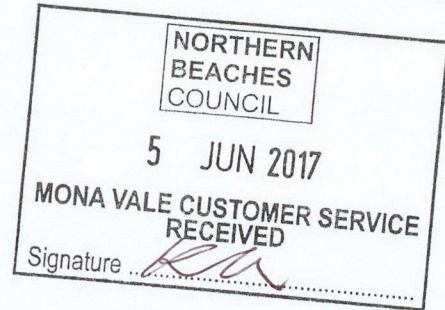


31 May 2017

Northern Beaches Council
PO Box 882
Mona Vale NSW 1660



Dear Sir or Madam:

Re: Lodgement of CDC2017-578
Site Address: No. 701 Barrenjoey Road, Avalon Beach NSW 2107

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

- Part 4A Lodgement Fee \$36.00 payable to Council
- Demolition Plan
- Sediment & Erosion Control Plan
- Safe Work Method Statement
- Licence details of demolition company and licence number for Asbestos removal
- PCA in receipt of 149(2&5) Planning Certificate
- 1 copy of Notification Map & Letter

Yours faithfully

A handwritten signature in black ink, appearing to read "C Formosa".

Craig Formosa
Form Building Certifiers

PRVC \$36
Rec: 411445

POSTED

31/5/17



COMPLYING DEVELOPMENT CERTIFICATE # CDC2017-578 Approved 31/5/17

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

Date Application Received	10 May 2017	Certificate Lapse Date	5 yrs after approval date
Council	Northern Beaches Council	Relevant Planning Instrument	SEPP E & C Dev. 2008 (Prt 7 Demolition Code)
Certifying Authority	Craig Formosa - BPB0124	Accredited Certifier	Craig Formosa - BPB0124
Accreditation Body	Building Professionals Board	BCA in force	2016

APPLICANT DETAILS

Name	Adam Alamein	Email	bildam.adam@iinet.net.au
Address	35A Seaview Avenue, Newport NSW 2106	Ph No	0403 562 732

OWNER DETAILS

Name	Adam, Charmaine, Talal & Hanied Alamein and Sarah & Nigel Harwood	Email	bildam.adam@iinet.net.au
Address	35A Seaview Avenue, Newport NSW 2106	Ph No	0403 562 732

DEVELOPMENT DETAILS

Subject Land	701 Barrenjoey Road, Avalon Beach NSW 2107	Lot No.	1	DP	12074
Description of Development	Demolition of existing structures (various outbuildings)	Zone	R2		
Class of Building	n/a	Value of Work	\$11,000.00		

BUILDER DETAILS

Name	About the House (Asbestos Removal)	Bildam (Demolition)	Ph No	0414 012 747	0403 562732
Address	PO Box 6196, Gosford West NSW 2250	35A Seaview Ave Newport NSW 2106			
Email	john@aboutthehouse.net.au	bildam.adam@iinet.net.au	Lic No	AD205999	202680C

APPROVED PLANS & DOCUMENTS

Plans Prepared By	BUILDAM				
Drawing Numbers	A	Dated	May 17		

This Certificate is approved subject to the prescribed conditions listed under Clauses: 133, 136A, 136D, 149 & 154B of the Environmental Planning and Assessment Act Regulations 2000.

This Certificate is approved subject to the attached conditions as contained in the SEPP Exempt and Complying Development 2008.

CERTIFICATION

I, Craig Formosa, as the certifying authority am satisfied that:

- The requirements of the regulations referred to in S81A(5) have been complied with. That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as referred to in section 81A(5) of the Act; and
- Long Service Levy has been paid where required under s34 of the Building & Construction Industry Long Service Payments Act 1986.

Signed:

Date: 31/5/17

10 May 2017

To the Occupant:

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

Dear Sir or Madam

On 10 May, 2017 Form Building Certifiers received an application for a Complying Development Certificates (CDC) for the following work:

Demolition of existing structures at 701 & 703 Barrenjoey Road, Avalon

I am writing to advise you that I am in receipt of applications for the CDCs and will determine the applications in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and it will be determined no sooner than 14 days from the date of this letter.

