



Address: 58 Park Street
Mona Vale NSW 2103
Tel: 0284111532
Fax:
Email: greg@getcertified.net.au
ABN: 30 123 3390 429

20 June 2014

Our ref.: 140114

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



Dear Sir/Madam,

**Re: 12 Old Barrenjoey Road AVALON BEACH
Complying Development Certificate No. 140114**

Decision Made Under: Part 3 Exempt & Complying Development Codes 2008 SEPP

Get Certified Building Services Pty Ltd has issued a Complying Development Certificate under Part 4A of the Environmental Planning and Assessment Act 1979 for the above premises.

Please find enclosed the following documentation:

- Complying Development Certificate No. 140114
- Copy of application for Complying Development Certificate.
- Documentation used to determine the application for the Complying Development Certificate as detailed in Schedule 1 of the Certificate.
- Cheque for Council's registration fee.

Our client has been advised of the necessity to submit to Council the Notice of Commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Greg Hough.

Yours faithfully,

Greg Hough
Accredited Certifier
Get Certified Building Services Pty Ltd

Ref: 362090 23/6/14 GH



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COMPLYING DEVELOPMENT CERTIFICATE 140114

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109 and 86

APPLICANT DETAILS

Applicant: Simon & Megan Terry
Address: 12 Old Barrenjoey Road AVALON BEACH NSW 2107
Contact Details: **Phone:** 9918 5675 **Fax:**

OWNER DETAILS

Name of person having benefit of the development consent: Simon & Megan Terry
Address: 12 Old Barrenjoey Road AVALON BEACH NSW 2107
Contact Details: **Phone:** 9918 5675

COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Decision Made Under: Part 3 Exempt & Complying Development Codes 2008 SEPP
CDC Number: 140114 **Date issued:** 20/06/2014
Lapse date: 86a of the EPA Act 1979 stipulates that this certificate will lapse within 5 years if not physically commenced on the stated land to which this certificate applies. 81a of the Act is applicable.

PROPOSAL

Address of Development: 12 Old Barrenjoey Road AVALON BEACH NSW 2107
Lot/DP/Zoning: Lot 10, DP 27698 Zone: R2 Low Density Residential
Building Classification: Class 10b
Scope of building works covered by this Notice: Decking & Retaining Wall
Value of Construction Certificate (Incl GST): \$15,499.00
Plans and Specifications approved: Schedule 1
Fire Safety Schedule: N/A
Conditions: See Conditions attached to this certificate
Exclusions:
Critical stage inspections: See attached Notice

CERTIFYING AUTHORITY

Certifying Authority: Greg Hough
Accreditation Body: Building Professionals Board
Registration No. 0186

I certify that the proposed development is complying development, and if carried out as specified in this certificate will comply with all development standards applicable to the development and with the requirements prescribed by the Environmental Planning & Assessment Regulation 2000 concerning the issue of this certificate.

The issue of this certificate has been endorsed on the documents listed in Schedule 1 which were provided in connection with the application for this certificate.

Dated this: 20/06/2014

Greg Hough
Accredited Certifier

NB: Prior to the commencement of work S86 (1) and (a) of the Environment Planning and Assessment Act 1979 must be satisfied.



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SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural plans

PREPARED BY	DOCUMENT	DRAWING NO	REVDATE
Unreferenced	Site Plan & Elevations	3 Sheets	

2. Endorsed Other documents

PREPARED BY	DOCUMENT	DRAWING NO	REVDATE
	Section 129B Pre-Approval Inspection Report		

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000-CONDITION

136A COMPLIANCE WITH BUILDING CODE OF AUSTRALIA AND INSURANCE REQUIREMENTS UNDER THE HOME BUILDING ACT 1989

(cf clauses 78 and 78A of EP&A Regulation 1994)

(1) A complying development certificate for development that involves any building work must be issued subject to the following conditions:

(a) that the work must be carried out in accordance with the requirements of the *Building Code of Australia*,
(b) in the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

(1A) A complying development certificate for a temporary structure that is used as an entertainment venue must be issued subject to the condition that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia* (as in force on the date the application for the relevant complying development certificate is made).

