

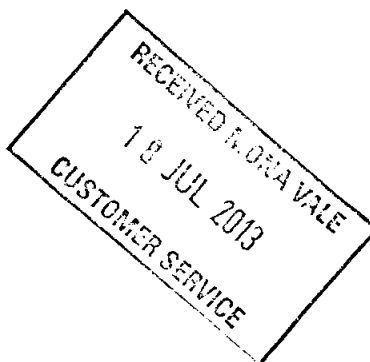


Address: 58 Park Street
Mona Vale NSW 2103
Tel: 0284111532
Fax:
Email: greg@getcertified.net.au
ABN:

17 July 2013

Our ref.: 130072

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. 130072**

Decision Made Under: 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. 130072
- 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.
- Forms 2a & 2b from Council's Goe Tech policy.
- Notice of 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

Rec. 343590
18/7/13
09



Get Certified
BUILDING SERVICES PTY LTD

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

COMPLYING DEVELOPMENT CERTIFICATE 130072

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

APPLICANT DETAILS

Applicant: Mr Simon J & Mrs Megan L Terry
Address: 224 Lower Plateau Road BILGOLA NSW 2107
Contact Details: Phone: 9973 4429 Fax:

OWNER DETAILS

Name of person having benefit of the development consent: Mr Simon J & Mrs Megan L Terry
Address: 224 Lower Plateau Road BILGOLA NSW 2107
Contact Details: Phone: 9973 4429

COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Decision Made Under: EXEMPT & COMPLYING DEVELOPMENT CODES 2008 SEPP
CDC Number: 130072 Date issued: 17/07/2013
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: 2(a) Residential "A"
Building Classification: Class 10b
Scope of building works covered by this Notice: SWIMMING POOL
Value of Construction Certificate (Incl GST): \$35,000.00
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: 17/07/2013

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
Metricon Homes	Site Plan	1 of 10	

2. Endorsed Structural plans

PREPARED BY	DOCUMENT	DRAWING NO	REVDATE
Residential Inspections Consulting Engineers	Structural Engineers Details	1/7, 2/7, 3/6, 4/6, 5/6, 6/6 & 7/7	

3. Endorsed Other documents

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Sydney Water	Sydney Water Stamped Plan			17/06/2013
	Receipt For Long Service Leave Levy			
	Owner Builder Permit			
	Section 129B Pre-Approval Inspection Report			

PART 3 GENERAL HOUSING CODE CONDITIONS

DIVISION 3 CONDITIONS APPLYING TO COMPLYING DEVELOPMENT CERTIFICATE UNDER THIS CODE

Note. Complying development must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Part.

Note. A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must, under section 94EC of the Act, impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203-CONDITION

94EC CONTRIBUTIONS PLANS—COMPLYING DEVELOPMENT

- (1) In relation to an application made to an accredited certifier for a complying development certificate, a contributions plan:
- (a) is to specify whether or not the accredited certifier must, if a complying development certificate is issued, impose a condition under section 94 or 94A, and
 - (b) can only authorise the imposition by an accredited certifier of a condition under section 94 that requires the payment of a monetary contribution, and
 - (c) must specify the amount of the monetary contribution or levy that an accredited certifier must so impose or the precise method by which the amount is to be determined.
- (1A) The imposition of a condition by an accredited certifier as authorised by a contributions plan is subject to compliance with any directions given under section 94E (1) (a), (b) or (d) with which a council would be required to comply if issuing the complying development certificate concerned.
- (2) This section does not limit anything for which a contributions plan may make provision in relation to a consent authority.

Condition; The Section 94EC fee applicable to this project is

\$ Nil

The owner / applicant is required to pay this amount prior to the "notice of commencement" being issued to Council two days before physical commencement is to occur on site. A copy of the receipt of the applicable S94 EC payment is required to be submitted to the Accredited Certifying Authorities office as evidence two days prior to the commencement on site. Failure to undertake this step will result in the complying development being *invalid*.

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.



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(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.

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 318 of the Occupational Health and Safety Regulation 2001.

(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.

(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.

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 on adjoining land, the person having the benefit of the certificate must at the person's own expense:

(a) protect and support the adjoining premises from possible damage from the excavation, and

(b) where necessary, underpin the adjoining premises 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

SUBDIVISION 1 CONDITIONS APPLYING BEFORE WORKS COMMENCE

3.37 Protection of adjoining areas

(1) 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.

(2), (3) (Repealed)

Note. See the entry in the General Exempt Development Code for scaffolding, hoardings and temporary construction site fences.

3.38 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



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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.

3.39 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.

3.39A Notification to neighbours

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

SUBDIVISION 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.

3.40 Hours of construction or demolition

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

3.41 Compliance with plans

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

3.42 Sedimentation and erosion controls

Run-off and erosion controls must be effectively maintained until the site has been stabilised and landscaped.

3.43 Maintenance of site

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Demolition materials and waste materials must be disposed of at a waste management facility.
- (3) The work site must be left clear of waste and debris at the completion of the works.

SUBDIVISION 3 CONSTRUCTION REQUIREMENTS

3.44 Staging construction

- (1) If the complying development is the erection of, or alterations or additions to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof covering 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.
- (3) If the complying development involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the complying development on the site is obtained.

3.45 Utility services

If the complying development requires alteration to, or the relocation of, utility services on the lot on which the complying development



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is carried out, the complying development 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: Mr Simon J & Mrs Megan L Terry
Address: 224 Lower Plateau Road BILGOLA NSW 2107
Contact Details: Phone: 9973 4429

COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Decision Made Under: EXEMPT & COMPLYING DEVELOPMENT CODES 2008 SEPP
CDC Number: 130072 Date issued: 17/07/2013

PROPOSAL

Address of Development: 12 OLD BARRENJOEY ROAD AVALON BEACH NSW 2107
Scope of building works covered by this Notice: SWIMMING POOL

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: 17/07/2013

Greg Hough
Principal Certifying Authority



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

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

OWNER DETAILS

Name of person having benefit of the development consent: Mr Simon J & Mrs Megan L Terry
Address: 224 Lower Plateau Road BILGOLA NSW 2107
Contact Details: 9973 4429

COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Decision Made Under: EXEMPT & COMPLYING DEVELOPMENT CODES 2008 SEPP
CDC Number: 130072 Date Issued: 17/07/2013

PROPOSAL

Address of Development: 12 OLD BARRENJOEY ROAD AVALON BEACH NSW 2107
Zoning: 2(a) Residential "A"
Building Classification: 10b
Type of Construction: n/a
Scope of building works covered by this Notice: SWIMMING POOL

INSPECTION DETAILS

Principal Certifying Authority: Greg Hough No.: 0186
Inspector: Greg Hough No.: 0186
Inspection date and time: 10/07/2013 Inspection time: 4:00 PM

INSPECTION RESULTS

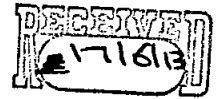
We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ 129B Pre-Approval Inspection - Satisfactory

ADDITIONAL COMMENTS

Greg Hough
Inspector

COPY



- ☐ CONSTRUCTION CERTIFICATE APPLICATION
☐ COMPLYING DEVELOPMENT CERTIFICATE APPLICATION
UNDER AFFORDABLE RENTAL HOUSING SEPP 2009
☒ COMPLYING DEVELOPMENT CERTIFICATE APPLICATION
UNDER SEPP-COMPLYING DEVELOPMENT CODE 2008
Environmental Planning and Assessment Act 1979
☒ APPOINT GREG HOUGH AS PRINCIPAL CERTIFYING
AUTHORITY

Application No: CDC 130072

Subject land:

Address: 12 Old Barrenjoey Road, Avalon Beach

Lot no, DP/MPS, etc vol/fol: 10/27698 Area of site: 948 m²

Description of development:

Type of application: ☒ new application ☐ modification to existing
approved certificate

Description of proposed works: construction of a
swimming pool.

