²
- GROUND FLOOR	- 169 m ²
TOTAL FLOOR AREA	- 259 m ²
MAX. HEIGHT	- 8.4 m

BASIX REQUIREMENTS
HOT WATER SYSTEM: GAS INSTANTANEOUS
LIGHTING: A MIN. OF 40% OF LIGHT FIXTURES TO BE FITTED WITH ENERGY SAVING LAMPS (FLUORESCENT/LED)
FIXTURES: MINIMUM 3 STAR WATER RATING

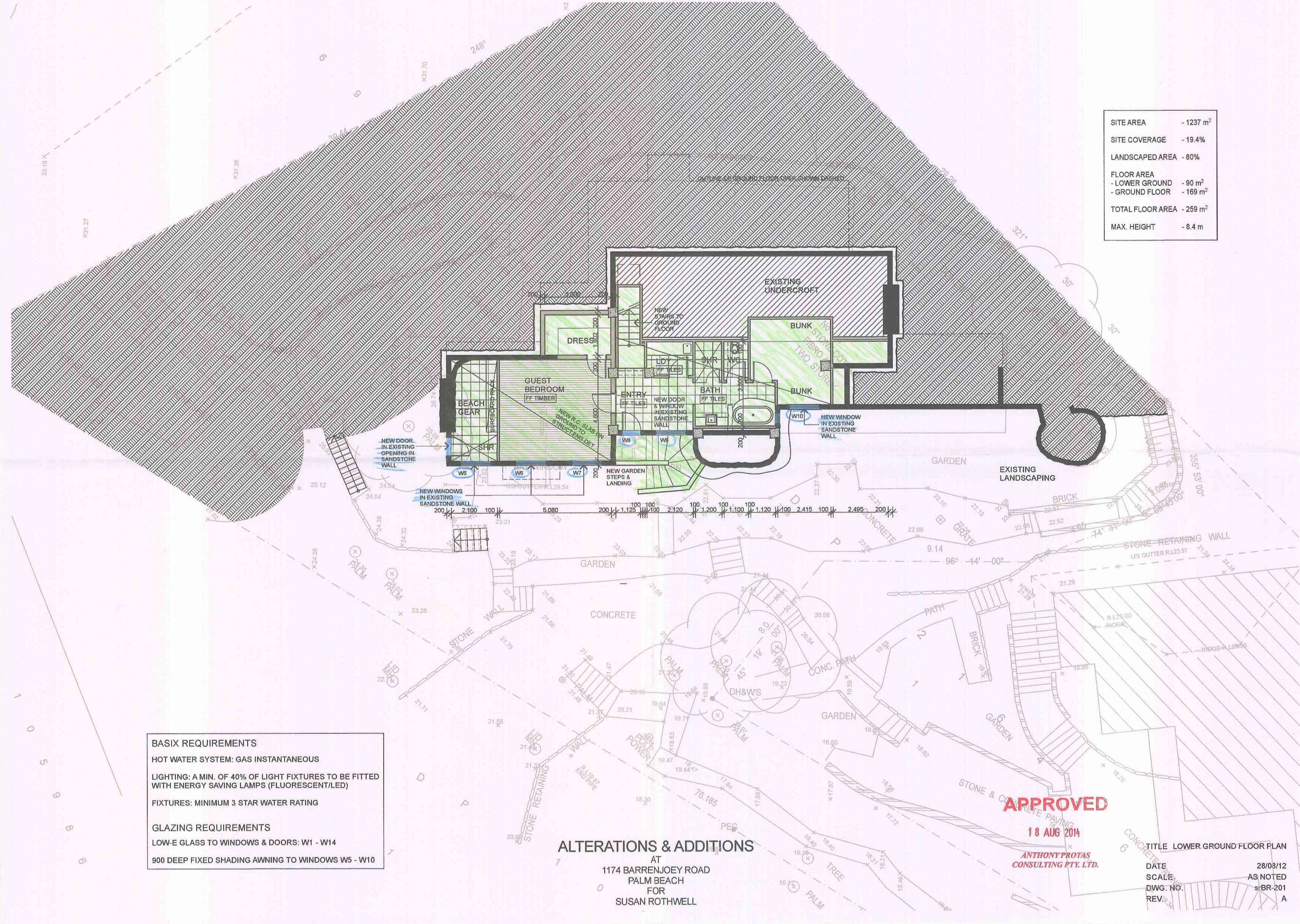
GLAZING REQUIREMENTS
LOW-E GLASS TO WINDOWS & DOORS: W1 - W14
900 DEEP FIXED SHADING AWNING TO WINDOWS W5 - W10

ALTERATIONS & ADDITIONS
AT
1174 BARRENJOEY ROAD
PALM BEACH
FOR
SUSAN ROTHWELL

APPROVED
1.8 AUG 2014

ANTHONY PROTAS
CONSULTING PTY. LTD.