This 14 day determination period is an opportunity for you to discuss the proposed building works with the applicant. Although, should you make any representations to the **Applicant**, it is important to note they are under no obligation to make changes to the development. Similarly, as the Certifying Authority for the project the legislation does not require Form Building Certifiers to provide further assistance in this matter.

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

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

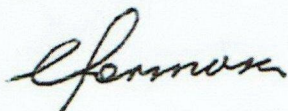
Applicant's Name: Adam Alamein

Applicant's Contact Telephone No: 0403 562 732

Local Government Area: Northern Beaches Council

If the applications are approved and issued, copies of the approved CDCs with the relevant plans and specifications will be available for inspection at the offices of the Council **after** the approvals have been registered. This is a free of charge service by Council and available during normal office hours.

Yours faithfully

A handwritten signature in black ink, appearing to read "Craig Formosa", written over a light blue horizontal line.

Craig Formosa

Accredited Certifier BPB0124

Form Building Certifiers Pty Ltd

ADVICE TO NEIGHBOURS – WORKS COMMENCING

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

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

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

1. Development Address

701 Barrenjoey Road, Avalon Beach NSW 2107

Formal Particulars of Title

Lot: 1 DP: 12074

2. Name of Applicant

Adam Alamein

3. Description of Development

Demolition of existing structures

4. Council Area

Northern Beaches Council

5. Details of Complying Development Certificate

(a) Issued by* Craig Formosa

(b) Accreditation Number**BPB 0124

(c) Complying Development Certificate No: CDC2017-578

(d) Date of Certificate – 5/6/17

6. Date on/after work is intended to commence – 7/6/17

Note: a copy of the complying development certificate, including related plans and specifications, will be available for inspection at the Council's principal office, free of charge, during the Council's ordinary office hours approximately 10 days after the date of commencement above.

(Signed).....

Date.....

Owner's Signature

SAFE WORK METHOD STATEMENT

ABN: 39 603 065 121

Contractor:	ATH ABOUT THE HOUSE TRADES AND SERVICES PO BOX 6196 GOSFORD WEST NSW 2250
Project Name/Site Address:	701 Barrenjoey Road Avalon Beach
Work Activity/Task:	Remove bonded asbestos from internal & external walls of house, roof of house and garage walls & roof
Prepared by:	John Limpus
Signature:	
Date:	

8/06/2017

Procedure	Possible Hazards	Safety Controls	Responsible Person
1. Induct all employees in accordance with SWMS	Employees not familiar with SWMS and risks involved	Employees confirm understanding and implementation of WSMS	J Limpus
2. Ensure all necessary Personal Protective Equipment (PPE) is worn for personal safety	Potential inhalation of asbestos fibres resulting in work-related illness	Ensuring that all employees wear PPE as per relevant OH&S legislation and guidelines	J Limpus
3. Advise adjacent property owners/tenants of asbestos work to be carried out, and re-assure that all safety measures are in place	Potential illness to public by inhalation of asbestos fibres	Ensure that property owners are aware of potential asbestos removal hazards, and to refrain from entering the work site	J Limpus
4. Set up a buffer zone between the work site and the public where appropriate. Erect asbestos signage and relevant barricades	Potential injury/illness to members of the public who may venture onto the work site	Barricades will prevent unauthorised access to the work site. Signage will warn members of the public to not enter or go near the work site	J Limpus/ All other employees

5. Internal walls of house to be actioned first.	Potential inhalation of asbestos fibres by the public	Working within the house first will protect the public as the external walls will still be in contact so no exposure. All controls listed below will be followed.	J Limpus/ All other employees
6. External walls of house & garage will follow after internal walls above. 200um black plastic will be draped from the gutters of the house to ground level creating a barrier when remove external walls.	Potential inhalation of asbestos fibres by the public	Creating a barrier around the house will protect the public from any fibres. All controls listed below will be followed.	J Limpus/ All other employees
7. Roof of house & garage to be painted before removal	Potential inhalation of asbestos fibres by the public	Painting the roof will create a protective layer sealing in any fibres ready for removal	J Limpus/ All other employees
8. Lay drop sheets (200um black plastic) ground directly beneath the removal area	Employees suffering injury by tripping over materials	All employees to abide by OH&S housekeeping rules	J Limpus/ All other employees
9. Apply PVA glue to seal bonded asbestos prior to removal to ensure no particles become airborne	Potential inhalation of asbestos fibres resulting in work-related illness	Personal protective equipment to be worn by all employees, in particular safety masks	All employees on site

