

**COMPLYING DEVELOPMENT CERTIFICATE**

Complying Development Certificate Number CDC: 2012/0052 Approval Date: 16/01/12

Date Application Received: 11/01/12 Date of Lapse of Certificate: 15/01/17

Council: Pittwater

Name of Certifying Authority: Fitzgerald Building Certifiers Pty. Ltd.  
 Accreditation No: ABC 2  
 Accredited Certifier: Paul Fitzgerald Accreditation No: BPB 0119  
 Accreditation Body: BUILDING PROFESSIONALS BOARD

Applicant: Scott Elsworth C/- Northern Sydney Home Modification Scheme  
 Address: 3 Gondola Rd, North Narrabeen NSW 2101  
 Contact Number: 9970 7110

Council  
Copy

Owner: Scott Elsworth  
 Address: 1945 Pittwater Rd, Bayview

Subject Land: Lot 2 DP: 562280 No. 1945 Pittwater Rd, Bayview

Description of Development – Installation of an elevator

Building Code of Australia Classification: 1a Value of Work: \$ 24,000 00

**Builders Details**

Name: NSHMS  
 Licence Number: 195023C  
 Address: 3 Gondola Rd, North Narrabeen NSW 2101  
 Contact Number: 9970 7110

**Approved Plans:**

Plans prepared by	Drawings No.	Dated
NSHMS	1 Sheet	8/06/11
Aussie Lifts	1 Sheet	10/02/11

Engineer Details prepared by	Drawings No.	Dated
Sheehy & Partners	7340-S11	18/09/09

This Certificate is approved subject to the prescribed conditions listed under Division 3 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 under the Environmental Planning & Assessment Act 1979 as attached

*RN: 316429*

**RECEIVED**  
18 JAN 2012  
PITTWATER COUNCIL

**CERTIFICATION:**

I, Paul Fitzgerald, as the certifying authority am satisfied that,

- (a) The requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 have been complied with That is ,work completed in accordance with the documentation accompanying the application for this certificate ( with such modifications verified by the certifying authority as may be shown on that documentation ) will comply with the requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- (b) Long Service Levy has been paid where required under s34 of the Building and Construction Industry Long Service Payments Act 1986
- (c) The development is complying development and (if carried out as specified in the certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by this regulation concerning the issue of this certificate

Signed:

DATED:

16/01/2012

**PRINCIPAL CERTIFYING AUTHORITY:**

Name of Certifying Authority	Fitzgerald Building Certifiers Pty Limited
Accreditation Number	ABC 2
Accredited Certifier	Paul Fitzgerald BPB 0119
Contact Number	9980 2155
Address	1-3 Thornleigh St, Thornleigh NSW 2125

**MANDATORY CRITICAL STAGE INSPECTIONS**

***After Excavation and Prior to the placement of any Footing or Pier - Class 1 & 10***

***Prior to Pouring of an In-Situ Reinforced Concrete Element - Class 1 & 10***

***Prior to the Covering of any Framework - Class 1 & 10***

***Swimming Pool Fencing Prior to Filling with Water - Swimming Pools Only***

***Prior to Covering of Waterproofing in Wet Areas - Class 1,2,3,4 & 10***

***Prior to Covering of any Stormwater Connections - All Buildings***

***After the Building Work has been completed Prior to Occupation - All Buildings***

**To Book an Inspection Please Call 9980 2155**

SIGNED :

Dated :

16/01/2012

## **Conditions of Consent**

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

### **Conditions applying before works commence**

#### **Protection of adjoining areas**

- (1) A temporary hoarding, fence or awning 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

#### **Demolition**

All demolition work must also comply with Australian Standard AS 2601 - The demolition of structures

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

#### **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

#### **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

#### **Notification to Neighbours**

The person having 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

#### **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

#### **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

#### **Compliance with plans**

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

#### **Sedimentation and erosion controls**

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

#### **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

#### **Construction requirements**

##### **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

#### **Utility services**

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

**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

#### **Condition Relating to shoring and adequacy of adjoining property**

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 persons 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

