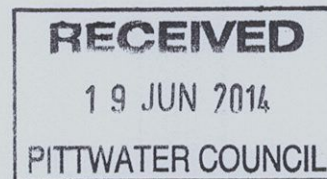




13th June 2014

Our Reference: 142268

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



Dear Sir/Madam,

Re: 21 Joseph Street, Avalon NSW 2107
Development Consent No: N0027/14
Construction Certificate No: 14/2268-1

Under Part 4A of the Environmental Planning and Assessment Act 1979, Private Building Certifiers has issued a Construction Certificate for the above premises.

Please find enclosed the following documentation:

- Cheque for Council's registration fee.
- Construction Certificate No: 14/2268-1
- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in the attachments of the Certificate.

Please provide a receipt upon completion of payment process and post to Suite 2501, 4 Daydream Street, Warriewood NSW 2102.

If you require further information please contact me on (02) 9999 6490.

Regards,

Carla Salles
Building Approvals Coordinator
Private Building Certifiers Pty Ltd
ABN 63 152 183 205

B36 REC: 362017 19/6/14

Northern Beaches Suite 2501, 4 Daydream Street, Warriewood NSW 2102 P. (02) 9999 6490 F. (02) 8079 6184	North Shore Suite 1, 133 Alexander Street, Crows Nest NSW 2065 P. (02) 9411 2113 F. (02) 8079 6184	Sydney City Suite 1D, Level 23, 1 Farrer Place, Sydney NSW2000 P. (02) 9281 5061 F. (02) 8079 6184	Inner West 5B North Street, Balmain NSW 2041 P. (02) 9262 2790 F. (02) 8079 6184	Western Sydney Suite 3, 30 Cowper St Parramatta NSW 2150 P. (02) 9680 2464 F. (02) 8079 6184
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CONSTRUCTION CERTIFICATE No. 14/2268-1

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

Owner

Name: Frederick Phillips
Address: 21 Joseph Street, Avalon NSW 2107

Property details

Address: 21 Joseph Street, Avalon NSW 2107
Lot/Portion No: 3
Section: -
DP No: 710440
Municipality: Pittwater Council

Description and value of development

Description: Alterations and additions to the existing dwelling including the extension of the first floor.
Value of work: \$49,000

Building Code of Australia Building Classification

Use: Residential
BCA classification: 1a

Determination

Approved/Refused: Approved
Date of Determination: 13 June 2014

Plans and specifications approved

- Architectural Drawings No. 1, 2, 3, 4 and 5 prepared by Custom Construct dated 10.01.2014.
- Structural Drawings No. S1 and S2 prepared by Jack Hodgson Consultants dated 29.04.2014.
- Stormwater Drawing No. H1 prepared by Jack Hodgson Consultants dated 16.05.2014.
- Site Survey No. 1001JG prepared by Swoolpool dated 11.08.2013.

Attachments

- Application Form for Construction Certificate.
- Record of Site Inspection made by Accredited Certifier in accordance with Clause 143B (EP&A Regulations 2000) prior to issue of Construction Certificate.
- Long Service Levy receipt prepared by Long Service Corporation dated 23.05.2014.
- Owner Builder Permit prepared by NSW Fair Trading dated 14.05.2014.
- Quick Check Approval prepared by Sydney Water dated 07.04.2014.
- Certificate of Title prepared by Land & Property Information dated 23.05.2014.
- Waste Management Plan prepared by Custom Construct dated 10.01.2014.

Development Consent

Certificate No.: N0027/14
Date of Determination: 27 February 2014

Northern Beaches	North Shore	Sydney City	Inner West	Western Sydney
Suite 2501, 4 Daydream Street, Warriewood NSW 2102 P. (02) 9999 6490 F. (02) 8079 6184	Suite 1, 133 Alexander Street, Crows Nest NSW 2065 P. (02) 9411 2113 F. (02) 8079 6184	Suite 1D, Level 23, 1 Farrer Place, Sydney NSW 2000 P. (02) 9281 5061 F. (02) 8079 6184	5b North Street, Balmain NSW 2041 P. (02) 9262 2790 F. (02) 8079 6184	Suite 3, 30 Cowper St Parramatta NSW 2150 P. (02) 9680 2464 F. (02) 8079 6184

Certificate / Certifying Authority

I certify that work completed in accordance with the documentation accompanying the application for this certificate (with such modifications, if any, verified by me as may be shown on that documentation) will comply with the requirements of the *Environmental Planning & Assessment Regulation 2000* as referred to in s.81A(5) of the *Environmental Planning & Assessment Act 1979*.

Signature



Cheyne James
Accredited Certifier
BPB Registration No. 1269
Private Building Certifier Pty Ltd
ABN 63 152 183 205

Date of endorsement **13.06.2014**
Certificate Number **14/2268-1**

Note: Prior to commencement of work sections 81A(2)(b), 81A(2)(c), 81A(4)(b) and 81A(4)(c) of the Environmental Planning and Assessment Act 1979 must be satisfied.





APPLICATION FORM/ APPOINTMENT OF PRINCIPAL CERTIFYING
AUTHORITY/ NOTICE OF COMMENCEMENT

Environmental Planning and Assessment Act 1979 Sections Clause 84A & 109C of EP&A Regulation 2000

1. Application Sought

- ☒ Construction Certificate
- ☐ Complying Development Certificate
- ☒ Occupation Certificate – Interim/ Final
- ☐ To appoint Cheyne James from Private Building Certifiers Pty Ltd as the Principal Certifying Authority.

Office use only
Date of Receipt 3/4/14
Date of Receipt / /
Date of Receipt / /

2. Applicant's Details

Name Rosie Gull
Address 21 JOSEPH ST
Suburb or town AVAALON State NSW Postcode 2107
Telephone 0404 861 820 Fax Mobile
Email rosie@customconstruct.com.au

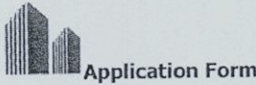
Note: The applicant must be the property owner or a person authorised by the owner to lodge the application. However a building contractor cannot be the applicant unless they are the owner of the property.

3. Owner Consent

Name FRED PHILLIPS
Address 21 JOSEPH ST AVAALON 2107
As the owner/owner agent of the subject property, I/we hereby consent to this Application of this certificate for the proposed building works described in this application.
Signature [Signature] Date 3.4.14

4. Subject Property

Unit/Street no. 21 Street Name JOSEPH ST
Suburb or town AVAALON State NSW Postcode 2107
Lot/ Portion 3 Section DP No 710440



5. Description of the Building Work

FIRST FLOOR ADDITION & ALTERATION OF
EXISTING DWELLING

Building Code of Australia Classification/Use

1A

Estimated Cost of Work

\$

49 000

including GST

6. Builder/Principal Contractor

Name

JOSINA HULL

Address

21 JOSEPH ST AVALON

Telephone

0415 495 917

License No/OB Permit No

234738 C / OB TSA.

7. Development Consent & Certificate

Development Consent No

N0027/14

Date of Determination

4.2.2014

Construction Certificate/Complying Development Certificate No

14/2268-1

Date of Determination

13/6/14

8. Compliance with Conditions of Consent & Date of Commencement

Have all conditions of the Development Consent/Complying Development Certificate been satisfied?

☒ Yes

☐ No

Have the requirements under the Home Building Act 1989 been satisfied?

☒ Yes

☐ No

Date Work is to Commence:

Two (2) days from the lodgment of this form with the Consent Authority

9. Appointment of the Principal Certifying Authority

Name

Cheyne James

Accreditation No

1269

Address

Suite 2501, 4 Daydream St, Warriewood NSW 2102

Telephone

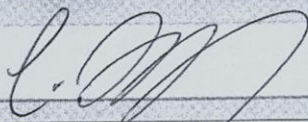
9999 6490

Email

james@residentialcertifiers.com.au

I accept the appointment as Principal Certifying Authority for the above development.

Signature



Date

13/6/14



Application Form

2

SCHEDULE TO APPLICAION FOR A CONSTRUCTION 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 building (m2)
- Gross site area (m2)

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

n/a

Yes

No

Material to be used – Residential Building

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

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	11	Tiles	10	Concrete or slate	20	Timber	40
Brick (veneer)	12	Concrete or slate	20	Timber	40	Steel	60
Concrete or stone	20	Fibre cement	30	Other	80	Aluminium	70
Fibre cement	30	Steel	60	Not Specified	90	Other	80
Timber	40	Aluminium	70			Not Specified	90
Curtain glass	50	Other	80				
Steel	60	Not Specified	90				
Aluminium	70						
Other	80						
Not Specified	90						



Record of inspection

1. Details of application for construction certificate (CC)			
Name of applicant		Name of certifying authority	
Frederick Phillips		Cheyne James	
Date of application for CC	Date application for CC received by certifying authority	Registered No. of the development application/development consent	
03/04/2014	03/04/2014	N0027/14	
2. Address of property			
Unit/street no.	Street name		
21	Joseph Street		
Suburb or town	State	Postcode	
Avalon	NSW	2107	
3. Details of Inspection (tick as appropriate)			
<input checked="" type="checkbox"/> Inspection by accredited certifier			
Name of accredited certifier		Accreditation No.	
Cheyne James		1269	
Date inspection carried out	04/04/2014		
Type of inspection	Pre-CC building inspection under Cl.143B EP&A Regulation		
4. Current fire safety measures			
Provide details of the current fire safety measures in the existing building the subject of the inspection			
N/A			
5. Plans and specifications (tick as appropriate)			
Do the plans and specifications that accompany the application adequately and accurately depict the condition of the existing building? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If no, list deficiencies or inaccuracies			
6. Commencement of work (tick as appropriate)			
Has any building or subdivision work authorised by the development consent commenced on the site?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If YES, provide details			
7. Signature			
Cheyne James			04/04/2014
Name of accredited certifier conducting inspection		Signature	Date



