

SUITE 404, 44 HAMPDEN ROAD
ARTARMON NSW 2064
T: 61 2 9412 2322
F: 61 2 9412 2433

sydney@philipchun.com.au

Ref: 15-204548_CC Letters1.doc

19 February 2015

The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Attention: Planning & Development Department

**Re: Demolition of Existing Dwelling and Erection of New Dwelling
1742 Pittwater Road, Bayview NSW 2104
DA No. N0355 / 14 dated 18/12/2014 issued by Pittwater Council
Construction Certificate No. 15-204548cc1 issued by Philip Chun**

Pursuant to Clause 142(2) of the EPAR, 2000 please find enclosed a copy of the Construction Certificate for works to the above premises.

We have been appointed to act as the Principal Certifying Authority for the project which is due to commence on site as per the date shown on the attached 'Notice of Commencement of Building Work and Appointment of Principal Certifying Authority' form.

We also attach a cheque for the lodgment fee we understand to be \$36.

Should you have any queries in regards to the above, please do not hesitate to contact the undersigned.

Regards,



Philip Smillie
PHILIP CHUN CODE CONSULTING

SERVICES

BUILDING CODE CONSULTING
FIRE AND LIFE SAFETY
ACCESSIBILITY
ESSENTIAL SERVICES

OFFICES

SYDNEY
MELBOURNE
BRISBANE
CANBERRA
PERTH

PHILIP CHUN & ASSOCIATES PTY LTD
ABN 64 597 649 811
www.philipchun.com.au

Construction Certificate No. 15-204548cc1

Under the Environmental Planning & Assessment Act 1979 Sections 109C (1)(b), 81A (2)

PHILIP CHUN 

Suite 404, 44 Hampden Rd
Artarmon NSW 2064
Tel: 02 9412 2322
Fax: 02 9412 2433

Section 1 - Site Details

Address (including building name (if known), suburb and postcode)

1742 Pittwater Road, Bayview NSW 2104

Lot Number and DP/SP

Lot 4 DP 455969

Section 2 - Proposed Development Description and Development Consent

Description of Development

Construction Certificate for demolition of existing dwelling and construction of a new single dwelling

Estimated Cost (inclusive of GST)

\$ 800,000

BCA Classification(s)

Class 1a

Development Consent Number

DA No. N0355/14

Date of Determination

18/12/14

Name of the Authority that issued the Consent

Pittwater Council

Date of CC Application

13/2/15

BCA Version Applicable

BCA 2014

Area of Site (m²)

1310

Section 3 - Applicant Details

Name

Andrew Elmslie

Organisation Name

-

Position

Owner

Address

1742 Pittwater Road, Bayview NSW 2104

Phone

0417 454 322

Fax

-

Section 4 - Owner Details

Name

AD and MJ Elmslie

Organisation Name

-

ACN

-

Address

1742 Pittwater Road, Bayview NSW 2104

Phone

0417 454 322

Fax

Consent of all Owner(s) Refer to attached Construction Certificate Application Form

Section 5 - Approved Drawings

Discipline	Drawings	Company	Date
Architectural	Site Plan SP01E (E), GF01E (E), FFP01E (E), SELE01D (D), E&NELE01E (E), C&LSECTX&Y01E (E), LP01E (E), SWMP01E (E)	Daniel Raymond Designs	5/2/15
Structural Engineering	S141689: S01(1), S02(1), S03(1), S04(1), S05(1), S06(1), S07(1), S08(1)	Northrop	11/2/15

Construction Certificate No. 15-204548cc1

Under the Environmental Planning & Assessment Act 1979 Sections 109C (1)(b), 81A (2)

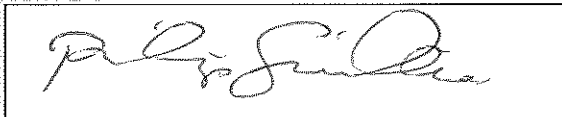
PHILIP CHUN 

Suite 404, 44 Hampden Rd
Artarmon NSW 2064
Tel: 02 9412 2322
Fax: 02 9412 2433

Section 6 - Construction Certificate Determination

I certify that the work if completed in accordance with the plans and specifications accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on the documentation) will comply with the requirements of section 147 of the *Environmental Planning and Assessment Regulation, 2000* as are referred to in section 81A (5) of the *Environmental Planning and Assessment Act 1979*.