TITLE	GROUND FLOOR PLAN
DATE	28/08/12
SCALE	AS NOTED
DWG. NO.	stBR-202
REV.	A



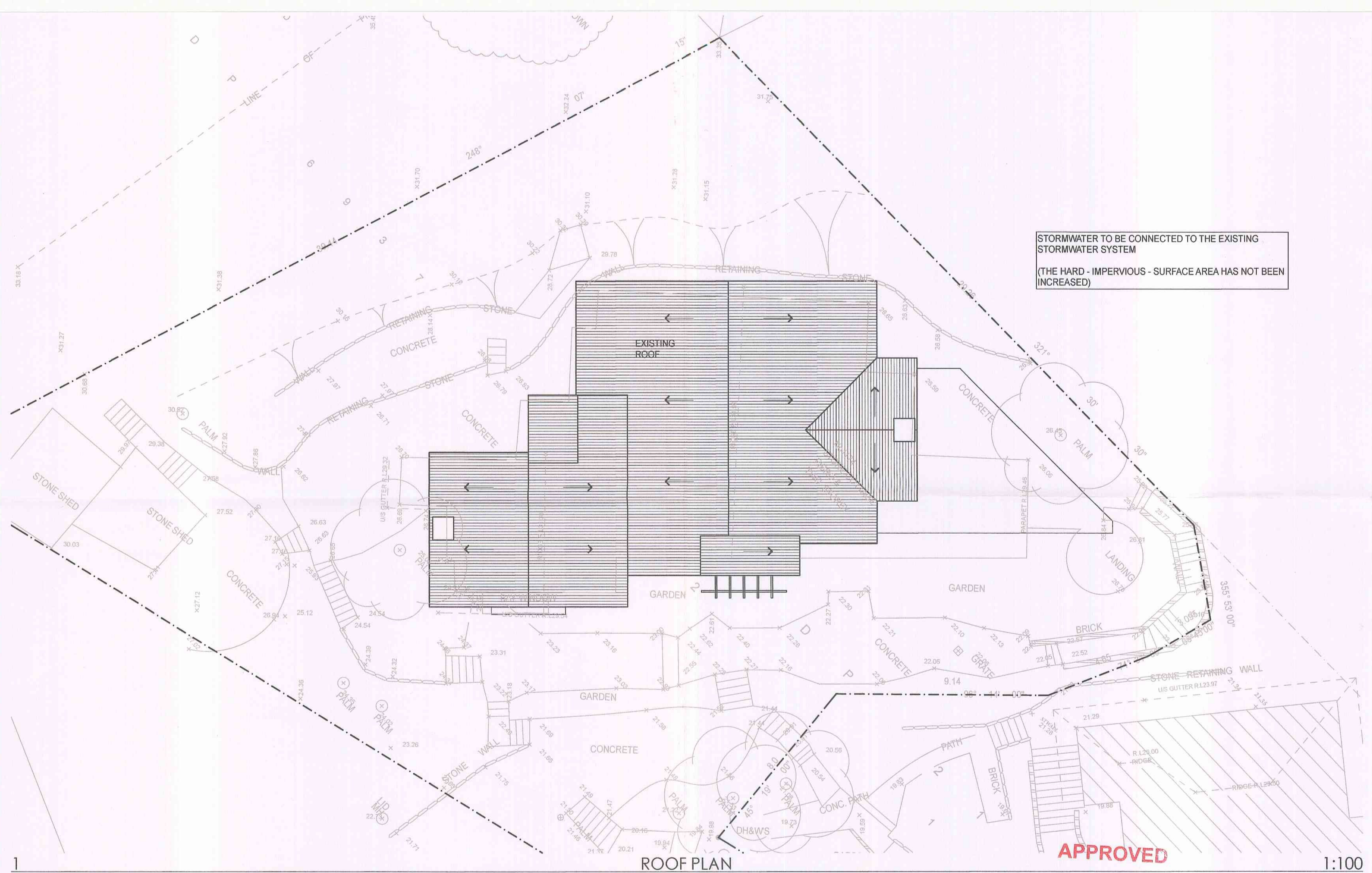
SITE AREA	- 1237 m ²
SITE COVERAGE	- 18.4%
LANDSCAPED AREA	- 80%
FLOOR AREA	
- LOWER GROUND	- 90 m ²
- GROUND FLOOR	- 169 m ²
TOTAL FLOOR AREA	- 259 m ²
MAX. HEIGHT	- 8.4 m

BASIX REQUIREMENTS
HOT WATER SYSTEM: GAS INSTANTANEOUS
LIGHTING: A MIN. OF 40% OF LIGHT FIXTURES TO BE FITTED WITH ENERGY SAVING LAMPS (FLUORESCENT/LED)
FIXTURES: MINIMUM 3 STAR WATER RATING
GLAZING REQUIREMENTS
LOW-E GLASS TO WINDOWS & DOORS: W1 - W14
900 DEEP FIXED SHADING AWNING TO WINDOWS W5 - W10

ALTERATIONS & ADDITIONS
AT
1174 BARRENJOEY ROAD
PALM BEACH
FOR
SUSAN ROTHWELL

APPROVED
18 AUG 2014
ANTHONY PROTAS
CONSULTING PTY. LTD.

TITLE	LOWER GROUND FLOOR PLAN
DATE	28/03/12
SCALE	AS NOTED
DWG. NO.	srBR-201
REV.	A



ALTERATIONS & ADDITIONS
AT
1174 BARRENJOEY ROAD
PALM BEACH
FOR
SUSAN ROTHWELL

APPROVED

18 AUG 2014
ANTHONY PROTAS
CONSULTING PTY. LTD.

TITLE
DATE
SCALE
DWG. NO.
REV.

ROOF PLAN
28/08/12
AS NOTED
srBR-204
A