Long Service
CORPORATION

Levy Online Payment Receipt

Building and Construction

ROSIE GULL
21 JOSEPH ST
AVALON NSW 2107

Long Service Corporation
Level 1
19-21 Watt Street
Gosford NSW 2250
Locked Bag 3000
Central Coast MC NSW 2252
Tel: 13 14 41
Fax: (02) 9287 5685
Email: info@longservice.nsw.gov.au
www.longservice.nsw.gov.au
ABN 93 646 090 808

Application Details:

Applicant Name:	ROSIE GULL
Levy Number:	5066350
Application Type:	DA
Application Number:	/N0027/14
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	21 JOSEPH ST AVALON NSW 2107
Value of work:	\$49,000
Levy Due:	\$171.00

Payment Details:

LSC Receipt Number:	166528
Payment Date:	23/05/2014 2:01:54 PM
Bank Payment Reference:	749862519
Levy Paid:	\$171.00
Credit card surcharge:	\$0.68
Total Payment Received:	\$171.68



Fair
Trading

Tel 13 32 20
TTY 02 9338 4943
ABN 81 913 830 179
www.fairtrading.nsw.gov.au

Frederick Phillips
21 Joseph St
AVALON BEACH NSW 2107

HOME BUILDING ACT 1989

OWNER BUILDER PERMIT

Permit : 411444P
Receipt: 10000070879-01

Issued : 14/05/2014
Amount: \$163.00

BUILDING SITE

21 Joseph St, AVALON BEACH, NSW 2107 AUSTRALIA

AUTHORISED BUILDING WORK

Alterations and additions to the existing dwelling including the extension of the first floor level

Authority No : DA-N0027/14
Council Area : PITTWATER (S) COUNCIL

Should the property be sold within 6 years of completion of the work it will be necessary to obtain home warranty building insurance from approved insurers if the value of the work was greater than \$20,000. A certificate of insurance must be attached to any contract of sale.

You should obtain professional advice from general insurers regarding public liability and property damage cover, etc.

Note: This permit is only valid when an official receipt has been imprinted.
If payment is made by cheque, the permit is conditional on the cheque being met on presentation. *GST amount included in total fee: \$0.00

Rod Stowe
Commissioner for Fair Trading

Issuing officer

***** END OF PERMIT *****



Application Lodgement Summary

Sydney
WATER

Reference Number 8732273

Date Requested: Mon April 7 2014

Agent Reece Mona Vale, 10 Taronga Pl Mona Vale
Applicant FA PHILLIPS, 21 JOSEPH ST AVALON BEACH 2107
Property/Asset 21 Joseph St, Avalon Beach 2107 (Fa Phillips) PNum: 3426695
150 mm VC Sewer Main - (3134465) (WasteWater)
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$17.01	\$0.00	\$17.01

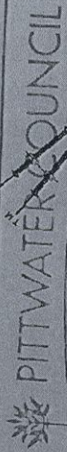
Property Special Conditions for Plumbers

Boundary Trap Required	No
Watercharged/Tidal area	No
Partial Drainage area	No
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	No
Minimum Gully Height area	No
Sewer Available	Yes
Connection Type	Gravity

You must contact Sydney Water to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property.

Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards.



APPROVED DEVELOPMENT CONSENT PLANS

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

THIS APPROVAL DOES NOT AUTHORISE ANY
WORKS ON THE ADJACENT ROAD RESERVE
OR ANY COUNCIL RESERVE.

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/drainlayer.
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. 342, 6695

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

Per: *Reece 07/04/14*

SITE PLAN

5
DP 239185

Drawing Number 1

Date - 10 Jan 2014

Scale - 1:200 at A3

21 JOSEPH ST, AVALON
Lot 3 DEPOSITED PLAN 710440

Rosie Gull
Custom Construct
P: 0404 861 820
E: rosie@customconstruct.com.au

Land and Property Information Division

ABN: 84 104 377 806
GPO BOX 15
Sydney NSW 2001
DX 17 SYDNEY

Telephone: 1300 052 637



Land & Property
Information

A division of the Department of Finance & Services

TITLE SEARCH

Title Reference: 3/710440

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 3/710440

SEARCH DATE	TIME	EDITION NO	DATE
23/5/2014	2:49 PM	8	19/10/2010

LAND

LOT 3 IN DEPOSITED PLAN 710440
AT AVALON
LOCAL GOVERNMENT AREA PITTWATER
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP710440

FIRST SCHEDULE

FREDERICK AUGUSTUS PHILLIPS (T AF93152)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP710440 RIGHT OF CARRIAGEWAY AFFECTING THE PART OF THE LAND
ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP710440 RESTRICTION(S) ON THE USE OF LAND
V780884 VARIATION OF RESTRICTIONS AS TO USER

NOTATIONS

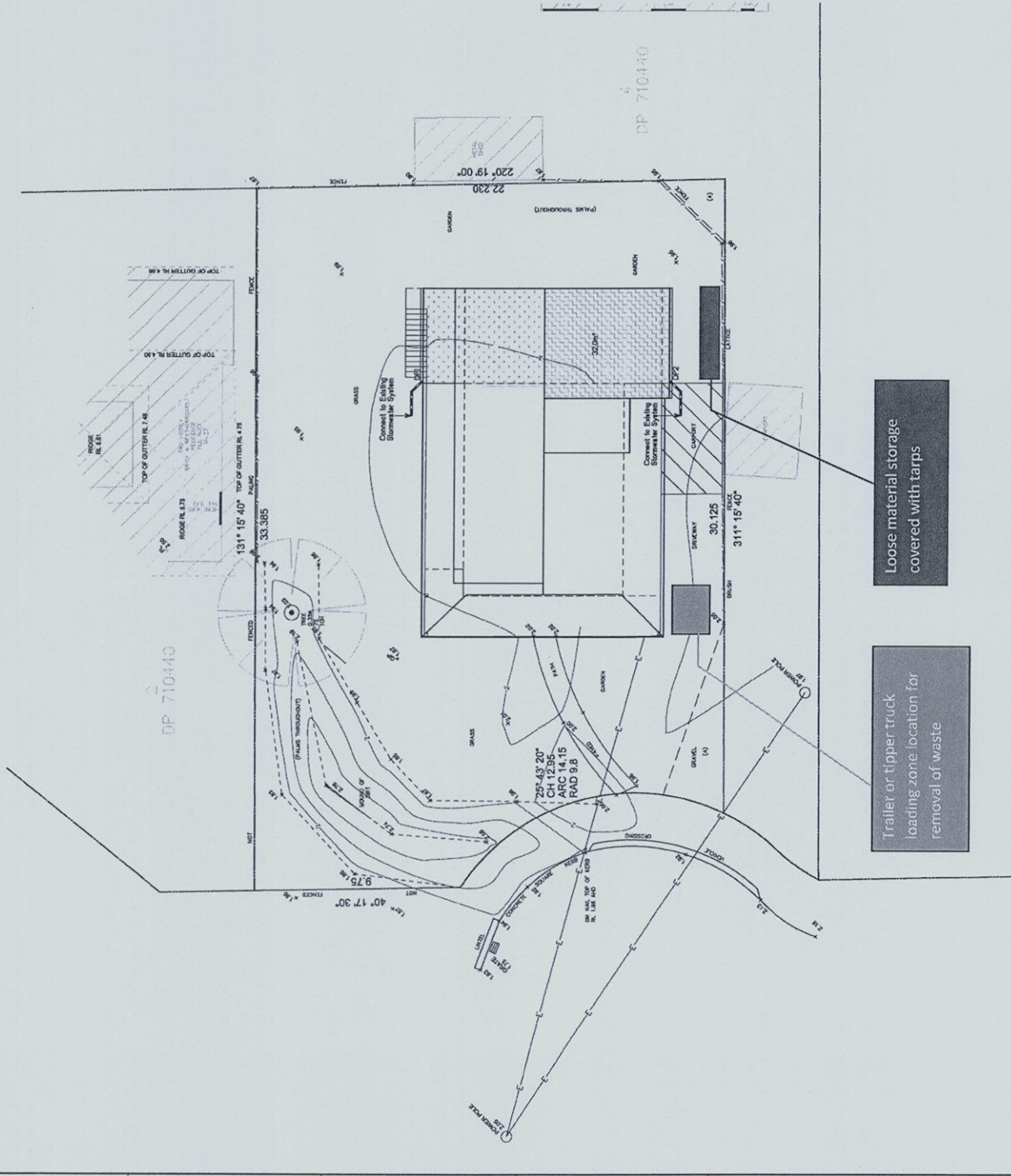
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 23/5/2014

* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE.
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