Signature



Date of Endorsement

19 February 2015

Certificate No.

15-204548_cc1

Determination

Approved

Date of Receipt

13/2/15

Certifying Authority

Philip Smillie of Philip Chun

Tel/Fax

Tel: (02) 9412 2322 Fax: (02) 9412 2433

Accreditation No.

Building Professionals Board - 0381

Address

Suite 404, 44 Hampden Road, Artarmon NSW 2064

Section 8 - Proposal Particulars - Information to be collected for the ABS

Land Area (m²)

1310

Gross Floor Area of exist Building (m²)

200

No. of Storeys in new building (inc. underground)

2

What are the current uses of all parts of the following building(s)/land? (if vacant please state)

Location

1742 Pittwater Road, Bayview NSW

Building/Land Use

Detached Dwelling

Does Site Contain a Residential Dual Occupancy?

No

Gross floor area (m²) of the proposed addition or new building?

430

What are the proposed uses of all parts of the building(s)/land?

Location

1742 Pittwater Road, Bayview NSW

Building/Land Use

Detached Dwelling

Is the new residential building to be attached to an existing building?

Yes ☐

No ☒

Is the new residential building to be attached to any other new building?

Yes ☐

No ☒

No. Pre-existing Dwellings

One

No. Dwellings to be demolished

One

No. Proposed Dwellings in new building

One

Materials to be used - Place a tick (✓) in the box which best describes the materials the new work will be constructed of:

Walls

Brick veneer ☐ 12

Timber/ Weatherboard ☒ 40

Unknown ☐ 90

Concrete tile ☐ 10

Full brick ☐ 11

Cladding-aluminum ☐ 70

Frame

Fibrous cement ☐ 30

Single brick ☐ 11

Curtain Glass ☐ 50

Timber ☒ 40

Fiberglass ☐ 80

Concrete block ☐ 11

Other ☐ 80

Steel ☐ 60

Masonry / terracotta shingle tiles ☐ 10

Concrete / masonry ☐ 20

Unknown ☐ 90

Other ☐ 80

Slate ☐ 20

Concrete ☐ 20

Floor

Unknown ☐ 90

Steel ☐ 60

Steel ☐ 60

Concrete ☒ 20

Roof

Terracotta tile ☐ 10

Fibrous cement ☐ 30

Timber ☐ 10

Concrete ☐ 70

Other ☐ 80

Hardiplank ☐ 30

Other ☐ 80

Aluminum ☒ 20

Unknown ☐ 90

Construction Certificate No. 15-204548cc1

Under the Environmental Planning & Assessment Act 1979 Sections 109C (1)(b), 81A (2)

PHILIP CHUN 

Suite 404, 44 Hampden Rd
Artarmon NSW 2064
Tel: 02 9412 2322
Fax: 02 9412 2433

Appendix A - Documentation Relied Upon

A1 - Information Relied Upon

No.	Item	Company / Authority	Date
1.	Notice of Commencement and Appointment of PCA	Andrew Elmslie	13/2/15
2.	Approved Development Consent No. N0355 / 14	Pittwater Council	18/12/14
3.	Construction Certificate Application providing Applicant/Owners consent	Andrew Elmslie	13/2/15
4.	Long Service Levy Receipt 191149	Long Service Payments Corp	12/2/15
5.	Structural Engineers Design Certificate	Northrop	11/2/15
6.	BASIX Certificate No 573537S_02	BASIX and Dan Raymond	1/10/14
7.	Copy of critical stage inspection as required by 143(B) of EP&A Reg 2000	Philip Smillie	12/2/15
8.	Owner builder Permit No. 418791Pt	NSW Dept of Fair Trading	13/2/15
9.	Sydney Water stamped plans satisfying DA Condition C2	Sydney Water	12/2/15
10.	Geotechnical Risk management Policy signed satisfying DA condition C5	White Geological Group	12/2/15
11.	Application for Section 139 Consent	Andrew Elmslie	Recd 19/2/15
12.	Northside Constructions site sign details in accord with Condition D14	Northside	6/2/15

