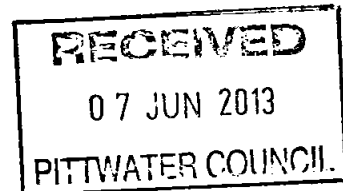




5<sup>th</sup> June 2013

Our Reference: 132139

General Manager  
Pittwater Council  
PO Box 882  
Mona Vale NSW 1660



Dear Sir/Madam,

**Re: 37 Heath Street, Mona Vale NSW 2103**  
Complying Development Certificate No: 13/2139-1

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

Please find enclosed the following documentation:

- Cheque for Council's registration fee.
- Complying Development Certificate No: 13/2139-1
- Copy of application for Complying Development Certificate.
- Documentation used to determine the application for the Complying Development Certificate as detailed in the attachments of the Certificate.

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

If you require further information please contact me on (02) 9982 6727.

Regards,

Cheyne James  
Accredited Building Surveyor  
Private Building Certifiers Pty Ltd  
ABN 63 152 183 205

\$36

REC: 342225

7/6/13

Northern Beaches	North Shore	City/Eastern Suburbs	Inner West	Western Sydney
Suite 2501, 4 Daydream Street, Warriewood NSW 2102	Suite 1, 133 Alexander Street, Crows Nest NSW 2065	Level 6, 69 Reservoir Street, Surry Hills NSW 2010	5b North Street, Balmain NSW 2041	Suite 22, 541 High Street, Penrith NSW 2750
P. (02) 9999 6490 F. (02) 8079 6184	P. (02) 9411 2113 F. (02) 8079 6184	P. (02) 9281 5061 F. (02) 8079 6184	P. (02) 9262 2790 F. (02) 8079 6184	P. (02) 9680 2464 F. (02) 8079 6184



**COMPLYING DEVELOPMENT CERTIFICATE No. 13/2139-1**

Issued under the Environmental Planning and Assessment Act 1979 Sections 85, 85A

**Owner**  
Name: David Hellmich  
Address: 37 Heath Street, Mona Vale NSW 2103

**Property details**  
Address: 37 Heath Street, Mona Vale NSW 2103  
Lot/Portion No: 31  
Section: G  
DP No: 7236  
Municipality: Pittwater Council

**Description and value of development**  
Description: Construction of a secondary dwelling.  
Value of work: \$52,200

**Building Code Of Australia Classification**  
Use: Residential  
BCA Classification (Proposed): 1a

**Determination**  
Approved/Refused: Approved  
Date of Determination: 5 June 2013

- Plans and specifications approved**
- Architectural Drawings No. 130531\_SP01B, 130531\_GFP01B and 130531\_ELE01B prepared by Daniel Raymond dated 01.06.2013.
  - Structural Drawing No. S1.00 prepared by Barrenjoey Consulting Engineers dated 03.06.2013.
  - Site Survey Drawing No. 1/1 prepared by Draft Write dated 20.02.2010.

- Attachments**
- Conditions of approval (includes conditions prescribed, or required to be attached by the Regulation or relevant EPI or DCP including any condition relation to the payment of a Section 94 contribution or other monetary contributions).
  - Application form for Complying Development Certificate.
  - Record of Site Inspection made by Accredited Certifier in accordance with Clause 129B (EP&A Regulation's 2000) prior to issue of Complying Development Certificate.
  - Planning Certificate Section 149(2) prepared by Pittwater Council dated 28.02.2013.
  - Long Service Levy receipt prepared by Long Service Corporation dated 23.05.2013.
  - Home Warranty Insurance prepared by Calliden Group dated 28.05.2013.
  - BASIX Certificate prepared by Daniel Raymond dated 04.06.2013.
  - Quick Check Approval prepared by Sydney Water dated 03.06.2013.

**Environmental planning instrument decision made under**  
List Complying & Exempt Development DCP; SEPP; LEP: SEPP (Exempt & Complying Development Code) 2008  
The land use zone within which the land is situated is Zone 2b Residential

**Complying Development Certificate**  
Certificate No.: 13/2139-1  
Date of Determination: 5 June 2013

Northern Beaches	North Shore	City/Eastern Suburbs	Inner West	Western Sydney
Suite 2501, 4 Daydream Street, Warriewood NSW 2102 P. (02) 9999 6490 F. (02) 8079 6184	Suite 1, 133 Alexander Street, Crows Nest NSW 2065 P. (02) 9411 2113 F. (02) 8079 6184	Level 6, 69 Reservoir Street, Surry Hills NSW 2010 P. (02) 9281 5061 F. (02) 8079 6184	5B North Street, Balmain NSW 2041 P. (02) 9262 2790 F. (02) 8079 6184	Suite 22, 541 High Street, Penrith NSW 2750 P. (02) 9680 2464 F. (02) 8079 6184

**Certificate / Certifying Authority**

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.

**Signature**



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

Date of this Certificate: 05.06.2013  
Certificate Number: **13/2139-1**

Date this Certificate will lapse: 05.06.2018

**Note:** Prior to commencement of work sections 86 (1) and (2) of the Environmental Planning and Assessment Act 1979 must be satisfied.



# Conditions of Complying Development Certificate as required by the Environmental Planning & Assessment Regulation (EP&A Regulation)

## Condition 1

### **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.

## Condition 2

### **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).

### **Condition 3**

#### **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.

#### Condition 4

##### **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.

#### Condition 5

##### **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,
  - (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*.

#### **Condition 6**

##### **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 owner of the adjoining land has given consent in writing to that condition not applying.

## **Conditions of Complying Development Certificate as required by the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008**

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

#### **Condition 7**

##### **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.

## Condition 8

### **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 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.

## Condition 9

### **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.

## Condition 10

### **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.

## Condition 11

### **3.39B 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.

(3) In this clause:

***dilapidation report*** means a report, prepared by a professional engineer, confirming the structural condition of the adjoining wall before the development commences.



## Conditions applying before the works

### Condition 12

#### **3.40 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.

### Condition 13

#### **3.41 Compliance with plans**

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

### Condition 14

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

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

### Condition 15

#### **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) 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.

## Constructions requirements

### Condition 16

#### **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.

**Condition 17**

**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 is carried out, the complying development is not complete until all such works are carried out.



Record of inspection

1. Details of application for complying development certificate (CDC)

Name of applicant

David Hellmich

Name of certifying authority

Cheyne James

Date of application

18/04/13

Date application received by certifying authority

18/04/13

Application No. / File No.

132139

2. Address of property

Unit/street no.

37

Street name

Heath Street

Suburb or town

Mona Vale

State

NSW

Postcode

2103

3. Details of Inspection (tick as appropriate)

☒ Inspection by accredited certifier

Name of accredited certifier

Cheyne James

Accreditation No.

1269

Date inspection carried out

19/04/13

Type of inspection

Pre-CDC site inspection under Cl.129B EP&A Regulation

4. Current fire safety measures

Provide details of any current fire safety measures in the existing buildings on site that will be affected by the proposed development

N/A

5. Plans and specifications

Do the plans and specifications that accompany the application adequately and accurately depict the existing site conditions?

☒ Yes

☐ No

If no, list deficiencies or inaccuracies

6. Features of the site or buildings

Are there any features of the site, or of any building on the site, that would result in the proposed development either NOT being complying development or NOT complying with the Building Code of Australia?

☐ Yes

☒ No

If YES, provide details

7. Signature

Cheyne James

e. mm

19/04/13

Name of accredited certifier conducting inspection

Signature

Date

Record of Inspection

1

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**PITTWATER COUNCIL**  
**Section 149 Pt 2 & 5 Planning Certificate**  
**Environmental Planning & Assessment Act, 1979**

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<b>Applicant:</b>	DAVID HELLMICH	<b>Cert. No:</b>	e149/13/0100
	37 HEATH STREET	<b>Cert. Date:</b>	28/02/2013
	MONA VALE NSW 2103	<b>Fee:</b>	\$133.00
		<b>Property No:</b>	34111

**Your Reference:**

**Address of Property:** 37 HEATH STREET  
MONA VALE NSW 2103

**Description of Property:** Lot 31 Sec G DP 7236

**Strata Unit Details (if applicable):**

<b>County:</b>	Cumberland	<b>Parish:</b>	Narrabeen
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**PLEASE NOTE:**

*The zoning information in this certificate is based on the lot and plan number referred to in this Certificate. If the lot and plan number is not the current description of the land then this Certificate will be incorrect. Persons relying on this Certificate should satisfy themselves by reference to the Title Deed that the land to which this Certificate relates is identical to the land the subject of the enquiry.*

*A reference in this certificate to any instrument, including Pittwater Local Environmental Plan 1993, is a reference to that instrument, as amended.*

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Pittwater Council ABN 61 340 837 871

All correspondence to be addressed to General Manager:  
Village Park,  
1 Park Street,  
MONA VALE NSW  
P O Box 882  
MONA VALE NSW 1660  
DX 9018 MONA VALE

Telephone (02) 9970 1111  
Facsimile (02) 9970 1200  
Internet: [www.pittwater.nsw.gov.au](http://www.pittwater.nsw.gov.au)  
Email: [pittwater\\_council@pittwater.nsw.gov.au](mailto:pittwater_council@pittwater.nsw.gov.au)

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**The prescribed matters required by Section 149 (2) of the Environmental Planning & Assessment Act are as follows and relate to the subject land at the date of this certificate.**

**ZONING AND LAND USE**

EP&A Regulations 2000  
Schedule 4 Clause 2

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones affecting the land as identified on the maps to which PLEP 1993 applies.

**ZONING MAP****ZONE NO. 2(b) (RESIDENTIAL "B")****1. Without development consent**

Nil

**2. Only with development consent**

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development is prohibited.

**3. Prohibited**

Bulk stores; car repair stations; caravan parks; commercial premises; generating works; group buildings; helipads; heliports; industries (other than home industries); institutions; junk yards; liquid fuel depots; mines; motor showrooms; places of assembly; recreation areas; recreation establishments; residential flat buildings; retail plant nurseries; sawmills; shops; stock and sale yards; transport terminals; warehouses.