Demolition & Construction Phase



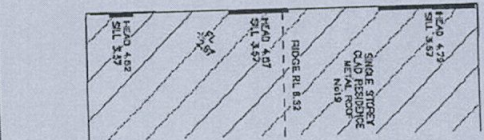
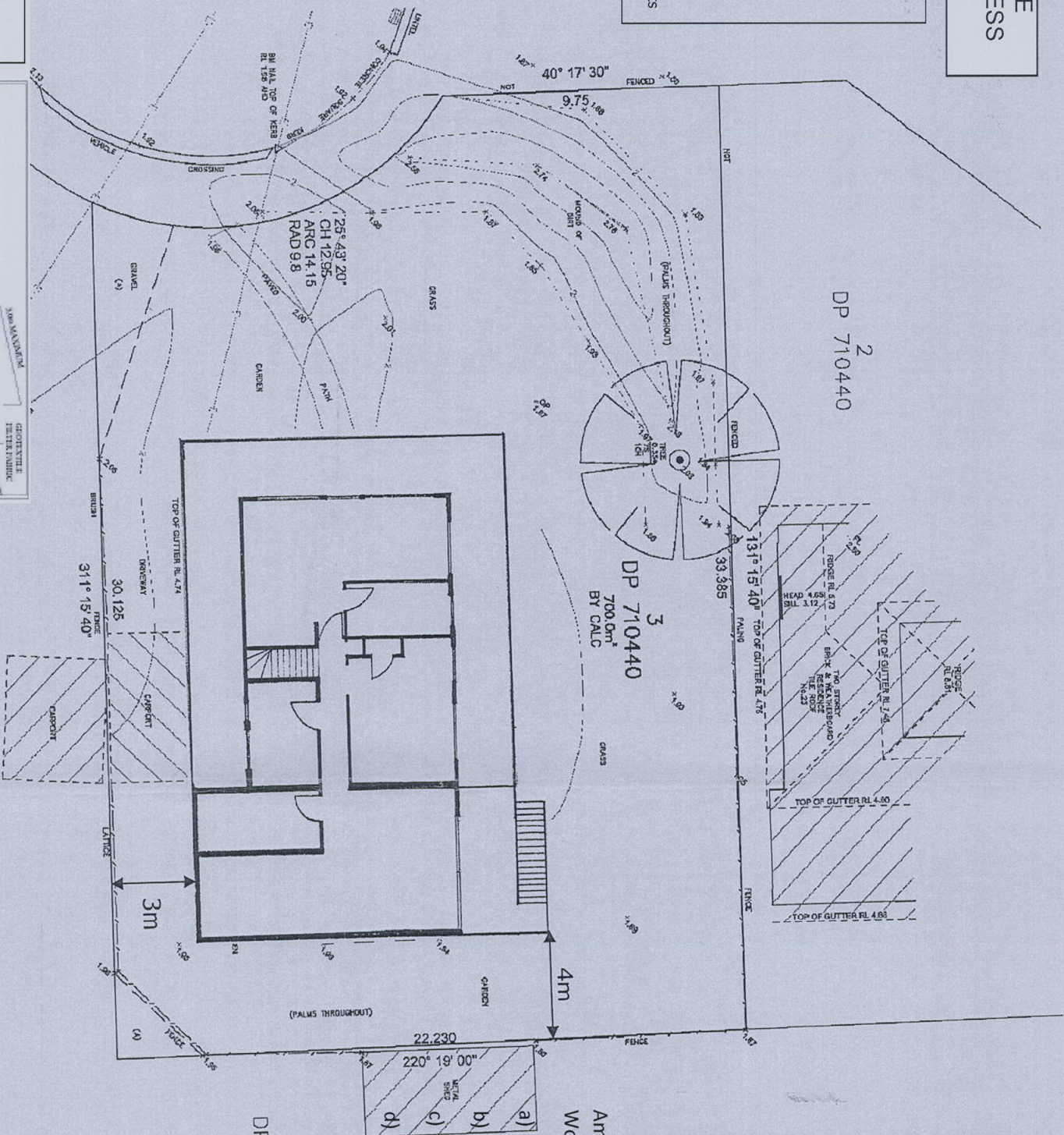
Estimated Waste	
Material Type	Quantity (m3)
Concrete	1/10
Roof Tiles	3
Bricks	1
Timber	2
Mixed Waste	6
Vegetation	10
Soil	1
Notes -	
All waste will be sorted & removed by type	
Tip weight dockets & receipts will be kept & recorded	
All ongoing operational waste of the residency will only require standard residential waste services offered by Pittwater Council	

NO WORKS ARE TO BE CARRIED OUT OVER AN EASEMENT AT ALL
NO WORKS ARE TO BE CARRIED OUT OVER COUNCIL PROPERTY WITHOUT PRIOR COUNCIL APPROVAL

Demolition works shall be carried out in accordance with Work Cover Requirements, Conditions of Consent and AS2601 - Demolition of Structures

NO WORKS ARE LOCATED ON THE ROAD RESERVE INCLUDING ACCESS DRIVEWAY

- All Works to comply with BCA and Australian Standards
- 3.1 Termite Protection – AS3660.1
 - 3.2 Footing & Slabs – AS2870.1 & AS3600
 - 3.3 Masonry – AS3700
 - 3.4 Framing – AS1684
 - 3.6 Glazing – Glass in Buildings – AS1288
 - 3.7 Fire Safety – Hardwire Smoke Alarms – AS3786
 - 3.8.1 Waterproofing in wet areas – AS3740
 - 3.8.2 – Ceiling Heights
 - 3.8.5 Ventilation – Bathroom & Laundry – AS1668.2
 - 3.9.1 – Stair Construction
 - 3.9.2 – Balustrade Construction
 - 3.9.3 – Swimming Pool Access – AS1926.1
 - Plumbing Works – AS3500 and Sydney Water Requirements
 - Electrical Works – AS3000



PRIVATE BUILDING CERTIFIERS
Construction Certificate No: Approved Date:
14/2268-1 13/06/2014
Certifying Authority: Cheyne James
Accreditation No: BPB 1269

These plans form part of and are to be read in conjunction with the conditions of consent. Please make yourself aware of your legal position. Mandatory inspections are applicable.
Received on: 03/04/2014

PITTWATER COUNCIL
APPROVED DEVELOPMENT
CONSENT PLANS

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

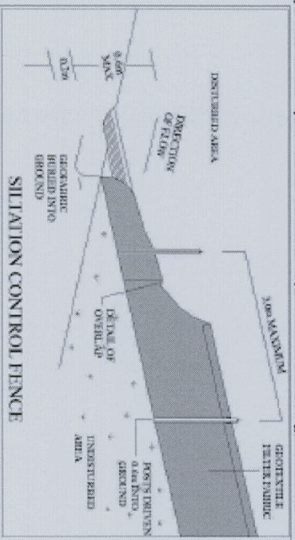
THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

Amongst others, precautions to be taken shall include compliance with the requirements of the WorkCover Authority of New South Wales, including but not limited to:

- Protection of site workers and the general public.
- Erection of hoardings where appropriate.
- Asbestos handling and disposal where applicable.
- Any disused service connections shall be capped off.

EROSION CONTROL

TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORKS ON THE SITE. THESE MEASURES MUST BE MAINTAINED IN WORKING ORDER DURING CONSTRUCTION WORKS UP TO COMPLETION. ALL SEDIMENT TRAPS MUST BE CLEARED ON A REGULAR BASIS AND/OR AS DIRECTED BY THE PRINCIPAL CERTIFYING AUTHORITY



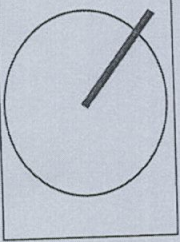
DP 239185

SITE PLAN

Rosie Cull
Custom Construct
P: 0404 861 820
E: rosie@customconstruct.com.au

21 JOSEPH ST, AVALON
Lot 3 DEPOSITED PLAN 710440

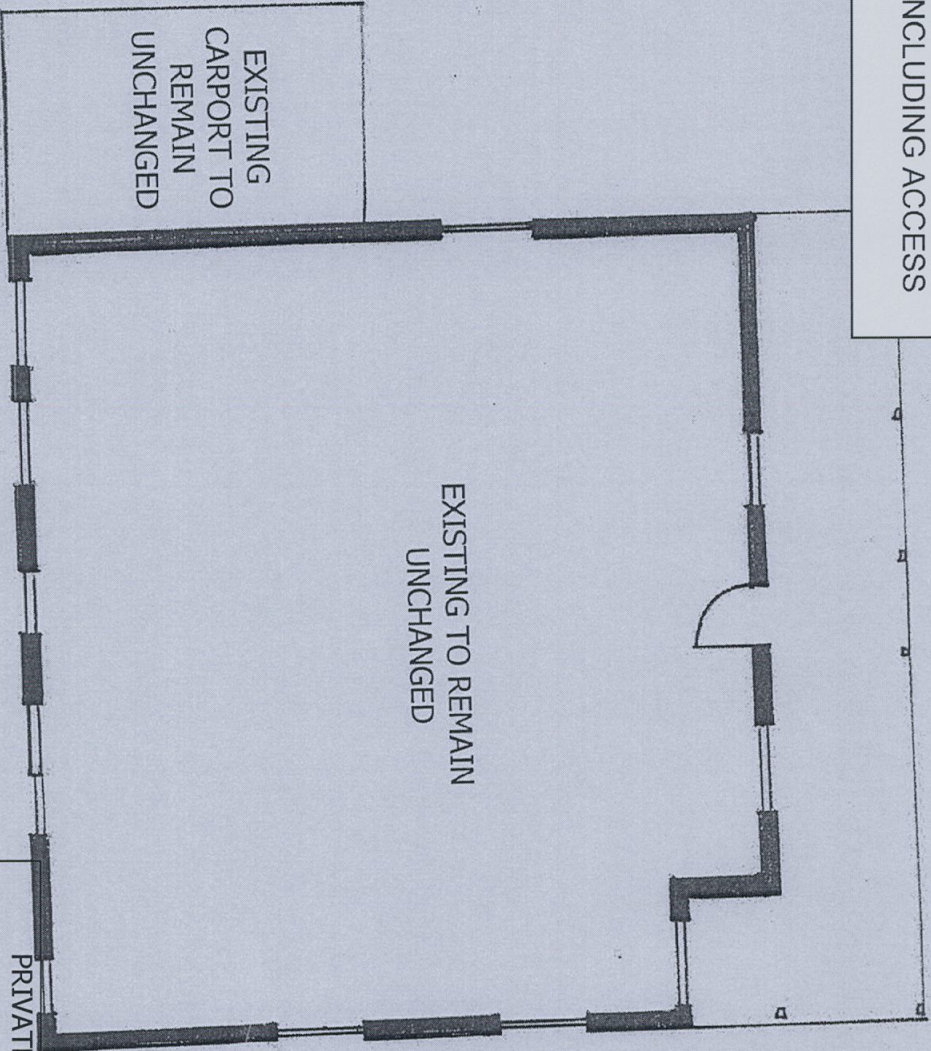
Drawing Number 1
Date – 10 Jan 2014
Scale – 1:200 at A3



NO WORKS ARE TO BE CARRIED OUT OVER AN EASEMENT AT ALL
NO WORKS ARE TO BE CARRIED OUT OVER COUNCIL PROPERTY WITHOUT PRIOR COUNCIL APPROVAL