10. Asbestos sheets will be enclosed in 200um black plastic and sealed with duct tape. Drop sheets will be wrapped and disposed of as contaminated waste. Ground surface and edges to be cleaned with vacuum cleaners fitted with HEPA filters. Dust and debris collected to be disposed of into asbestos bags and sealed with duct tape for disposal	Potential for asbestos bags to be opened during handling. Possible injury to employees whilst lifting/carrying asbestos bags	Use double bags if necessary. Employees to be aware and implement safe lifting techniques	All employees on site
11. Bagged asbestos cement sheeting to be transported to an approved EPA tip for disposal	Asbestos bags ripped open during handling/transportation	Use double bags as deemed necessary. Ensure asbestos is disposed of at an approved EPA tip site. Obtain tipping dockets from approved EPA site as proof of disposal	J Limpus/ All other employees
12. Seal all exposed beams, batons, frames etc. following removal of bonded asbestos sheets	Potential risk of any fibres becoming air borne	Seal all beams, batons, frames etc with PVA glue	J Limpus/ All other employees
13. Prior to commencement of work internal/external ensure all electrical wiring/cables within the proposed work area are de-energised by a qualified electrician	Potential risk electrocution as a result of water or accidental breakage to wiring	Ensure all electrical wiring is de-energised by a qualified electrician prior to the commencement of work	J Limpus/ Qualified Electrician
14. All Asbestos material must be kept damp when being removed and must be removed in full sheets where possible	Potential risk of any fibres becoming air borne	Use spray bottle or hose on light spray	J Limpus/ All other employees

15. Ensure work site is returned to a safe condition and is clean and tidy	Potential inhalation of asbestos fibres resulting in work-related illness, Employees suffering injury by tripping over materials	Use Hepavac clean work area and access route	J Limpus/ All other employees
Notes:	All work to be done in accordance with Workcover regulations including AS2601-2001 and Work Health & Safety Act 2011 (the WHS Act) and Work Health & Safety Regulation 2011 (the WHS Regulation).		

NON FRIABLE ASBESTOS REMOVAL LICENCE

Issued under the *Work Health and Safety Regulation 2011* (NSW). This licence is not transferable.

Licence: AD205999

Licence class: Class B

Licence period: From: 29/10/2012 To: 28/10/2017

Licence holder name: Mr John Limpus

ABN: 89644947821

Trading name: Ath About The House

Address: 11 Bunderra PI KARIONG NSW 2250

Description of the work that can be undertaken under this licence

- Non friable asbestos removal work.

Licence Holder Obligations

A nominated supervisor must be readily available to attend the site when licensed non friable asbestos removal work is carried out.

This licence document must be available for inspection.

All licensed asbestos removal work is to be notified to WorkCover NSW at least 5 days prior to the work commencing.

The licence holder must notify WorkCover NSW in writing of any changes in licence or supervisor details within 14 days.

Making a difference

SAFE WORK METHOD STATEMENT

ABN: 39 603 065 121

THIS PLAN / DOCUMENT FORMS
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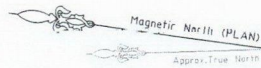
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Making a difference



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

BARRENJOEY

(BITUMEN FORMATION)

NOTE: SERVICES HAVE BEEN PLOTTED FROM DIAL BEFORE YOU DIG
SERVICE DIAGRAM. POSITION IS DIAGRAMMATIC ONLY (APPROXIMATE)
FOR ACCURATE POSITION ON SITE LOCATION WILL BE REQUIRED
BY SERVICE LOCATOR

ROAD

D.P.12074

D.P.1095517

59
D.P.12074

LEGEND:

BIT	= BITUMEN
BB	= BOTTOM OF BANK
BW	= BOTTOM WALL
BLO	= CENTRELINE BUILDING
CL	= CONCRETE
DN	= DECK
DD	= DISH DRAIN
DS	= DOOR SILL LEVEL
EAVE	= EAVE
ELO	= ELECTRICITY LINE OVERHEAD
FCE	= FENCE
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PIT	= TOP OF PIT
PP	= POWER POLE
RF	= TOP OF ROOF
RR	= ROOF RISE
SHED	= SHED
SIG	= SIGN
SV	= STOP VALVE
TEL	= TELSTRA
TB	= TOP OF BANK
TG	= TOP OF GUTTER
TKB	= TOP OF KERB
TW	= TOP WALL
TL	= TRAFFIC LIGHT
TSP	= TRAFFIC SIGNAL PIT
TR	= TREE
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① DENOTES PROPOSED ACQUISITION VIDE DP606767

Sediment Erosion Control

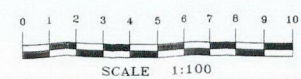
- LEGEND 2: (SEE NOTES 2)**
PLOTTED FROM SERVICE DIAGRAMS
- ELECTRICITY LINE (UNDERGROUND)
 - FIBRE OPTIC LINE (UNDERGROUND)
 - GAS LINE
 - SEWER LINE (UNDERGROUND)
 - TELSTRA LINES
 - WATER DISTRIBUTION LINE (UNDERGROUND)
 - TRAFFIC SIGNALS (UNDERGROUND)
- NOTES 2**
- THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THROUGH DIAL BEFORE YOU DIG ARE STILL REQUIRED. CONTRACTORS AND SUBCONTRACTORS WILL NEED TO EXERCISE THEIR OWN DUTY OF CARE AND SHOULD MAKE THEIR OWN DIAL BEFORE YOU DIG ENQUIRY BEFORE EXCAVATION/CONSTRUCTION. YOU MUST ENSURE DIAL BEFORE YOU DIG ARE CURRENT AS THEY HAVE VARYING EXPIRATION DATES, AND MAY REQUIRE RE-ISSUE OTHERWISE THE INFORMATION ON THIS PLAN MAY NO LONGER BE CURRENT.
 - WARNING: THE DIAGRAMS OF THE SERVICE PROVIDER MAY NOT DEPICT ALL ASSETS WITHIN THEIR NETWORK AND SERVICE PROVIDERS MAY SHARE CONDUITS AND/OR TRENCHES. SINGLE MAINTAINED LINES MAY REPRESENT MULTIPLE CONDUITS. PIPES AND/OR CABLES AT THIS LOCATION WILL REQUIRE NON DESTRUCTIVE DIGGING/PROBING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.
 - CAUTION: UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SHEPHERD AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN ON THE SERVICE DIAGRAMS. THE DIAL BEARING WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.
- NOTES 3**
- BOUNDARIES HAVE BEEN DEFINED.
 - TITLE DIMENSIONS SHOWN FOR LOT 3 DP1095517.
 - IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
 - THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
 - THREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ADAM ALAMEIN.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 - EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES UP TO 1000 SHOULD BE USED AND A FULL UTILITY INVESTIGATION INCLUDING A UTILITY LOCATION SURVEY SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
 - ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
 - THIS NOTICE MUST NOT BE ERASED.
- NOTES:**
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADDED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / PLOTTED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
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 - THIS NOTICE MUST NOT BE ERASED.

TITLE INDICATES THAT LOT 1 IN D.P.12074 IS SUBJECT TO:

RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

TITLE INDICATES THAT LOT 2 IN D.P.12074 IS SUBJECT TO:

RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).



CLIENT:

ADAM ALAMEIN

35A SEAVIEW AVENUE,
NEWPORT NSW 2106

SURVEY PLAN

SHOWING DETAIL & LEVELS

OVER LOT 1 & 2 IN D.P.12074

No. 701-703 BARRENJOEY ROAD, AVALON BEACH NSW 2107



C.M.S. Surveyors
Pty Limited

ACN: 096 240 201
PO Box 463 Dee Why NSW 2099
Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

SURVEYED	DRAWN	CHECKED	APPROVED
P.B.	R.N.	P.B.	SE
SURVEY INSTRUCTION	SCALE	DATE OF SURVEY	
(156)	1:100	07/02/17	
DRAWING NAME	CAD FILE	SHEET	ISSUE
1596 Detail	(1596) Detail (1.dwg)	1 OF 3	1

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSN 1120
R.L. 14.483 (ORDER L2)
SOURCE: S.C.I.M.S. (20/06/13)

L.G.A. NORTHERN BEACHES

FIRST ISSUE

21/02/17

John J. Wilson, Jr.