(2) This clause does not limit any other conditions to which a complying development certificate may be subject, as referred to in section 85A (6) (a) of the Act.

(3) This clause does not apply:

(a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or

(b) to the erection of a temporary building, other than a temporary structure that is used as an entertainment venue.

(4) In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant complying development certificate is made.

Note. There are no relevant provisions in the *Building Code of Australia* in respect of temporary structures that are not entertainment venues.

136AB NOTICE TO NEIGHBOURS

(1) A complying development certificate for development on land that is not in a residential release area and that involves:

- (a) a new building, or
- (b) an addition to an existing building, or
- (c) the demolition of a building,

must be issued subject to a condition that the person having the benefit of the complying development certificate must give at least 7 days' notice in writing of the person's intention to commence the work authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out.

(2) A complying development certificate for development on land that is in a residential release area and that involves:

- (a) a new building, or
- (b) an addition to an existing building, or
- (c) the demolition of a building,

must be issued subject to a condition that the person having the benefit of the complying development certificate must give at least 2 days' notice in writing of the person's intention to commence the work authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out.

(3) In this clause:

residential release area means any land within:

- (a) an urban release area identified within a local environmental plan that has been prepared under the *Standard Instrument (Local Environmental Plans) Order 2006* and made as provided by section 33A (2) of the Act, or
- (b) a land release area identified under the *Eurobodalla Local Environmental Plan 2012*, or
- (c) any land subject to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, or
- (d) any area included in Parts 6, 26, 27, 28 and 29 of Schedule 3 to *State Environmental Planning Policy (Major Development) 2005*.

136B ERECTION OF SIGNS

(1) A complying development certificate for development that involves any building work, subdivision work or demolition work must be

issued subject to a condition that the requirements of subclauses (2) and (3) are complied with.

(2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the site is prohibited.

(3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building.

(5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

(6) This clause applies to a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

Note. Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

136C NOTIFICATION OF HOME BUILDING ACT 1989 REQUIREMENTS

(1) A complying development certificate for development that involves any residential building work within the meaning of the *Home Building Act 1989* must be issued subject to a condition that the work is carried out in accordance with the requirements of this clause.

(2) Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

(a) in the case of work for which a principal contractor is required to be appointed:

- (i) the name and licence number of the principal contractor, and
- (ii) the name of the insurer by which the work is insured under Part 6 of that Act,

(b) in the case of work to be done by an owner-builder:

- (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- (3) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

(4) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

136D FULFILMENT OF BASIX COMMITMENTS

(1) This clause applies to the following development:

- (a) BASIX affected development,
- (b) any BASIX optional development in relation to which a person has made an application for a complying development certificate that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A of Schedule 1 for it to be so accompanied).

(2) A complying development certificate for development to which this clause applies must be issued subject to a condition that the commitments listed in each relevant BASIX certificate for the development must be fulfilled.

136E DEVELOPMENT INVOLVING BONDED ASBESTOS MATERIAL AND FRIABLE ASBESTOS MATERIAL

(1) A complying development certificate for development that involves building work or demolition work must be issued subject to the following conditions:

- (a) work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be

undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the *Work Health and Safety Regulation 2011*,

(b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,

(c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered.

(d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

(2) This clause applies only to a complying development certificate issued after the commencement of this clause.

(3) In this clause, ***bonded asbestos material, bonded asbestos removal work, friable asbestos material and friable asbestos removal work*** have the same meanings as in clause 317 of the *Occupational Health and Safety Regulation 2001*.

Note 1. Under clause 317 removal work refers to work in which the bonded asbestos material or friable asbestos material is removed, repaired or disturbed.