Demolition works shall be carried out in accordance with Work Cover Requirements, Conditions of Consent and AS2601 - Demolition of Structures

NO WORKS ARE LOCATED ON THE ROAD RESERVE INCLUDING ACCESS DRIVEWAY

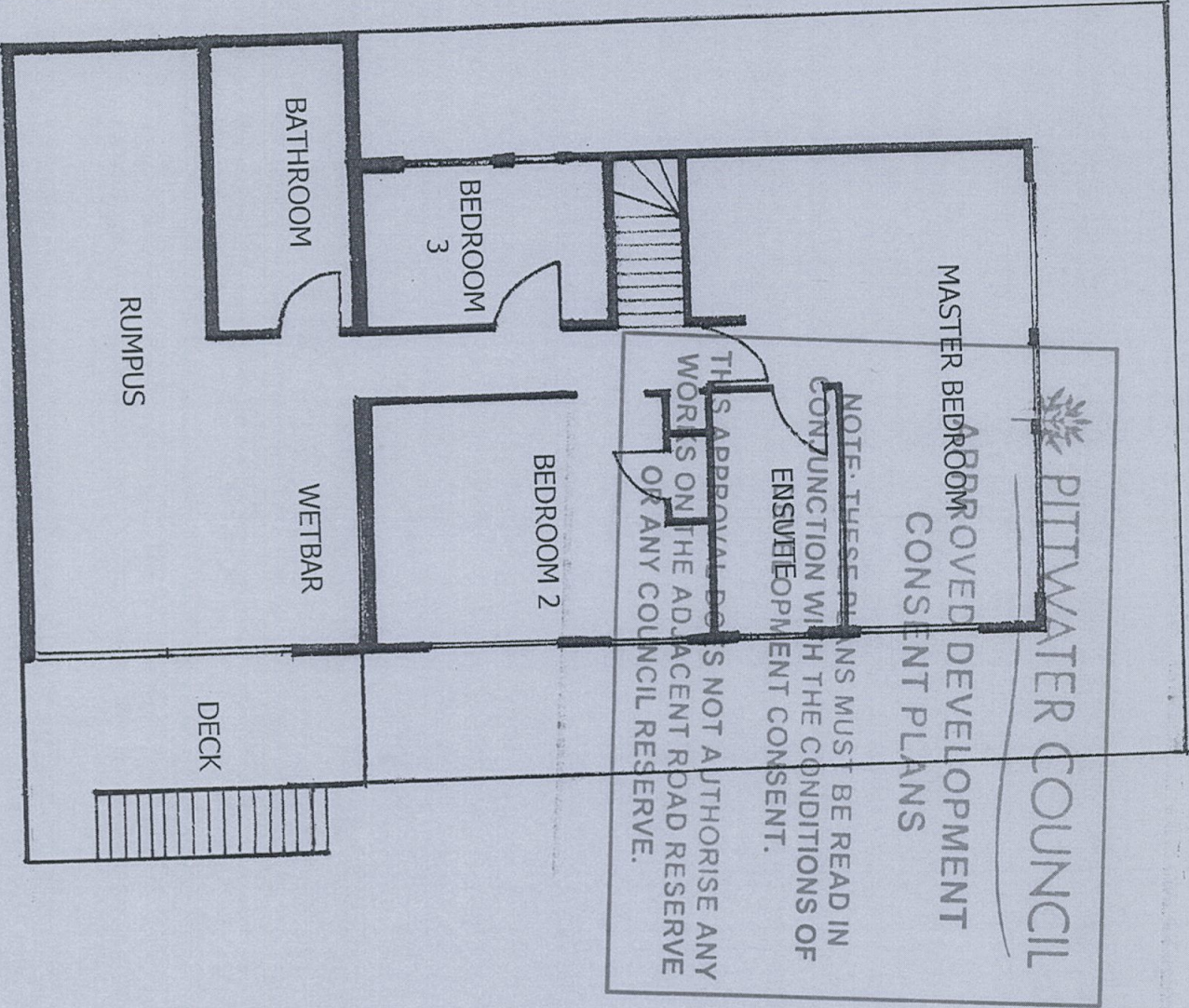


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 - 3.2 Footing & Slabs – AS2870.1 & AS3600
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 - 3.9.3 – Swimming Pool Access – AS1926.1
 - Plumbing Works – AS3500 and Sydney Water Requirements
 - Electrical Works – AS3000

GROUND FLOOR

PRIVATE BUILDING CERTIFIERS
Construction Certificate No: Approved Date:
14/2268-1 13/06/2014
Certifying Authority: Cheyne James
Accreditation No: BPB 1269

These plans form part of and are to be read in conjunction with the conditions of consent.
Please make yourself aware of your legal position. Mandatory inspections are applicable.
Received on: 03/04/2014



FIRST FLOOR

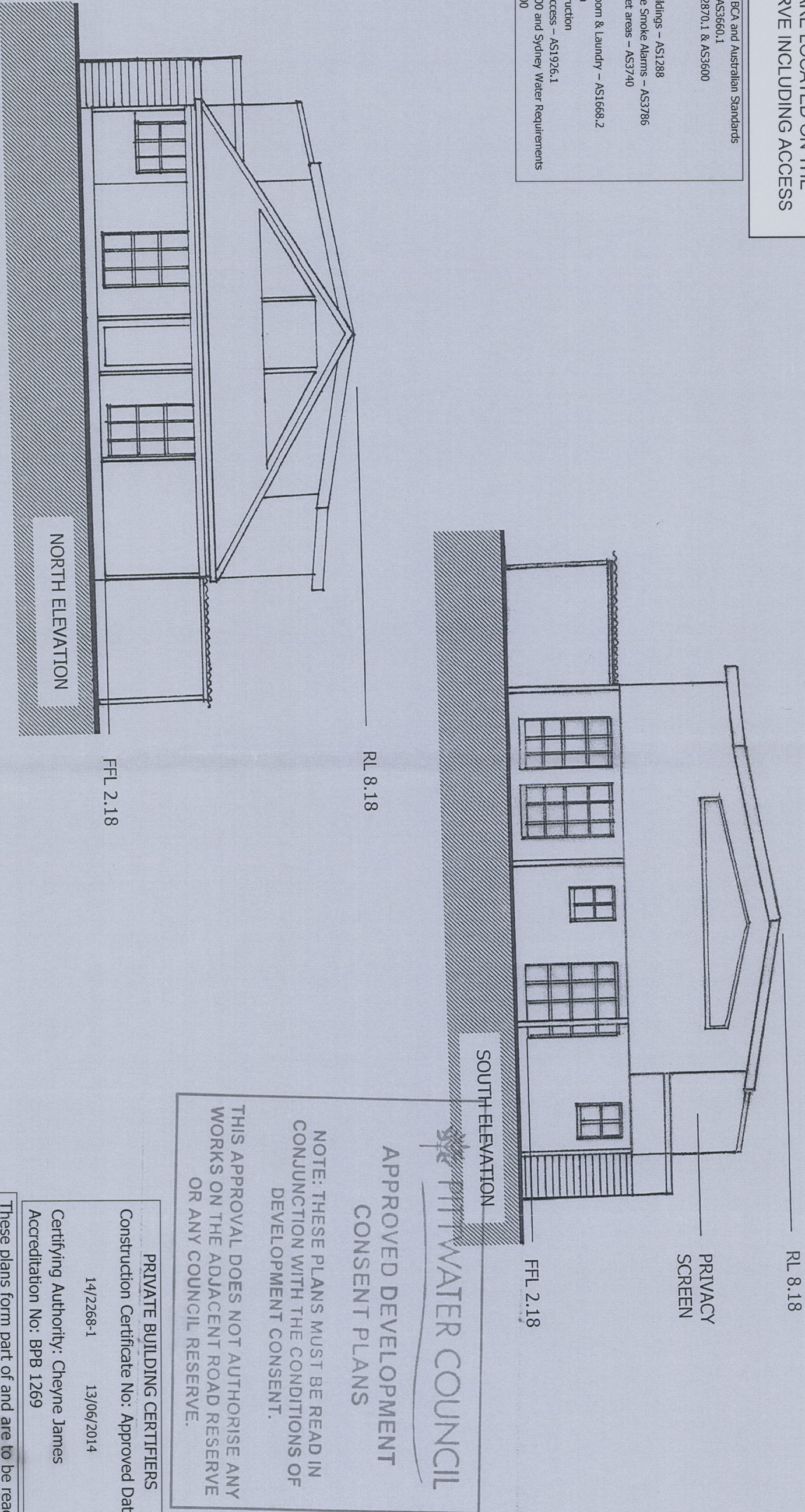
Rosie Gull Custom Construct P: 0404 861 820 E: rosie@customconstruct.com.au	21 JOSEPH ST, AVALON Lot 3 DEPOSITED PLAN 710440	Drawing Number 2 Date – 10 Jan 2014 Scale – 1:100 at A3	
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NO WORKS ARE TO BE CARRIED OUT OVER AN EASEMENT AT ALL
NO WORKS ARE TO BE CARRIED OUT OVER COUNCIL PROPERTY WITHOUT PRIOR COUNCIL APPROVAL

Demolition works shall be carried out in accordance with Work Cover Requirements, Conditions of Consent and AS2601 - Demolition of Structures

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 - Plumbing Works – AS3500 and Sydney Water Requirements
 - Electrical Works – AS3000



Rosie Gull Custom Construct P: 0404 861 820 E: rosie@customconstruct.com.au	21 JOSEPH ST, AVALON Lot 3 DEPOSITED PLAN 710440	Drawing Number Ref 3 Received on: 03/04/2014	Date – 10 Jan 2014
		Scale – 1:100 at A3	

NO WORKS ARE TO BE CARRIED OUT OVER AN EASEMENT AT ALL

NO WORKS ARE TO BE CARRIED OUT OVER COUNCIL PROPERTY WITHOUT PRIOR COUNCIL APPROVAL

NO WORKS ARE LOCATED ON THE ROAD RESERVE INCLUDING ACCESS DRIVEWAY

Demolition works shall be carried out in accordance with Work Cover Requirements, Conditions of Consent and AS2601 - Demolition of Structures