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

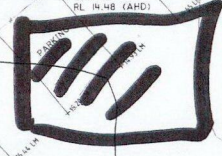
THIS PLAN / DOCUMENT / FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

This is the plan/spec referred to in Form Building Certifiers Certificate
Certificate No. CD2017-578
Plan Nos. A
Craig Formosa BPB0124 DATE 3/5/17

BARRENJOEY

NOTE: SERVICES HAVE BEEN PLOTTED FROM DIAL BEFORE YOU DO
SERVICE DIAGRAMS. POSITION IS DIAGRAMMATIC ONLY (APPROXIMATE)
FOR ACCURATE POSITION ON SITE LOCATION WILL BE REQUIRED
BY SERVICE LOCATOR

ROAD



= DEMOLITION
PLAN

REMOVE:

- SHEDS



= STABILISING
ENTRY POINT

- LEGEND:
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 - BW = BOTTOM WALL
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 - LP = LIGHT POLE
 - LM = LINE MARKING
 - NS = NATURAL SURFACE
 - OPTUS PIT
 - PAT = PATIO
 - PAY = PAVING
 - PIT = TOP OF PIT
 - PP = POWER POLE
 - RF = TOP OF ROOF
 - RR = ROOF RIDGE
 - SHM = SEWER MAN HOLE
 - SHD = SHED
 - SGN = SIGN
 - STR = STAIRS
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Ⓐ DENOTES PROPOSED ACQUISITION VIDE DP606767

BUILDAM

- LEGEND 2: (SEE NOTES 2)
- ELECTRICITY LINE (UNDERGROUND)
 - FIBRE OPTIC LINE (UNDERGROUND)
 - GAS LINE
 - SEWER LINE (UNDERGROUND)
 - TELSTRA LINES
 - WATER DISTRIBUTION LINE (UNDERGROUND)
 - TRAFFIC SIGNALS (UNDERGROUND)

NOTES 2

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• WARNING: THE DIAGRAMS OF THE SERVICE PROVIDER MAY NOT DEPICT ALL ASSETS WITHIN THEIR NETWORK AND SERVICE PROVIDERS MAY SHARE CONDUITS AND/OR TRENCHES. SINGLE MARKED LINES MAY REPRESENT MULTIPLE CONDUITS. PIPES AND/OR CABLES AT THIS LOCATION. WE RECOMMEND NON DESTRUCTIVE DIGGING/TESTING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH.

CAUTION: UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN ON THE DIAL DIAGRAM. THE DIAL DIAGRAM WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.

NOTES:

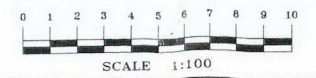
- BOUNDARIES HAVE BEEN REVEALED
- TITLE DIMENSIONS SHOWN FOR LOT 3 DP95517
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.

NOTES:

- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADDED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
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- ANY PERMITTED REPRODUCTION, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

TITLE INDICATES THAT LOT 1 IN D.P.12074 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

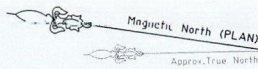
TITLE INDICATES THAT LOT 2 IN D.P.12074 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).



SHEET 2 OF 2

SHEET 3 ADJOINS

HORIZONTAL DATUM: CO-ORDINATE SYSTEM: ASSUMED		VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: 55M 1120 R.L. 14.483 (ORDER L2) SOURCE: S.C.I.M.S. (20/06/13)		CLIENT: ADAM ALAMEIN 35A SEAVIEW AVENUE, NEWPORT NSW 2106		SURVEY PLAN SHOWING DETAIL & LEVELS OVER LOT 1 & 2 IN D.P.12074 No. 701-703 BARRENJOEY ROAD, AVALON BEACH NSW 2107		G.M.S. Surveyors Pty Limited ACN: 096 240 201 PO Box 463 Dee Why NSW 2099 1/32 Campbell Avenue, Dee Why NSW 2099 Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822 Email: info@cmsurveyors.com.au		MAINTENANCE DRAWING NAME: 1596 Detail SHEET: 17	
1 FIRST ISSUE		21/02/17 L.G.A. NORTHERN BEACHES									