*Note: In addition to the controls contained in Pittwater Local Environmental Plan, 1993, clause 29 of the Environmental Planning & Assessment (Savings and Transitional) Regulation 1998 sets out further circumstances where development consent will be required for particular development. These circumstances may include development that does not require consent under Pittwater Local Environmental Plan 1993. A copy of clause 29 is attached and marked with the letter "A".*

**DUAL OCCUPANCY MAP**

WITHIN AREA 3 FOR DUAL OCCUPANCY DEVELOPMENT - (see clauses 21C, 21D (where applicable), 21F, 21H)

**MULTI-UNIT HOUSING MAP****FLAT MAP****SECONDARY DWELLINGS MAP**

WITHIN THE SECONDARY DWELLINGS AREA - (see clauses 21P, 21Q, 21R)

Identified as coloured red on the "Pittwater Local Environment Plan 1993 (Amendment No 58) - Secondary Dwellings Map"

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**HERITAGE CONSERVATION MAP – SCHEDULE 9**

*Note: Information is only listed where applicable under the headings "DUAL OCCUPANCY MAP; MULTI-UNIT HOUSING MAP; FLAT MAP; SECONDARY DWELLINGS MAP; HERITAGE CONSERVATION MAP – SCHEDULE 9".*

**ADDITIONAL PURPOSES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT - SCHEDULE 10**

Additional purposes for which development is permissible with development consent pursuant to Clause 44 and Schedule 10 of Pittwater Local Environmental Plan 1993;-

*Note: Where no additional purposes have been listed under the heading "ADDITIONAL PURPOSES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT", then clause 44 of Pittwater Local Environmental Plan 1993 is inapplicable to the land the subject of this certificate.*

**FURTHER PLANNING CONTROLS**

EP&A Regulations 2000  
Schedule 4 Clause 2 (e) (f) (g) (h)

**Development standard fixing minimum land dimensions required for the erection of a dwelling house**

The erection of a dwelling house on the land is not prohibited because of development standard relating to the minimum area on which a dwelling house may be erected. In relation to development standards prescribing minimum areas for other types of development, please refer to Pittwater Local Environmental Plan 1993.

*Note: Where no information has been provided under the heading "FURTHER PLANNING CONTROLS", then such information is inapplicable to the land the subject of this certificate.*

*Note: Any reference to Draft Local Environmental Plans affecting this land is made in the following section under the heading "DRAFT LOCAL ENVIRONMENTAL PLANS".*

**CLAUSES FROM PITTWATER LOCAL ENVIRONMENTAL PLAN 1993**

The following clauses, extracted from Pittwater Local Environmental Plan 1993, relate to the subject land. A number of these clauses identify the purposes for which development may be carried out with and without development consent and purposes for which the carrying out of development is prohibited. Council advises any person wishing to rely upon the contents of this document, to rely only upon the text of the Pittwater Local Environmental Plan 1993 and the Environmental Planning and Assessment Model Provisions 1980 as published in the New South Wales Government Gazette.

**6. Model Provisions**

(1) The Environmental Planning and Assessment Model Provisions 1980 (in this clause referred to as the "Model Provisions"),except -

- (a) the definitions of "advertising structure", "advertisement", "car repair station", "dwelling", "educational establishment", "general store", "home occupation", "light industry", "major road frontage", "mineral sand mine", "parking space", "professional consulting rooms", "public utility undertaking", "recreation facility", "roadside stall", "rural worker's dwelling", "site area", "tavern", "tourist facilities" and "units for aged persons" in clause 4(1); and



- (b) clauses 5(5), 8, 12, 15, 16, 17, 18, 23, 24, 26, 27, 28, 30, 31, 32, 33 and 34 and items 1 and 10 of Schedule 1,

are adopted for the purposes of this plan.

(2) For the purposes of this plan, the Model Provisions shall be deemed to be amended -

- (a) by inserting in clause 5(1) after the word "within" the words "a foreshore scenic protection area or within";
- (a1) DELETED
- (b) DELETED
- (c) by omitting from clause 35(c) the words "carried on in dwelling-houses";
- (d) by inserting in Item 2 of Schedule 1 after the word "drainage" the words "telecommunication services"; and
- (e) by inserting in Item 2 (d) of Schedule 1 after the word "electricity" the words "or to provide telecommunication services".

#### 10. Restrictions on certain development

A person shall not, without the consent of the council, carry out any of the following development:

- (a) subdivision of land, including subdivision for the purpose of a strata scheme under the Strata Schemes (Freehold Development) Act 1973 or a leasehold strata scheme under the Strata Schemes (Leasehold Development) Act 1986.
- (b) earthworks, including landfill, whether or not ancillary to or preparatory for a purpose for which development may be carried out without development consent pursuant to the Table to clause 9, except in respect of development the subject of consent already granted under the Act or works required pursuant to the implementation of an approval under the Local Government Act 1993;
- (c) development in respect of:
  - (i) land below high water mark;
  - (ii) the bed of a creek, lagoon, river, bay or other natural watercourse; or
  - (iii) any reclaimed or accreted land

other than development on land to which Pittwater Local Environmental Plan 1993 (Amendment No. 1) applies.

- (d) development for the purpose of an aircraft landing field, helipad, heliport or any other facility for the landing or taking off of aircraft or helicopters.

**16. Dwelling-houses in Zone No. 2(a), 2(b) or 2(e)**

A person shall not erect a dwelling-house on an allotment of land within Zone No 2(a), 2(b) or 2(e) unless that allotment was lawfully created.

**DIVISION 3 - Group buildings and residential flat buildings**

**18. Provision of services**

The council shall not grant consent to the erection of a group building or residential flat building on any land within Zone No. 2(a), 2(b) or 2(e) unless it is satisfied that, at the time of completion of the building, a reticulated sewerage system will be available to the land on which the building will be erected.

**19. Group buildings in Zone No. 2(a), 2(b) or 2(e)**

(1) Except as provided by this clause, the erection of a group building on land within Zone No. 2(a), 2(b) or 2(e) is prohibited.

(2) A group building may be erected on land within Zone No. 2(a), 2(b) or 2(e) only in an area shown edged heavy black and identified by the symbols "GB", "2" or "3" on the Flat Map.

(3) A group building may be erected on all lots (excepting Lots 1 and 26) in DP 270121, being land between Waratah and Park Streets, Mona Vale, despite subclause (2).

**20. Residential flat buildings in Zone No. 2(a) or 2(b)**

(1) Except as provided by this clause, the erection of a residential flat building on land within Zone No. 2(a) or 2(b) is prohibited.

(2) A two storey residential flat building may be erected on land within Zone No. 2(a) or 2(b) only in an area shown edged heavy black and identified by the symbol "2" or "3" on the Flat Map.

(3) A three storey residential flat building may be erected on land within Zone No. 2(a) or 2(b) only in an area shown edged heavy black and identified by the symbol "3" on the Flat Map.

(4) A development application that was made but not fully determined before the commencement of Pittwater Local Environmental Plan 1993 (Amendment No. 29) shall be determined under this plan as in force immediately prior to the commencement of Pittwater Local Environmental Plan 1993 (Amendment No. 29).

**DIVISION 3A - Dual occupancy development**

**21C. Attached dwellings permitted in Areas 2 and 3**

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Despite any other provision of this plan, a person may, with the consent of the council, on land within Area 2 or 3 as shown on the Dual Occupancy Map:

- (a) alter or add to a dwelling house erected on an allotment so as to create 2 attached dwellings; or
- (b) erect an attached dwelling on an allotment,

but only if there are not more than 2 dwellings on the allotment after the development has been carried out.

**21F. Dual occupancy subdivision**

- (1) On and after the day on which Pittwater Local Environmental Plan 1993 (Amendment No. 11) commences, consent must not be granted for a subdivision which creates separate allotments for each of the two dwellings resulting from dual occupancy development carried out in accordance with this Division.
- (2) The separate occupation of the proposed lots illustrated by a proposed strata plan relating to the two dwellings resulting from any such dual occupancy development is prohibited.
- (3) This clause does not apply to any two dwellings resulting from development carried out pursuant to a consent:
  - (a) granted in accordance with this Division later than 14 days after Pittwater Local Environmental Plan 1993 (Amendment No. 11) was first exhibited under the Act, but only if the application for the consent was made before the expiration of that 14 day period; or
  - (b) granted in accordance with this Division on or after 3 March 1995 and before the expiration of that 14 day period; or
  - (c) granted before 3 March 1995 in accordance with Sydney Regional Environmental Plan No. 12 - Dual Occupancy and Part 2 of State Environmental Planning Policy No. 25 - Residential Allotment Sizes and Dual Occupancy Subdivision; or
  - (d) granted on or after 3 March 1995 in accordance with Sydney Regional Environmental Plan No. 12 - Dual Occupancy and Part 2 of State Environmental Planning Policy No. 25 - Residential Allotment Sizes and Dual Occupancy Subdivision as continued in force for certain development applications made before that date by clause 8 (Savings) of Pittwater Local Environmental Plan 1993 (Amendment No. 6).

**21H. Standards for dual occupancy development in Areas 2 and 3**

- (1) The Council must not grant its consent to dual occupancy development on land within Area 2 or 3 as shown on the Dual Occupancy Map (other than on land within Zone No. 1(a), 1(a1), 1(b) or 1(c)) unless it is satisfied that the development complies with each of the development standards specified in the following table:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Area description and type of development	Minimum lot/subdivision size	Maximum floor space ratio	Maximum site coverage	Maximum height	Minimum carparking
Area 2 – attached dwellings	400m² per dwelling (and 800m² per site)	0.3:1	40%	8.5m	2 car spaces per dwelling
Area 3 – attached dwellings	300m² per dwelling (and 600m² per site)	0.4:1	50%	8.5m	2 car spaces per dwelling
Area 3 (south of Mona Vale Road) – detached dwellings	400m² per dwelling (and 800m² per site)	0.4:1	50%	8.5m for one dwelling and 3.6m for the other dwelling	2 car spaces per dwelling

21N. Multi-unit housing in Zone No 2(a) or 2(b)

- (1) Except as provided by this clause, the erection of multi-unit housing on land within Zone No. 2(a) or 2(b) is prohibited.
- (2) Despite any other provision of this plan, multi-unit housing (except shop-top housing) may be erected with the consent of the Council on land within Zone No. 2(a) or 2(b) only in an area shown edged heavy black and identified by the symbols "MUH" on the multi-unit housing map.
- (3) Multi-unit housing referred to in subclause (2) shall not be erected at a density exceeding 1 dwelling per 200 square metres of site area.

DIVISION 3C - Secondary Dwellings

21P. Aims

The aims of this Division are:

- (a) to encourage a greater diversity of housing types and wider housing choice in appropriate locations with adequate physical and social infrastructure, and
- (b) to provide additional opportunities for more compact and affordable forms of housing with minimal environmental impact, and
- (c) to improve utilisation of building stock and infrastructure.

21Q. Definitions

In this Division:

**secondary dwelling** means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the *principal dwelling*), and

(b) is on the same lot of land (not being an individual lot in a strata plan or community title scheme) as the principal dwelling, and

(c) is located within, or is attached to, or is separate from, the principal dwelling.