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3.7 Fire Safety – Hardwire Smoke Alarms – AS3786

3.8.1 Waterproofing in wet areas – AS3740

3.8.2 – Ceiling Heights

3.8.5 Ventilation – Bathroom & Laundry – AS1668.2

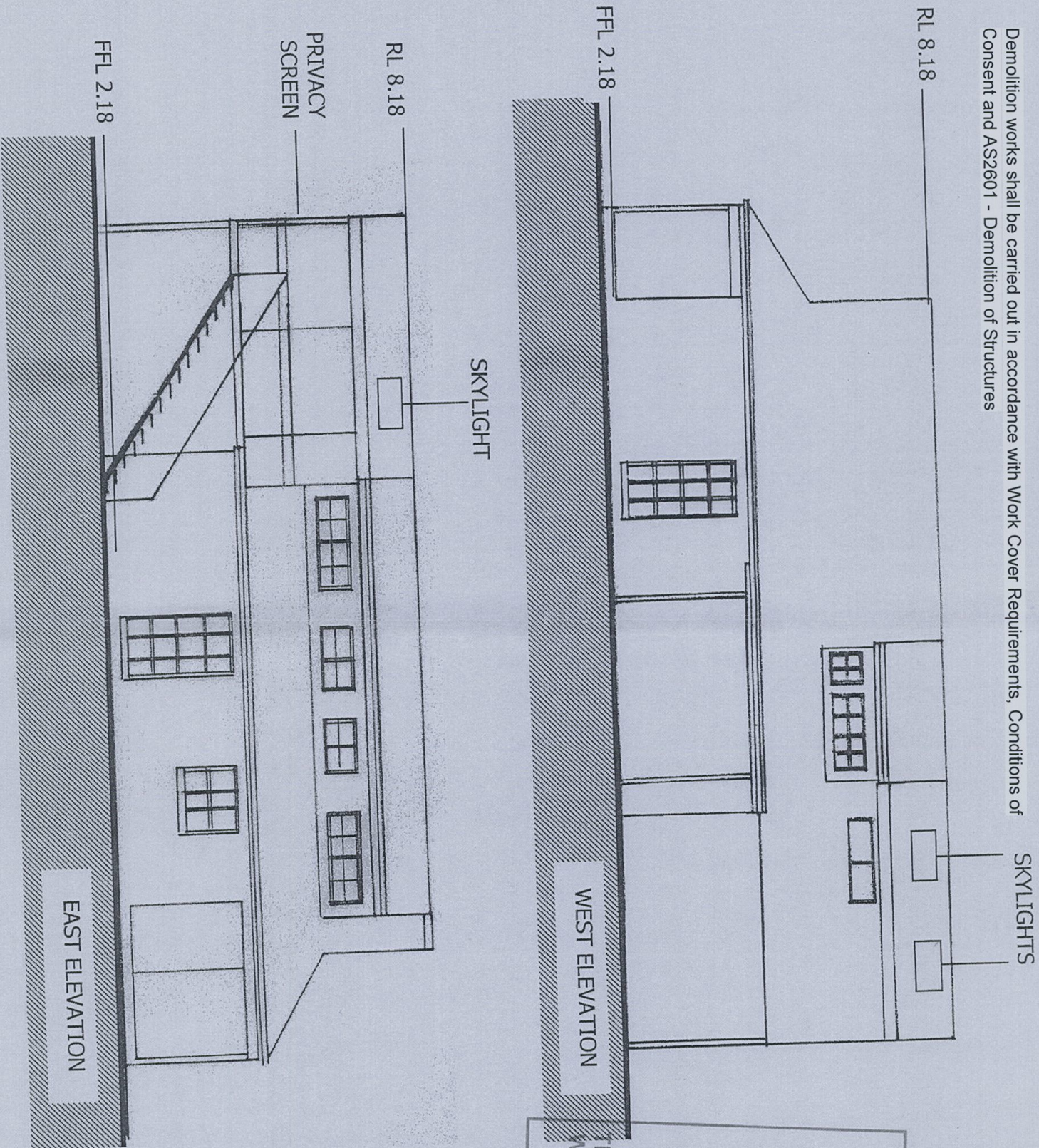
3.9.1 – Stair Construction


3.9.2 – Balustrade Construction

3.9.3 – Swimming Pool Access – AS1926.1

Plumbing Works – AS3500 and Sydney Water Requirements

Electrical Works – AS3000



PITTWATER COUNCIL

APPROVED DEVELOPMENT
CONSENT PLANS

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

THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

PRIVATE-BUILDING CERTIFIERS

Construction Certificate No: Approved Date:

14/2268-1 13/06/2014

Certifying Authority: Cheyne James

Accreditation No: BPB 1269

These plans form part of and are to be read in conjunction with the conditions of consent. Please make yourself aware of your legal position. Mandatory inspections are applicable. Received on: 03/04/2014

Rosie Gull Custom Construct P: 0404 861 820 E: rosie@customconstruct.com.au	21 JOESPH ST, AVALON Lot 3 DEPOSITED PLAN 710440	Drawing Number 4	
		Date – 10 Jan 2014	
		Scale – 1:100 at A3	

NO WORKS ARE TO BE CARRIED OUT OVER AN EASEMENT AT ALL

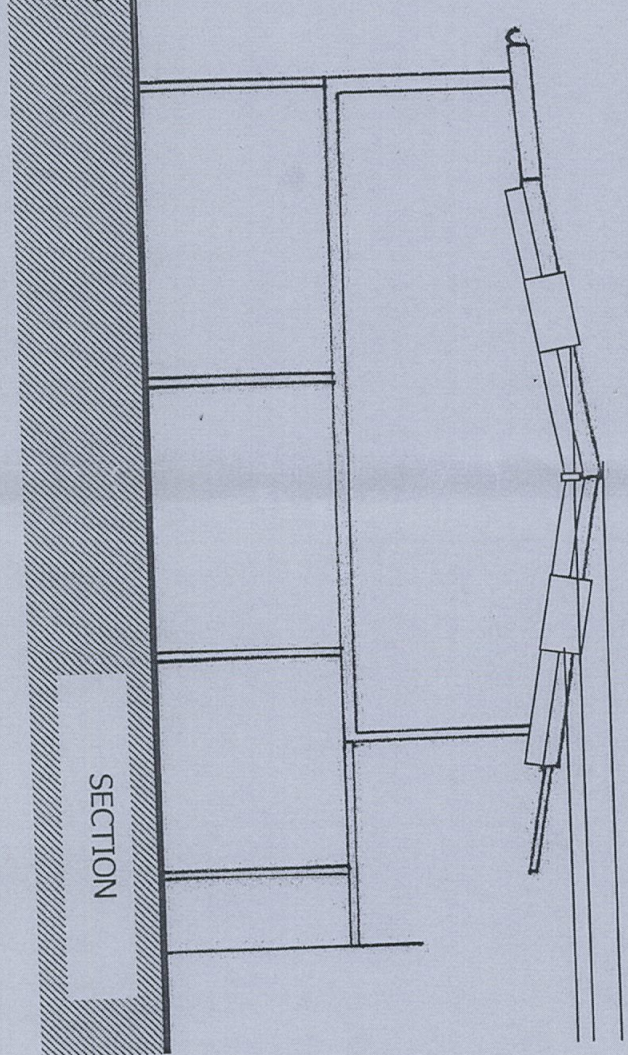
NO WORKS ARE TO BE CARRIED OUT OVER COUNCIL PROPERTY WITHOUT PRIOR COUNCIL APPROVAL


NO WORKS ARE LOCATED ON THE ROAD RESERVE INCLUDING ACCESS DRIVEWAY

Demolition works shall be carried out in accordance with Work Cover Requirements, Conditions of Consent and AS2601 - Demolition of Structures

- All Works to comply with BCA and Australian Standards
- 3.1 Termite Protection – AS3660.1
 - 3.2 Footing & Slabs – AS2870.1 & AS3600
 - 3.3 Masonry – AS3700
 - 3.4 Framing – AS1684
 - 3.6 Glazing – Glass in Buildings – AS1288
 - 3.7 Fire Safety – Hardwire Smoke Alarms – AS3786
 - 3.8.1 Waterproofing in wet areas – AS3740
 - 3.8.2 – Ceiling Heights
 - 3.8.5 Ventilation – Bathroom & Laundry – AS1668.2
 - 3.9.1 – Stair Construction
 - 3.9.2 – Balustrade Construction
 - 3.9.3 – Swimming Pool Access – AS1926.1
 - Plumbing Works – AS3500 and Sydney Water Requirements
 - Electrical Works – AS3000