#### **Compliance with Building Code of Australia and insurance requirements**

- (a) 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 with the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of the 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

#### **Erection of signs**

A sign must be erected in a prominent position on any site on which building work, subdivisionwork 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

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

#### **Development involving asbestos material**

- (a) work involving bonded asbestos removal work (of an area of more than 10sqm) 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 Regulations 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,
- (d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specific 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

#### **Fulfilment of Basix commitments**

If the development is BASIX affected, each commitment listed must be fulfilled prior to the issue of an occupation certificate

#### **Notification of Home Building Act 1989 requirements**

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 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

If the builder's details are changed while the work is in progress then works are to stop until the principal certifying authority has been advised of this updated information and once council has been notified





ABN 63 119 997 590

PO Box 80, Thornleigh NSW 2120

ph 9980 2155 fax 9980 2166 E-mail admin@fbcc.com.au

**SECTION 1: APPLICATION FORM**  
**APPLICATION FOR CONSTRUCTION/COMPLYING DEVELOPMENT CERTIFICATE**  
**Principle Certifying Authority Agreement**  
*Issued under the Environmental Planning & Assessment Act 1979*

*Privacy policy – The information you provide in this application will enable your application to be assessed by the certifying authority under the Environmental Planning and Assessment Act 1979. If the information is not provided, your application may not be accepted. The application can potentially be viewed by members of the public. Please contact Fitzgerald Building Certifiers if the information you have provided in your application is incorrect or requires modification.*

- |                                                   |                                                                 |
|---------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> Construction Certificate | <input type="checkbox"/> Complying Development Certificate      |
| Dev Application No. _____                         | <input type="checkbox"/> Engagement As PCA                      |
| Approval Date _____                               | <input type="checkbox"/> Application for Occupation Certificate |

**APPLICANT (This Must Be The Owner)**

**Name:** Mr Scott Elsworth

**Postal Address:** 1945 Pittwater Rd, BAYVIEW NSW 2104

**Ph:** 9999 3144

**LAND TO BE DEVELOPED**

**Address** \_\_\_\_\_

**Lot 2**                      **DP: 562280**                      **Council Area**      **Pittwater**

**DETAILS OF DEVELOPMENT**

**Description of work:** Elevator addition

**Estimated Cost of Works**                      24,000 00

**DETAILS OF BUILDER**

<b>Name</b> NSHMS / MWPCAS	<b>License No</b>	<u>195023C</u>
<b>Address</b> 3 Gondola Road	<b>Ph No:</b>	<u>02 9970 7110</u>
<b>NORTH NARRABEEN NSW 2101</b>		

Section 4 Owners Declaration/Signatures

**OWNERS DECLARATION**

I, the aforementioned person or authorised representative of a legal entity as described as the Applicant in Section 1 of the Application Form hereby declare the following

1 I, to the best of my knowledge, have completed all details in the Application Form in a correct and accurate manner and hereby indemnify Fitzgerald Building Certifiers against any damages, losses or suffering as a result of incorrect information provided under that section

2 I have obtained consent from the owner/s of the property as indicated in the PARTICULARS section to apply and obtain a Construction Certificate Such written consent will be provided with this application

3 I have read, understood and hereby accept the terms and conditions outlined in Section 2 of this form

4 I understand that the Application for a/the Construction Certificate is not complete until all required documentation has been received by Fitzgerald Building Certifiers

5 I understand that the Application for and acquisition of a/the Construction Certificate does not authorise Commencement of Building Work (Refer to appointment of PCA on Fitzgerald Building Certifiers PCA Form )

As owners of the above mentioned property we consent to this application

As owners of the above mentioned property I/we consent to The Northern Sydney Home Modification Scheme & Manly Warringah Pittwater Community Aid Service retaining Paul Fitzgerald as PCA for the modification works to my/our residence/property as per the DA/CC lodged