**secondary dwellings map** means the map marked "Pittwater Local Environmental Plan 1993 (Amendment No 58)- Secondary Dwellings Map", as amended by the maps (or, if any sheets of maps are specified, by the specified sheets of the maps) marked as follows:

Pittwater Local Environmental Plan 1993 (Amendment No 58)

**21R. Secondary dwellings in Zone No 2 (a), 2 (b), 2 (e) or 2 (f)**

- (1) Except as provided by this clause, the erection of secondary dwellings on land within Zone No 2 (a), 2 (b), 2 (e) or 2 (f) is prohibited.
- (2) A secondary dwelling may be erected with the consent of the council on land within Zone No 2 (a), 2 (b), 2 (e) or 2 (f) only in an area shown coloured red on the secondary dwellings map.
- (3) The total floor area of the secondary dwelling (excluding any area used for parking) must not exceed whichever of the following is greater:
  - (a) 60 square metres,
  - (b) 20% of the total floor area of both the self-contained dwelling and the principal dwelling.
- (4) The council must not grant its consent for the carrying out of development for the purpose of a secondary dwelling unless it is satisfied that the development will not have an adverse effect of any significance on:
  - (a) the protection of rare and endangered flora and fauna species and the protection of habitats for native flora and fauna, or
  - (b) the protection of wildlife corridors and vegetation links with nearby bushland, or
  - (c) the protection of bushland as a natural stabiliser of the soil surface and the protection of existing landforms such as natural drainage lines and watercourses, or
  - (d) the protection of bushland for scenic values and the retention of the unique visual identity of the landscape, or
  - (e) the retention of tree canopy and the protection of the visual amenity of the area, including its visual amenity when viewed from other residences, from the water, and from any public place, or
  - (f) Aboriginal sites.

**DIVISION 8 - Conservation**

**33. Preservation of trees or vegetation.**

(1) The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.

(2) This clause applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this clause by a development control plan made by the Council.

Note. A development control plan may prescribe the trees or other vegetation to which this clause applies by reference to species, size, location or other manner.

(3) A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by:

(a) development consent, or

(b) a permit granted by the Council.

(4) The refusal by the Council to grant a permit to a person who has duly applied for the grant of the permit is taken for the purposes of the Act to be a refusal by the Council to grant consent for the carrying out of the activity for which a permit was sought.

(5) This clause does not apply to a tree or other vegetation that the Council is satisfied is dying or dead and is not required as the habitat of native fauna (within the meaning of the standard instrument prescribed by the Standard Instrument (Local Environmental Plans) Order 2006).

(6) This clause does not apply to a tree or other vegetation that the Council is satisfied is a risk to human life or property.

(7) A permit under this clause cannot allow any ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree or other vegetation:

(a) that is or forms part of a heritage item or that is within a heritage conservation area, or

(b) that is or forms part of an Aboriginal object or that is within a place of Aboriginal heritage significance, unless the Council is satisfied that the proposed activity:

(c) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, place of Aboriginal heritage significance or heritage conservation area, and

(d) would not adversely affect the heritage significance of the heritage item, Aboriginal object, place of Aboriginal heritage significance or heritage conservation area.

Note. As a consequence of this subclause, the activities concerned will require development consent. The heritage provisions of clause 32 will be applicable to any such consent.

(8) This clause does not apply to or in respect of:

(a) the clearing of native vegetation (within the meaning of the Native Vegetation Act 2003):

(i) that is authorised by a development consent or property vegetation plan under the Native Vegetation Act 2003, or

- (ii) that is otherwise permitted under Division 2 or 3 of Part 3 of that Act, or
- (b) the clearing of vegetation on State protected land (within the meaning of clause 4 of Schedule 3 to the Native Vegetation Act 2003) that is authorised by a development consent under the provisions of the Native Vegetation Conservation Act 1997 as continued in force by that clause, or
- (c) trees or other vegetation within a State forest, or land reserved from sale as a timber or forest reserve under the Forestry Act 1916, or
- (d) action required or authorised to be done by or under the Electricity Supply Act 1995, the Roads Act 1993 or the Surveying and Spatial Information Act 2002, or
- (e) plants declared to be noxious weeds under the Noxious Weeds Act 1993.

#### **DIVISION 9 - Other land uses and miscellaneous**

##### **39. Suspension of covenants, etc.**

- (1) For the purpose of enabling development to be carried out in accordance with this plan (as in force at the time the development is carried out) or in accordance with a consent granted under the Act, any covenant, agreement or similar instrument imposing a restriction on the carrying out of the development does not, to the extent necessary to serve that purpose, apply to the development.
- (2) Nothing in this clause affects the rights or interests of the Council under any covenant, agreement or similar instrument.
- (3) Pursuant to section 28 of the Act, before the making of this clause the Governor approved of this clause.

##### **40. Restriction on excavation**

Where, immediately before 27 June 1951, any land within Zone No. 2(a) or 2(b) was used for the purpose of winning extractive materials, no excavation for that purpose shall be made, opened or extended within 15 metres of adjoining land which is within Zone No. 2(a) or 2(b) and was not, immediately prior to 27 June 1951, in the same ownership.

##### **46. Provision of adequate water and sewerage services**

The council shall not grant consent to the carrying out of development in accordance with this plan unless it is satisfied that adequate provision has been made for the supply of water.

##### **48. Outdoor advertising**

- (1) The aim of this clause is to ensure that outdoor advertising:
  - (a) conveys advertisers' messages and images while complementing and conforming to both the building on which it is displayed and the character of the surrounding locality; and

- (b) does not adversely affect the area in which it is located in terms of appearance, size, illumination, overshadowing or in any other way; and
  - (c) does not lead to visual clutter through the proliferation of signs.
- (2) Notwithstanding any other provision of this plan, the following advertisements may be erected, without consent:
- (a) an advertisement within a site which is not visible (due to built form) from outside that site (but not an advertisement on a heritage item or on a site within a heritage conservation area);
  - (b) a business identification sign on land:
    - (i) within Zone No. 2(a), 2(b) or 2(e) but only if:
      - the sign is not erected on a heritage item and;
      - the sign does not exceed 0.75 square metres in area; or
    - (ii) within Zone No. 3(a), 3(b2), 3(b3), 3(c), 3(d) or 3(e), but only if it is not erected on a heritage item and it meets any of the following descriptions:
      - a sign located on a shop at a point below the level of the awning and which covers no more than 33% of the area of the shopfront; or
      - if it is located on a shop with no awning, a sign located at a point 3 metres or below the level of the bottom of the first floor, and which covers no more than 33% of the area of the shopfront; or
      - an awning fascia sign; or
      - a suspended under-awning sign, but not more than one for every 3 metres of shopfront length, being a sign not exceeding 2.5 metres in length and 0.5 metre in height and at no point less than 2.6 metres from ground level; or
    - (iii) within Zone No. 4(b) or 4(b1), but only if it does not exceed 10 square metres in area and covers no more than 20% of the area of the façade of the building;
  - (c) a real estate sign on any land;
  - (d) a temporary sign on any land;
  - (e) a public notice displayed by a public authority/utility giving information or directions about the services provided by it;



- (f) a different advertisement replacing an advertisement for which consent was granted;
- (g) a sign behind, painted or letters stuck onto the glass line of a shop window;
- (h) an advertisement on a motor vehicle used principally for the conveyance of goods or passengers.

**DIVISION 10 - Exempt and complying development****55. Exempt and complying development**

- (1) Development of minimal environmental impact listed as exempt development in Development Control Plan No 22: Exempt and Complying Development as adopted by Council on 22 November 1999 is exempt development, despite any other provision of this plan.
- (2) Development listed as complying development in Pittwater Development Control Plan No. 22: Exempt and Complying Development as adopted by Council on 22 November 1999 is complying development if:
  - (a) it is local development of a kind that can be carried out with consent on the land on which it is proposed, and
  - (b) it is not an existing use, as defined in section 106 of the Act.
- (3) Development is exempt or complying development only if it complies with the development standards and other requirements applied to the development by Pittwater Development Control Plan No 22: Exempt and Complying Development as adopted by Council on 22 November 1999.
- (4) A complying development certificate issued for any complying development is to be subject to the conditions for the development specified in Pittwater Development Control Plan No 22: Exempt and Complying Development as adopted by Council on 22 November 1999, as in force when the certificate was issued.

*Note: There are other provisions and development standards within the Pittwater LEP 1993 (including model provisions) which affect the carrying out of development. If you propose to carry out development on the land, you should consider these clauses. You are also advised to consider obtaining professional advice regarding the full effect of the Pittwater LEP and other environmental planning instruments, which may affect the land.*

**RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

EP&A Regulations 2000  
Schedule 4 Clause 1

**LOCAL ENVIRONMENTAL PLAN**

EP&A Regulations 2000  
Schedule 4 Clause 1 (1)

Pittwater Local Environmental Plan 1993

**PROPOSED LOCAL ENVIRONMENTAL PLANS**

EP&A Regulations 2000

## Schedule 4 Clause 1 (2)

*Note: Where no information has been provided under the heading "PROPOSED LOCAL ENVIRONMENTAL PLANS", Council is unaware of any Proposed Local Environmental Planning Instrument that is or has been the subject of community consultation or on public exhibition under the Act, applying to the land.*

**DEVELOPMENT CONTROL PLANS**

EP&A Regulations 2000  
Schedule 4 Clause 1 (3)

**Pittwater 21 DCP**

The purpose of this plan is to provide best practice standards for development.

**DCP No. 22 - Exempt and Complying Development**

This Plan was adopted to:

To clearly define types of development that do not require consent and can be carried out without any formal application to Council - this is known as "exempt" development.

To clearly define development that may be carried out with consent, that is not an "existing use" as defined in the Environmental Planning and Assessment Act, and that requires a complying development certificate to be issued by Council or an accredited private certifier before starting construction. This is known as "complying" development.