Appendix B - Development Application Condition Resolution

Development Consent No. Issued By Date

Cond No.	Deliverable	Prior To	Date Resolved / Comments
A. Prescribed Conditions			
1.	Comply with BCA	-	To comply
2.	Home Building Act	-	Refer Owner Bldr Cert 13/2/15
3.	Site Sign	-	To comply
4.	Home Building Act	-	Refer Owner Bldr Cert 13/2/15
5.	HBA out of date note	-	Note
6.	Restrictive note on works extent	-	Note
B. Matters to be incorporated into the development and maintained over the life of the development			
1.	Existing pool not covered by consent	-	Note
2.	Fencing	-	To comply
3.	Relics	-	To comply
4.	Risk assessment	-	To comply
5.	Weeds	-	To comply
6.	Weeds	-	To comply
7.	Pets	-	To comply
8.	Vegetation	-	To comply
9.	2 local trees	-	To comply
10.	Building materials	-	To comply
11.	Intertidal habitats	-	To comply
12.	Fore shore seagrass	-	To comply

Construction Certificate No. 15-204548cc1

Under the Environmental Planning & Assessment Act 1979 Sections 109C (1)(b), 81A (2)

PHILIP CHUN 

Suite 404, 44 Hampden Rd
Artarmon NSW 2064
Tel: 02 9412 2322
Fax: 02 9412 2433

13.	Stormwater harvesting scheme	-	To comply
14.	Stormwater overflow	-	To comply
15.	MHWM	-	To comply
16.	Internal driveway	-	To comply
17.	Pittwater DCP Trees	-	To comply
18.	Pollution	-	To comply
19.	Noise	-	To comply
20.	Odour	-	To comply
21.	Emissions	-	To comply
22.	Plant	-	To comply
23.	Solid fuel heater	-	To comply – refer arch plans
24.	Solid fuel heater	-	To comply
25.	Solid fuel heater	-	To comply
26.	Fuel heater	-	To comply
27.	Chimney	-	To comply
28.	Sanitary drainage	-	To comply
29.	External glazing	-	To comply
30.	Electrical connections	-	To comply
31.	Roof and walls	-	To comply
32.	Basix	-	Refer Arch plans - To comply
C. Matters to be satisfied prior to the issue of the Construction Certificate			
1.	Plans	CC	To comply
2.	Sydney water Quick check stamp	CC	Complied refer stamp
3.	CC to be issued	CC	To comply
4.	LSL to be paid	CC	Complied refer receipt 12/2/15
5.	Form 2 of the Geotech risk policy to be completed	CC	Complied refer Cert 12/2/15
6.	Amended landscape plan	CC	Complied refer L'scape plans
7.	Drainage plans	CC	Complied refer Drainage plans
8.	Section 139 Roads Act consent	CC	Refer application form – no driveway or road works proposed
9.	Solid fuel heater	CC	To comply, refer noted on Arch plans
10.	BASIX commitments to be included on plans / spec	CC	Complied refer BASIX notes on Arch plans
D. Matters to be satisfied prior to the commencement of works and maintained during the works			
1.	Hours of work	Commencement	To comply
2.	Demolition	Commencement	To comply
3.	Stamped copy of plans	Commencement	To comply

Construction Certificate No. 15-204548cc1

Under the Environmental Planning & Assessment Act 1979 Sections 109C (1)(b), 81A (2)

PHILIP CHUN 

Suite 404, 44 Hampden Rd
Artarmon NSW 2064
Tel: 02 9412 2322
Fax: 02 9412 2433

4.	Toilet facilities on site	Commencement	To comply
5.	Excavations and backfilling	Commencement	To comply
6.	Site fencing	Commencement	To comply
7.	Excavations below footings	Commencement	To comply
8.	Erosion controls	Commencement	To comply
9.	Erosion controls	Commencement	To comply
10.	Clay on wheels	Commencement	To comply
11.	Erosion controls	Commencement	To comply
12.	Road reserve works	Commencement	To comply
13.	Skip bins	Commencement	To comply
14.	Site management sign	Commencement	To comply -- refer Northside Plan
15.	Arborist matters	Commencement	To comply
16.	Building materials storage	Commencement	To comply
17.	Asbestos during demolition	Commencement	To comply

E. Matters to be satisfied prior to the issue of Occupation Certificate

1.	OC app letter to be submitted	OC	To comply
2.	Smoke alarms	OC	To comply
3.	Form 3 Geotech to be filled out	OC	To comply
4.	Stormwater drainage	OC	To comply
5.	Restore public infrastructure	OC	To comply
6.	Tree protection zone	OC	To comply
7.	Street numbers	OC	To comply
8.	BASIX cert fulfilment needed	OC	To comply

