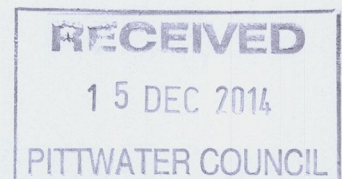


9 December , 2014.

Pittwater Council  
P.O. Box 882  
Mona Vale NSW 2103



Dear Sir or Madam:

Re: Lodgement of CDC2014/282  
Site Address : No. 17 Alexandra Crescent, Bayview.

Please find attached all required documentation relied upon to issue Complying Development Certificate and Notice of Commencement for the above development:

- Part 4A Lodgement Fee \$36.00 payable to Council.
- 1 full set of Complying Development Certificate Plans.
- 1 Structural Engineer's Plans.
- 1 copy of Notification Map & Letter.
- PCA in receipt of 149(2) Planning Certificate.

Yours faithfully

A handwritten signature in dark ink, appearing to be "ef" or "Craig Formosa".

Craig Formosa  
Form Building Certifiers

B3L REC: 372282 15/12/14.



COMPLYING DEVELOPMENT CERTIFICATE # 2014-282

Approved 04/12/14

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 85, 85A & 87

Date Application Received	06-11-14	Certificate Lapse Date	5 yrs after approval date		
Council	Pittwater Council	Relevant Planning Instrument	SEPP E & C Dev. 2008		
Certifying Authority	Craig Formosa - BPB0124	Accredited Certifier	Craig Formosa - BPB0124		
Accreditation Body	Building Professionals Board	BCA in force	2013		
APPLICANT DETAILS					
Name	Geoff White	Ph No.	0411 740 500		
Address	17 Alexandra Crescent, Bayview NSW 2104				
OWNER DETAILS					
Name	Geoff White & Juliette Georginis				
Address	17 Alexandra Crescent, Bayview NSW 2104				
DEVELOPMENT DETAILS					
Subject Land	17 Alexandra Crescent, Bayview NSW 2104	Lot No.	B	DP	33460
Description of Development	Construction of retaining walls			Zone	R2
Class of Building	10b	Value of Work	\$12,000.00		
BUILDER DETAILS					
Name	P.T. Chipchase				
Contact Number	0411 740 500	Licence No.	244609C		
APPROVED PLANS & DOCUMENTS					
Plans Prepared By	Greendraw Design & Drafting				
Drawing Numbers	Sheet 1-3	Dated	Dec 14		
Engineer Details Prepared By	Jack Hodgson Consulting Pty Ltd				
Drawing Numbers	C1 structural - 29773-C1	Dated	13-11-14		
This Certificate is approved subject to the prescribed conditions listed under Clauses: 133, 136A, 136D, 149 & 154B of the Environmental Planning and Assessment Act Regulations 2000.		Nos.	3.37 – 3.45		
This Certificate is approved subject to the attached conditions as contained in the SEPP Exempt and Complying Development 2008.					
CERTIFICATION					
<p>I, Craig Formosa, as the certifying authority am satisfied that;</p> <p>The requirements of the regulations referred to in s81A (5) 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 Regulation as referred to in section 81A (5) of the Act, and</p> <p>Long Service Levy has been paid where required under s34 of the Building &amp; Construction Industry Long Service Payments Act 1986</p>					
Signed:		Date: 04/12/14			

## Division 2A Conditions of complying development certificate

### 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:

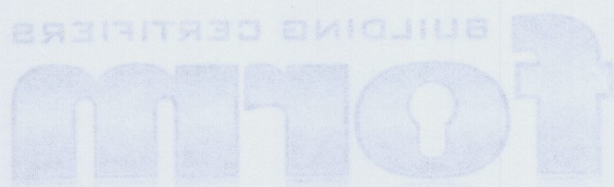
- (a) a new building, or
- (b) an addition to an existing building, or
- (c) the demolition of a building,

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.

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

(Clauses 3.37 and 3A.39)

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

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

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

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

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

**Part 1 Conditions applying before works commence**

**1 Protection of adjoining areas**

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

works if the works:

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

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

## 2 Toilet facilities

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

## 3 Garbage receptacle

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

## 4 Adjoining wall dilapidation report

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

## 5 Run-off and erosion controls

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

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

## 6 Tree protection measures

- (1) This clause applies to each protected tree and any other tree that is to be retained on a lot.
- (2) The trunk of each of the following trees must be provided with a tree guard that is comprised of hardwood timber panels each having a minimum length of 2m, minimum width of 75mm and minimum thickness of 25mm and secured, but not permanently fixed or nailed, to the tree and spaced a maximum of 80mm apart:
  - (a) each tree that is within 6m of a dwelling house or any ancillary development that is to be constructed, and
  - (b) each protected tree that is within 10m of a dwelling house or any ancillary development that is to be constructed.

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

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

## Part 2 Conditions applying during the works

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

### 7 Hours for construction

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

### 8 Compliance with plans

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

### 9 Maintenance of site

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

### 10 Earthworks, retaining walls and structural support

- (1) Any earthworks (including any structural support or other related structure for the purposes of the development):
  - (a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
  - (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
  - (c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as

defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*, and  
(d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.  
(2) Any excavation must be carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442), published in July 2012 by Safe Work Australia.

#### **11 Drainage connections**

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

#### **12 Archaeology discovered during excavation**

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

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

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

#### **13 Aboriginal objects discovered during excavation**

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

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

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

#### **Part 3 Conditions applying before the issue of an occupation certificate**

#### **14 Vehicular access**

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

#### **15 Utility services**

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



## ADVICE TO NEIGHBOURS – WORKS COMMENCING

This is to notify you that it is intended that work will soon be commenced on a development at a property near to you.

The work has been authorised by a complying development certificate issued under the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Particulars relating to the work and the complying development certificate are set out below.