**STATE ENVIRONMENTAL PLANNING POLICIES AND PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES**

EP&A Regulations 2000  
Schedule 4 Clause 1 (1)

**Deemed SEPP - Hawkesbury-Nepean River (No. 2 - 1977)**

**SEPP NO. 1 - Development Standards (gazetted 17.10.80)**

**SEPP NO. 4 - Development Without Consent and Miscellaneous Exempt and Complying Development (gazetted 4.12.81)**

**SEPP NO. 6 - Number of Storeys in a Building (gazetted 10.12.82)**

**SEPP NO. 19 - Bushland in Urban Areas (gazetted 24.10.86)**

**SEPP NO. 21 - Caravan Parks (gazetted 24.4.92)**

**SEPP NO. 22 - Shops and Commercial Premises (gazetted 9.1.87)**

**SEPP NO. 30 - Intensive Agriculture (gazetted 8.12.89)**

**SEPP NO. 32 - Urban Consolidation (Redevelopment of Urban Land) (gazetted 15.11.91)**

**SEPP NO. 33 - Hazardous and Offensive Development (gazetted 13.03.92)**

**SEPP NO. 44 - Koala Habitat Protection (gazetted 6.01.95)**

**SEPP NO. 50 - Canal Estate Development (gazetted 10.11.97)**

**SEPP NO. 55 - Remediation of Land (gazetted 28.08.98)**

**SEPP NO. 62 - Sustainable Aquaculture**

**SEPP NO. 64 - Advertising and Signage (gazetted 16.3.2001)**

**SEPP NO. 65 - Design Quality of Residential Flat Development (gazetted 26/07/2002)  
Amendment 2 (gazetted 4/07/2008)**

**SEPP - (Housing for Seniors or People With a Disability) 2004 (gazetted 28.07.2007)**

**SEPP - Building Sustainability Index: BASIX (gazetted 1.7.2004)**

**SEPP - (Major Development) 2005 (gazetted 25.05.2005)**

**SEPP - (Mining, Petroleum Production & Extractive Industries) 2007 (gazetted 16.02.2007)**

**SEPP - (Temporary Structures) 2007 (gazetted 28.09.2007)**

**SEPP - (Infrastructure) 2007 (gazetted 21.12.2007)**

**Draft SEPP NO. 66 - Integration of Land Use and Transport**

**Draft SEPP (Application of Development Standards) 2004**

**SEPP - (Affordable Rental Housing) 2009**

Certificate No: e149/13/0100

Date:28/02/2013

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**SEPP - (Exempt & Complying Development Codes) 2008 (gazetted 12.12.2008) As amended**

*Note: Clause 29 of the Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 affects the provisions of certain State Environmental Planning Policies and how they apply to the land. A copy of clause 29 is attached and should be read in conjunction with the State Environmental Planning Policies listed.*

**ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006**

EP&A Regulations 2000  
Schedule 4 Clause 2A

*Note: Where no information has been provided under the heading "ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006", then such information is inapplicable to the land the subject of this certificate.*

**COMPLYING DEVELOPMENT**

EP&A Regulations 2000  
Schedule 4 Clause 3

**GENERAL HOUSING CODE**

Complying development under the General Housing Code may be carried out on the land.

**RURAL HOUSING CODE**

Complying development under the Rural Housing Code may be carried out on the land.

**HOUSING ALTERATIONS CODE**

Complying development under the Housing Alterations Code may be carried out on the land.

**GENERAL DEVELOPMENT CODE**

Complying development under the General Development Code may be carried out on the land.

**GENERAL COMMERCIAL AND INDUSTRIAL CODE**

Complying development under the Commercial & Industrial Code may be carried out on the land.

**SUBDIVISION CODE**

Complying development under the Subdivision Code may be carried out on the land.

**DEMOLITION CODE**

Complying development under the Demolition Code may be carried out on the land.

*Note: State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("SEPP") must be read and applied in conjunction with Pittwater Local Environmental Plan, 1993. In particular, clause 1.18 of the SEPP sets out a number of general requirements that the development must satisfy in order for it to constitute complying development. This includes, at clause 1.18(b), that the development "must be permissible, with consent, in the land use zone in which it is carried out".*

### **COASTAL PROTECTION**

EP&A Regulations 2000  
Schedule 4 Clause 4

The Council has not been notified by the Department of Services, Technology and Administration that the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979.

### **CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

EP&A Regulations 2000  
Schedule 4 Clause 4A

- 1) Council is not aware of any order made under Part 4D of the *Coastal Protection Act 1979* in relation to emergency coastal protection works to the land the subject of this certificate, or on public land adjacent to that land.
- 2) Council has not been notified under section 55X of the *Coastal Protection Act 1979* that emergency coastal protection works have been placed on the land subject of this certificate, or on public land adjacent to that land.
- 3) No land within the coastal zone of the Pittwater local government area has been categorised into risk categories under section 56B of the *Coastal Protection Act 1979*.

### **ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS**

EP&A Regulations 2000  
Schedule 4 Clause 4B

Council is not aware of any charges under section 496B of the *Local Government Act 1993* for coastal protection services levied upon land the subject of this certificate.

### **MINE SUBSIDENCE**

EP&A Regulations 2000  
Schedule 4 Clause 5

The land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.

### **ROAD WIDENING AND ROAD REALIGNMENT**

EP&A Regulations 2000  
Schedule 4 Clause 6

- (a) The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993.
- (b) The land is not affected by any road widening or road realignment under any environmental planning instrument.
- (c) The land is not affected by any road widening or road realignment under any resolution of Council.

*Note: The Roads and Traffic Authority may have proposals that are not referred to in this item. For advice about affectation by RTA proposals, contact the Roads and Traffic Authority.*

## **COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS**

EP&A Regulations 2000  
Schedule 4 Clause 7

Council has adopted a number of policies with regard to various hazards or risks which may restrict development.

The identified hazard or risk and the respective Council policies which affect the property, if any, are listed below.

The property is affected by the following policies adopted by any other planning authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates that restricts development of the property from the following acid sulphate soils:

### **Acid Sulfate Soil Manual**

Council also has regard to the Acid Sulphate Soil Manual prepared jointly by the Department of Land and Water Conservation and the Department of Urban Affairs and Planning. For further information please contact Council's Natural Resources Unit.

The property is not affected by any other policy adopted by any other planning authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates that restricts development of the property because of the likelihood of land slip, bushfire, tidal inundation, subsidence or any other risk (other than flooding):

*Note 1: The absence of a policy to restrict development of the land because of the likelihood of any other risk does not imply that the land is free from risk. Detailed investigation carried out in conjunction with the preparation or assessment of an application may result in the Council imposing restrictions on development that are not identified above.*

*Note 2: The Geotechnical Risk Management Policy for Pittwater also applies to certain forms of development as outlined in clause 3.2 (b) (iii) and (iv) of that policy. For your information, see extract below:*

#### **3.2 (b) (iii)**

Development Applications that include:

- excavations greater than 1 metre deep, the edge of which is closer to the site boundary or a structure to be retained on the site, than the overall depth of the excavation and/or
- any excavation greater than 3 metres deep below the existing surface and/or
- any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property and/or
- any fill greater than 1.0 metres and/or
- any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to construction on sites with low bearing capacity soils.

#### **3.2 (b) (iv)**

Utility Companies and Public Authorities including Pittwater Council

- The Geotechnical Risk Management Policy-2007 is to apply to all works by Council or any Authority on public land where identified on the Geotechnical Risk Management Map (P21DCP – BCMDCP083) and subject to Part 4 of the Environmental Planning and Assessment Act requiring the lodgement of a Development Application.
- In relation to other works on public lands and on road reserves subject to Part 5 of the Environmental Planning & Assessment Act, is to be in accordance with Pittwater Council's Geotechnical Risk Management strategy for Council Assets.

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**FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**EP&A Regulations 2000  
Schedule 4 Clause 7A

The land in question is not subject to flood related development controls for the purposes (where permissible) of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings.

Also, the land in question is not subject to flood related development controls for any other purpose.

**LAND RESERVED FOR ACQUISITION**EP&A Regulations 2000  
Schedule 4 Clause 8

This land is not affected by any environmental planning instrument or proposed environmental planning instrument which provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

**CONTRIBUTIONS PLANS**EP&A Regulations 2000  
Schedule 4 Clause 9**S.94 Plan No. 2 - Open Space Bushland and Recreation**

This Plan was approved by Council to levy monetary contributions to ensure that an adequate level of open space, bushland and recreation opportunities are provided as new development occurs.

**S.94 Plan No. 3 - Public Library Services**

This Plan was approved by Council to levy monetary contributions to meet the recreational and informational needs of the potential incoming population as a result of residential subdivision of land; dual occupancy development; and medium density residential development. This will be achieved by increasing available library resources and equipment and improving the capacity of library infrastructure

**S.94 Plan No. 10 - Material Public Benefits and Dedication of Land**

This Plan was approved by Council to enable Council to accept a material public benefit (other than the dedication of land or payment of money), and to enable Council to accept a dedication of land where there is a need for public services or public amenities as a result of new development.

**S.94 Plan No. 18 - Community Service Facilities**

This Plan was approved by Council to levy monetary contributions for the provision of an adequate level of community service facilities to meet the demand as new residential development occurs.

**S.94 Plan No. 19 - Village Streetscapes**

This Plan was approved by Council to levy contributions towards the provision, extension or augmentation of village streetscapes in Pittwater's main commercial areas which will be required as a consequence of development in the Pittwater Local Government Area.

**BIODIVERSITY CERTIFIED LAND**EP&A Regulations 2000  
Schedule 4 Clause 9A

*Note: Where no information has been provided under the heading "BIODIVERSITY CERTIFIED LAND", then such information is inapplicable to the land the subject of this certificate.*

Certificate No: e149/13/0100

Date:28/02/2013

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### **BIOBANKING AGREEMENTS**

EP&A Regulations 2000  
Schedule 4 Clause 10

*Note: Where no information has been provided under the heading "BIOBANKING AGREEMENTS", then Council is unaware of any such agreement applying to the land the subject of this certificate.*

### **BUSH FIRE PRONE LAND**

EP&A Regulations 2000  
Schedule 4 Clause 11

This land the subject of this certificate is not identified on a Bush Fire Prone Land map certified by the Commissioner of the NSW Rural Fire Service as being bush fire prone land as per the Rural Fires and Environmental Assessment Legislation Amendment Act 2002 No 67.

### **PROPERTY VEGETATION PLANS**

EP&A Regulations 2000  
Schedule 4 Clause 12

*Note: Where no information has been provided under the heading "PROPERTY VEGETATION PLANS", then such information is inapplicable to the land the subject of this certificate.*

### **ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

EP&A Regulations 2000  
Schedule 4 Clause 13

*Note: Where no information has been provided under the heading "ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006", then such information is inapplicable to the land the subject of this certificate.*

### **DIRECTIONS UNDER PART 3A**

EP&A Regulations 2000  
Schedule 4 Clause 14

*Note: Where no information has been provided under the heading "DIRECTIONS UNDER PART 3A", then such information is inapplicable to the land the subject of this certificate.*

### **SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING**

EP&A Regulations 2000  
Schedule 4 Clause 15

*Note: Where no information has been provided under the heading "SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING", then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate.*

### **SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

EP&A Regulations 2000  
Schedule 4 Clause 16

*Note: Where no information has been provided under the heading "SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE", then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate.*

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## **SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

EP&A Regulations 2000  
Schedule 4 Clause 17

*Note: Where no information has been provided under the heading "SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING", then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate.*

## **MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997**

Contaminated Land Management Act 1997  
Section 59 (2)

*Note: Where no information has been provided under the heading "MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997", then such information is inapplicable to the land the subject of this certificate.*

## **OTHER RELEVANT MATTERS PROVIDED UNDER SECTION 149 (5)**

The following advice is provided in good faith under Section 149 (5) of the Environmental Planning and Assessment Act, 1979 and the Council shall not incur any liability in respect of any such advice.