Note 2. The effect of subclause (1) (a) is that the development will be a workplace to which the *Occupational Health and Safety Regulation 2001* applies while removal work involving bonded asbestos material or friable asbestos material is being undertaken.

Note 3. Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Department of Environment, Climate Change and Water.

Note 4. Demolition undertaken in relation to complying development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* must be carried out in accordance with Australian Standard AS 2601—2001, Demolition of structures.

136F, 136G (REPEALED)

136H CONDITION RELATING TO SHORING AND ADEQUACY OF ADJOINING PROPERTY

(1) A complying development certificate for development must be issued subject to a condition that if the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the certificate must at the person's own expense:

- (a) protect and support the building, structure or work from possible damage from the excavation, and
- (b) where necessary, underpin the building, structure or work to prevent any such damage.

(2) The condition referred to in subclause (1) does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

136I TRAFFIC GENERATING DEVELOPMENT

If an application for a complying development certificate is required to be accompanied by a certificate of Roads and Maritime Services as referred to in clause 4 (1) (k) of Schedule 1, the complying development certificate must be issued subject to a condition that any requirements specified in the certificate of Roads and Maritime Services must be complied with.

136J DEVELOPMENT ON CONTAMINATED LAND

(1) If an application for a complying development certificate is required to be accompanied by a statement of a qualified person as referred to in clause 4 (1) (l) of Schedule 1, the complying development certificate must be issued subject to a condition that any requirements specified in the statement must be complied with.

(2) Subclause (1) does not apply to complying development carried out under the complying development provisions of *State Environmental Planning Policy (Port Botany and Port Kembla) 2013* in the Lease Area within the meaning of clause 4 of that Policy.

136K WHEN COMPLYING DEVELOPMENT CERTIFICATES MUST BE SUBJECT TO SECTION 85A (9) CONDITION

(1) This clause applies if a council's contributions plan provides for the payment of a monetary section 94 contribution or section 94A levy in relation to development for a particular purpose (whether or not it is classed as complying development under the contributions plan).

(2) The certifying authority must issue the relevant complying development certificate authorising development for that purpose subject to a condition requiring payment of such contribution or levy, as required by section 85A (9) of the Act.

(3) Subclause (2) applies despite any provision to the contrary in the council's contributions plan.

136L CONTRIBUTIONS AND LEVIES PAYABLE UNDER SECTION 85A (9) MUST BE PAID BEFORE WORK COMMENCES

(1) A complying development certificate issued subject to a condition required by section 85A (9) of the Act must be issued subject to a condition that the contribution or levy must be paid before any work authorised by the certificate commences.

(2) Subclause (1) applies despite any provision to the contrary in the council's contributions plan.

136M CONDITION RELATING TO PAYMENT OF SECURITY

(1) This clause applies to a complying development certificate authorising the carrying out of development if:

(a) the development is demolition of a work or building, erection of a new building or an addition to an existing building and the estimated cost of the development (as specified in the application for the certificate) is \$25,000 or more, and

(b) the development is to be carried out on land adjacent to a public road, and

(c) at the time the application for the certificate is made, there is specified on the website of the council for the area in which the development is to be carried out an amount of security determined by the council that must be paid in relation to:

(i) development of the same type or description, or

(ii) development carried out in the same circumstances, or

(iii) development carried out on land of the same size or description.

(2) A complying development certificate to which this clause applies must be issued subject to a condition that the amount of security referred to in subclause (1) is to be provided, in accordance with this clause, to the council before any building work or subdivision work authorised by the certificate commences.

(3) The security may be provided, at the applicant's choice, by way of:

(a) deposit with the council, or

(b) a guarantee satisfactory to the council.

(4) The funds realised from a security may be paid out to meet the cost of making good any damage caused to any property of the council as a consequence of doing anything (or not doing anything) authorised or required by the complying development certificate, including the cost of any inspection to determine whether damage has been caused.

(5) Any balance of the funds realised from a security remaining after meeting the costs referred to in subclause (4) is to be refunded to, or at the direction of, the person who provided the security.