### 1. Development Address

17 Alexandra Crescent, Bayview.

Formal Particulars of Title

Lot:2 DP: 1016440

### 2. Name of Applicant

Geoff White

### 3. Description of Development

Construction of retaining walls

### 4. Council Area

Pittwater Council

### 5. Details of Complying Development Certificate

(a) Issued by\* Craig Formosa

(b) Accreditation Number\*\*BPB 0124

(c) Complying Development Certificate No: 2014/282

(d) Date of Certificate...02-12-14

### 6. Date on/after work is intended to commence...09-12-14

Note A copy of the complying development certificate, including related plans and specifications, is available for inspection at the Council's principal office, free of charge, during the Council's ordinary office hours.

(Signed).....

Date.....

Owner's Signature

Google

Address 17 Alexandra Crescent  
Bayview NSW 2104

Notification of Neighbours

Please deliver attached notification letters to adjoining properties with  
by your CDC conditions.



17-11-14

To the Occupant:

**ADVICE OF APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE  
under clause 130AB of the Environmental Planning and Assessment Regulation 2000**

Dear Sir or Madam

On 6<sup>th</sup> November, 2014, Form Building Certifiers received an application for the following works:

Construction of retaining walls at 17 Alexandra Crescent, Bayview.

I am writing to advise you that I am in receipt of an application for a Complying Development Certificate and will determine the application in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and it will be approved no sooner than 14 days from the date of this letter.

This 14 day pre-approval period (excluding Sundays) is an opportunity for you to discuss the proposed building works with the applicant. Although, should you make any representations to the **Applicant**, it is important to note they are under no obligation to make changes to the development. Similarly, as the Certifying Authority for the project the amended legislation does not make provisions that allow Form Building Certifiers to provide further assistance in this matter or enforce a change in the plans, and therefore please do not contact Form Building Certifiers.

Complying developments mean a faster approval process for the applicant, whilst ensuring stringent planning and environmental requirements are met.

If you do wish to review and discuss the development plans, please contact the **Applicant**:

**Applicant's Name:** Geoffrey White

**Applicant's Contact Details:** geoffskyworks@bigpond.com

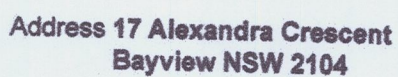
**Local Government Area:** Pittwater Council

Once the application has been approved under a complying development certificate (CDC) a copy of the approved CDC with the relevant plans and specifications will be available for inspection at the offices of Pittwater Council, free of charge, during their normal office hours.

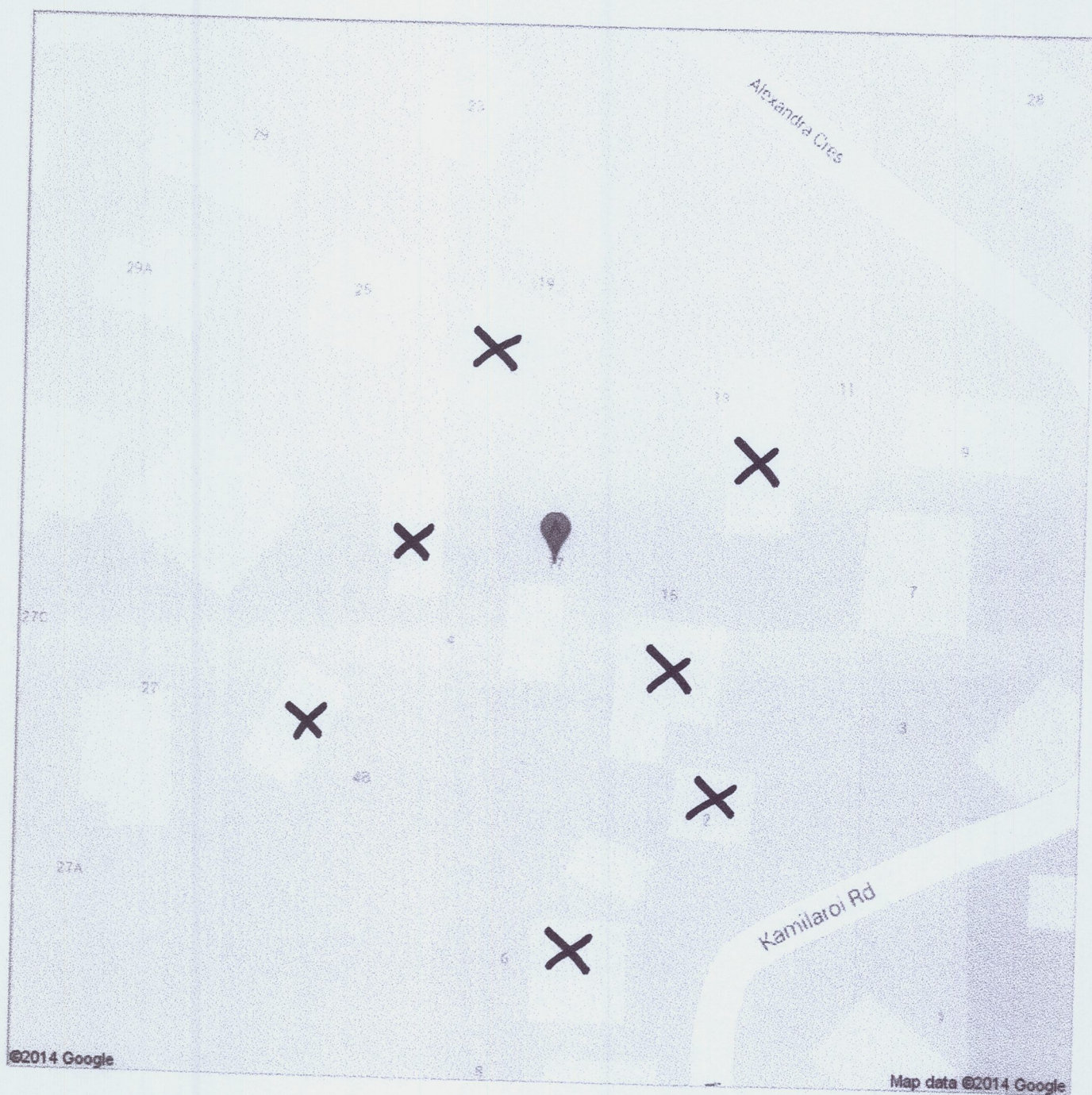
Yours faithfully

A handwritten signature in dark ink, appearing to read "Craig Formosa".