### **COMPANY TITLE SUBDIVISION**

Clause 10 of the Pittwater Local Environmental Plan 1993 provides that land may not be subdivided except with the consent of the Council. **This includes subdivision by way of company title schemes.** Persons considering purchasing property in the Pittwater local government area the subject of a company title scheme are advised to check that the land has been subdivided with the consent of the Council.

### **Dual Occupancy Development**

Dual occupancy development is permitted with the consent of Council on land within "Area 2" or "Area 3" on the Pittwater Dual Occupancy Map. The land the subject of this certificate falls within "Area 3" of that Map. A copy of the Pittwater Dual Occupancy Map may be viewed at the Council.

On 9 February 1996, amendments to *Pittwater Local Environmental Plan 1993* commenced. The effect of these amendments was to prohibit any future subdivision of dual occupancy development. **This includes subdivision by way of company title schemes.** Persons considering purchasing dual occupancy dwellings in the Pittwater local government area are advised to check that any subdivision of the property was lawfully made.

### **TREE PRESERVATION AND MANAGEMENT ORDER**

The land is affected by a Tree Preservation and Management Order.

### **COUNCIL RESOLUTION TO AMEND ENVIRONMENTAL PLANNING INSTRUMENT**

The following instrument or resolution of Council, if any, proposes to vary the provisions of an Environmental Planning Instrument (other than as referred to in the Certificate under Section 149 (2)).



Certificate No: e149/13/0100

Date:28/02/2013

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**ADDITIONAL INFORMATION**

Additional information, if any, relating to the land the subject of this certificate:

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**Persons relying on this certificate should read the environmental planning instruments referred to in this certificate.**

**The Environmental Planning and Assessment Amending Act 1997 commenced operation on the 1<sup>st</sup> July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998, Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 and Environmental Planning and Assessment Amendment Regulation 2000.**

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**MARK FERGUSON**  
General Manager

**ANNEXURE "A"***Extract clause 29 Environmental Planning and Assessment  
(Savings and Transitional) Regulation 1998***29 Certain activities require development consent under amended EP&A Act 1979**

- (1) This clause applies to development consisting of:
  - (a) a prescribed activity proposed to be carried out within the area of a council, or
  - (b) the subdivision of land within the area of a council, including development proposed to be carried out in connection with an existing use, but not including development referred to in subclause (2).
- (2) This clause does not apply to development of the kind referred to in subclause (1) that consists of:
  - (a) any activity that, immediately before the appointed day, was specified in item 6 of Part A of the Table to section 68 of the unamended LG Act 1993 (relating to the use and occupation of uncompleted buildings), or
  - (b) any prescribed activity (other than an activity referred to in paragraph (a)) that, immediately before the appointed day, was exempted, excluded or suspended from the requirement for approval under the unamended LG Act 1993:
    - (i) by the *Local Government (Approvals) Regulation 1993*, as in force immediately before the appointed day, or
    - (ii) by a local approvals policy in force under the unamended LG Act 1993 (being a local approvals policy that is still in force at the time the development application for development consent is made), or
    - (iii) by or under the provisions of any Act, including the provisions of an environmental planning instrument of a kind referred to in section 28 of the unamended EP&A Act 1979, or
  - (c) any subdivision of land that, immediately before the appointed day, was exempted from the requirements for approval under the repealed LG Act 1919 by or under the provisions of that or any other Act, including the provisions of an environmental planning instrument of a kind referred to in section 28 of the unamended EP&A Act 1979, or
  - (d) any development:
    - (i) carried out by the Crown, or
    - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work, being development that, immediately before the appointed day, constituted an activity within the meaning of Part 5 of the unamended EP&A Act 1979,
  - (d1) any development consisting of the demolition of a building or work:
    - (i) carried out by the Crown, or
    - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work,
  - (d2) any development consisting of subdivision:
    - (i) carried out by the Crown, or
    - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work,
  - (d3) any non-structural alterations to a building:
    - (i) carried out by the Crown, or
    - (ii) carried out by any person prescribed by the amended EP&A Regulation 1994 for the purposes of section 115M of that Act (as referred to in section 115H (a) of that Act) in relation to Crown building work,
  - (e) any prohibited development, or
  - (f) (Repealed)
  - (g) any activity within the meaning of Part 5 of the Act:
    - (i) in respect of which an application for approval to a determining authority within the meaning of that Part has been made, but not finally determined, immediately before the appointed day, or
    - (ii) which was approved by a determining authority within the meaning of that Part before the appointed day and that commences pursuant to that approval not later than 3 years after the appointed day.
- (3) Development to which this clause applies may not be carried out except with development consent.
- (4) Development consent may not be granted in relation to development for a prescribed activity that involves the erection of a building unless the requirements of Division 4 of Part 1 of Chapter 7 of the unamended LG Act 1993 have been complied with.
- (5) The requirements relating to the notification of proposed development under the amended EP&A Act 1979 (including any requirements applied by clause 32 (1)) do not apply to a development application for development for which the requirements referred to in subclause (4) are required to be complied with.
- (6) Subclauses (4) and (5) apply only if a local approvals policy (being a local approvals policy with respect to the notification of applications for approvals) is in force under the unamended LG Act 1993 at the time the development application for development consent is made.
- (7) This clause has effect:
  - (a) despite the existing provisions of an existing EPI, and
  - (b) despite any rezoning of land (whether effected by existing or new provisions of an existing EPI or otherwise), but is otherwise subject to the provisions of any new EPI and to any new provisions of an existing EPI.
- (7A) Nothing in this clause requires development consent to be obtained for any development for which development consent is required to be obtained otherwise than by operation of this clause.
- (8) The consent authority for the purposes of development to which this clause applies is the council unless, by or under the Act, some other person is the consent authority for the purposes of that development.
- (9) Despite Part 9 of the amended EP&A Regulation 1994, the fee for an application to carry out development of the kind to which this clause applies, being the erection of a building within the meaning of the unamended LG Act 1993, is the fee determined in accordance with an order under clause 33.
- (10) (Repealed)
- (11) This clause ceases to have effect on 1 July 2001.



# Levy Online Payment Receipt

## Building and Construction

DAVID HELLMICH  
37 HEATH STREET  
MONA VALE NSW 2103

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](mailto:info@longservice.nsw.gov.au)  
[www.longservice.nsw.gov.au](http://www.longservice.nsw.gov.au)  
ABN 93 646 090 808

### Application Details:

Applicant Name:	DAVID HELLMICH
Levy Number:	5044519
Application Type:	CDC
Application Number:	13/2139-1
Approving Authority:	PITTWATER COUNCIL

### Work Details:

Site Address:	37 HEATH STREET MONA VALE NSW 2103
Value of work:	\$52,200
Levy Due:	\$183.00

### Payment Details:

LSC Receipt Number:	138335
Payment Date:	23/05/2013 3:57:44 PM
Bank Payment Reference:	702182974
Levy Paid:	\$183.00
Credit card surcharge:	\$0.73
<b>Total Payment Received:</b>	<b>\$183.73</b>



## Home Warranty Insurance Fund

calliden  
group

NSWSHCHWW/152763-BUILDER

28/05/2013

Reef Interiors Pty Ltd  
PO Box 14  
MONA VALE NSW 1660

Calliden Insurance Ltd  
ABN 47 004 125 268 AFS Licence 234438  
Level 9, 11-33 Exhibition Street  
MELBOURNE VIC 3000  
Phone: (03) 9637 1300 FAX: 1300 662 215

### Certificate of Insurance

#### RESIDENTIAL BUILDING WORK BY CONTRACTORS

A contract of insurance complying with sections 92 and 96A of the Home Building Act 1989 has been issued by **Calliden Insurance Limited** (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund.

In respect of: Structural Alterations/Additions

At: 37 Heath Street  
MONA VALE NSW 2103

Carried out by: Reef Interiors Pty Ltd

Licence Number: 237954C

ABN: 63097253962

For: David Hellmich

In the amount of: \$52,200.00

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to:

- a beneficiary described in the contract and successors in title to the beneficiary,
- OR
- the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

**Authorisation:** Signed by Calliden Insurance Ltd (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650)

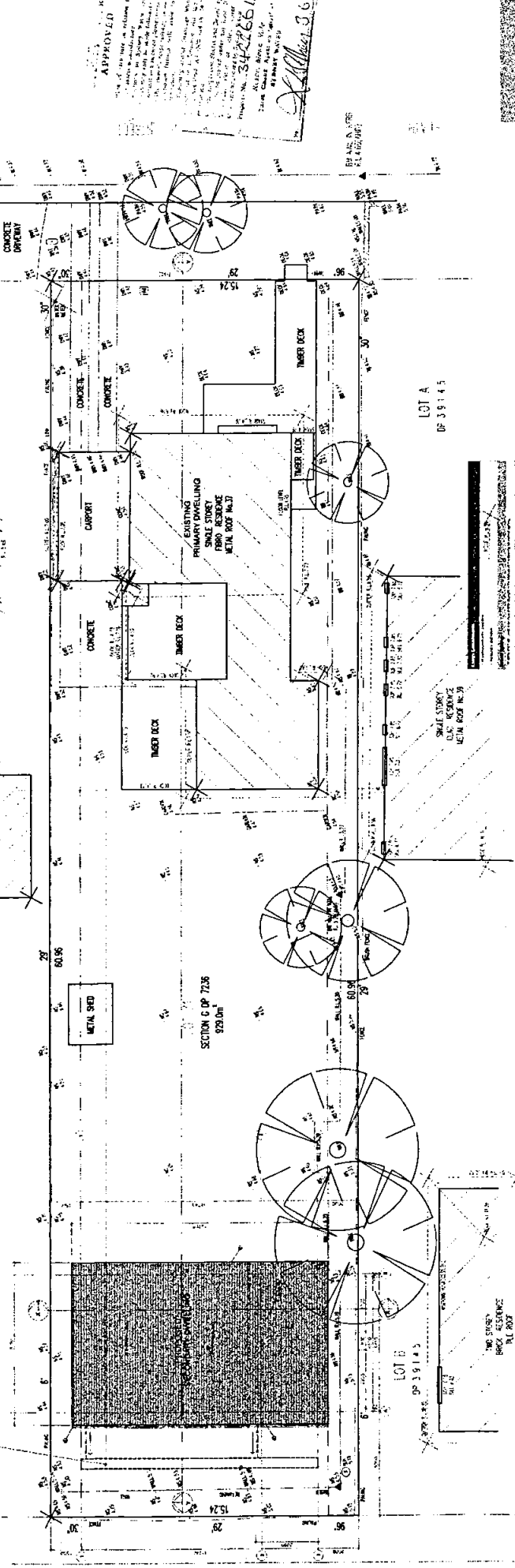
Issued on the 24th day of May, 2013.