Applicant's details (Applicant must be the owner):

Name/s: *(In block letters)* Simon & Megan Terry.
Address: 224 Lower Plateau Rd, Bilgola
Telephone No: (Business) 02 8825 4428 (Private) 02 9973 4429
(Mobile) 0407640564 (Fax No.)
(Email Address) sterry2gwagroup.com.au

Consent of owners:

I/we consent to:

- The making of this application
- At such time as the application is determined as approved I/hereby appoint Greg Hough of G&T Certified Building Services PT as the Principal Certifying Authority for this development and agree by the terms under the PCA Service Agreement (Refer to attached PCA Agreement)

Signature of:

Date:

12/6/13

Signature of:

Date:

12/6/13

Development consent details (Construction Certificate Application Only):

Development application No:

Date of determination:

Value of work (building):

\$ 35,000

(including GST)

~~Builder~~ Owner-builder details (if known at this stage):

Name of:

Megan Terry.

Address:

224 Lower Plateau Rd, Bilgola NSW 2107.

Contract licence No. or Permit No. in case of an owner builder:

pending.

Contact details:

0448 223 981

Email Address:

megan.smith@terry2bigpond.com

Building Code of Australia building classification (if known):

106

Privacy

The personal details requested on this form are required under the Environmental Planning and Assessment Act 1979 and will only be used in connection with the requirements of this legislation. Access to this information is restricted to G&T Certified Building Services Pty Ltd and other people authorised under the Act.

Signature of Applicant:

Sign:

Date:

12/6/13.

PCA SERVICE AGREEMENT

Scope of services

Private Certification is subject statutory requirements for both the PCA and its appointee. The provision of services is limited to those works described by you on this form which is to be formally lodged with Get Certified Building Services Pty Ltd in accordance with the Environmental Planning and Assessment Act in 1979, Regulations and Amendments. The PCA is required by legislation to be satisfied of certain prescribed matters and required to enforce such requirements where non-compliance becomes known.

Terms and Conditions of Appointment

Greg Hough of Get Certified Building Services Pty Ltd will only accept the appointment as the PCA for proposed building works as stated on this form where:

1. All information stated on this form, plan, certificate or document submitted in relation to the proposed building work is correct and accurate in its entirety;
2. Building work has not commenced at the time the PCA consents to the appointment;
3. Details of the principal contractor and the required insurance under the Home Building Act 1989, or details of the owner, builder and any permits required under the Act have been supplied to our office in writing, whichever the relevant;
4. Building work will not commence until you have been advised the PCA has consented to the appointment and a valid Construction Certificate or Complying Development Certificate has been issued;
5. You must contact the PCA at the "critical stage inspections" or make arrangements for the principal contractor to do this on your behalf, as advised by the PCA, during the construction phase of the project by providing at least 48 hours written notice;
6. Building works are to be carried out in accordance with the current Development Consent and building approval, or you must inform the PCA in writing where you intend to depart from the current Development Consent as soon as the intention arises;
7. You acknowledge the PCA and Get Certified Building Services Pty Ltd will not be liable for any damages or losses suffered by any other party as a result of carrying out its duties or responsibilities as a PCA under the EP&A Act and Regulations;
8. You acknowledge that an Occupation Certificate is mandatory and cannot be issued unless all critical stage inspections have been successfully carried out by the PCA or another Certifying Authority. Fines may apply to an occupier of a new building without an occupation certificate.

Prior to the Appointment of PCA

You must ensure that you have filled in this form correctly and entirely. The form must be signed by ALL land owners of the site where building work is proposed.

After the Appointment of PCA

A construction Certificate or Complying Development Certificate may be issued to the applicant, as stated on the approved application form.

During Construction Phase

It is your responsibility as the appointee of the PCA to contact or arrange contact with the PCA at the critical stage inspections, or any other inspection stage as specified in this agreement. Failure to do so may result in the inability of the PCA to issue an Occupation Certificate. The legislation provides that the PCA must be given at least 48 hours notice to carry out the inspection.

Finalisation of Building Work

The PCA may issue an Occupation Certificate where he/she is satisfied as to certain prescribed matters. Where an Occupation Certificate cannot be issued, the applicant will be notified and advised as to the action required to enable issue of occupation certificate.

Enforcement

The legislation requires the PCA to enforce compliance with the current Development Consent and building approval. Where non-compliance is not rectified with a reasonable time the PCA may issue a Notice of intention To Serve an Order and the Consent Authority will be notified. Council has the discretion to take or not take action in the capacity of the Consent Authority.

Fees for services rendered

The applicant for a Construction Certificate or Complying Development Certificate will be advised of our fees for services rendered by way of written quote or long term service arrangement. The applicant will be liable for these cost unless otherwise specifically stated on the application form.

OWNERS CONSENT

As the owner/owners of the land specified on this form, I/we hereby consent to the following:

1. I/we authorise an application to Get Certified Building Services Pty Ltd for a Construction Certificate or a Complying Development Certificate (whichever the relevant) and Occupation Certificate by the principal contractor nominated on this form;
2. I/we authorize the right of entry for any Certifying Authority arranged by Get Certified Building Services Pty Ltd to carry out inspections required by the PCA under this agreement.

CHECKLIST – DOCUMENTS TO ACCOMPANY THIS APPLICATION

For Construction Certificate Applications:

- ☐ Complete & sign this Application form – all owners are to sign
- ☐ 1 copy of Council DA approved plans
- ☐ 1 copy of Council Development Consent
- ☐ 3 copies of architectural plans with amendments satisfying conditions of consent and the Basix Commitments where applicable
- ☐ 3 copies of building specifications
- ☐ If using a licensed builder – copy of Home Owners Warranty Insurance Certificate if work is valued over \$12,000 (N/A for commercial or industrial development)
- ☐ If not using a licensed builder – copy of Owner-Builder permit if work is valued over \$5,000 (N/A for commercial or industrial development)
- ☐ Evidence of payment of Long Service Levy if work is valued \$25,000 or over
- ☐ 3 copies of applicable Structural Engineering details
- ☐ Basix Certificate where applicable
- ☐ Copy of plans stamped by Sydney Water

For Complying Development Certificate Applications:

- ☒ Complete & sign this Application form – owner to sign
- ☒ 3 copies of architectural plans – including the Basix Commitments where applicable
- ☐ 3 copies of building specifications
- ☐ If using a licensed builder – copy of Home Owners Warranty Insurance Certificate if work is valued over \$12,000 (N/A for commercial or industrial development)
- ☒ If not using a licensed builder – copy of Owner-Builder permit if work is valued over \$5,000 (N/A for commercial or industrial development) *pending*
- ☐ Long Service Levy will apply if work is valued \$25,000 or over
- ☐ 3 copies of Structural Engineering details as appropriate
- ☐ Basix Certificate where applicable
- ☐ Copy of plans stamped by Sydney Water



Levy Online Payment Receipt

Building and Construction

MEGAN TERRY
PO BOX 229
AVALON BEACH 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:

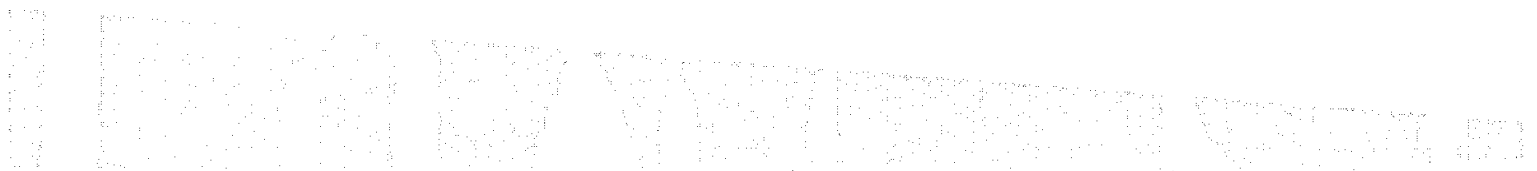
Applicant Name:	MEGAN TERRY
Levy Number:	5046534
Application Type:	CDC
Application Number:	130072
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	12 OLD BARRENJOEY ROAD AVALON BEACH NSW 2107
Value of work:	\$35,000
Levy Due:	\$122.00

Payment Details:

LSC Receipt Number:	141002
Payment Date:	2/07/2013 8:59:19 AM
Bank Payment Reference:	707546772
Levy Paid:	\$122.00
Credit card surcharge:	\$0.49
Total Payment Received:	\$122.49





Application Lodgement Summary



Reference Number 8458678
DOLFIN Number D12/3-16692

Date Requested: Mon June 17 2013

Agent Reece Castle Hill, Unit E/2 Packard Ave Castle Hill
Applicant SJ TERRY ML TERRY, 12 OLD BARRENJOEY RD AVALON BEACH 2107
Property/Asset 12 Old Barrenjoey Rd, Avalon Beach 2107 (Sj Terry Ml Terry) PNum: 3439681
150 mm VC Sewer Main - (3135989) (WasteWater)
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$16.71	\$0.00	\$16.71

REFERRAL FOR BUILDING PLAN APPROVALS

Quick Check Agent

The Quick Check Agent has lodged your application with Sydney Water and determined that your proposed building/structure may potentially impact on Sydney Water's infrastructure.

The Quick Check Agent has advised you to contact a Water Servicing Coordinator for approval of your proposed building/structure. The Water Servicing Coordinator acts as your contact in dealing with Sydney Water.

Water Servicing Coordinator

Some of the activities required prior to approving your plan may include;

- Reviewing your proposed building/structure plans and discussing options.
- Advise if a Service Protection Report (also known as a Pegout) is required.
- Advise if structural engineering detail is required.
- Arrange supervision of concrete encasement and piercing.
- Specify asset protection requirements and/or alternative options.

Water Servicing Coordinators are located across Sydney, Illawarra and the Blue Mountains. Sydney Water recommends that you contact several Water Servicing Coordinators to ensure you choose the one that is most appropriate for you.

To assist in your selection, Sydney Water recommends you ask each Water Servicing Coordinator the following type of questions:

1. How long will it take to obtain the Building Plan Approval?
2. How much do you charge for a Building Plan Approval?
3. If I require a Service Protection Report (pegout), how much will it cost?
4. Are there any other charges that I may have to pay?

For more information and a list of Water Servicing Coordinators, visit the Building, Developing and Plumbing section of Sydney Water's website at www.sydneywater.com.au. Alternatively you may obtain a list from the Sydney Water call centre on Tel: 13 20 92.

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.

**SYDNEY WATER
BUILDING PLAN APPROVED
SUBJECT TO REQUIREMENTS**

Dolfin No: D12/3-16692

Quick Check Ref No: 8458678

Case No.:

AWPM Ref No.: BPA312

Property Location

Street No: 12

Street Name: Old Barrenjoey Road

Suburb: Avalon Beach

Building/Structure Description: Concrete Pool

Building Plan: Metricon
Job No. 652673 Date 13.12.12

Engineers Plan No: Residential Inspections
Job No. CS0027 Rev.A

Proposed building/structure is **APPROVED** to construct **OVER/ADJACENT TO** a Sydney Water sewer/asset, subject to the following requirements:

SPECIAL REQUIREMENTS

(a) PIER INSPECTION REQUIRED

(b)

(c)

THE SPECIAL REQUIREMENTS WHICH MUST BE MET OR WE CAN NOT APPROVE YOU'RE BUILDING PLAN APPROVAL.

NOTE:

The listed requirements as detailed on page 2 and in engineer drawings must be inspected/supervised by Hills Consulting Engineers Pty Ltd (AWPM) to enable the issue of a satisfactory compliance letter. Please call the office on 0406 990933 to make a booking.

(NB. Delete non applicable requirements)

1. The foundations/piers are to be founded below 1:1 metre zone of influence, CLAY strata.
2. No part of the building/structure or its foundations to be less than a minimum 0.6 metre, horizontal distance from the centreline of the sewer.
3. No part of the swimming pool or its foundations to be less than a minimum ...0.6..... metre, horizontal distance from the centreline of the asset to the outer edge of the pool coping.
4. No part of the building/structure or swimming pool coping to be less than 1 m horizontal distance from outside edge of maintenance hole rim / maintenance shaft rim / lamp hole rim / vertical rim / rodding point or edge of vent shaft.
5. No Piering of building/structure to be less than 2 m horizontal distance from centreline of maintenance hole to edge of piers.
6. Foundations/piers are constructed in accordance with Engineers detail plans (stated above) as submitted to Sydney Water.
7. All foundations/piers are to be founded to below the zone of influence or to solid rock.
8. ~~Indemnity letter to be signed by owner/s of property and returned to Water Servicing Coordinator prior to issue of building plan approval.~~
9. ~~Concrete encase approximately 40.0 metres of sewer. Concrete encasement to be carried out by an Accredited Constructor of Minor Works (Sewer) / Constructor and a Minor Works Agreement signed prior to commencement of works.~~
10. ~~Concrete encasement must extend a minimum of 600 mm past the external walls of the building/structure.~~
11. ~~Minimum of 150 mm vertical clearance between top of concrete encasement to underside of concrete slab.~~
12. ~~Minimum of 50 mm of compressible membrane between top of concrete encasement to underside of concrete slab.~~
13. ~~Property connection point (junction) to be inserted under Minor Works Agreement.~~
14. ~~All works are to be completed in accordance with Case No.~~

Permits are required to fill all new swimming pools with a capacity greater than 10,000 litres. To arrange for a permit please contact Sydney Water on 13 20 92 during business hours. Fines will apply for filling swimming pools without a permit.