G. Advice

1.	EPA Act notes	-	Note
2.	Dial before you dig	-	Note
3.	Component certs	-	Note
4.	Lapse of consent	-	Note
5.	Consent operates note	-	Note
6.	Determination notes	-	Note
7.	Dissatisfaction options	-	Note
8.	Sydney water Quick check stamp	-	Note

Notice of Commencement of Building Works & Appointment of PCA

Under Sections 81A (2)(b)(i), (b1)(i), (c) and 109E of the Environmental Planning and Assessment Act 1979 and Clause 103 (i) (iii) of the Environmental Planning and Assessment Regulation 2000

PHILIP CHUN

Suite 404, 44 Hampden Rd
Artarmon NSW 2064
Tel: 02 9412 2322
Fax: 02 9412 2433

Section A - Site Details

Address (including building name (if known), suburb and postcode)

1742 Pittwater Road, Bayview NSW

Lot Number and DP/SP

Lot 4 DP 455969

Section B - Proposed Development Description and Development Consent

Description of Development

Demolish existing Dwelling build new single dwelling

Estimated Cost (inclusive of GST)

750,000

BCA Classification(s) (if known)

Class 1a

Development Consent No.

355/14

Date of Determination

18/12/14

Name of the Authority that issued the Consent

Pittwater Council

Construction Certificate No.

15-204548cc1

Date of Issue

19/2/15

Issued By

Philip Smillie of Philip Chun

Section C - Principal Certifying Authority

Name Philip Smillie of Philip Chun

Accreditation No. Building Professionals Board 0381

Address Suite 404, 44 Hampden Road, Artarmon, NSW 2064

Phone 9412 2322

Fax 9412 2433

Section D - Home Building Act 1989 Requirements

Does the above Act apply to the building works i.e. are you going to build, alter or extend a dwelling or residential building?

Yes ☐

No ☒

Section E - Builder/Owner-Builder

Are you an owner-builder?

N/A ☒ Note: only applicable to residential work

Yes ☒ What is your owner-builder permit No.?

FLR 418771P

No ☐ Who is the principal contractor?

Owner - A. Elmslie

Section F - Applicant Details

*Property owner or person having the benefit of the development consent Note: A building contractor cannot be the applicant unless also the property owner

Name

Andrew Elmslie

Organisation

Position

Address

1742 Pittwater Rd, Bayview

Phone

0417454322

Fax

Confirm the following by placing a ✓ in the boxes

All the conditions in the Development Consent have been satisfied



I/We appoint Philip Chun (Philip Smillie/Robert Marinelli / Rodney Shepherd / Frank De Pasquale), as the Principal Certifying Authority

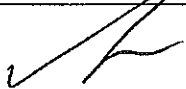


Date the works to commence

18/2/15

Note: if you cannot provide a commencement date at the time of completing this form you must notify Philip Chun and Council of the date at least 2 days before works commence

Signature of Applicant



Date 13/2/15

Notice of Commencement of Building Works & Appointment of PCA

Under Sections 81A (2)(b)(i),(b1)(i),(c) and 109E of the Environmental Planning and Assessment Act 1979 and Clause 103 (f) (iii) of the Environmental Planning and Assessment Regulation 2000

PHILIP CHUN 

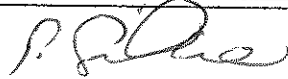
Suite 404, 44 Hampden Rd
Artarmon NSW 2064
Tel: 02 9412 2322
Fax: 02 9412 2433

Section C Consent to being Appointed as Principal Certifying Authority

Name

I (Phillip Smillie) of Philip Chun Accreditation No. Building Professional Board 0381 in accordance with Clause 103 (f) (iii) consent to being appointed as principal certifying authority for the above development.

Signature



Phone

9412 2322

Fax

9412 2433

DA No: N0355/14

Business Hours:
8.00am to 5.30pm, Monday to Thursday
8.00am to 5.00pm, Friday

19 December 2014

ANDREW DAVID ELM SLIE
14 NARLA ROAD
BAYVIEW NSW 2104

Dear Sir/Madam

Development Application for Demolition of existing dwelling and construction of a new single dwelling at 1742 PITTWATER ROAD BAYVIEW NSW 2104.