136N PRINCIPAL CERTIFYING AUTHORITY TO BE SATISFIED THAT PRECONDITIONS MET BEFORE COMMENCEMENT OF WORK

(1) This clause applies to building work or subdivision work that is the subject of a complying development certificate.

(2) A principal certifying authority for building work or subdivision work to be carried out on a site, and over which the principal certifying authority has control, is required to be satisfied that any preconditions in relation to the work and required to be met before the work commences have been met before the work commences.

STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008

SCHEDULE 6 CONDITIONS APPLYING TO COMPLYING DEVELOPMENT CERTIFICATES UNDER THE GENERAL HOUSING CODE AND THE RURAL HOUSING CODE

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 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



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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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NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(i) & 86(1)(a1)(i)

OWNER DETAILS

Name of person having benefit of the development consent: Simon & Megan Terry
Address: 12 Old Barrenjoey Road AVALON BEACH NSW 2107
Contact Details: Phone: 9918 5675

COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Decision Made Under: Part 3 Exempt & Complying Development Codes 2008 SEPP
CDC Number: 140114 Date issued: 20/06/2014

PROPOSAL

Address of Development: 12 Old Barrenjoey Road AVALON BEACH NSW 2107
Scope of building works covered by this Notice: Decking & Retaining Wall

PRINCIPAL CERTIFYING AUTHORITY

Certifying Authority: Greg Hough
Accreditation Body: Building Professionals Board
Registration No. 0186

The owner has appointed Greg Hough as the Principal Certifying Authority as stated in the Complying Development Certificate Application lodged with Get Certified Building Services Pty Ltd for the building works identified in this Notice.

I, Greg Hough, Accredited Certifier of Get Certified Building Services Pty Ltd located at 58 Park Street Mona Vale NSW 2103 accept the appointment as the Principal Certifying Authority for the building works identified and covered under the relevant Complying Development Certificate as stated in this Notice.

Dated: 20/06/2014

Greg Hough
Principal Certifying Authority



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Mona Vale NSW 2103
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Email: greg@getcertified.net.au
ABN: 30 123 3390 429

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - 129B PRE-APPROVAL INSPECTION

OWNER DETAILS

Name of person having benefit of the development consent:	Simon & Megan Terry
Address:	12 Old Barrenjoey Road AVALON BEACH NSW 2107
Contact Details:	9918 5675

COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area:	Pittwater Council
Decision Made Under:	Part 3 Exempt & Complying Development Codes 2008 SEPP
CDC Number: 140114	Date issued: 20/06/2014

PROPOSAL

Address of Development:	12 Old Barrenjoey Road AVALON BEACH NSW 2107
Zoning:	R2 Low Density Residential
Building Classification:	10b
Type of Construction:	n/a
Scope of building works covered by this Notice:	Decking & Retaining Wall

INSPECTION DETAILS

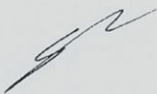
Principal Certifying Authority:	Greg Hough No.: 0186
Inspector:	Greg Hough No.: 0186
Inspection date and time:	13/06/2014 Inspection time: 11:00 AM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- **Inspection area:** ✓ **129B Pre-Approval Inspection** - Satisfactory subject to documents being provided, works relating to the Exempt Development are have commenced, does not however impact the issued of this CDC.
-

ADDITIONAL COMMENTS



Greg Hough
Inspector

Greg Hough of
Get Certified Building Services Pty Ltd
Accreditation No: BPB 0186

310-001X4



This Section
Of Deck Is
Exempt
Development.