APPROVED BY

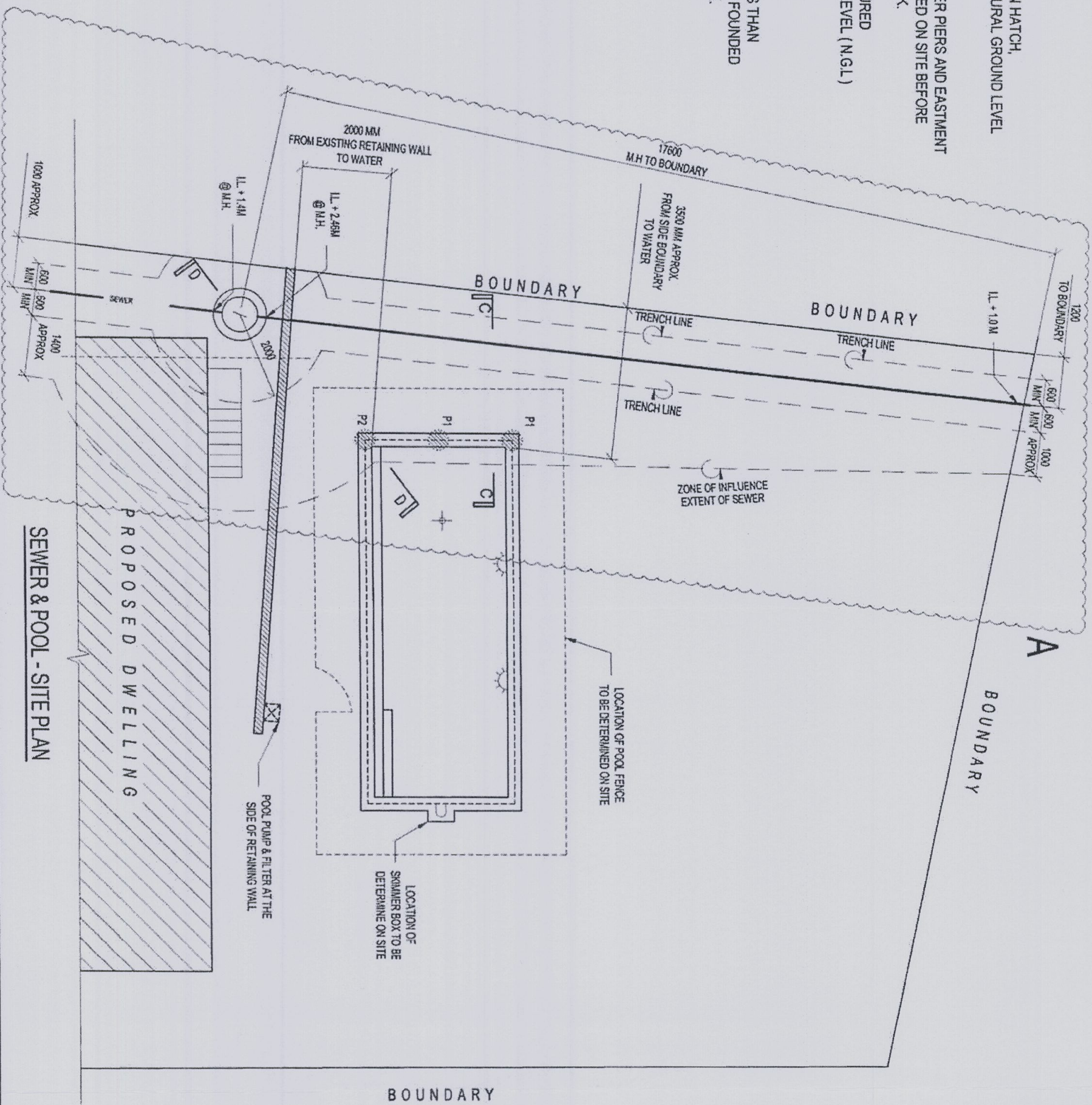
WSC Company Name: Hills Consulting Engineers Pty Ltd (AWPM)

Name of Key Personnel: PREM CHAND

Signature of Key Personnel: 

Date: ...25/06/13.....

- NOTES:
1. 400Ø SEWER PIERS SHOWN HATCH, ALL MEASURED FROM NATURAL GROUND LEVEL (N.G.L.).
 2. EXACT LOCATION OF SEWER PIERS AND EASTMENT PIERS MUST BE DETERMINED ON SITE BEFORE COMMENCEMENT OF WORK.
 3. PIERS DEPTHS ARE MEASURED FROM NATURAL GROUND LEVEL (N.G.L.)
 4. P1 - 1600 MM
P2 - 1000 MM
 5. PIER DEPTHS CAN BE LESS THAN THE REQUIRED DEPTHS IF FOUNDED ON ROCK OR SOLID SHALE.



SEWER & POOL - SITE PLAN

Accredited Supplier to SYDNEY WATER
**BUILDING PLAN APPROVED
SUBJECT TO REQUIREMENTS**

Ref No: D22B-11692 Date: 25/06/13

Sydney Water Stamp

DRAWN	DATE	AMENDMENT	REV	CLIENT	FOR	20 JALING STREET SYDNEY NSW 2145		APPROVED BY		DATE	SCALE	REVISION
R.C.B	24/6/2013	AMENDED AS PER NEW FCGOIT REPORT	A		MR. & MRS. TERRY	SITE ADDRESS	LOT 10 NO. 12 OLD BARRENJOEY ROAD, AVALON BEACH	 RESIDENTIAL INSPECTIONS CONSULTING ENGINEERS		26/01/2013	1:100	A
								ROBERT CHARLES VELARDE B.E. (CIVIL & STRUCTURAL)		CS0027	AS D	1/7



**Fair
Trading**

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

Megan Terry
PO Box 229
AVALON BEACH NSW 2107

HOME BUILDING ACT 1989
OWNER BUILDER PERMIT

Permit : 403764P
Receipt: 1-2016614234

Issued : 15/07/2013
Amount: \$163.00

BUILDING SITE

12 Old Barrenjoey Rd, AVALON BEACH, NSW 2107 AUSTRALIA

AUTHORISED BUILDING WORK

Construction of swimming pool.

Authority No : DC-130072
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 *****

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – PART A – To be submitted with detailed design for Construction Certificate

Development Application for	<u>Megan Terry</u>
	Name of Applicant
Address of site	<u>12 Old Barrenjoey Rd, Avalon Beach</u>

PART A: Declaration made by Structural or Civil Engineer in relation to the incorporation of the Geotechnical issues into the project design

I, _____ on behalf of _____
(insert name) (trading or company name)

on this the _____
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development and that

Please mark appropriate box

- ☐ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto.
- ☐ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy.

Geotechnical Report Details:

Report Title: <u>Lot 10 (Nº 12) Old Barrenjoey Rd Avalon Beach</u>
Report Date: <u>14th May 2013</u>
Author: <u>Mr B. L. Hargreaves</u>
Author's Company/Organisation: <u>AW Geotechnical P.L.</u>

Structural Documents list:

<u>A set of 6 sheets (Job No CS 0027, dated 26th March 2013 by Residential Inspections.</u>
--

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

Signature B. L. Hargreaves

Name Mr B. L. Hargreaves

Chartered Professional Status R.P. Geo (Geotechnical Engineer)

Membership No. 954525

Company AW Geotechnical P.L.

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – PART B – To be submitted with detailed design for Construction Certificate

PART B Declaration made by Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer (where applicable) in relation to the incorporation of the Geotechnical issues into the project design

I Bruce Horgreaves on behalf of AW Geotechnical
(insert name) (trading or company name)

on this the 16th July 2013
(date)

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2099 and I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I also certify that I have reviewed the design plans and structural design plans for the Construction Certificate Stage and that I am satisfied that:

Please mark appropriate box

☒ the structural design appears to meet the recommendations as set out in the Geotechnical Report or any revision thereto.
☒ the structural design appears to have considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy.

Geotechnical Report Details:

Report Title: Lot 10 (No 12) Old Borrenjoey Rd, Audley Beach
Report Date: 14th May 2013
Author: B. L. Horgreaves.