I am pleased to advise that this application has been approved and I attach for your assistance a copy of the Development Consent, the conditions of approval and a copy of the approved plans.

If building works are involved, prior to proceeding with the proposal, it will be necessary for you to lodge a Construction Certificate Application with either Council or an accredited Certifier.

I take this opportunity to direct your attention to Section C of the Consent which details the matters to be satisfied prior to issue of the Construction Certificate.

Additionally, for your reference, please find enclosed Information Sheets that will assist in providing information you will need to consider for the processes following on from receiving this consent.

If there are any matters relating to this approval which require further explanation, please contact me prior to commencing work on the site.

Enquiries relating to the Construction Certificate application should be directed to Council's Customer Service or your private certifier.

Yours faithfully



**Rebecca Englund
SENIOR PLANNER**

**CONSENT NO: N0355/14
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)
NOTICE TO APPLICANT OF DETERMINATION
OF A DEVELOPMENT APPLICATION**

Applicant's Name and Address:
ANDREW ELM SLIE
11 SURFVIEW ROAD
MONA VALE NSW 2103

Being the applicant in respect of Development Application No N0355/14

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of Development Application No N0355/14 for:

Demolition of existing dwelling and construction of a new single dwelling

At: 1742 PITTWATER ROAD, BAYVIEW NSW 2104 (Lot 4 DP 455969)

Decision:

The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application, including the Statement of Environmental Effects, and in accordance with

- Architectural drawings GFP01E, WELE01E, LSECTY01E, NTHELE01E, SELE01E, EASTELE01E, FFP01E, and SP01E, all prepared by Daniel Raymond, dated 4 December 2014;
- Landscape Plan LCP01E, prepared by Daniel Raymond, dated 4 December 2014;
- Stormwater Management Plan SWMP01E, prepared by Daniel Raymond, dated 4 December 2014;
- Geotechnical Risk Management Report, reference J0217, prepared by White Geotechnical Group, dated 9 September 2014;
- Arboricultural Impact Assessment Report, prepared by Footprint Green Pty Ltd, dated 26 September 2014;
- Arboricultural Impact Assessment Report Addendum, Tree Root Investigations, prepared by Growing My Way Tree Consultants, dated 3 December 2014;
- BASIX Certificate 573537_S, dated 1 October 2014;

as amended in red (shown clouded) or as modified by any conditions of this consent.

The reason for the imposition of the attached conditions is to ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act 1979 (as amended), pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section 79C of the Act and the Environmental Planning Instruments applying to the land, as well as section 80A of the Act which authorises the imposing of the consent conditions.

Endorsement of date of consent 18-Dec-2014

Mark Ferguson
GENERAL MANAGER



Conditions of Approval

This consent is not an approval to commence building work. The works associated with this consent can only commence following the issue of the Construction Certificate.

Note: Persons having the benefit of development consent may appoint either a council or an accredited certifier as the principal certifying authority for the development or for the purpose of issuing certificates under Part 4A of the Environmental Planning and Assessment Act. When considering engaging an accredited certifier a person should contact the relevant accreditation body to ensure that the person is appropriately certified and authorised to act in respect of the development.

A. Prescribed Conditions:

1. All works are to be carried out in accordance with the requirements of the Building Code of Australia.
2. 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 is in force before any building work authorised to be carried out by the consent commences.
3. A sign must be erected in a prominent position onsite only showing:
 - a) the name, address and telephone number of the Principal Certifying Authority for the work, and
 - b) the name of the principal contractor or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
 - c) that unauthorised entry to the work site is prohibited.
 The sign must 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. 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.
 - c) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under a or b above 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

5. 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.

6. This approval/consent relates only to the new work nominated on the approved consent plans and does not approve or regularise any existing buildings or structures within the property boundaries or within Council's road reserve.