301-11

All Building Works To Fully Comply
With The Requirements Of BCA 2014
& Associated Australian Standards



**COMPLYING DEVELOPMENT
CERTIFICATE** No. 19/114





These plans form part of the above Complying
Development Certificate as issued by

**Greg Hough of
Get Certified Building Services Pty Ltd**

Accreditation No: BPB 0186

Sheet 2

COMPLYING DEVELOPMENT			
NSW HOUSING CODE SEPP 2008			
SITE AREA:		951 SQM	
PROPOSED ROOF COVERAGE			
ROOF COVERAGE AREA:		282.7 SQM	
FLOOR AREA			
GROUND FLOOR:		214.4 SQM	
FIRST FLOOR:		124.2 SQM	
TOTAL LIVING AREA:		338.6 SQM	
INCLUDES EXT. WALLS & GARAGE EXCLUDES PORTICO/STAIR VOID			
MAX. ALLOWABLE BY NSW H/CODE:		430 SQM	
SITE COVERAGE			
TOTAL SITE COVERAGE:		214.4 SQM	
EXCLUDES PORTICO, DRIVEWAY, EAVES (SWIMMING POOL)			
MAX. ALLOWABLE BY NSW H/CODE:		22.5 %	
MAX. ALLOWABLE BY NSW H/CODE:		40 %	
LANDSCAPED AREA			
TOTAL LANDSCAPED AREA:		601.7 SQM	
EXCL. ALL HARD SURFACES MIN. DIMENSION OF 1.5M			
MAX. ALLOWABLE BY NSW H/CODE:		63.3 %	
MIN. REQUIRED BY NSW H/CODE:		40 %	
SITE AREA FORWARD OF BUILDING LINE:		271.1 SQM	
LANDSCAPED AREA: FORWARD OF BUILDING LINE:		208.8 SQM	
		77 %	
MIN. REQUIRED BY NSW H/CODE:		50 %	
PRIVATE OPEN SPACE		24 SQM	
TOTAL PRIVATE OPEN SPACE:		24 SQM	
MIN. DIMENSION OF 3M MAX. 1:50 GRADE			
MIN. REQUIRED BY NSW H/CODE:		24 SQM	
BUILDING HEIGHT RESTRICTION			
MAXIMUM 8.5 M RIDGE HEIGHT (F.F.L. MUST BE ACCURATE TO COMPLY)			
MAXIMUM 1000MM CUT			
MAXIMUM 600MM FILL			
FILL BATTER MIN. 400MM FROM BOUNDARY DEEP EDGE BEAM TO NATURAL GROUND FOR SETBACKS < 2M			
RETAINING WALL REQUIREMENTS			
RETAINING WALLS TO BE MAXIMUM 2000MM FROM DWELLING FOOTPRINT			
TERMITE PROTECTION			
PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.1			
SURVEYORS NOTES			
THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.			
AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.			
SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.			
CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON ARTICULAR FEATURES.			
WINGS AMENDMENTS			
1.01.13	DELETE EAVES	DG	
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	EXISTING TREES TO BE LOPPED/REMOVED BY OWNER
	TREE REMOVAL REQUIREMENTS: SITE TO BE CLEARED BY OWNER OF ANY EXISTING TREES AND OR BONE TREES WHICH WILL EFFECT THE BUILDING AREA PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN SEPARATE COUNCIL APPROVAL IF REQUIRED
	DEMOLITION REQUIREMENTS: SITE TO BE CLEARED OF ALL EXISTING STRUCTURES, LEVELLED AND ALL SERVICES RELOCATED BY THE OWNER TO THE SATISFACTION OF METRICON HOMES PTY LTD
	BUILDING ADJACENT SEWER SEWER PEGOUT AND DETAILS REQUIRED

LOT 9
EXISTING RETAINING WALL TO REMAIN
1350MM (H) DEEPENED EDGE BEAM
PROVIDE CONC. LANDING, STEPS & BALUSTRADE BY METRICON

PREFERRED LOCATION OF FUTURE SLIMLINE ABOVE GROUND RAINWATER TANK(S) TO MEET OSD REQUIREMENTS (SUBJECT TO BASIX & HYDRAULIC ASSESSMENTS)