1. This approval/consent relies only to the new work nominated on the approved consent plans and does not approve or regulate any existing buildings or structures within the property boundaries or within Council's road reserve.
2. If any Aboriginal Inheritings or Relics are unearthed all work is to cease immediately and the Metropolitan Local Aboriginal Land Council (MLALC) and Department of Environment & Climate Change (DECC) are to be notified.
3. The Flood Planning level is RL 218m AHD. The Probable Maximum Flood level is RL 245m AHD.
4. The site is classified as Low hazard.
5. All structural elements below the Flood Planning level shall be of flood compatible materials. All structures must be designed and constructed to achieve low risk of damage and instability due to flood hazard.
6. All foundation structures, where the floor level is greater than 500mm above the existing ground level are to incorporate a suspended floor on open pier/pile footings to allow the flow of surface water and flood storage.
7. All electrical equipment, wiring, fuel lines or any service pipes and connections must be waterproofed to the Flood Planning level.
8. The storage of toxic or potentially polluting goods, materials or other products which may be hazardous or pollute floodwaters is not permitted below the Flood Planning level.
9. The minimum floor level shall be at or above the Flood Planning level.
10. Prior to the completion of works, all selected noxious weeds are to be removed/controlled in accordance with the Noxious Weeds Act 1995. Environmental weeds are to be removed and controlled. Refer to Pittwater Council website (www.pittwater.nsw.gov.au/environment/noxious_weeds) for noxious environmental weed lists.
11. Environmental weeds are to be removed and controlled. Refer to Pittwater Council website (www.pittwater.nsw.gov.au/environment/noxious_weeds) for noxious environmental weed lists.
12. Any part of an integrated onsite stormwater management system, stormwater is to be discharged by direct connection into the adjacent street pit and pipe drainage system.
13. In accordance with Pittwater Councils DCP Control B4.22 Protection of Trees and Bushland Vegetation, all existing trees as indicated in the Survey Plan and/or approved Landscape Plan shall be retained except where Council's prior written consent has been obtained.
14. For trees that stand within the envelope of approved development areas and removal is approved through an arborist report, for all other tree issues not related to a development application, applications must be made to Council's Tree Management Officer.
15. Structural Engineering details relating to the alterations and additions 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 suitably qualified practising Structural Engineer.
16. Drainage plans including specifications and details showing the site stormwater management are to be submitted to the Accredited Certifier with the Construction Certificate application.
17. Such details are to be accompanied by a certificate from (as appropriate) either a Licensed plumber or qualified practising Civil Engineer with corporate membership of the Institute of Engineers Australia (MIE), or who is eligible to become a Corporate member and has appropriate experience and competence in the related field, that the stormwater management system complies with the requirements of section 3.1.2 Drainage of the Building Code of Australia Housing Provision and AS/NZS 3500.3.2 Stormwater Drainage. The details shall include disposal of site stormwater (if the site is in a leeway strip area the stormwater disposal system must comply with the recommendations of a Geotechnical Engineers Report).
18. All construction in the Public Road Reserve must be undertaken by a Council authorised contractor.
19. No storage of building materials or building waste, excavated fill or topsoil storage is to occur within the envelope of trees shown on the approved landscape working drawing(s) as being retained or within protective fenced areas.
20. Drainage is to be arranged such that fill, building materials or contaminants are not washed into protective fenced areas.
21. The developer or contractor will take all measures to prevent damage to trees and root systems during site works and construction activities including provision of water, sewerage and stormwater drainage services.
22. In particular, works, erection of structures, excavation or changes to soil levels within 5 metres of the trunks of trees to be retained are not permitted, and the storage of spoil, building materials, soils or the driving or parking of any vehicle or machinery within 5 metres of the trunk of a tree to be retained, is not permitted.
23. NOTE: Trees that are part of an endangered biological community or are habitat for threatened species and endangered populations must comply with the requirements of the Threatened Species Conservation Act, 1995. Failure to do so may result in a penalty up to a maximum of \$250,000.00 and jail sentences. Failure to comply with the requirements of the Pittwater Council DCP Control B4.22 Preservation of Trees of Bushland Vegetation, may result in a penalty up to a maximum of \$20,000.00.





PITTWATER COUNCIL

APPROVED DEVELOPMENT
CONSENT PLANS

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

RL 8118S APPROVAL DOES NOT AUTHORISE ANY
SKYLIGHTS ON THE ADJACENT ROAD RESERVE
OR ANY COUNCIL RESERVE.

PRIVATE BUILDING CERTIFIERS

Construction Certificate No: Approved Date:

14/2268-1 13/06/2014

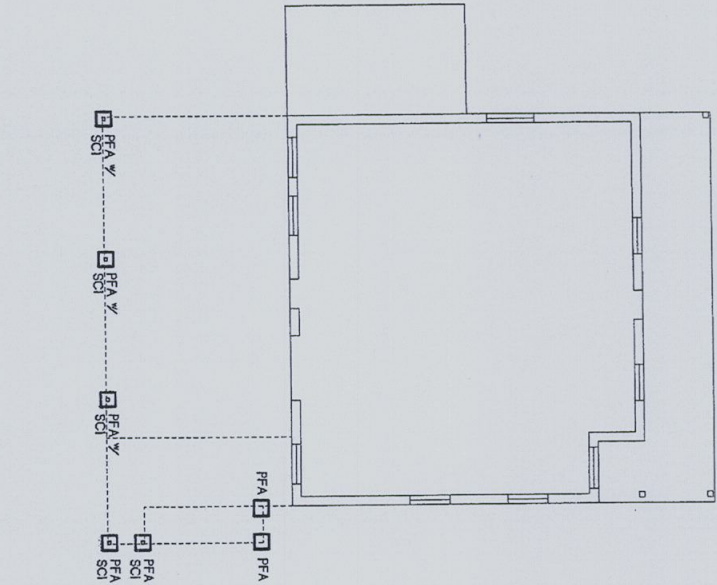
Certifying Authority: Cheyne James

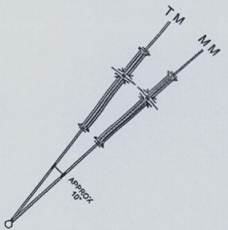
Accreditation No: BPB 1269

These plans form part of and are to be read in conjunction with the conditions of consent. Please make yourself aware of your legal position. Mandatory inspections are applicable.

Received on: 03/04/2014

roses of Bushland Vegetation may result in a penalty up to a maximum of \$20,000.00.	
Rosie Cull Custom Construct P: 0404 861 820 E: rosie@customconstruct.com.au	
21 JOSEPH ST, AVALON Lot 3 DEPOSITED PLAN 710440	Drawing Number 5
	Date – 10 Jan 2014
	Scale – 1:100 at A3