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

BARRENJOEY

(BITUMEN FORMATION)

NOTE: SERVICES HAVE BEEN PLOTTED FROM DIAL BEFORE YOU DIG
SERVICE DIAGRAM. POSITION IS DIAGRAMMATIC ONLY (APPROXIMATE)
FOR ACCURATE POSITION ON SITE LOCATION WILL BE REQUIRED
BY SERVICE LOCATOR

ROAD

AVENUE

KEVIN

LEGEND:

- BIT = BITUMEN
- BB = BOTTOM OF BANK
- BM = BOTTOM WALL
- BLD = EXTERNAL BUILDING
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DU = DOWNHILL
- DS = DOOR SILL LEVEL
- EAVE = EAVE
- ELO = ELECTRICITY LINE OVERHEAD
- FCE = FENCE
- FP = FLAG POLE
- GM = GAS METER
- GV = GAS VALVE
- GRT = GRATE
- GP = GUTTER LEVEL
- HYD = HYDRANT
- IL = INVERT LEVEL
- LM = LAMP HOLE
- LP = LIGHT POLE
- LM = LINE MARKING
- NS = NATURAL SURFACE
- OPTUS PIT
- PAT = PATIO
- PAV = PAVING
- PIT = TOP OF PIT
- PP = POWER POLE
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SHM = SEWER MAN HOLE
- SHD = SHED
- SGN = SIGN
- STR = STAIRS
- SV = STOP VALVE
- TEL = TELSTRA
- TB = TOP OF BANK
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TW = TOP WALL
- TL = TRAFFIC LIGHT
- TSP = TRAFFIC SIGNAL PIT
- TR = TREE
- UE = UNDERSIDE OF EAVE
- WM = WATER METER
- ELECTRICITY OVERHEAD



LEGEND 2: (SEE NOTES 2)

- ELECTRICITY LINE (UNDERGROUND)
- FIBRE OPTIC LINE (UNDERGROUND)
- GAS LINE
- SEWER LINE (UNDERGROUND)
- TELSTRA LINES
- WATER DISTRIBUTION LINE (UNDERGROUND)
- TRAFFIC SIGNALS (UNDERGROUND)

NOTES 2

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WARNING: UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO FEATURES THAT HAVE NOT BEEN SHOWN ON THE DIAL DIAGRAMS. THE RISK REMAINS WITH THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.

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NOTES

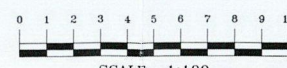
• BOUNDARIES HAVE BEEN DEFINED
• TITLE DIMENSIONS SHOWN FOR LOT 3 D.P.1095517
• IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
• THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.

• CONTOUR SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
• CONTOUR INTERVAL - 0.5 metre - SPOT LEVELS SHOULD BE ADOPTED.
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• THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
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• COPYRIGHT © C.M.S. SURVEYORS 2017.
• NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1969.
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SILT BARRIER
Sediment Erosion Control

TITLE INDICATES THAT LOT 1 IN D.P.12074 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS.

TITLE INDICATES THAT LOT 2 IN D.P.12074 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS.



SCALE 1:100

HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT

B.M. ADOPTED: 55M 1020

R.L. 104.403 (ORDER L2)

SOURCE: S.C.I.N.S. (20/06/17)

CLIENT:

ADAM ALAMEIN

35A SEAVIEW AVENUE,

NEWPORT NSW 2106

SURVEY PLAN

SHOWING DETAIL & LEVELS

OVER LOT 1 & 2 IN D.P.12074

No. 701-703 BARRENJOEY ROAD, AVALON BEACH NSW 2107

C.M.S. Surveyors

Pty Limited

ACN: 096 240 201

PO Box 463 Dee Why NSW 2099

1/32 Campbell Avenue, Dee Why NSW 2099

Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822

E-mail: info@cmsurveyors.com.au

SURVEYED

P.B. DRAWN R.N. CHECKED P.B. APPROVED SE

SURVEY INSTRUCTION SCALE 1:100 DATE OF SURVEY 07/02/17

DRAWING NAME 1596 Detail SHEET 1 OF 3

CAD FILE 1596 Detail.dwg

1 FIRST ISSUE

21/02/17

L.G.A. NORTHERN BEACHES



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

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

This is the plan/spec referred to in Form Building Certifiers Certificate No. CDC 2017-582
Plan Nos. B
Craig Formosa BPB0124 DATE 31/5/17