LOCATION OF RETAINING WALL BY METRICON

DRIVEWAY GRATED DRAIN, CROSSLAND AND FRONT ENTRANCE TO BE THE RESPONSIBILITY OF THE OWNER AFTER HANDOVER

EXISTING CROSSOVER TO REMAIN

COMPLYING DEVELOPMENT

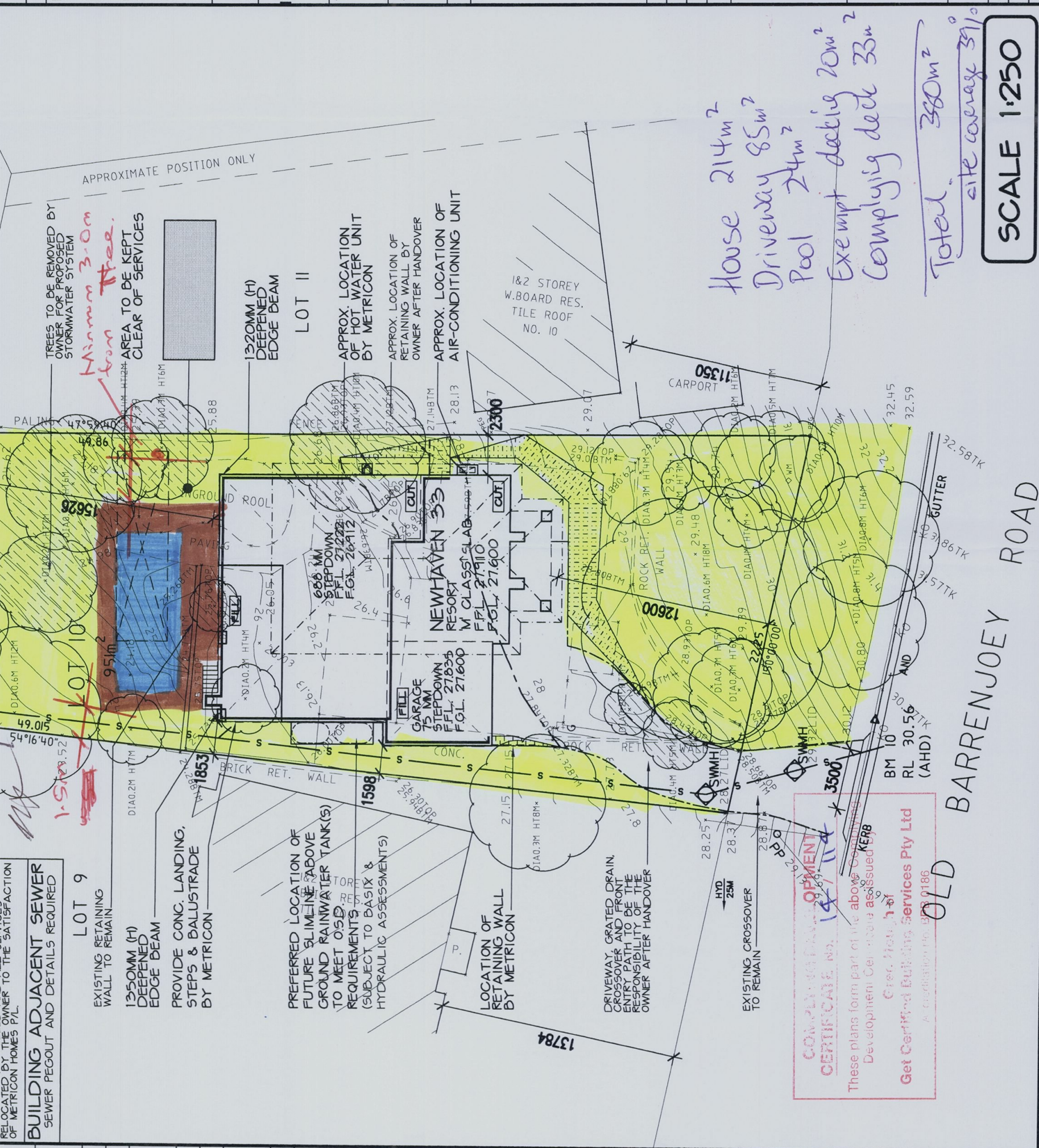
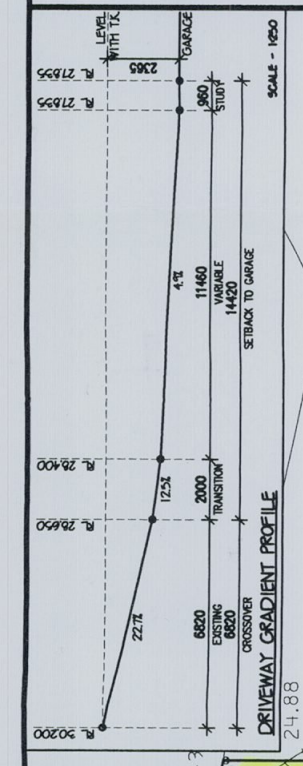
CERTIFICATE NO. 147/114