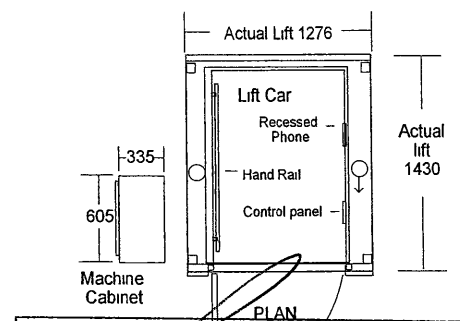
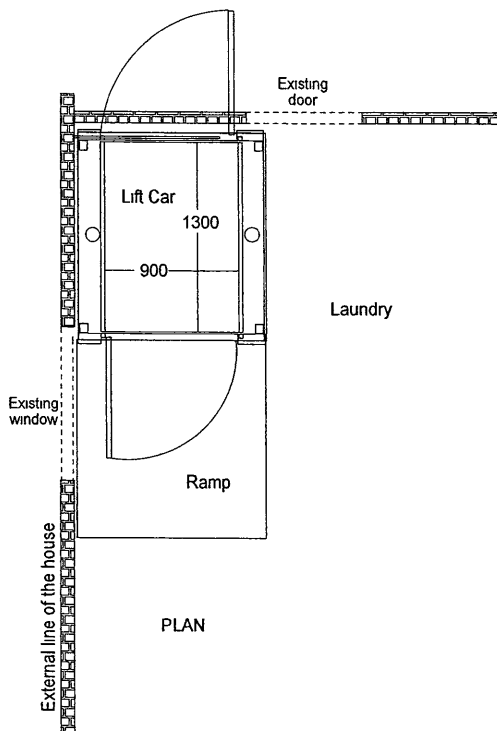
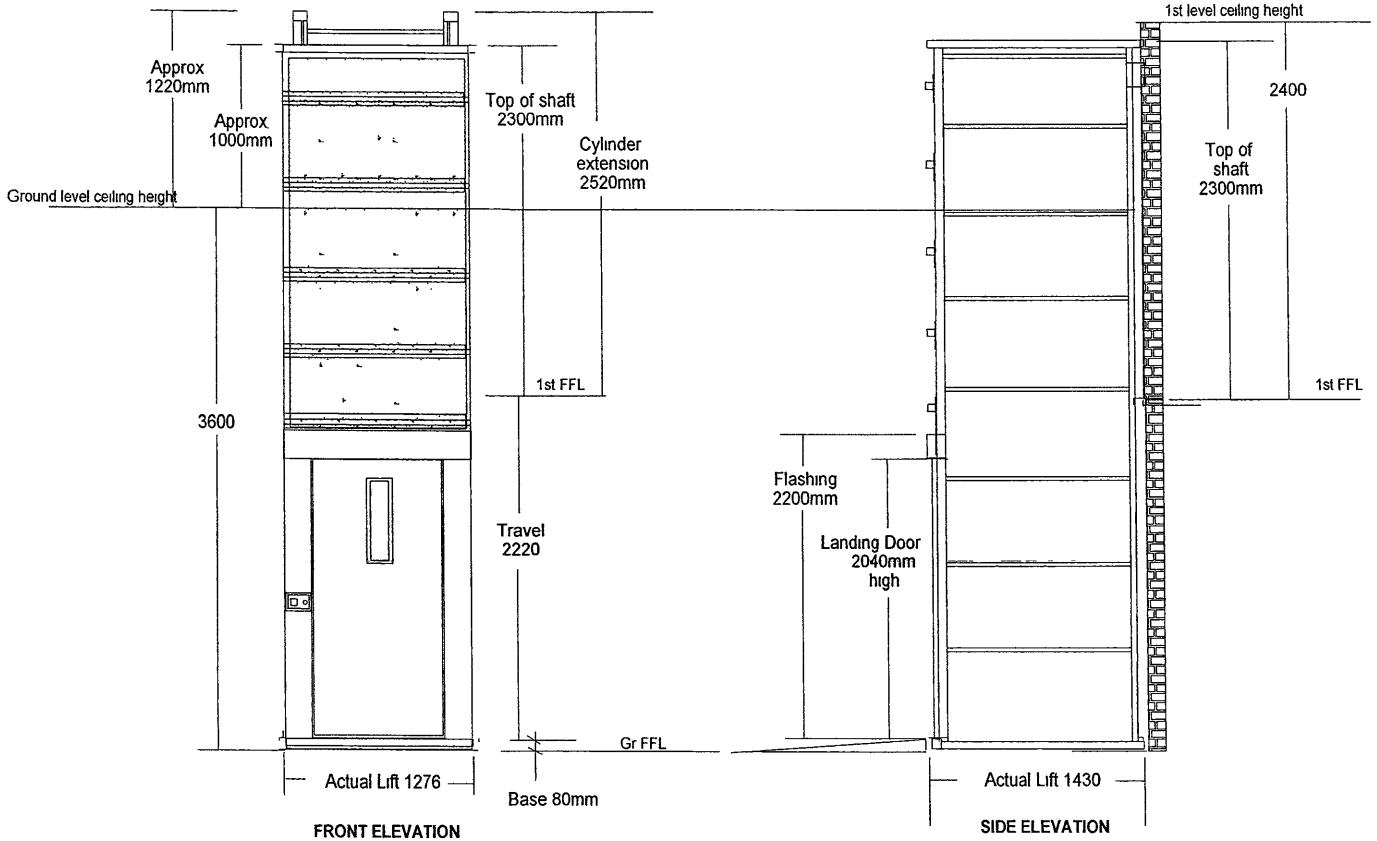
Owners Signature/s A.M. Le (S.M. WEIR) Date 09/01/2012