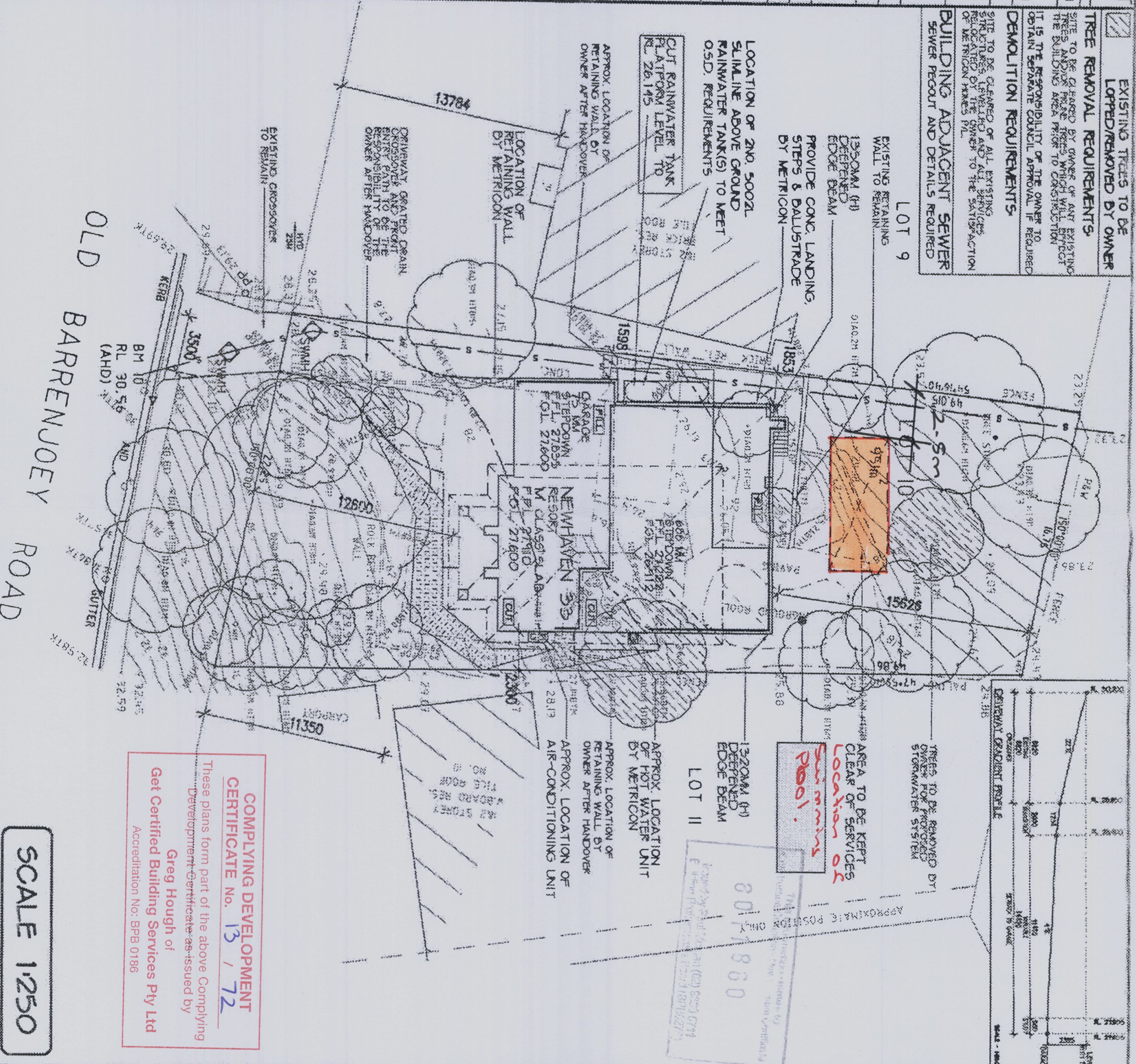
Documentation which relates to or is relied upon in report preparation:

A set of 6 sheets (Job No CS 0027,
dated 26th March 2013 by Residential
Inspection

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

Signature B. L. Horgreaves
Name B. L. Horgreaves
Chartered Professional Status B. L. Geo (Geotechnical Engineer)
Membership No. 954525
Company AW Geotechnical P/L

COMPLYING DEVELOPMENT	
NSW HOUSING CODE SEPP 2008	
SITE AREA	751 SQM
PROPOSED ROOF COVERAGE	2027 SQM
FLOOR AREA	2144 SQM
GROUND FLOOR	1242 SQM
FIRST FLOOR	396 SQM
TOTAL LIVING AREA	396 SQM
INCLUDES EXT. WALLS & GARAGE	
EXCLUDES PORTICO/STAIR VOID	
MAX. ALLOWABLE BY NSW HCDC	430 SQM
SITE COVERAGE	2144 SQM
TOTAL SITE COVERAGE	2144 SQM
EXCLUDES PORTICO DRIVEWAY	
EAVES (SWIMMING POOL)	2252
MAX ALLOWABLE BY NSW HCDC	402
LANDSCAPED AREA	6017 SQM
EXCL. ALL HARD SURFACES	6332
MIN DIMENSION OF 15M	
MIN REQUIRED BY NSW HCDC	402
SITE AREA	2711 SQM
LANDSCAPED AREA	2036 SQM
FORWARD OF BUILDING LINE	77%
MIN REQUIRED BY NSW HCDC	50%
PRIVATE OPEN SPACE	24 SQM
TOTAL PRIVATE OPEN SPACE	24 SQM
MIN DIMENSION OF 3M	
MAX 150 GRADE	
MIN REQUIRED BY NSW HCDC	24 SQM
BUILDING HEIGHT RESTRICTION	MAXIMUM 8.5 M RIDGE HEIGHT
(IF FL. 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 AS3660.1
SURVEYORS NOTES	A. THIS SURVEY IS SPECIFICALLY FOR CONTROLLING PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.
B. AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.	
C. 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.	
D. CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.	
DRAWINGS AMENDMENTS	A 11/01/13 DELETE EAVES BG



COMPLYING DEVELOPMENT CERTIFICATE No. 13 / 72

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

Greg Hough of

Get Certified Building Services Pty Ltd

Accreditation No. BRB 0186

SCALE 1:250

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 27600 & RETAIN FILL WITHIN DEEP EDGE BEAM LOWER LEVEL EXCAVATE APPROX 300MM ON RL 26412 & RETAIN FILL WITHIN DEEP EDGE BEAM

EXCAVATIONS ARE TO START A MINIMUM OF 100MM FROM THE EXISTING GROUND SURFACE AND ARE TO BE BATTERED 1:1 TO 500MM

IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE A GRATED DRAIN ACROSS OVERHEAD SERVICES (IF REQUIRED) DUE TO CONSTRUCTION OF DRIVEWAY

IMPORTANT NOTES:

SITE DRAWS ARE SUBJECT TO COUNCIL APPROVAL

OTHER THAN METRICON TAKES P/L LTD

STORMWATER TO DRAIN TO INFILTRATION SYSTEM VIA ON-SITE DETENTION RAINWATER TANK(S)

REFER TO HYDRAULIC ENGINEERS 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