Craig Formosa  
Accredited Certifier BPB0124  
Building Professionals Board



**Notification of Neighbours**  
Please deliver attached notification letters to adjoining properties within a 20m radius of your boundary lines as required by your CDC conditions.



17-11-14 Email: geoffskyworks@bigpond.com



## IMPORTANT ADVICE

Due to changes in planning laws, (Sect. S81A (2)C of the Act), **the critical stage inspections are mandatory and must** be inspected by Form Building Certifiers or the final occupancy certificate (Occupation Certificate) may not be able to be issued (causing complications and delays when selling/refinancing etc). **The critical stage inspections are listed on the Notice of Commencement part of this document.**

Also, **NO CHANGES** to the building, as detailed in the plans, can be made without notification to your PCA (**some changes will need a modified CDC issued prior to works commencing on those parts**). **Please take note of any changes made in red to your plans, the builder will have to be provided with a copy of the approved Complying Development Certificate plans, specifications and documents so that compliance with the Building Code of Australia and Complying Development conditions is achieved first time.**

Unauthorised changes may lead to fines and orders being issued by Council's Compliance Officers and prevent an Occupation Certificate being issued.

To arrange the mandatory inspections please give 48 hours notice by contacting Form Building Certifiers by telephone.

Please do not hesitate to ring me if there are any enquiries in respect of these matters.

Kind regards

A handwritten signature in black ink, appearing to be "ef" or similar, written over the printed name.

Craig Formosa  
Director  
Form Building Certifiers

WHITE / GEORGINES.  
17A. ALEXANDRA CIES  
Bayview.

- Must not exceed 1.0m in height.
- selected.
- Bridging.

remove existing brick wall

New retaining wall 190 black.

New concrete driveway  
Replace existing

Proposed books -  
as highlighted

Δ

c steps

~~Me~~

RUMPUIS

This is the plan/spec. referred to  
in Form Building Certifiers Certificate  
Certificate No. CDC2014-282  
Plan Nos. Sheet 1-5 + 4/12/14  
Dwg. 2.1+2.4 DATED 4/12/14  
By Atiq Formosa BPB0124

I certify that work completed in accordance with these plans and specifications will comply with the regulations referred to in Section 81A(5) of the Environment Planning and Assessment Act 1979.

RECEIVED

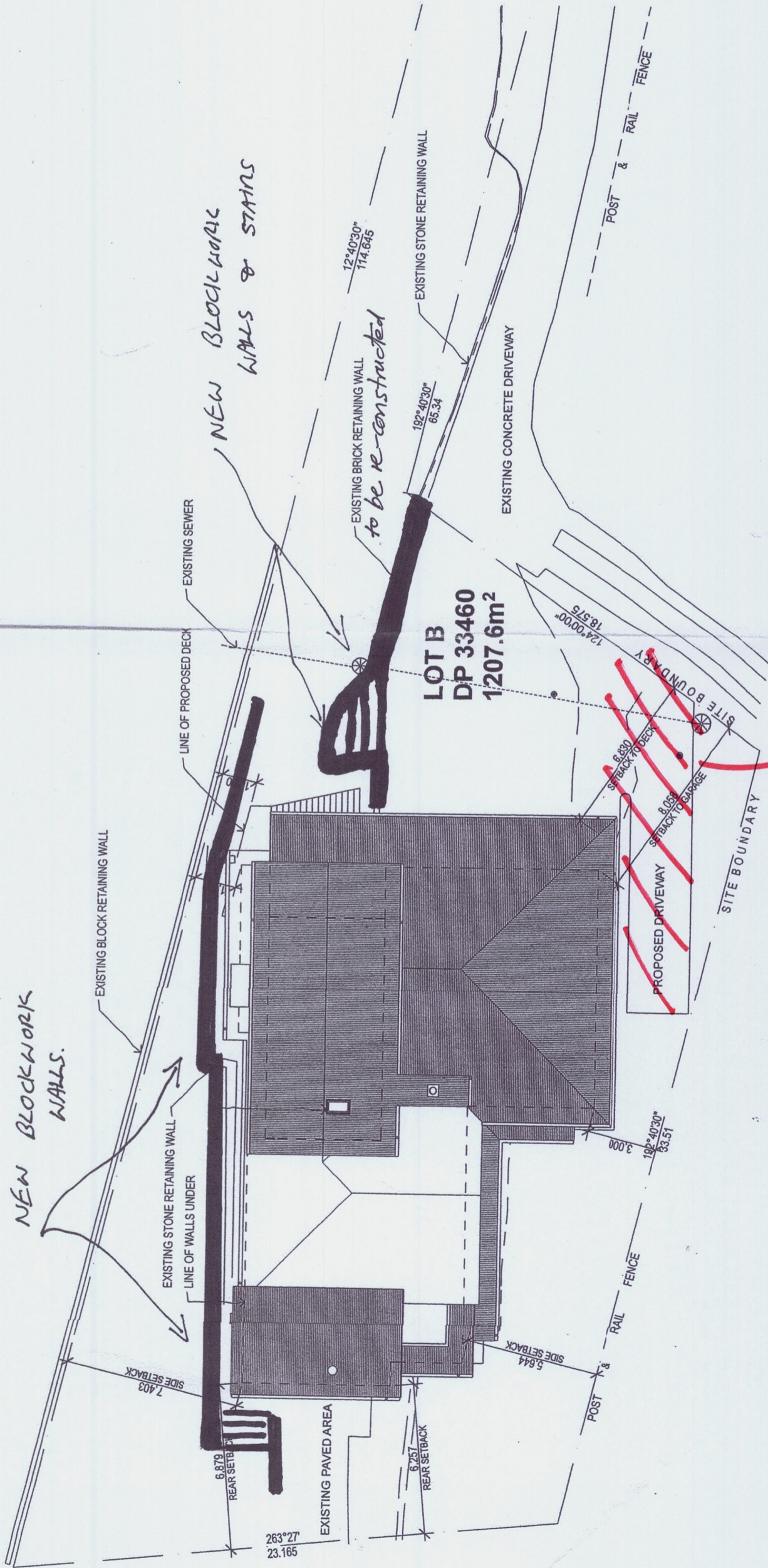
14 NOV 2014

Dec 14

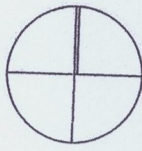
Sheet 1

NOTES  
This drawing shall be read in conjunction with all other drawings and specifications for the project.  
Any discrepancies shall be referred to the architect for clarification before proceeding with work.  
Dimensions shall be verified on site prior to commencement of construction and shall be used rather than scaling.  
Figured dimensions shall be used rather than scaling.  
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.