**NOTICE:** To download a copy of your insurance policy wording visit <http://www.policywording.com.au>.

101 32  
SECTION 210 7256

The map shows a corner lot at the intersection of Swift Street and Westwood Avenue. The lot is bounded by Swift Street to the north and west, and Westwood Avenue to the east and south. The lot number '60-208-1' is prominently displayed in the center. To the north of the lot, there are several other lots, some labeled with numbers like '60-208-2' and '60-208-3'. The map also shows various survey points, including 'P.C.', 'T.I.P.', and 'S.T.B.'. A small building or structure is shown on the lot, with dimensions like '10'-0" and '10'-0" indicated. The map is oriented with North at the top.

## SCHEDULE OF FINISHES



DENOTE'S AREA OF SECONDARY DWELLING DEVELOPMENT

**SITE PLAN 1:100**

[illegible][illegible][illegible]

**1. Introduction**

The purpose of this report is to provide a comprehensive overview of the current state of the market for [Product/Service]. This document will analyze the market's growth, key players, and emerging trends, providing valuable insights for stakeholders.

**2. Market Overview**

The market for [Product/Service] has experienced significant growth over the past five years, driven by increasing demand and technological advancements. The market is characterized by a high level of competition and a focus on innovation.

**3. Key Players**

The following table lists the top five players in the market, ranked by revenue:

Company Name	Revenue (2023)
Company A	\$1.2B
Company B	\$950M
Company C	\$800M
Company D	\$650M
Company E	\$500M

**4. Emerging Trends**

Several key trends are shaping the future of the market:

- AI Integration:** The integration of artificial intelligence is becoming a critical factor for success, enabling companies to optimize operations and enhance customer experiences.
- Sustainability:** There is a growing emphasis on sustainable practices, with companies increasingly adopting eco-friendly materials and processes.
- Digital Transformation:** The shift towards digital platforms is accelerating, as companies seek to reach broader audiences and streamline their workflows.

**5. Conclusion**

The market for [Product/Service] remains highly dynamic and competitive. While challenges exist, the opportunities for growth and innovation are substantial. Stakeholders should remain vigilant and adaptable to the changing landscape.

**6. References**

1. Industry Analysis Report, 2023. [Source]

2. Market Outlook, 2024. [Source]

3. Global Trends in [Product/Service]. [Source]

4. Competitive Landscape, 2023. [Source]

5. Future of [Product/Service]. [Source]

**7. Appendix**

Appendix A: Detailed Market Data (2018-2023)

Appendix B: List of Key Players and Their Products

Appendix C: Summary of Emerging Trends and Forecasts

[illegible]

## **BASIX REQUIREMENTS**

IMPORTANT NOTE: ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE BCA, THE AUSTRALIAN STANDARDS AND BASIX REQUIREMENTS.

CLASSIFIED BY: DAVID L. RUMFORD & JILLIAN L. LLOYD

## CONCLUDING DEVELOPMENTS

— — — — —

DATE MAY 2013

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Single Dwelling

Certificate number: 486006S

This certificate confirms that the proposed development will meet the NSW governments' requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2009 published by the Department of Planning. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Director-General

Date of issue: Tuesday, 04 June 2013

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning &  
Infrastructure

Project summary	
Project name	Hellich Granny Flat
Street address	37 Heath Street Mona Vale 2103
Local Government Area	Pittwater Council
Plan type and plan number	deposited 7236
Lot no.	31
Section no.	G
Project type	separate dwelling house
No. of bedrooms	2

Project score	
Water	✓ 40 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 52 Target 40

Certificate Prepared by	
Name / Company Name: Dan Raymond Freelance	
ABN (if applicable): 36236253162	

# Description of project

Project address	
Project name	Helrnich Granny Flat
Street address	37 Heath Street Mona Vale 2103
Local Government Area	Pittwater Council
Plan type and plan number	Deposited Plan 7236
Lot no.	31
Section no.	G
Project type	
Project type	separate dwelling house
No. of bedrooms	2
Site details	
Site area (m²)	929
Roof area (m²)	101
Conditioned floor area (m2)	55
Unconditioned floor area (m2)	5
Total area of garden and lawn (m2)	202

Assessor details and thermal loads	
Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m².year)	n/a
Area adjusted heating load (MJ/m².year)	n/a
Other	
none	n/a
Project score	
Water	✓ 40 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 52 Target 40

## Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape				
The applicant must plant Indigenous or low water use species of vegetation throughout 60 square metres of the site.		✓	✓	
Fixtures				
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.			✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.			✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.			✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.			✓	
Alternative water				
Rainwater tank				
The applicant must install a rainwater tank of at least 5832 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.		✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).			✓	✓
The applicant must connect the rainwater tank to: • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)			✓	✓



Thermal Comfort Commitments				
Floor, walls and ceiling/roof	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓	

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	1 (slab edge)	in-slab heating system
external wall - framed (weatherboard, fibre cement, metal clad)	1.50 (or 1.90 including construction)	
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 2.5 (up), roof: foil/sarking	framed; medium (solar absorptance 0.475-0.70)

Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
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Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W5	E	13.6	improved aluminium, double clear (U-value:4.12, SHGC:0.66)	pergola (adjustable shade) 1,000-2,000 mm	>4m high, 8-12 m away
W6	E	2.7	improved aluminium, double clear (U-value:4.12, SHGC:0.66)	eave/verandah/pergola/balcony >2,000 mm	>4m high, 8-12 m away
W7	S	0.7	improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)	eave/verandah/pergola/balcony 601-750 mm	>4m high, 8-12 m away
W8	S	2.2	improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)	eave/verandah/pergola/balcony 601-750 mm	not overshadowed

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>				
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.		✓	✓	✓
<b>Cooling system</b>				
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans; Energy rating: n/a			✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a			✓	✓
<b>Heating system</b>				
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			✓	✓
<b>Ventilation</b>				
The applicant must install the following exhaust systems in the development:				
At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a			✓	✓
Kitchen: Individual fan, ducted to façade or roof; Operation control: manual switch on/off			✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off			✓	✓
<b>Artificial lighting</b>				
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:				
• at least 2 of the bedrooms / study; dedicated			✓	✓
• at least 1 of the living / dining rooms; dedicated			✓	✓
• the kitchen; dedicated			✓	✓

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> <li>all bathrooms/toilets; dedicated</li> <li>the laundry; dedicated</li> </ul>			✓	✓
			✓	✓
<b>Natural lighting</b>				
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.		✓	✓	✓
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.		✓	✓	✓
<b>Other</b>				
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.			✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.			✓	

**Legend**

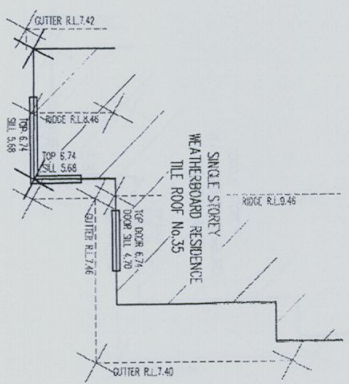
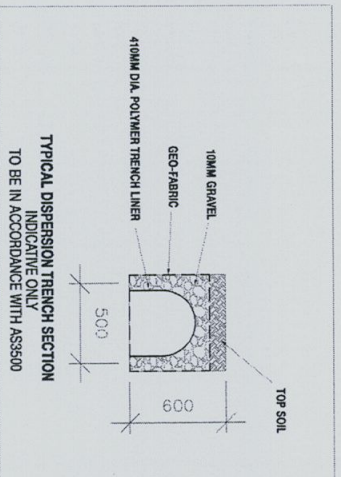
In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

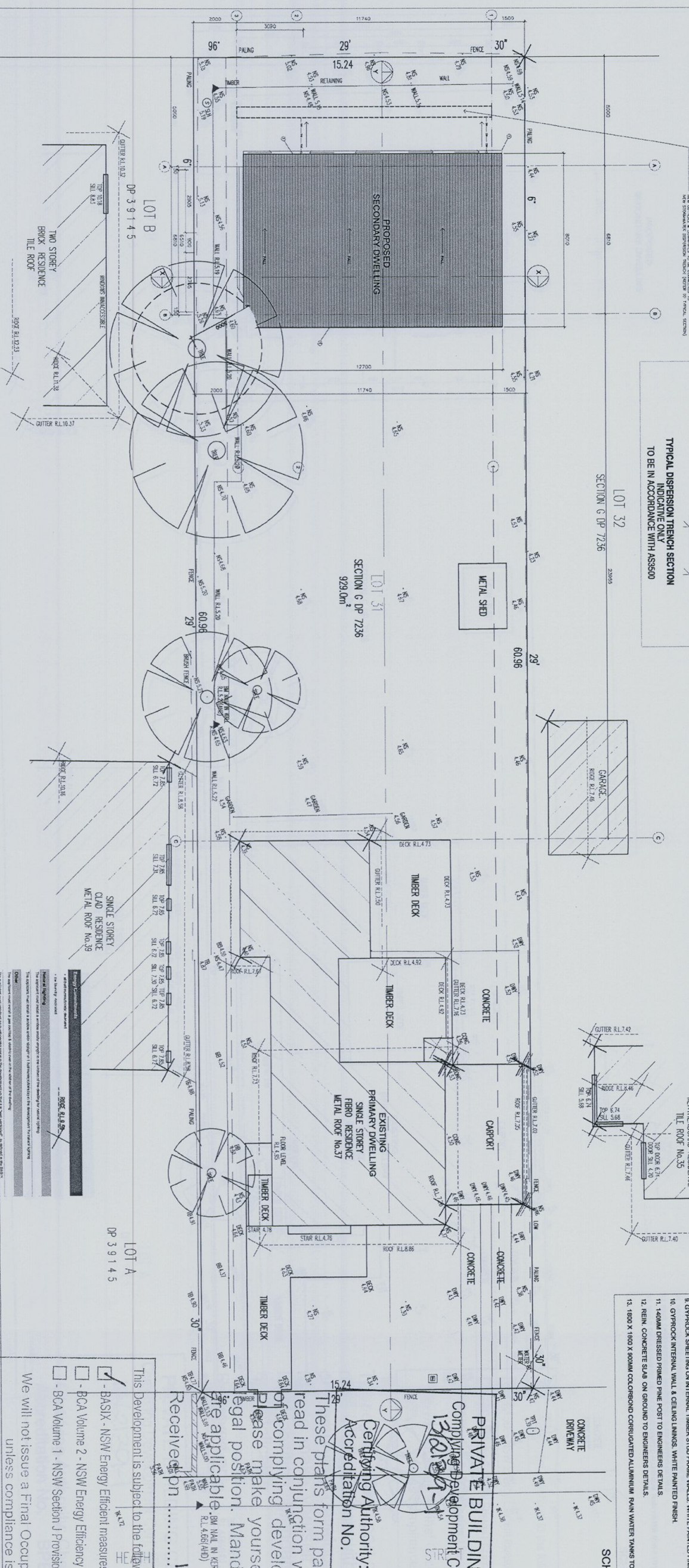
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.