For:

Name/s FRANK, NORLA & SCOTT ELSWORTH  
CLIENTS

**COPY**

For the lift to be positioned in the laundry approx 1000mm of the lifts shaft will need to protrude past the ceiling level, the hydraulic cylinders will extend a further 220mm



This is the plan/spec referred to in Fitzgerald Certifiers Certificate  
 Cert No. **CFC 2012/0052**  
 Lift car layout

Door style	Flush white with view panel	Shaft details	16112
Ground	Flush redicote with view panel	Shaft assembly	Disassemble unit
1st Level	Flush redicote with view panel	Sheet direct	White colourbond
Door Handle	Full length	Pit depth	80mm
Interlock type	Turkey	Travel Ground to 1st	2220mm
Door closer	Underside Auto closer	Lower shaft height	2300mm
Door Jamb	Standard	Top shaft height	2300mm
Door Jamb finish	Bare aluminium	Total shaft height.	4600mm
Door size		Poly panel	N/A
Ground	870 x 2040	Lift car	
1st Level	870 x 2040	Lift car size	900 x 1300 x 2000
	Door hinge	Lift car assembly	Dismantle unit
Ground	Right Type Butt	Lift car walls	White c/bond overlapped with nvets
1st Level	Left Type Butt	Lift car ceiling	White colourbond ceiling
	Landing stations	Lift car lights	2 white LED
Ground	Key with LED ind, Call Send WP	Lift car floor	Standard carpet
1st Level	Key with LED ind, Call Send WP	Lift car sensors	2 beams
Flashing	White colourbond	Main control panel	Square plastic buttons
Awings (top)	Nil	Control panel position	RHS towards the front
Awings (bottom)	Nil	Handrail	Stainless steel
		Telephone	Recessed
Client approval		Position of Cylinder	Standard

**AUSSIE LIFTS**

AUSSIE LIFTS PTY LTD  
 ACN 100 798 703  
 12 Achievement Cres Acacia Ridge  
 PH 07 32744211 FAX 07 32745543

**The Apollo Water Hydraulic Lift**  
 1370mm x 1430mm lift  
 Australian Standard 1735 part 17

Date 10-02-11 Drawing No E1sworth 1

Drawn By Toni G Clients Address 1945 Pittswater Road Bayview