CAD Ref: 13348\White-CDA.pln DRAWN BY: BB  
LEGEND



THIS PLAN/DRAWING FORMS  
PART OF FORM BUILDING  
CERTIFIERS CO/CDC



0 1 2 5m

GREENDRAW-DESIGN+DRAFTING  
PO BOX 137 PACIFIC PALMS NSW 2428  
02 6554 0555 • 0425 233331

PROJECT  
WHITE-GEORGINIS HOUSE  
17 ALEXANDRA CRESCENT  
BAYVIEW NSW 2104  
LOT B DP: 33460  
CDC2014-038

CLIENT  
ALTS & ADS  
COMPLYING DEVELOPMENT CONSENT

CLIENT  
GEOFF WHITE + JULIETTE GEORGINIS  
17 ALEXANDRA CRESCENT  
BAYVIEW NSW 2104  
DRAWING TITLE

SITE-

PLAN

Sheet 2

REVISION  
CDC ISSUE

DATE  
17 FEB 2014

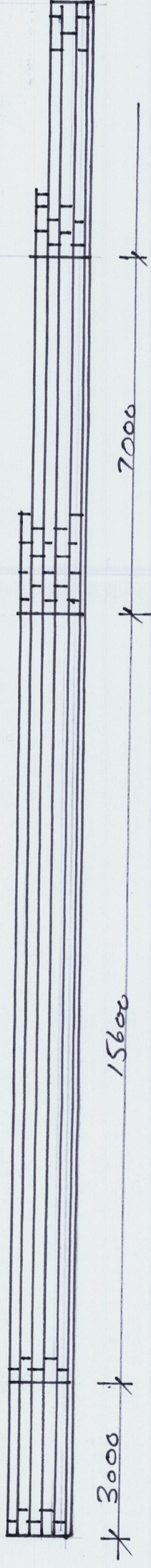
PLOT DATE  
17/02/2014  
SCALE@A3  
1:200  
PROJECT NO.  
13348  
DRAWING NO.  
A2.1

Proposed Retaining Walls

1 SITE PLAN  
1:200

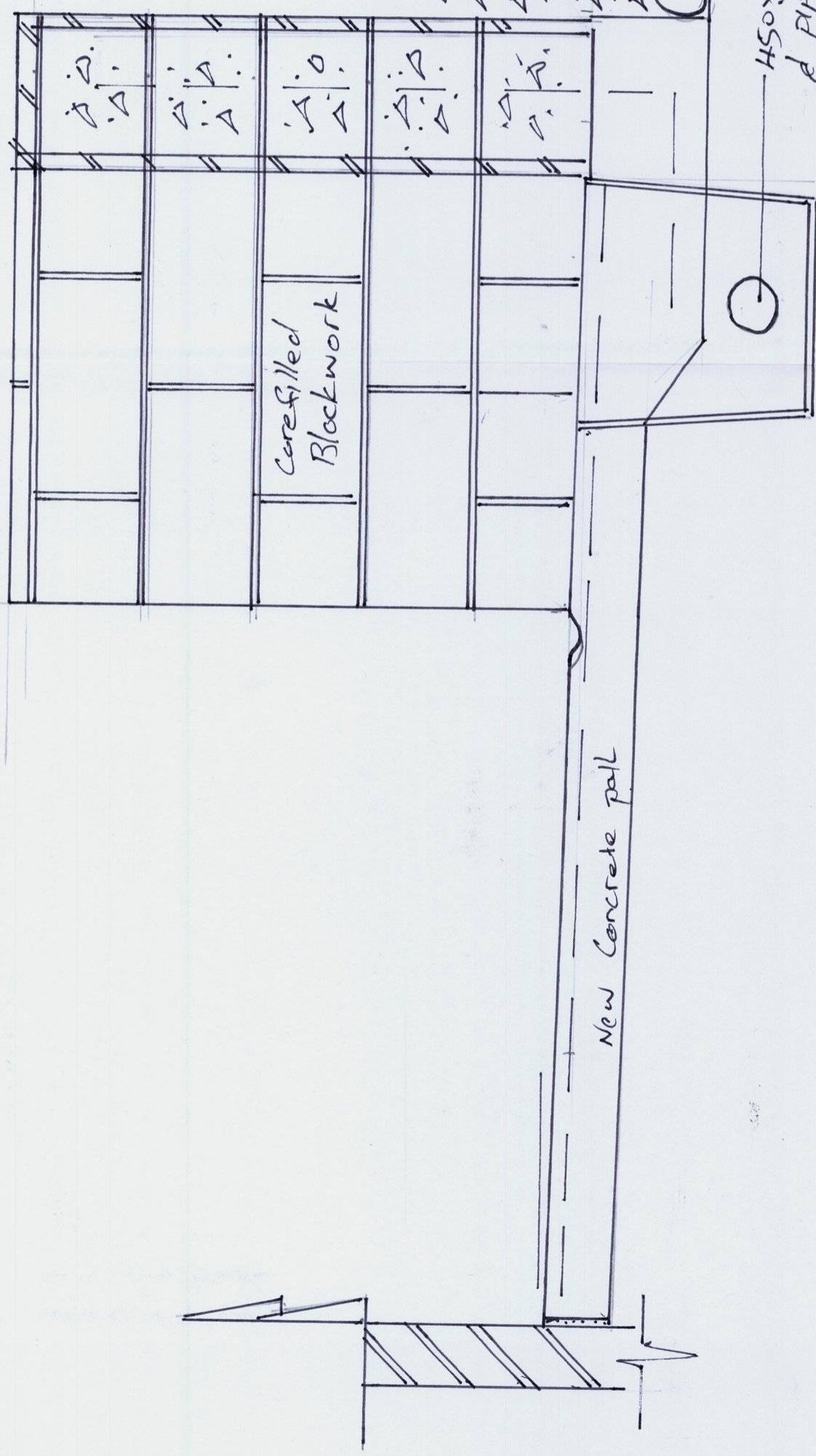
NOTE: ALL STORMWATER TO BE CONNECTED TO EXISTING SYSTEM

WHITE / GEORGINIS.  
 17A ALEXANDRAS  
 BAY VIEW.