1. COLORBOND GALVALUM ROOF SHEETING, GUTTERS, DOWNPIPES & FLASHINGS TO BE CONNECTED TO STORMWATER DRAINAGE TRENCH IN ACCORDANCE WITH BCA & AUSTRALIAN STANDARDS (REFER TO TYPICAL SECTION ON SITE PLAN)
2. EXPOSED TIMBER PATER TALS & VAPOROE DAVE LINING, WHITE PAINTED FINISH
3. FIBRO CLADDING ON EXTERNAL TIMBER STUD FRAME, 16MM FINISHED PINE HOLDING BOARDS OVER JOIN LINE, LIGHT GREY PAINTED FINISH
4. UNCOATED ALUMINIUM FRAMED CLEAR GLASS WINDOWS & DOORS TO COMPLY WITH BASIC REQUIREMENTS.
5. STRUCTURAL STEEL COLUMN & BEAM OVER SLIDING DOORS TO ENGINEERS DETAILS.
6. AUSTRALIAN HARDWOOD EXTERNAL DECORATIVE BOARDING ON BATTENS ON SLAB TO BCA & AUS STANDARDS.
7. TIMBER 90/47ER & BATHIN ROOF STRUCTURE TO STRUCTURAL ENGINEERS DETAILS.
8. EXPOSED TIMBER PATER PATER STRUCTURE TO ENGINEERS DETAILS, VAPOROE CEILING LINING
9. GYPSOCK SHEETING ON INTERNAL TIMBER STUD FRAME WALLS, WHITE PAINTED FINISH
10. GYPSOCK INTERNAL WALL & CEILING LININGS, WHITE PAINTED FINISH
11. 160MM CONCRETE PILED POST TO ENGINEERS DETAILS.
12. REIN. CONCRETE SLAB ON GROUND TO ENGINEERS DETAILS.
13. 1800 X 1800 X 80MM COLORBOND CORRUGATED ALUMINIUM POIN WATER TAKING TO MEET BASIC REQUIREMENTS

## SCHEDULE OF FINISHES



**PRIVATE BUILDING CERTIFIERS**

Compliance Development Cert. No: Approved Date:

15/02/2017

STR

CEIFYING AUTHORITY: Cheyne James  
Accreditation No. BPB 1269

5/6/13

These plans form part of and are to be read in conjunction with the conditions of complying development approval.

Please make yourself aware of your legal position. Mandatory inspections still applicable.

B.M. NAL IN KIRBY  
RL 4.681(A/D)

Received on 1/6/13

This Development is subject to the following energy provision:


<input checked="" type="checkbox"/>	- BASIX - NSW Energy Efficient measures for Domestic Dwellings
<input type="checkbox"/>	- PCA Volume 2 - NSW Energy Efficiency Provisions
<input type="checkbox"/>	- BCA Volume 1 - NSW Section J Provisions

We will not issue a Final Occupancy Certificate unless Compliance is met.

[illegible][illegible]

## BASIX REQUIREMENTS

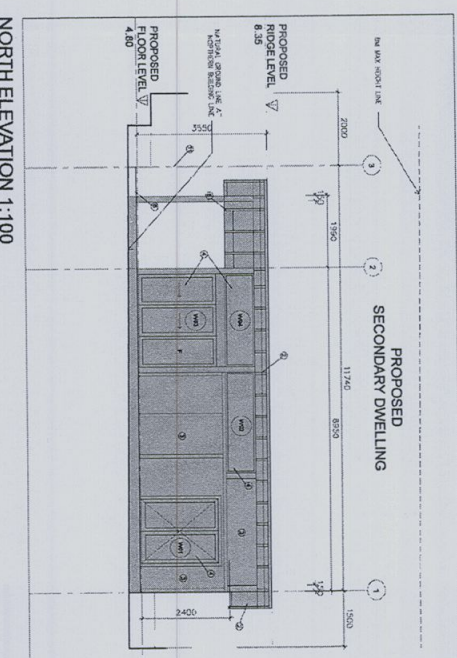
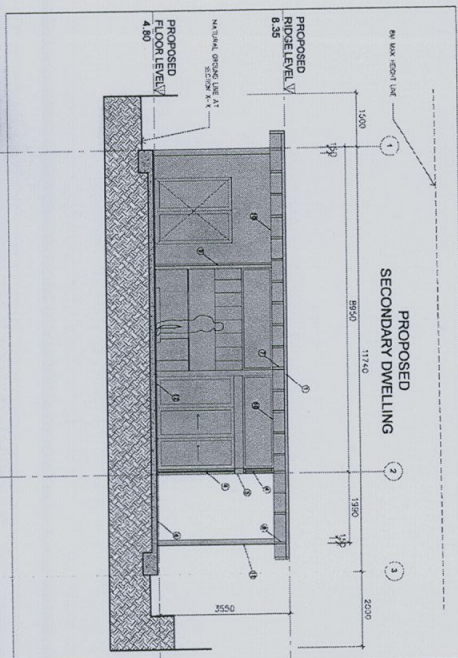
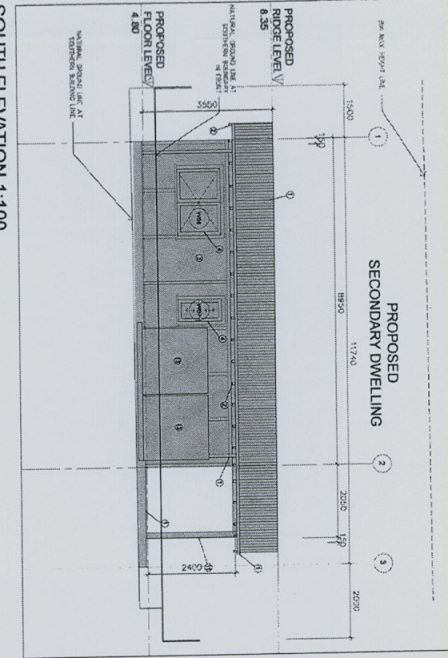
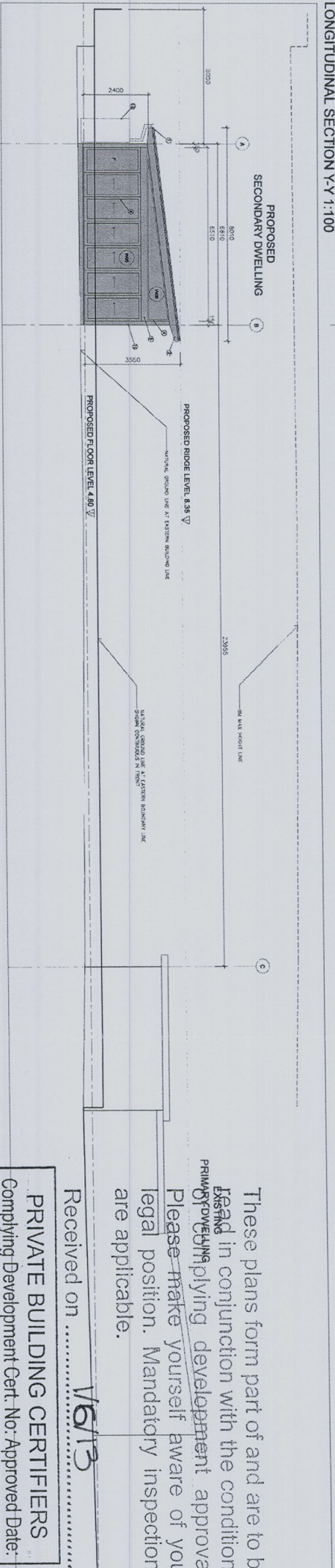
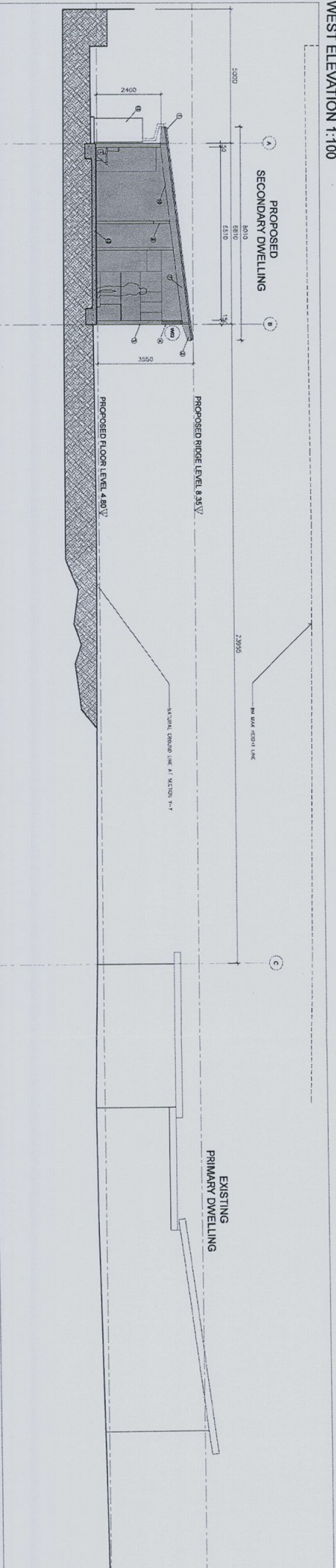
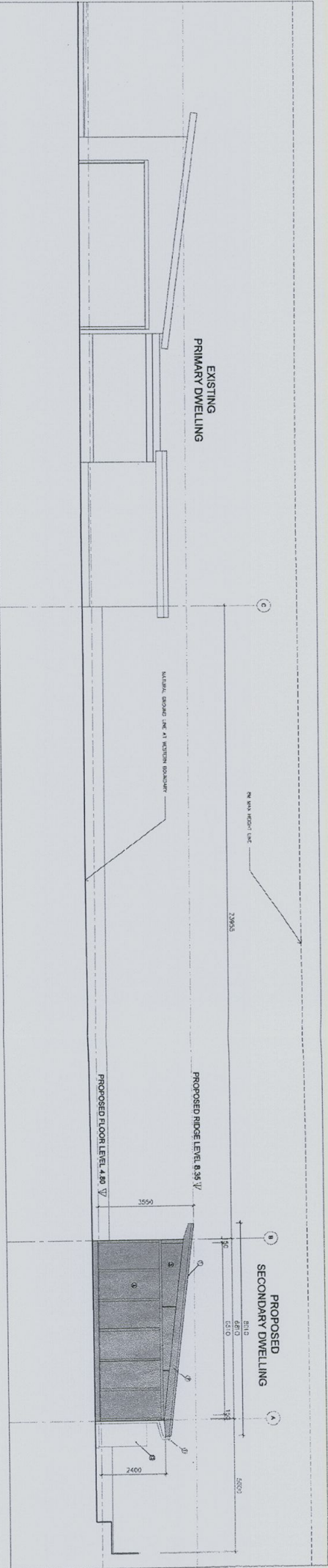
**IMPORTANT NOTE: ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE BCA, THE AUSTRALIAN STANDARDS AND BASIX REQUIREMENTS**