— VEHICLE CROSSING

— SURFACE WET PIT

— DEEP EDGE BEAM

— 50MM SEWER INFILTRATION COVER

— 50MM GAS METER

— 50MM WATER METER

— 50MM ELECTRICITY BOX

— 50MM STORMWATER WARE

— TELESTRA PIT

— NO KNO OUTLET

ASPECT SURVEY DATE: 18/11/12

CONTOUR INTERVALS: 200MM

LEVELS TO: AHD DATUM

SITE PLAN

MR & MRS TERRY AVALON BEACH

JOB No. 652673

DATE: 13/12/12 DRAWN: FE

SCALE: 1:250 SHEET: 1 OF 10

UBO REF: SYD 119 AS

M metricon

844 E Lind 4, 22 Lindgren Dr, Belconnen NSW 2603

P.O. Box 750, Newell Business Park NSW 2501

Tel: 02 8887 9000 Fax: 02 8073 5901

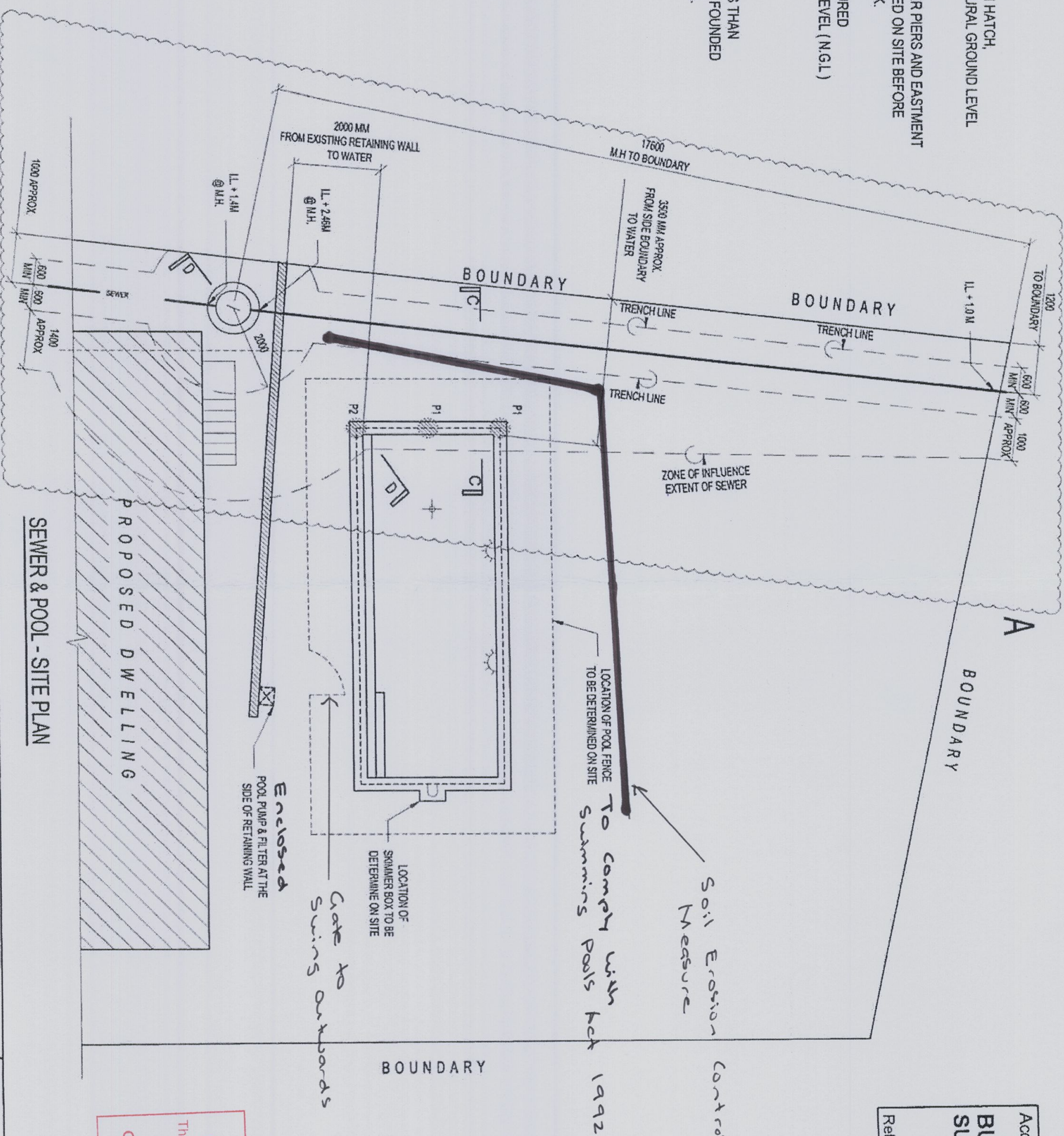
Contractor Licence No. 174 699

ACN 005 008 782 www.metricon.com.au

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Pool Site Plan

1. 400Ø SEWER PIERS SHOWN HATCH,
ALL MEASURED FROM NATURAL GROUND LEVEL
(N.G.L.).
2. EXACT LOCATION OF SEWER PIERS AND EASTMENT
PIERS MUST BE DETERMINED ON SITE BEFORE
COMMENCEMENT OF WORK.
3. PIERS DEPTHS ARE MEASURED
FROM NATURAL GROUND LEVEL (N.G.L.)
4. P1 - 1600 MM
P2 - 1000 MM
5. PIER DEPTHS CAN BE LESS THAN
THE REQUIRED DEPTHS IF FOUNDED
ON ROCK OR SOLID SHALE.



**Accredited Supplier to SYDNEY WATER
BUILDING PLAN APPROVED
SUBJECT TO REQUIREMENTS**

Ref No: D23-1692 Date: 25/06/13

**COMPLYING DEVELOPMENT
CERTIFICATE No. 13 / 72**

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


[illegible]



SCALE 1:20, VERIFY ACTUAL LENGTH ON SITE
150MM THICK FLOOR AND WALL UNLESS NOTED OTHERWISE
S12-300 BOTHWAYS ALL THROUGHOUT.
EXCEPT FOR OUT OF THE GROUND WALL, S12-150 BOTHWAYS
ALL REINFORCEMENT CENTRALLY LOCATED

**Greg Hough of
Certified Building Services Pty Ltd**
Accreditation No: BFB 0186

APPROVED BY:



ROBERT CHARLES VELARDE
B.E. (CIVIL & STRUCTURAL)