NEW BLOCK RETAINING WALL 1:100

190



Core-filled  
Blockwork

New Concrete pad

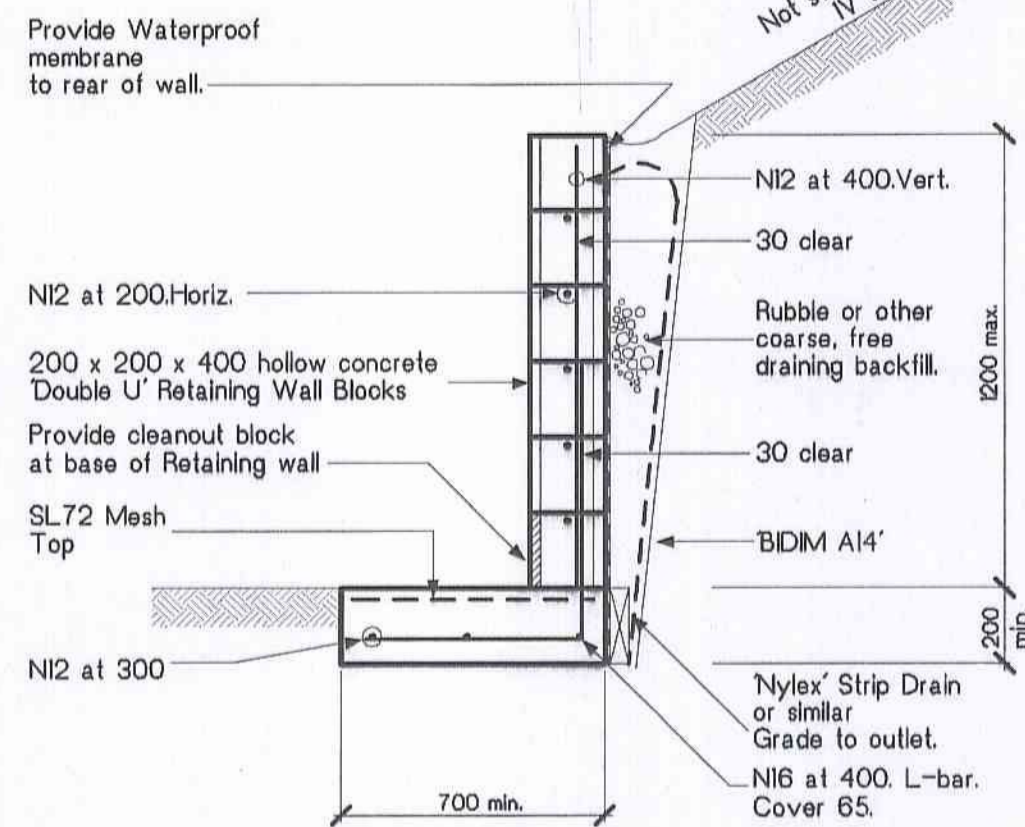
Agricultural drain to sump.

450x450 Sump  
& pipe to stormwater.

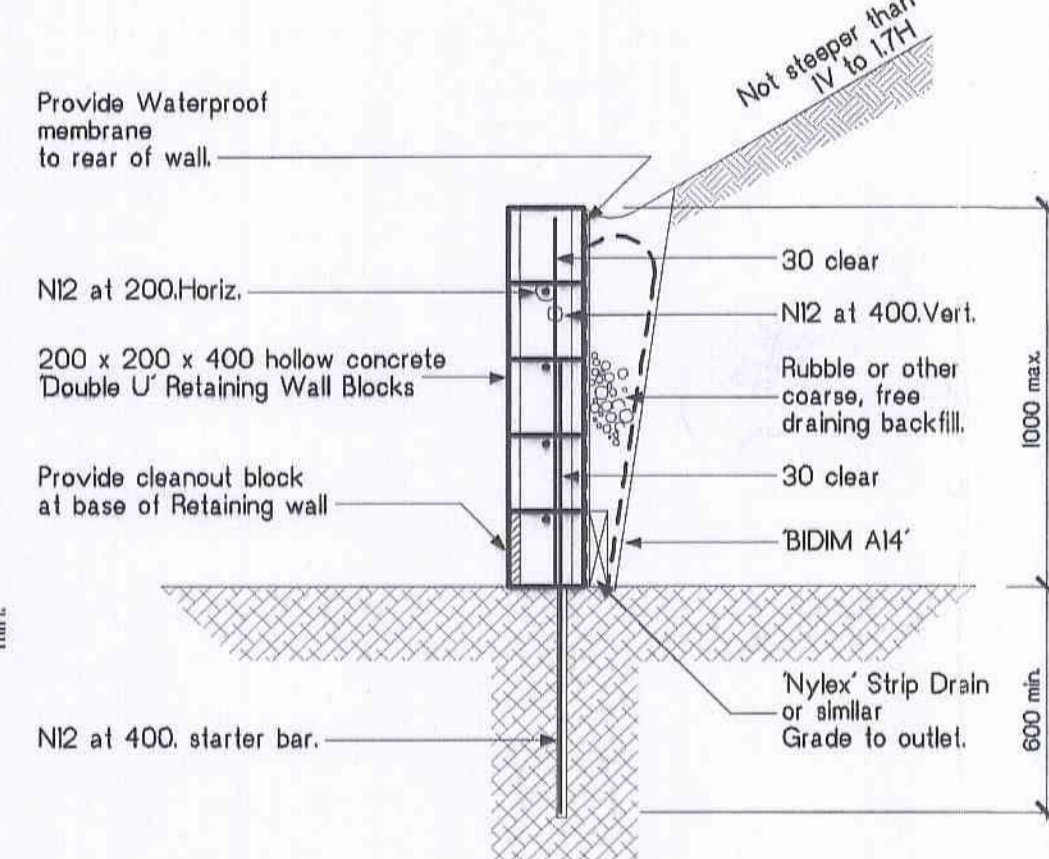
THIS PLAN/DOCUMENT FORMS  
 PART OF FORM BUILDING  
 CERTIFIERS CC/CDC

DEC 14  
 Sheet 3.