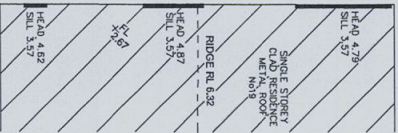
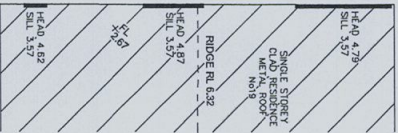
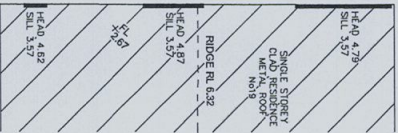
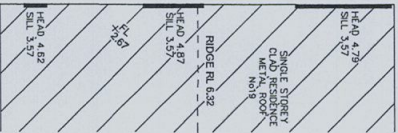
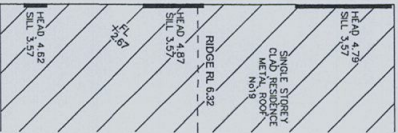
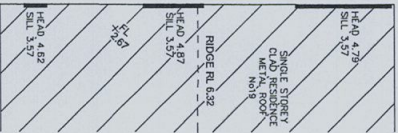
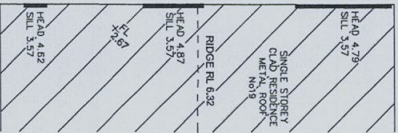
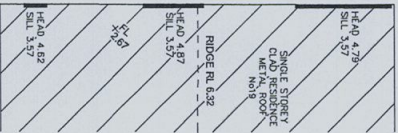
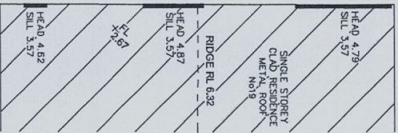
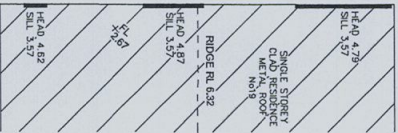
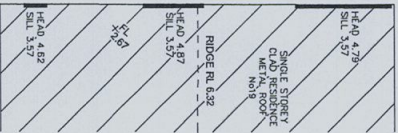
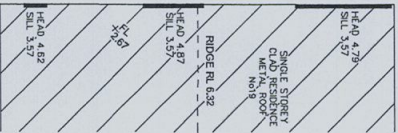
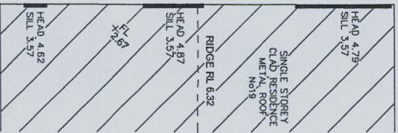
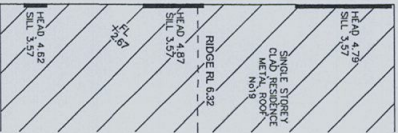
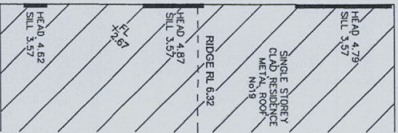
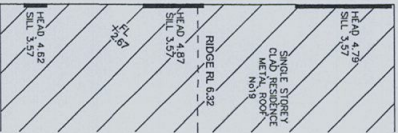
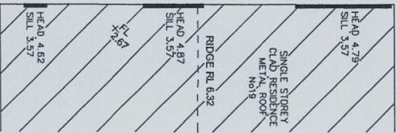
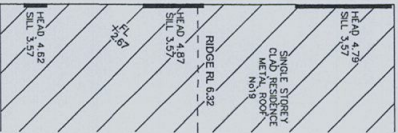
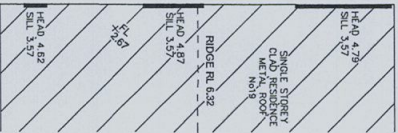
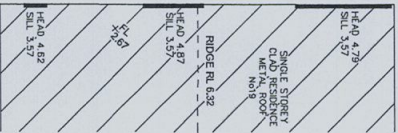
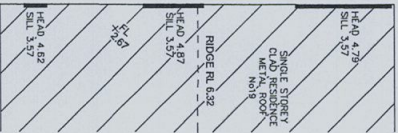
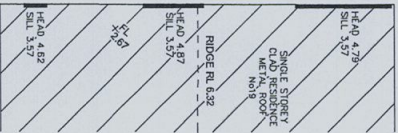
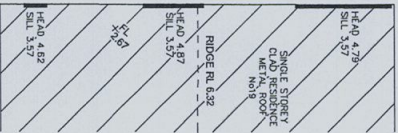
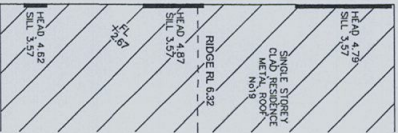
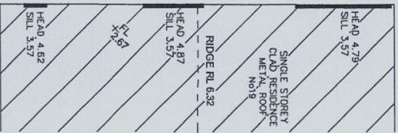
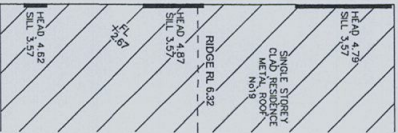
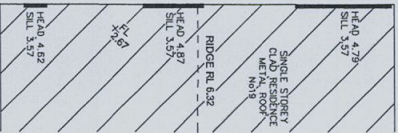
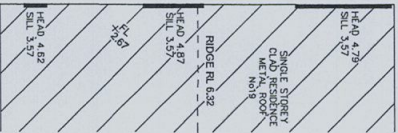
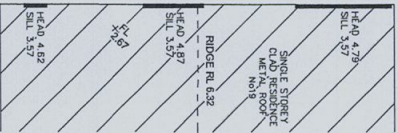
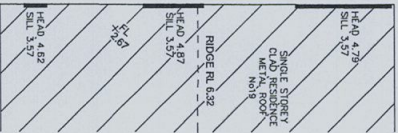
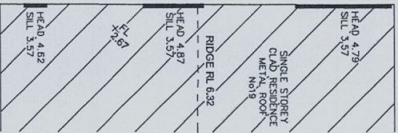
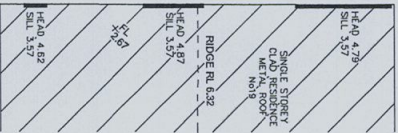
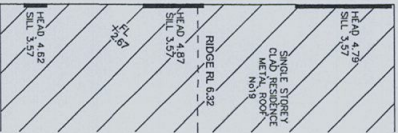
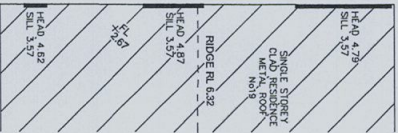
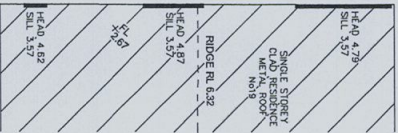
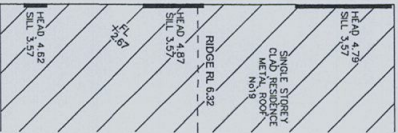
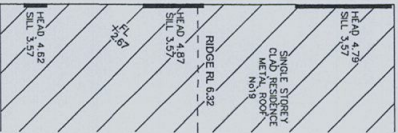
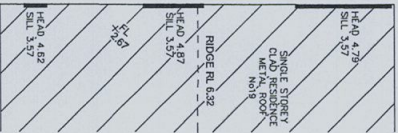
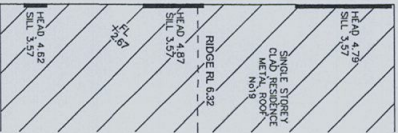
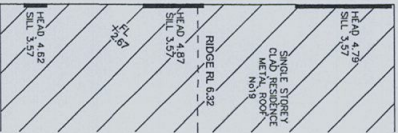
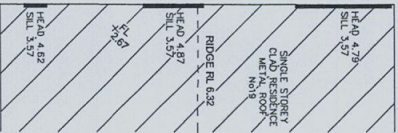
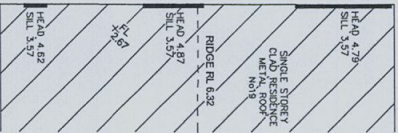
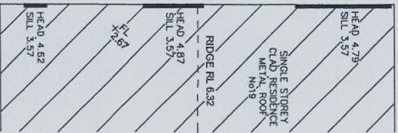
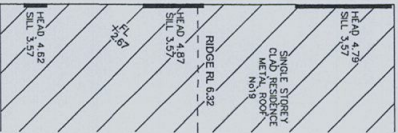
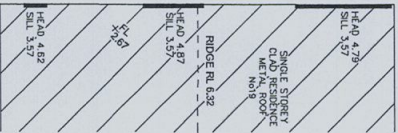
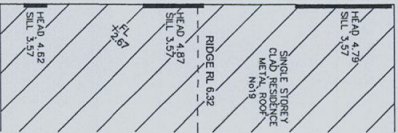
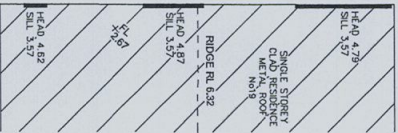
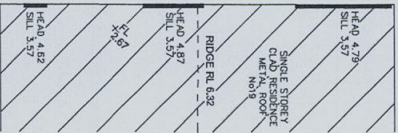
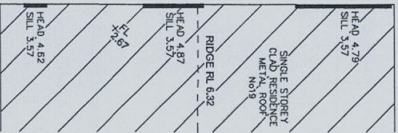
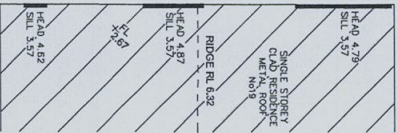
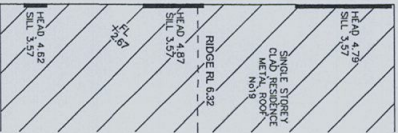
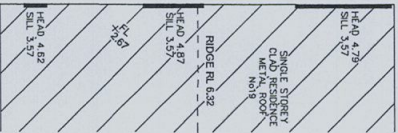
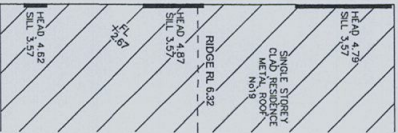
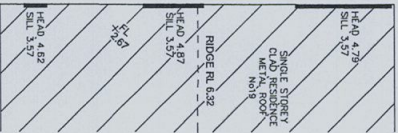
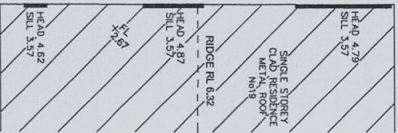
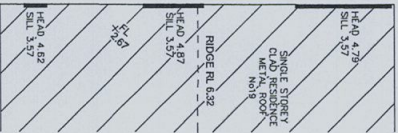
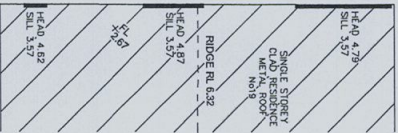
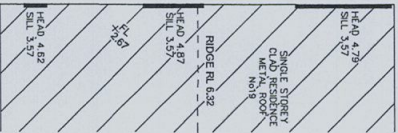
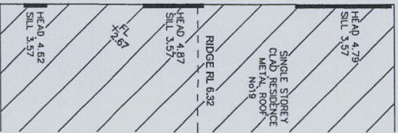
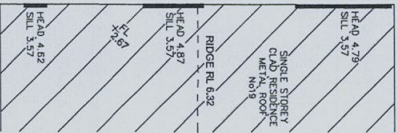
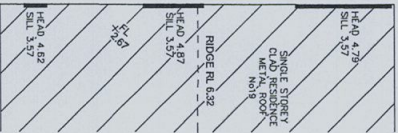
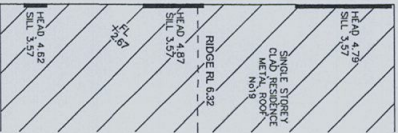
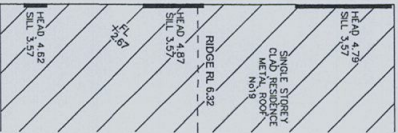
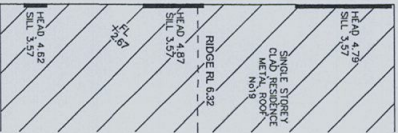
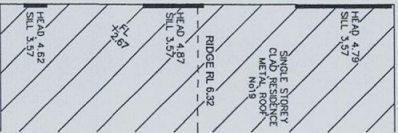
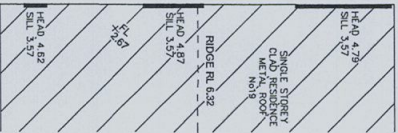
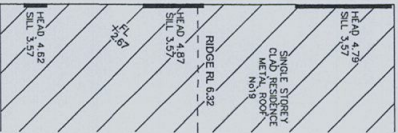
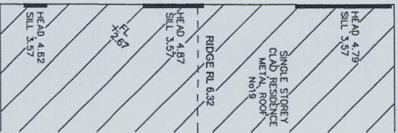
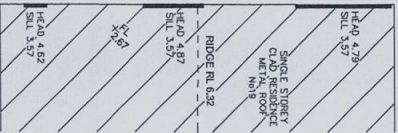
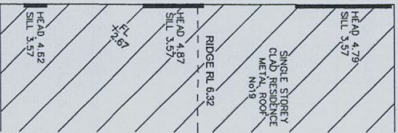
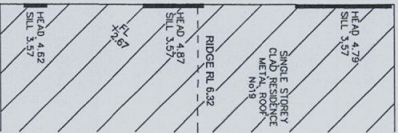
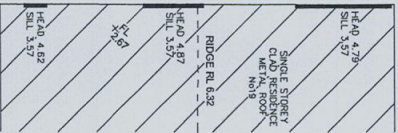
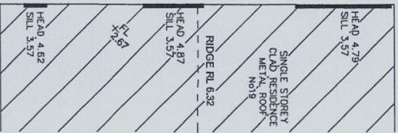
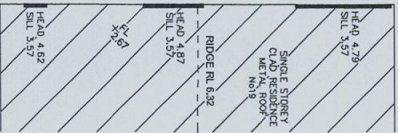
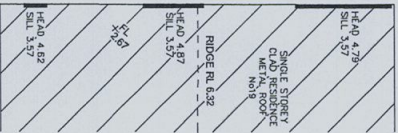
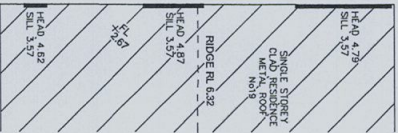
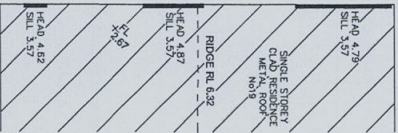
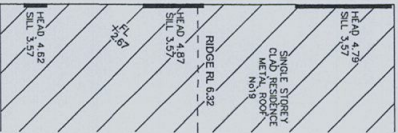
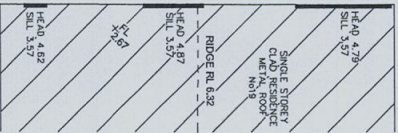
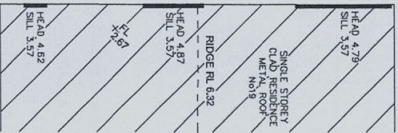
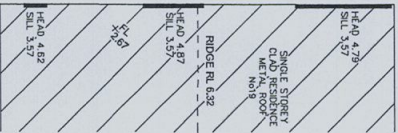
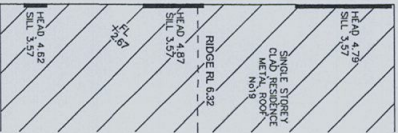
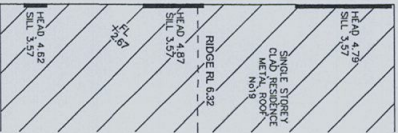
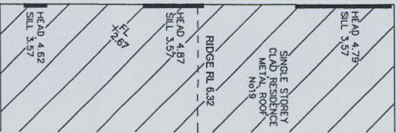
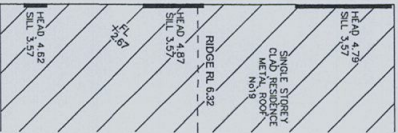
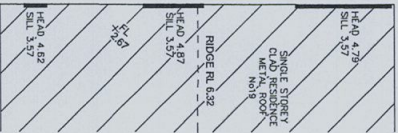
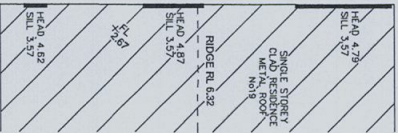
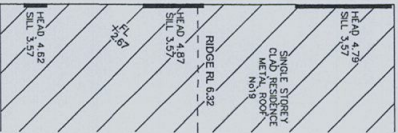
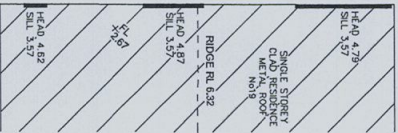
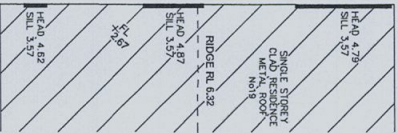
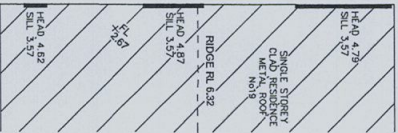
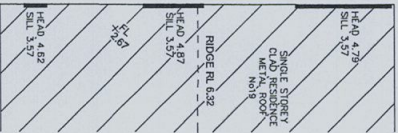
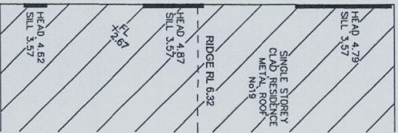
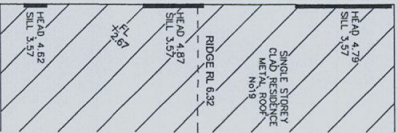
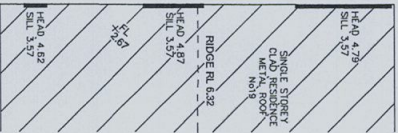
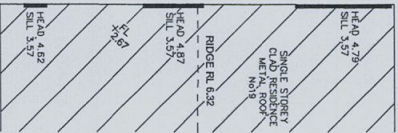
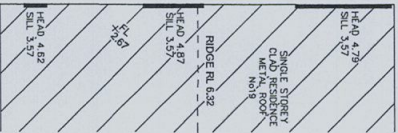