B. Matters to be incorporated into the development and maintained over the life of the development:

1. This consent does not authorise any works to the existing swimming pool or pool surrounds.
2. This consent does not authorise any fencing. No fencing shall be erected within the front setback to Pittwater Road or within the foreshore area.
3. If any Aboriginal Engravings or Relics are unearthed all work is to cease immediately and the Aboriginal Heritage Office (AHO) and Office of Environment and Heritage (OEH) are to be notified.
4. The recommendation of the risk assessment required to manage the hazards as identified in Geotechnical Report prepared by White Geotechnical are to be incorporated into the construction plans.
5. Prior to the completion of works, all declared noxious weeds are to be removed/controlled in accordance with the Noxious Weeds Act 1993. Environmental weeds are to be removed and controlled. Refer to Pittwater Council website http://www.pittwater.nsw.gov.au/environment/noxious_weeds for noxious/environmental weed lists.
6. No environmental weeds are to be planted on the site. Refer to Pittwater Council website www.pittwater.nsw.gov.au/environment/noxious_weeds for environmental weed lists.
7. Domestic pet animals are to be kept from entering wildlife habitat areas at all times. Dogs and cats are to be kept in an enclosed area or on a leash such that they cannot enter areas of bushland or foreshore, unrestrained, on the site or on surrounding properties or reserves. Ferrets and rabbits are to be kept in a locked hutch/run at all times.
8. Any vegetation planted onsite outside approved landscape zones is to be consistent with:
 - a) Species listed in the Ecological Sustainability Plan or Bushland Management Plan (if applicable)
 - b) Species listed from the Endangered Ecological Community
 - c) Locally native species growing onsite and/or selected from the list pertaining to the vegetation community growing in the locality as per the vegetation mapping and Native Plants for Your Garden available on the Pittwater Council website http://www.pittwater.nsw.gov.au/environment/species_lists

9. At least two (2) locally native canopy trees are to be planted onsite in the location of the existing garage to be demolished. Canopy tree species are to be as per the approved Landscape Plan or selected from the list pertaining to the vegetation community growing in the locality as per the vegetation mapping and the Native Plants for Your Garden link on Council's website. All native trees are to be retained for the life of the development, or for their safe natural life. Trees that die or are removed must be replaced with another locally native canopy tree.
10. No building materials or other materials are to be placed on Bushland vegetation. Sediment is not to leave the site or enter areas of Bushland vegetation, and the appropriate sediment fencing is to be installed.
11. There shall be no damage to intertidal habitats including rocky shores, seagrass beds, salt marshes or mangroves.
12. No building materials or other materials are to be placed on foreshore / seagrass or other native vegetation. Sediment is not leave the site or enter areas of seagrass or its habitat.
13. The Stormwater Harvesting and Reuse Scheme shall be installed and operated in accordance with the accepted BASIX certificate.
14. As part of an integrated on-site stormwater management system, stormwater overflow from the rainwater tank is to be discharged into the adjacent waterway with erosion minimisation facilities installed.
15. This consent does not authorise any new works, specifically stormwater connections, below MHWM without prior consent from Crown Lands.
16. The internal driveway finish is:
 - a) to be a stable surface for all weather conditions
 - b) to be constructed of materials that blend with the environment and are of dark or earthy tones or natural materials.
17. In accordance with Pittwater Councils DCP Control B4.22 Protection of Trees and Bushland Vegetation, all existing trees as indicated in the Survey Plan and/or approved Landscape Plan shall be retained except where Council's prior written consent has been obtained, for trees that stand within the envelope of approved development areas and removal is approved through an arborist report. For all other tree issues not related to a development application, applications must be made to Council's Tree Management Officers.
18. No water pollution shall result from the operation of any plant or equipment or activity carried out.
19. Noise from the operation of any plant or equipment at the premises shall comply with the noise provisions of the Protection of the Environment Operations Act, 1997.
20. No odour nuisance to the public or any adjoining premises, shall be created by the operation of any plant or equipment or any procedure carried out at the premises.