	<p>DRAWN BY DANIEL RAMONDO, B. ARCH., USTO.</p> <p>CONTACT: m. 0403 369 276 &amp; dmy@real.com</p> <p>COPYRIGHT © DANIEL RAMONDO RESERVA LOS DERECHOS A TERCERA PARTE. ESTE DISEÑO NO PUEDE SER REPRODUCIDO SIN EL PREVIOSO CONSENTIMIENTO POR ESCRITO DEL AUTOR. NO MOSTRADO DESDE SU DISEÑO.</p>	<p>PROJECT STYLE: COMPLYING DEVELOPMENT</p> <p>DWG NAME: SITE PLAN 01B</p> <p>DWG NO.: 150605-SP01B</p> <p>SCALE: 1:100 @ A1</p>	<p>PROPOSED DEMOLISHED SECONDARY DWELLING</p> <p>AT 37 HEATH STREET, MORNVALE, NSW</p> <p>FOR DAVID &amp; JOJIE HELLMICH</p> <p>DATE: JUNE 2017</p>
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These plans form part of and are to be read in conjunction with the conditions of the complying development approval. Please make yourself aware of your legal position. Mandatory inspections are applicable.

Received on ..... 1/6/13

**PRIVATE BUILDING CERTIFIERS**  
Complying Development Cert. No: Approved Date:  
13/6/13 5/6/13

**Certifying Authority: Cheyne James**  
Accreditation No. BPB 1269

This Development is subject to the following energy provision:

- ☒ BASIX - NSW Energy Efficient measures for Domestic Dwellings
- ☐ BCA Volume 2 - NSW Energy Efficiency Provisions
- ☐ BCA Volume 1 - NSW Section J Provisions

We will not issue a Final Occupancy Certificate unless compliance is met.

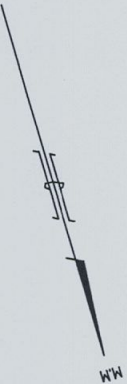
- SCHEDULE OF FINISHES**
- COLORBOND ALUMINIUM ROOF SHEETING, GUTTERS, DOWNPIPES & FLASHINGS TO BE COMPLETED IN ACCORDANCE WITH BCA & AUSTRALIAN STANDARDS (REFER TO TYPICAL SECTION ON SITE PLAN)
  - EXPRESSED TIMBER RAFTER WALLS & V-GROOVE CEILING LINING, WHITE PAINTED FINISH.
  - FIBRO CLADDING ON EXTERNAL TIMBER STUD FRAME. 18MM PRIMED PINE MOULDING BOARDS OVER JOIN LINES, LIGHT GREY PAINTED FINISH.
  - AVOIDED ALUMINIUM FRAMED CLEAR GLASS WINDOWS & DOORS TO COMPLY WITH BASIX REQUIREMENTS.
  - STRUCTURAL STEEL COLUMNS & BEAM OVER SLIDING DOORS TO ENGINEERS DETAILS.
  - AUSTRALIAN HARDWOOD EXTERNAL DECORING BOARDS ON BATTENS ON SLAB TO BCA & AUS STANDARDS.
  - TIMBER RAFTER & BATTEN ROOF STRUCTURE TO STRUCTURAL ENGINEERS DETAILS.
  - EXPRESSED TIMBER RAFTER PERGOLA STRUCTURE TO ENGINEERS DETAILS, V-GROOVE CEILING LINING
  - GYPSUM SHEETING ON INTERNAL TIMBER STUD FRAME WALLS, WHITE PAINTED FINISH.
  - GYPSUM INTERNAL CEILING LININGS, WHITE PAINTED FINISH.
  - 10MM DRESSED PINE POST TO ENGINEERS DETAILS.
  - REIN. CONCRETE SLAB ON GROUND TO ENGINEERS DETAILS.
  13. 1800 X 1800 X 900MM COLORBOND CORRUGATED ALUMINIUM RAIN WATER TANKS TO MEET BASIX REQUIREMENTS

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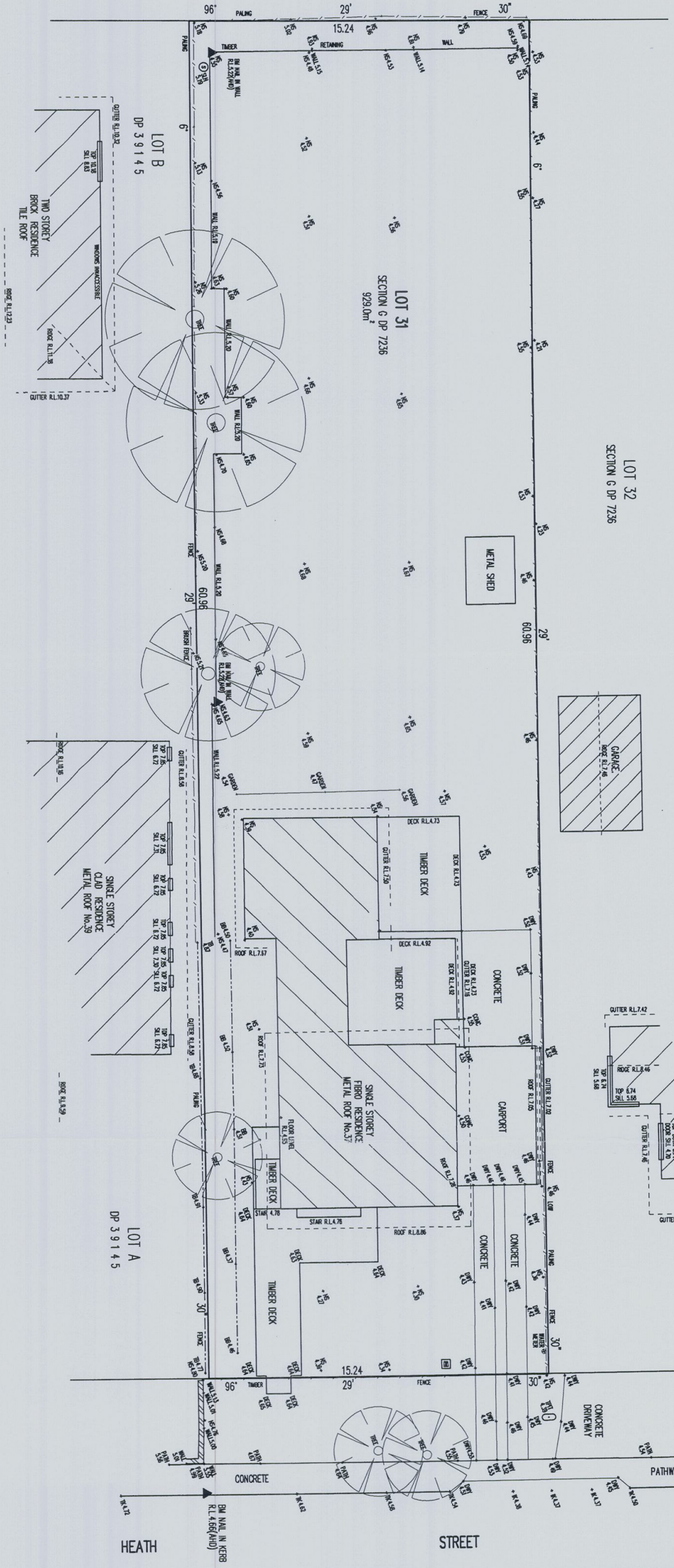




TWO STOREY  
BRICK UNITS  
GARAGE UNDER  
TILE ROOF

OUTTER RL 12.84

SP 1 3 7 9 4

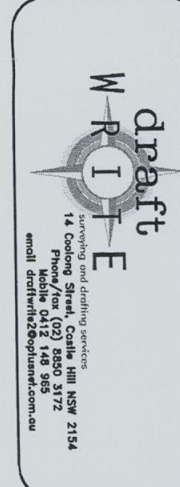


NOTE:  
- BEARINGS & DISTANCES ARE BY  
- TITLE &/OR DEED ONLY.  
- RELATIONSHIPS OF IMPROVEMENTS  
- TO ADJACENT LANDS ARE INDICATED  
- ONLY AND SHOULD BE CONFIRMED BY  
- FURTHER SURVEY.  
- ORIGIN OF DATUM WAS DERIVED FROM  
- PM 46357 HAVING RL 382 (AHD.)  
- ONLY VISIBLE SERVICES HAVE BEEN  
- LOCATED & IF ANY WORK IS PROPOSED  
- THE SERVICE AUTHORITY SHOULD BE  
- CONTACTED.

AMENDMENTS	
REV	DATE
1	14 MAR 2020 WITH FRONT FENCE, ROAD AND FRONT DECK

CLIENT/PROJECT  
**MR & MRS HELLMICH**

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PRIOR WRITTEN PERMISSION FROM DRAFTWITE.



TITLE			
DETAIL SURVEY OF LOT 31 SECTION G IN DP 7236 No.37 HEATH STREET MONA VALE L.G. PITWATER			
SCALE	DRAWN	DATE	VERSION
1:100	A.H.D.	20th FEB 2010	01

SHEET  
**1**  
OF 1  
SHEETS  
JOB NUMBER  
**1966AM**