20 Alford Street
Seahope Gardens NSW 2145

Mobile 0425 245 325
Office No. (02) 8007 7155

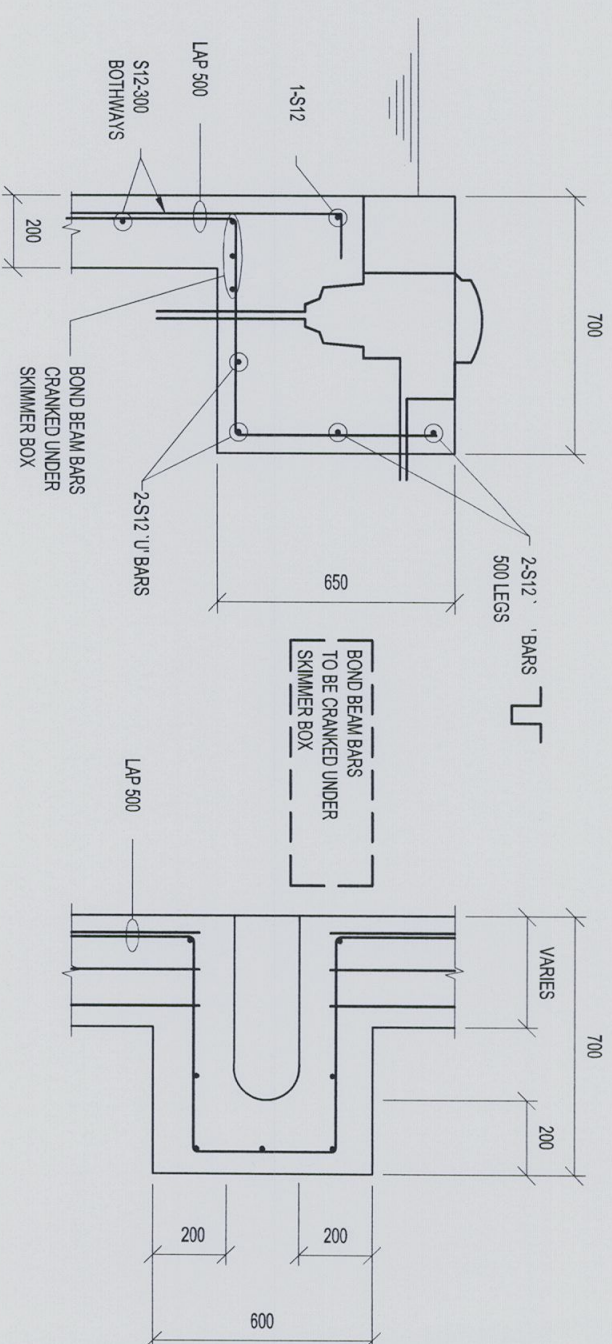
**RESIDENTIAL
INSPECTIONS**

CONSULTING ENGINEERS

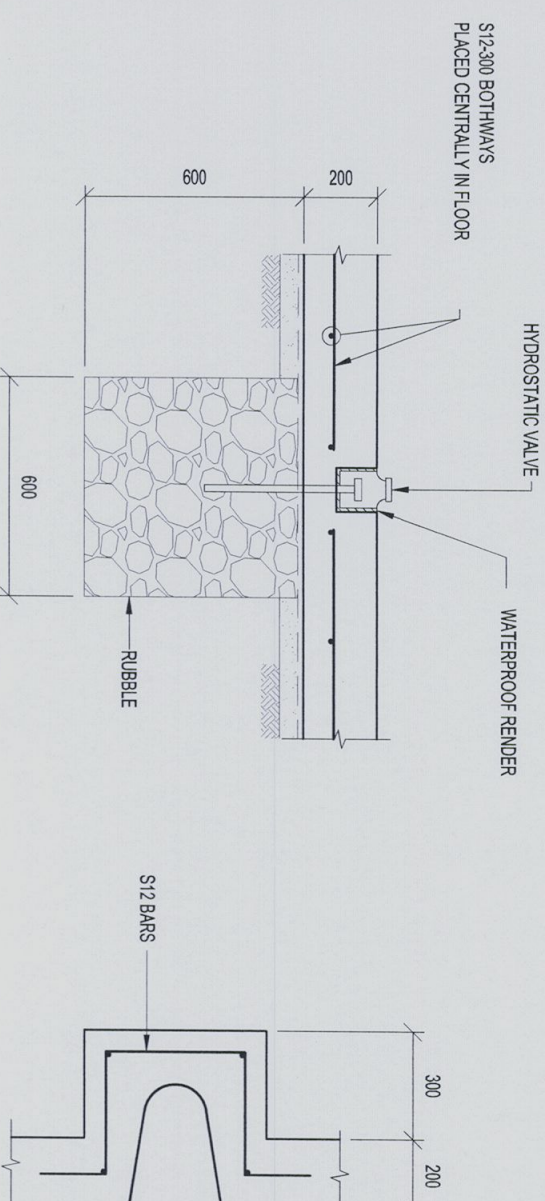
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1

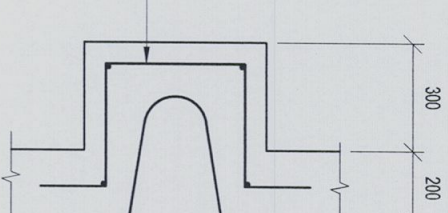
IF IN DOUBT, CONTACT ENGINEER.