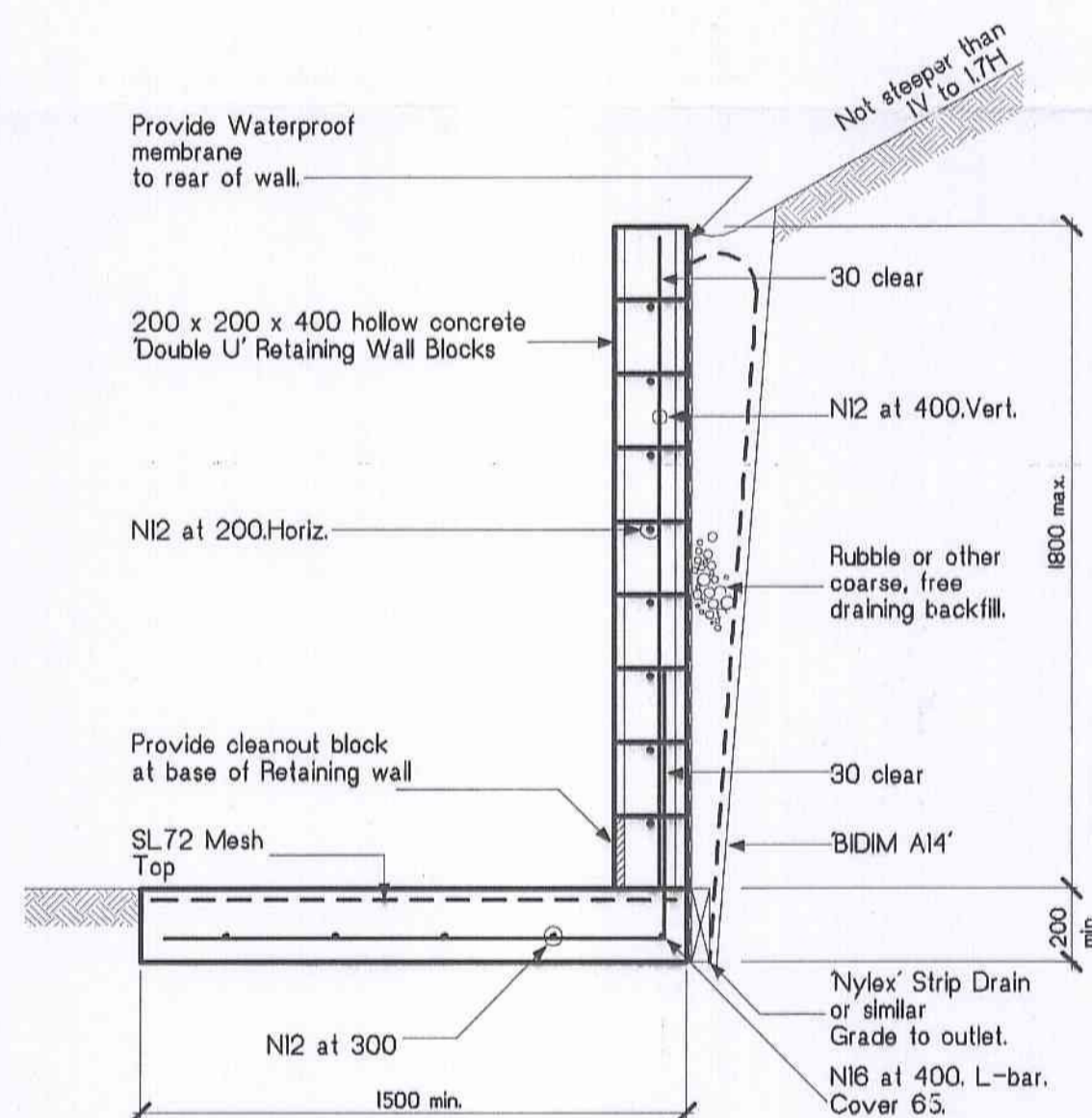
SECTION B 1:10



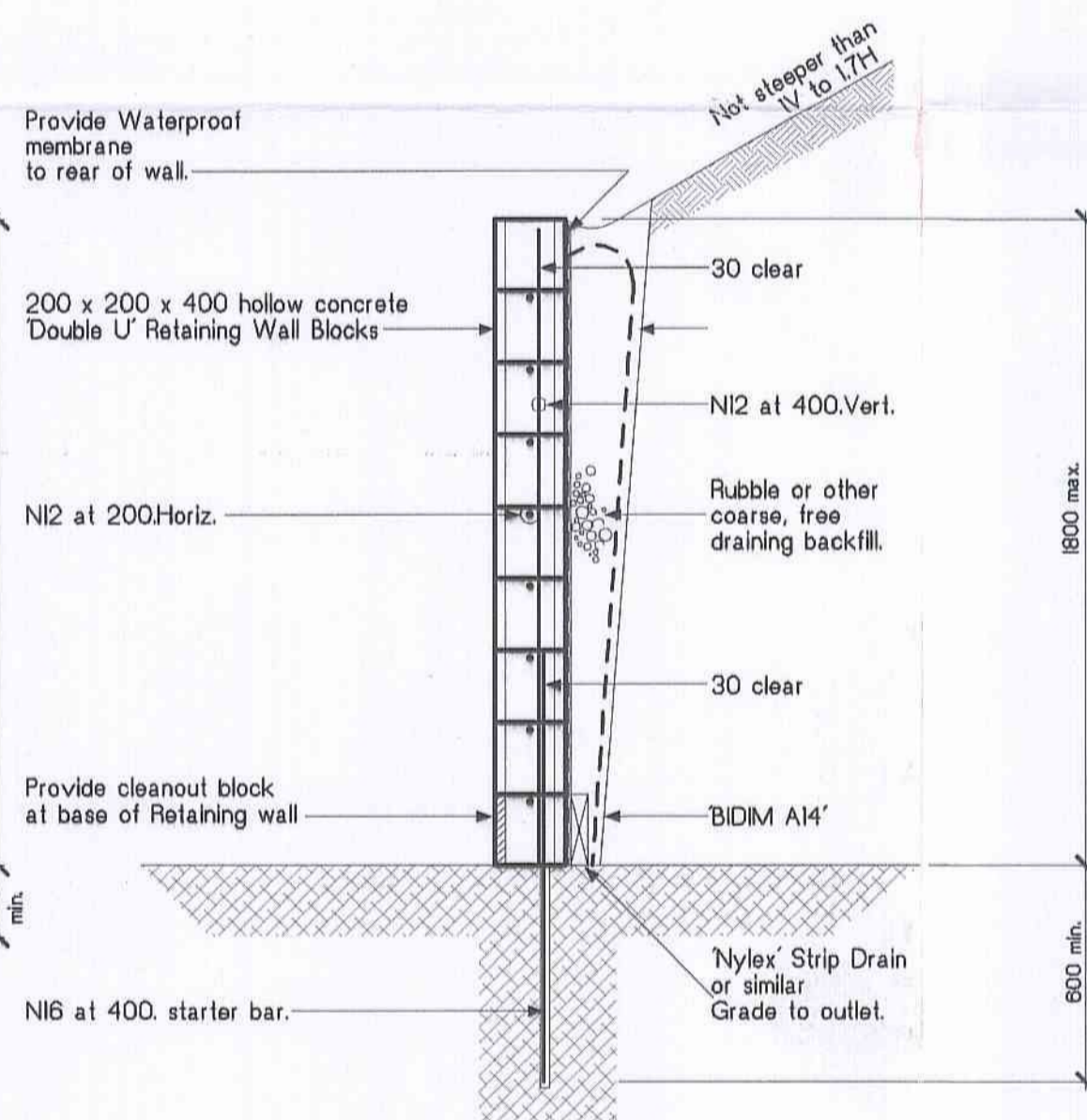
0 - 12m HIGH MAX.  
BLOCK RETAINING WALL SECTION  
Scale 1:20



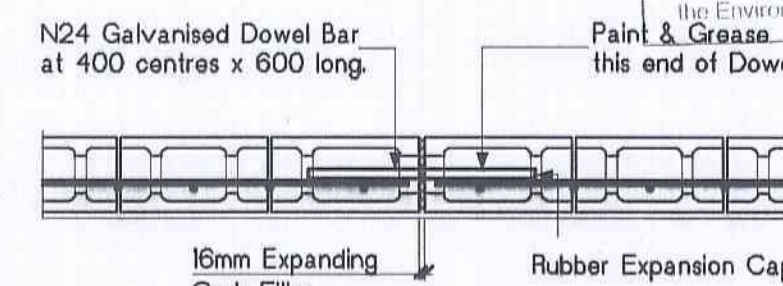
0 - 12m HIGH MAX.  
BLOCK RETAINING WALL SECTION  