21. No emissions causing air pollution shall be created by the operation of any plant equipment or any procedure carried out at the premise.
 22. The operation of any plant or equipment or any procedure carried out at the premises shall not cause land pollution.
 23. The indoor domestic solid fuel heater shall carry a metal compliance plate in accordance with the Australian Standard for pollution emissions.
 24. The indoor domestic solid fuel heater shall comply with the following Australian Standards:
 - a. AS2918:2001 Domestic Solid Fuel Burning Appliances – Installation
 - b. AS3889:1999 Domestic Solid Fuel Burning Appliances – Design and Construction
 - c. AS4013:1999 Domestic solid fuel burning appliances - Method for determination of flue gas emission.
 25. The indoor domestic solid fuel heater shall carry a metal compliance plate in accordance with the Australian Standard for pollution emissions.
 26. The indoor domestic solid fuel heater shall comply with the requirements of the Building Code of Australia.
 27. The external chimney type is to be either a concentric shroud, venturi cowl or a parallel rain excluder.
 28. All sanitary drainage must be concealed in service ducts or otherwise hidden from external view to the satisfaction of the Responsible Authority.
 29. All external glazing is to have a maximum reflectivity index of 25%.
 30. New electrical connections are to be carried out using underground cabling.
 31. Roofs and external walls to all structures are to be of dark or mid grey, brown and/or green tones only. No white or light colours are permitted. As per the schedule of finishes presented to Council, the external walls and roof shall be finished in "Windspray" or an equivalent or darker tone.
 32. The commitments identified in the BASIX Certificate and on the plans or specifications are to be fulfilled and maintained for the life of the development.
- C. Matters to be satisfied prior to the issue of the Construction Certificate:**
- Note: All outstanding matters referred to in this section are to be submitted to the accredited certifier together. Incomplete Construction Certificate applications / details cannot be accepted.
1. Submission of construction plans and specifications and documentation which are consistent with the approved Development Consent plans, the requirements of Building Code of Australia and satisfy all conditions shown in Part B above are to be submitted to the Principal Certifying Authority.

2. The Principal Certifying Authority must be provided with a copy of plans that a Quick Check agent/Sydney Water has stamped before the issue of any Construction Certificate.
3. Construction works approved by this consent must not commence until:
 - a) Construction Certificate has been issued by a Principal Certifying Authority
 - b) a Principal Certifying Authority has been appointed and Council has been notified in writing of the appointment, and
 - c) at least 2 days notice, in writing has been given to Council of the intention to commence work.

4. In accordance with section 34 of the Building and Construction Industry Long Service Payments Act 1986, the applicant must pay a long service levy at the prescribed rate of 0.0035 of the total cost of the work to either the Long Service Payment Corporation or Council for any work costing \$25,000 or more.

5. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier.

6. An amended landscape plan is required to be provided which includes a plant schedule of all proposed species and includes replacement tree planting for those trees approved for removal. The species list must be at least 70% locally native and chosen from the list provided in the Native Plants for your Garden booklet on the Council website.

7. Drainage plans including specification and details showing the site stormwater management are to be submitted to the Principal Certifying Authority. The drainage plans must be designed and implemented in accordance with the requirements of section 3.1.2 Drainage of the Building Code of Australia Housing Provision and AS/NZS 3500.3.2 - Stormwater Drainage.

Note: No new drainage works are permitted below MHW (by title) without consent from Crown Lands.

8. Applicants will be required to obtain prior to the issue of a Construction Certificate, a Section 139 Consent for Works on a Public Road Reserve issued by the Council under the provisions of Section 138 of the Roads Act 1993 for the design and construction of any works located on the road reserve including Access Driveways.

9. The applicant shall submit documentation to the Accredited Certifier from a licensed builder confirming that:
 - a) The domestic solid fuel heater shall comply with the NSW Environmental Protection Authority "Environmental Guidelines for Selecting, Installing and Operating Domestic Solid Fuel Heaters"
 - b) Any indoor domestic solid fuel heater will comply with the following Australian Standards:
 - i) AS2918:2001 Domestic Solid Fuel Burning Appliances – Installation
 - ii) AS3889:1999 Domestic Solid Fuel Burning Appliances – Design and Construction

- iii) AS4013:1999 Domestic solid fuel burning appliances - Method for determination of flue gas emission
 - c) The indoor domestic solid fuel heater will carry a metal compliance plate in accordance with the Australian Standard for pollution emissions.
 - d) The model of indoor domestic solid fuel heater to be installed complies with the current Australian Standards. A copy of the NSW Environmental Protection Authority Certificate of Compliance is to be submitted prior to release of the Construction Certificate.
 - e) The installation of the indoor domestic solid fuel heater shall at all times comply with the requirements of the Building Code of Australia.
 - f) The installation of the indoor domestic solid fuel heater shall be carried out by a licensed builder.
 - g) The external flue shall be installed so that the discharge height is a minimum of 600mm above any structure within a 3m horizontal radius, or according to the distances used in AS2918 Domestic Solid Fuel Burning Appliances – Installation (which ever is the greatest).
 - h) The external chimney type is to be either a concentric shroud, venturi cowl or a parallel rain excluder.

10. Plans and details demonstrating that the commitments identified in the BASIX Certificate that apply to the construction certificate or complying development plans and specifications are fulfilled.