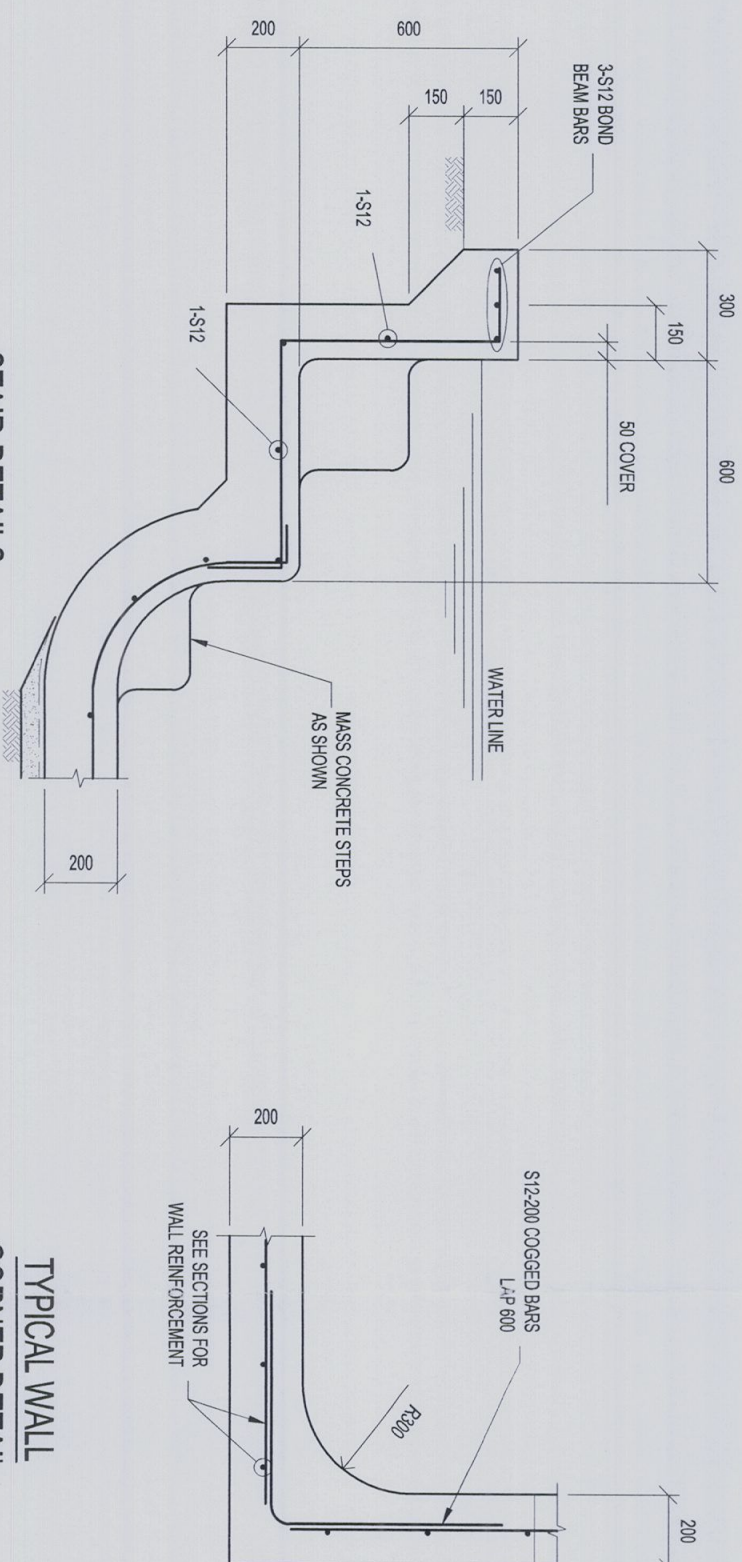
SKIMMER DETAIL



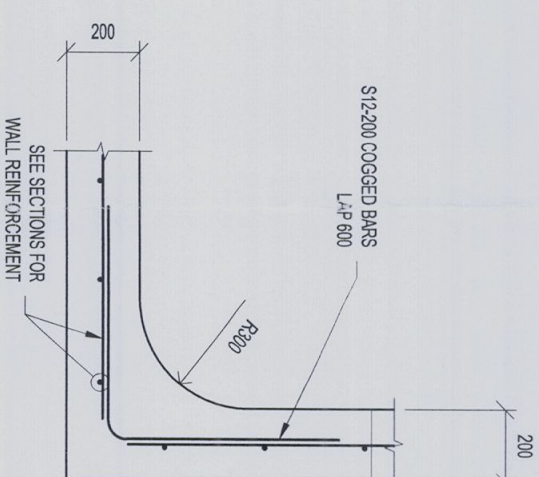
HYDROSTATIC RELIEF VALVE DETAIL



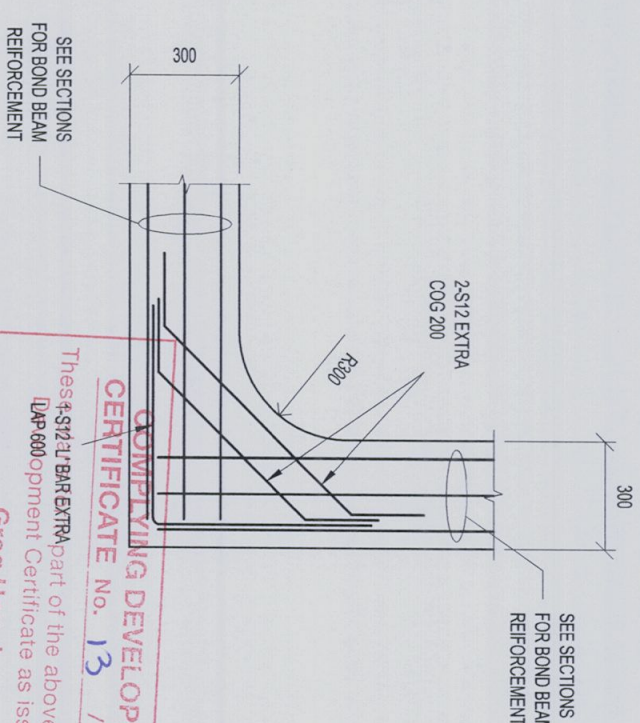
LIGHT DETAIL



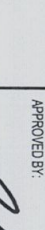
STAIR DETAILS



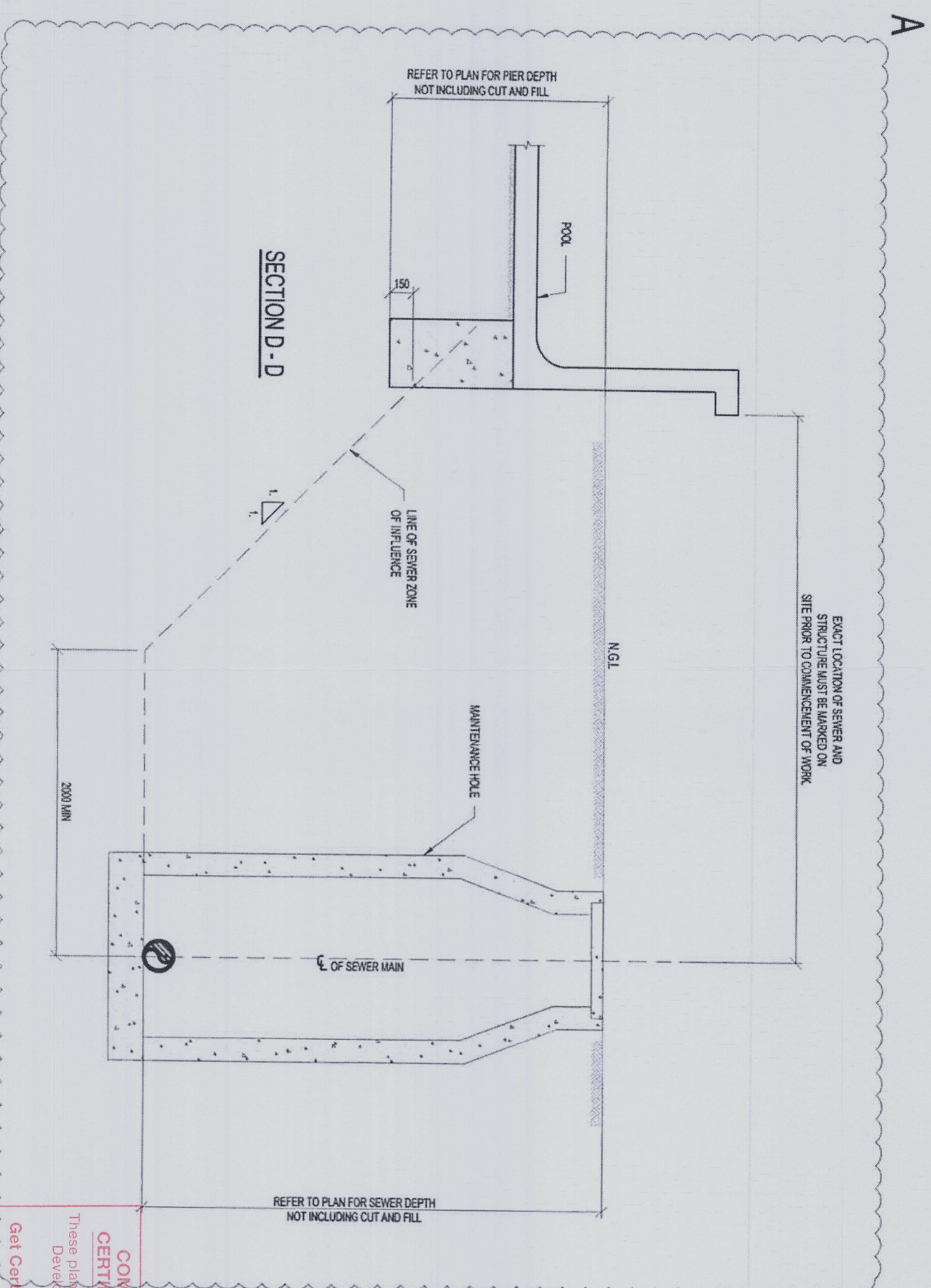
TYPICAL WALL CORNER DETAIL



TYPICAL BOND BEAM CORNER DETAIL
Accreditation No: BPP 0186

DRAWN	DATE	AMENDMENT	REV	CLIENT:	FOR:	MR. & MRS. TERRY	SITE ADDRESS:	LOT 10 NO. 12 OLD BARENJOEY ROAD, AVALON BEACH	<div>20 Mudge Street Service Garden NSW 2145</div> <div>Mobile: 0425 245 235 Office No. (02) 8807 7453</div> <div>RESIDENTIAL INSPECTIONS CONSULTING ENGINEERS</div>	APPROVED BY:		DATE:	SCALE:	REVISION
					26-03-2013					1:20				
									ROBERT CHARLES VELARDE B.E. (CIVIL & STRUCTURAL)	CLIENT REF:	DRAWN:	SHEET No.		
									JOB No.	652673	A.F.D			
									CS0027			5 / 6		
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IF IN DOUBT, CONTACT ENGINEER.



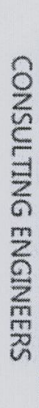
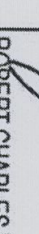
**COMPLYING DEVELOPMENT
CERTIFICATE No. 13 / 72**

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

DRAWN	DATE		AMENDMENT		REV	CLIENT:
R.C.B	24-06-2013		AMENDED AS PER NEW PERSON REPORT		A	
FOR MR. & MRS. TERRY						
SITE ADDRESS LOT 10 NO. 12 OLD BARENJOEY ROAD, AVALON BEACH						
 PRESIDENTIAL INSPECTIONS CONSULTING ENGINEERS						
APPROVED BY:  ROBERT CHARLES VELARDE B.E.(CIVIL & STRUCTURAL)						
20 Macgregor Street Sorrento Victoria 3938 2416 Mobile 0425 245 355 Office No (03) 8607 7456		DATE 28-10-2013		SCALE 1:30	REASON A	
		CLIENT REF 663073	DRAWN R.C.B	SHEET NO. 7 / 7		
		JOB NO. CS0027				
COPYRIGHT THE DESIGN AND DETAIL CONTAINED IN THIS DRAWING BELONG TO PRESIDENTIAL INSPECTIONS CONSULTING ENGINEERS AND ANY UNLAWFUL REUSE OR ALTERATION OF THE SAME IS PROHIBITED.						