Location Of Area Draining To Downpipes by Building	
DP1 - 26.7m ²	DP2 - 32.0m ²

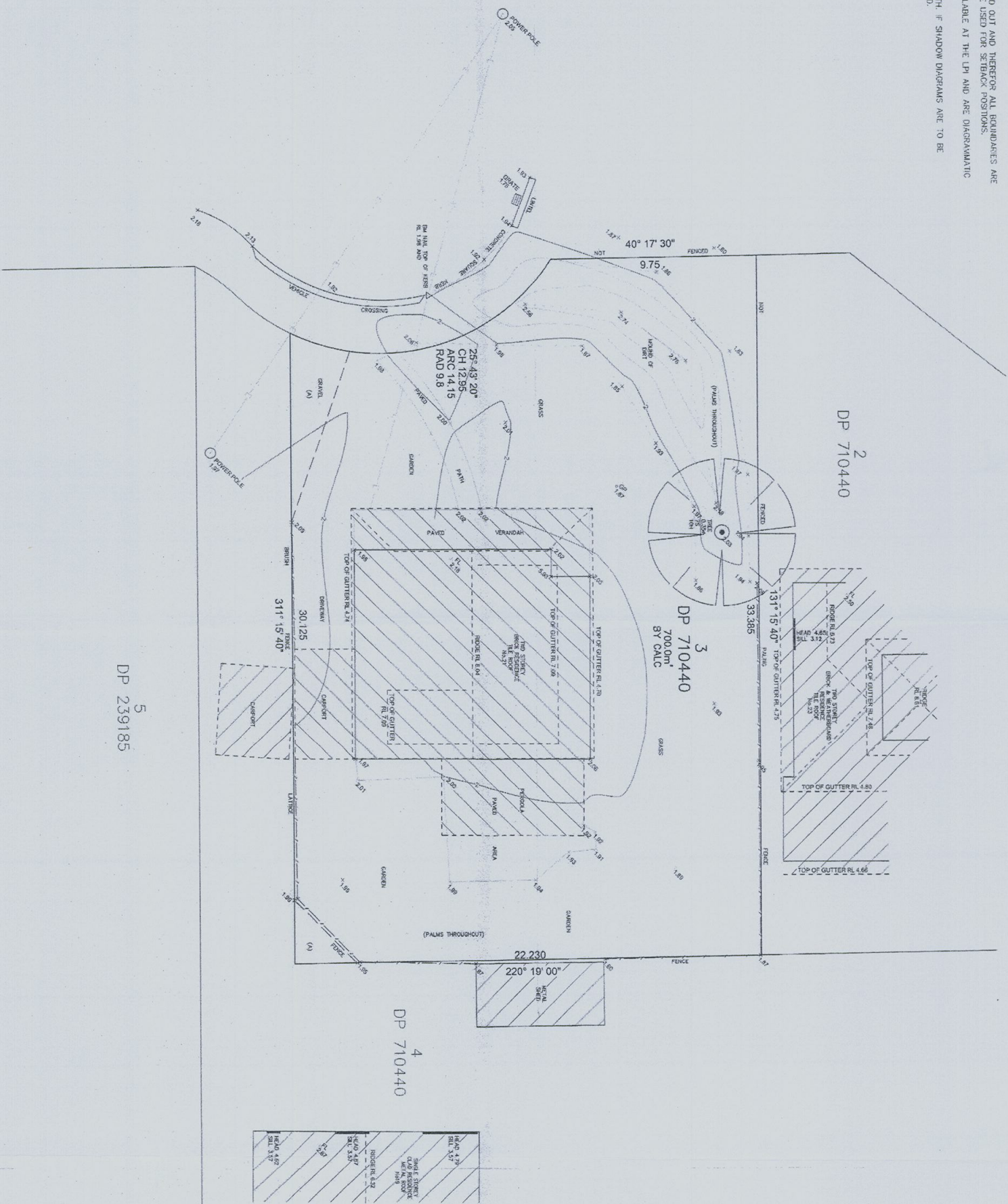
Note:- Areas are unfactored plan areas

Drainage Pipe Notes
Sizing of pipes shall be a minimum of 100 mm dia. 1% slope and dimensions to be checked and confirmed on site.
All design work and works to be done in accordance with AS/NZS 3500.1 (2003) and AS/NZS 3500.2 (2003).
All pipes unless otherwise specified on the plan to be 100 dia. UPVC pipe.
Inspection openings will be required at even spacings not more than 30 metres apart and at any change of direction greater than 45 degrees.
The Eaves Gutter connected to all DP's to have a minimum cross sectional area of 6355 sq. mm or similar. Downpipes attached to the eaves gutter to have a minimum diameter of 50mm or 100 x 50 rect. or similar.



NOTES:
NO SURVEY STAKES HAVE BEEN SET OUT AND THEREFORE ALL BOUNDARIES ARE
DIAGRAMMATIC ONLY AND SHOULD NOT BE USED FOR SETBACK POSITIONS.
BOUNDARIES COMPILED FROM PLANS AVAILABLE AT THE LPA AND ARE DIAGRAMMATIC
ONLY.
NORTH IS ORIENTED TO MAGNETIC NORTH. IF SHADOW DIAGRAMS ARE TO BE
PRODUCED, TRUE NORTH SHOULD BE USED.
CORRIDORS: MAJOR 1.0 MINOR 0.25

(A) SHOWN OF CONFORMANCE WITH



REFERENCE		ORIGIN OF LAYERS		SWOOPPOOL PTY LTD		DATE: 11/08/2013		CLIENT: Mr. JOSHUA GULL	
1001JG	PM 249	RL 3.225 AHD	CLASS LC, ORDER L3	P.O. BOX 342 COLLARNOY, NSW 2097	PH: 0434 915 360	SCALE: 1:100 @ A1	PROJECT: DETAIL & LEVEL SURVEY OF	NO. 21 JOSEPH STREET, AVALON	LOT 3 IN DEPOSITED PLAN 710440
A1	SCMS 1/09/2013					SHEET 1 OF 1 SHEETS	IGN: PITTWATER		