Scale 1:20



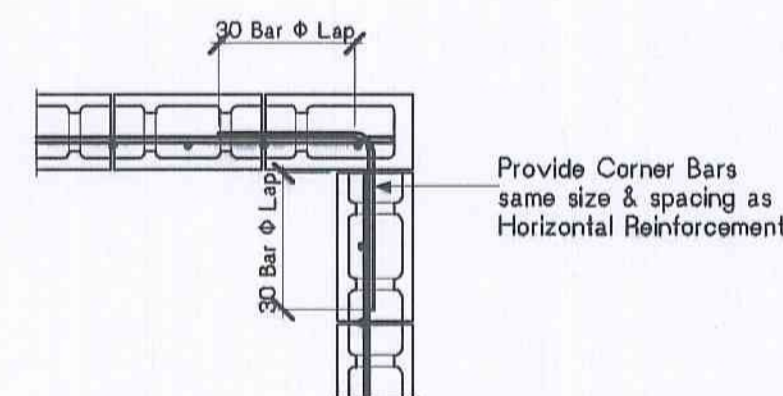
12m - 18m HIGH MAX.  
BLOCK RETAINING WALL SECTION  
Scale 1:20



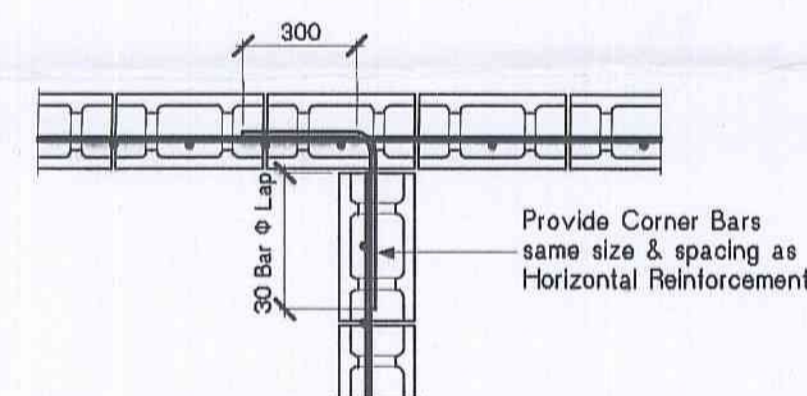
12m - 18m HIGH MAX.  
BLOCK RETAINING WALL SECTION  
Scale 1:20