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Get Certified Building Services Pty Ltd

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A Graduation No. 00186



House 214m²
Driveway 85m²
Pool 24m²
Exempt decking 20m²
Complying deck 33m²
Total 380m²
site coverage 39%

SCALE 1:250

OLD BARRENJOEY ROAD

LOT NO.	10
DEPOSITED PLAN	27698
COUNCIL / LGA	PITTWATER
SLAB CLASS	M
WIND SPEED	N2

EXCAVATION NOTES:
50MM (+/-) TOLERANCE TO NOMINATED RL'S
UPPER LEVEL EXCAVATE APPROX. 1000MM ON RL. 271600 & RETAIN FILL WITHIN DEEP EDGE BEAM LOWER LEVEL EXCAVATE APPROX. 300MM ON RL. 26912 & RETAIN FILL WITHIN DEEP EDGE BEAM EXCAVATIONS ARE TO START A MINIMUM OF 1000MM FROM THE EDGE OF THE BUILDING AND ARE TO BE BATTERED BACK TO SUIT IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE A GRATED DRAIN ACROSS GARAGE OPENINGS (IF REQUIRED) DUE TO CONSTRUCTION OF DRIVEWAY

IMPORTANT NOTES:
SITE COVERS ARE SUBJECT TO COUNCIL APPROVAL & NO TO BE USED BY ANY OTHER CONTRACTORS OTHER THAN METRICON HOMES PTY LTD

STORMWATER TO DRAIN TO INFILTRATION SYSTEM VIA ON-SITE DETENTION RAINWATER TANK(S)
REFER TO HYDRAULIC ENGINEER'S DETAILS

TEMPORARY SITE FENCING:
METRICON TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (AS REQUIRED)

ALL WEATHER ACCESS:
METRICON TO SUPPLY UP TO 5M SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION

SURVEY LEGEND


	GULLY PIT		SEWER LINE
	HYDRANT		VEHICLE CROSSING
	STOP VALVE		DEEP EDGE BEAM
	SEWER INSPECTION COVER		GAS METER
	SEWER MANHOLE		LIGHT POLE
	WATER METER		INVERT
	ELECTRICITY BOX		TOP OF KERB
	STORMWATER MANHOLE		KERB OUTLET
	TELSTRA PIT		

ASPECT SURVEY DATE: 18.11.12

CONTOUR INTERVALS: 200MM

LEVELS TO: AHD DATUM

SITE PLAN



metricon
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MR & MRS TERRY
LOT 10 NO.12 OLD BARRENJOEY ROAD
AVALON BEACH
JOB No 652673

DATE	13.12.12	DRAWN	PE
SCALE	1:250	SHEET	1 OF 10
UDO REF.	57D 119 A3		

Sheet 3