BARRENJOEY

(BITUMEN FORMATION)

NOTE: SERVICES HAVE BEEN PLOTTED FROM DIAL BEFORE YOU DIG SERVICE DIAGRAMS. POSITION IS DIAGRAMMATIC ONLY (APPROXIMATE). FOR ACCURATE POSITION ON SITE LOCATION WILL BE REQUIRED BY SERVICE LOCATOR

ROAD

D.P.12074

D.P.1095517

59
D.P.12074

D.P.12074
Total 1069m²

subject to Sydney CDC

DEMOLITION PLAN

REMOVE :
- HOUSE
- PIT
- FENCE
- PATH
- SANDSTONE

STABILISING ENTRY POINT

BUILDAM

- LEGEND:
- BIT = BITUMEN
 - BR = BOTTOM OF BANK
 - BW = BOTTOM WALL
 - BLD = EXTERNAL BUILDING
 - CL = CENTRELINE
 - CON = CONCRETE
 - DK = DECK
 - DD = DISH DRAIN
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 - TB = TOP OF BANK
 - TG = TOP OF GUTTER
 - TW = TOP OF KERB
 - TL = TRAFFIC LIGHT
 - TR = TREE
 - UE = UNDERSIDE OF EAVE
 - WM = WATER METER
 - EL = ELECTRICITY OVERHEAD

LEGEND 2: (SEE NOTES 2)
PLOTTED FROM SERVICE DIAGRAMS

- ELECTRICITY LINE (UNDERGROUND)
- FIBRE OPTIC LINE (UNDERGROUND)
- GAS LINE
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- THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ADAM ALAMEIN.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES UP TO 1000 SHOULD BE USED AND A FULL UTILITY INVESTIGATION INCLUDING A UTILITY LOCATION SURVEY SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.

Notes:

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HORIZONTAL DATUM: CO-ORDINATE SYSTEM: ASSUMED		VERTICAL DATUM: DATUM: AUSTRALIAN HEIGHT DATUM (AHD) B.M. ADOPTED: SSH 1120 R.L. 14.483 (ORDER L2) SOURCE: S.C.I.M.S. (20/06/13)		CLIENT: ADAM ALAMEIN 35A SEAVIEW AVENUE, NEWPORT NSW 2106		SURVEY PLAN SHOWING DETAIL & LEVELS OVER LOT 1 & 2 IN D.P.12074 No. 701-703 BARRENJOEY ROAD, AVALON BEACH NSW 2107		C.M.S. Surveyors Pty Limited ACN: 096 240 201 PO Box 463 Dee Why NSW 2099 1/32 Campbell Avenue, Dee Why NSW 2099 Telephone: (02) 9971 4502 Facsimile: (02) 9971 4822 E-mail: info@cmsurveyors.com.au		MADE <u>B17</u>		<table border="1"><tr><td>SURVEYED</td><td>DRAWN</td><td>CHECKED</td><td>APPROVED</td></tr><tr><td>P.B.</td><td>R.N.</td><td>P.B.</td><td>SE</td></tr><tr><td colspan="2">SURVEY INSTRUCTION</td><td colspan="2">DATE OF SURVEY</td></tr><tr><td colspan="2">15961</td><td colspan="2">07/02/17</td></tr><tr><td colspan="2">DRAWING NAME</td><td colspan="2">SHEET</td></tr><tr><td colspan="2">15963detail</td><td colspan="2">1 OF 3</td></tr><tr><td colspan="2">CAD FILE</td><td colspan="2">ISSUE</td></tr><tr><td colspan="2">15963detail.dwg</td><td colspan="2">1</td></tr></table>		SURVEYED	DRAWN	CHECKED	APPROVED	P.B.	R.N.	P.B.	SE	SURVEY INSTRUCTION		DATE OF SURVEY		15961		07/02/17		DRAWING NAME		SHEET		15963detail		1 OF 3		CAD FILE		ISSUE		15963detail.dwg		1	
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