CONTROL JOINT DETAIL  
AT 10m MAX. CENTRES  
Scale 1:20



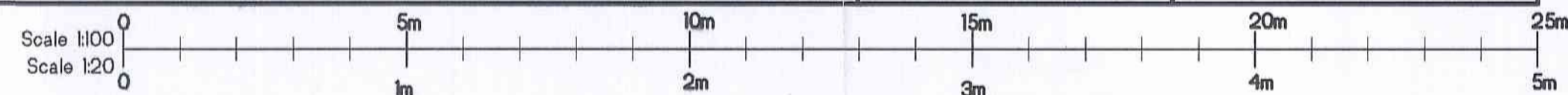
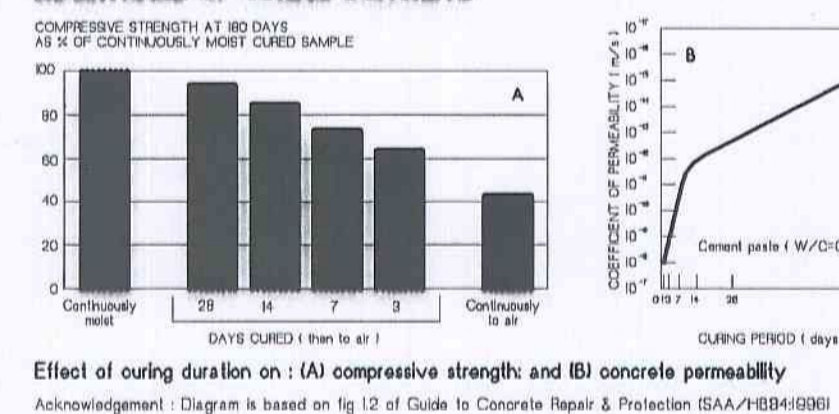
CORNER DETAIL  
Scale 1:20



JUNCTION DETAIL  
Scale 1:20

Element	Cover (mm)		F <sub>c</sub> at 28 days	
	Protected	Exposed	Protected	Exposed
Piers	65	50	25 MPa	25 MPa
Footings	50	50	25 MPa	25 MPa
Block Filling	refer to detail		25 MPa	25 MPa
Slab on Ground	30	45	32 MPa	32 MPa
- Top	30	45	32 MPa	32 MPa
- Bottom	30	45	32 MPa	32 MPa
Beams	50	50	40 MPa	40 MPa
Columns	30	45	40 MPa	40 MPa
Slabs	30	45	40 MPa	40 MPa
Walls	30	45	40 MPa	40 MPa

#### IMPORTANCE OF CURING CONCRETE



I certify that work completed in accordance with these plans and specifications will comply with the regulations referred to in Section 81A(5) of the Environment Planning and Assessment Act 1979

This is the plan/spec. referred to in Form Building Certifiers Certificate  
Certificate No. **CD 2014 252**  
Proj Nos. **C.1**  
**4/12/14**  
Craig Formosa BPB0124 DATED

#### CONCRETE & BLOCK NOTES

- All concrete work to be in accordance with AS 3600.
- F<sub>c</sub> Refer to table.
- Maximum aggregate size = 20 for footings, slabs & beams. = 10 for block filling.
- Slump = 80.
- All concrete, including block filling, to be vibrated.
- Slabs to be kept damp for at least 14 days after placing.
- All blockwork to be in accordance with SAA Masonry Code AS 3700.
- All cavities of block work to be thoroughly cleaned out, using knock out blocks or other suitable means, before filling with grout or concrete.
- 200 & 300 blocks to be hollow retaining wall blocks with a characteristic strength of 15 MPa.
- Reinforcing Steel to comply with AS/NZS 4671:2001, and to be D500N unless noted otherwise, (where 500 = strength grade in megapascals & N = Normal ductility class).
- Steel Reinforcement to be cut & bent in accordance with AS 3600.
- Bar Chairs to be no more than 800mm centre to centre spacings.
- Reinforcement to be tied at every other intersection minimum.
- Metal roofing being used as formwork (not Bonddeck or similar). Depth of Slab must be taken from the Top of the Roof Rib. Specified bottom cover must be taken from the Top of the Roof Rib or be protected by an approved curing membrane.
- Moisture Vapour Membrane to be 200 Microns thick, U.V. Resistant and to be in accordance with AS 2870-1996. Acceptable manufacturers and processors of steel reinforcement must hold a valid certificate of approval, issued by the Australian Certification Authority for Reinforcing Steel Ltd (ACRS), or to an equivalent certification system as may be approved in writing by the specifier. Evidence of compliance with this clause must be obtained when the contract bids are received.

No.	Amendment	Drawn	Date
-----	-----------	-------	------

#### PLAN OR DOCUMENT CERTIFICATION

I am a qualified.....CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER.....  
I hold the following qualifications or licence No.B.Eng.Sc.....M.E. Aust.....  
Further I am appropriately qualified to certify this component of the project.  
I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia.  
A.S.1170, A.S.1170.1, A.S.1170.2, A.S.1684, A.S.2870, A.S.3500, A.S.3600, A.S.3700, A.S.4100 & A.S.1163. On behalf of **Jack Hodgson Consultants**  
Name **C. Formosa** Date **27/11/2014** Signature **[Signature]**

#### TYPICAL RETAINING WALL DETAILS

#### PROPOSED ALTERATIONS AND ADDITIONS 17 ALEXANDRA CRESCENT BAYVIEW

Our design and drawings are based upon and derived from information (including levels, surveys, etc) provided by the owner/architect/designer/builder. (Plans Received 6 November 2014.)  
Should the information provided to us be found to be deficient, unreliable, incorrect or inaccurate then our design/drawings may require modification. We take no responsibility for verifying the accuracy of the information that forms the basis of our brief and it is your obligation to verify it prior to the commencement of building operations.

The Structural Details shown on this Drawing are NOT to change under any circumstance.  
NO Certificate will be issued for work NOT in accordance with the Drawing

**JACK HODGSON CONSULTANTS PTY. LIMITED.**  
Consulting Civil, Geotechnical, and Structural Engineers.  
67 Darley Street, MCRA VALE 2103, P.O. Box 389, Post Code 1860.  
Telephone (02) 9979 6733 Facsimile (02) 9979 6926.  
Email info@jackhodgson.com.au web www.jackhodgson.com.au A.C.N. 053 405 011

Designed	GH	Drawn	MJC	Job No.		Drawing No.	
Design Check	GH	Drawing Check	GH				
Date	13 NOVEMBER 2014						

**29773-C1**