D. Matters to be satisfied prior to the commencement of works and maintained during the works:

Note: It is an offence to commence works prior to issue of a Construction Certificate.

1. The hours of construction are restricted to between the hours of 7.00am and 5.00pm Monday – Friday and 7.00am to 1.00pm on Saturdays. No works are to be carried out on Sundays or Public Holidays. Internal building work may be carried out at any time outside these hours, subject to noise emissions from the building or works not being audible at any adjoining boundary.

Note: This condition does not apply in relation to Crown building work that is certified, in accordance with Section 116G of the Act, to comply with the technical provisions of the States building laws.

2. Any proposed demolition works shall be carried out in accordance with the requirements of AS2601-2001 The Demolition of Structures.

Amongst others, precautions to be taken shall include compliance with the requirements of the WorkCover Authority of New South Wales, including but not limited to:

- a) Protection of site workers and the general public.
- b) Erection of hoardings where appropriate.
- c) Asbestos handling and disposal where applicable.
- d) Any disused service connections shall be capped off.

Council is to be given 48 hours written notice of the destination/s of any excavation or demolition material. The disposal of refuse is to be to an approved waste disposal depot.

3. A stamped copy of the approved plans is to be kept on the site at all times, during construction.
4. The following facilities must be provided on the site:
 - a) toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees, and
 - b) a garbage receptacle for food scrapes and papers, with a tight fitting lid.

Toilet facilities are to be provided in a location which will not detrimentally affect the amenity of any adjoining residents at or in the vicinity of the work site during the duration of the development.

5. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
6. The site must be fenced throughout demolition and/or excavation and must comply with WorkCover New South Wales requirements and be a minimum of 1.8m in height.
7. Where excavations extend below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must preserve and protect the building from damage and, if necessary, underpin and support the adjoining building in an approved manner.
8. Temporary sedimentation and erosion controls are to be constructed prior to commencement of any work to eliminate the discharge of sediment from the site.
9. Sedimentation and erosion controls are to be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the Principal Certifying Authority's satisfaction.

10. Adequate measures shall be undertaken to remove clay from vehicles leaving the site so as to maintain public roads in a clean condition.

11. Personnel with appropriate training, or demonstrated knowledge and experience in erosion and sediment control shall be responsible for supervising the installation and maintenance of approved erosion and sediment control measures – during and after construction and until the site has been restored to the satisfaction of council.

12. No works are to be carried out in Council's Road Reserve without the written approval of the Council.

Note: Separate approval is required for access driveways, paths, connections to underground services (stormwater, gas, sewer, electricity etc.), and landscaping works within Council's Road Reserve.

13. No skip bins or materials are to be stored on Council's Road Reserve.

14. A clearly legible *Site Management Sign* is to be erected and maintained throughout the course of the works. The sign is to be centrally located on the main street frontage of the site and is to clearly state in legible lettering the following:
 - a) The builder's name, builder's telephone contact number both during work hours and after hours.
 - b) That no works are to be carried out in Council's Road Reserve without the written approval of the Council.
 - c) That a Road Opening Permit issued by Council must be obtained for any road openings or excavation within Council's Road Reserve associated with development of the site, including stormwater drainage, water, sewer, electricity, gas and communication connections. During the course of the road opening works the Road Opening Permit must be visibly displayed at the site.
 - d) That no skip bins or materials are to be stored on Council's Road Reserve.
 - e) That the contact number for Pittwater Council for permits is 9970 1111.

As there are existing trees to be retained within 5 metres of proposed development works, all recommendations as outlined in the supplied arborist report by Footprint Green Pty Ltd, dated 26 September 2014 are required to be complied with before and throughout the development period, particularly with regard to the following:

- a) Works, erection/demolition of structures, excavation or changes to soil levels within 5 metres of existing trees are not permitted unless part of the development as approved, and the storage of spoil, building materials, soil or the driving and parking of any vehicle or machinery within 5 metres of the trunk of a tree to be retained is not permitted;
- b) Where specified, tree guards are to be provided to all trees as indicated in the report, and are to be installed prior to the commencement of any work on the site. Tree guard materials and dimensions are specified in the arborist report;
- c) All works within 5 metres of existing trees including demolition, excavation, civil works, fencing and the like must be carried out by hand and under the supervision of an experienced and suitably qualified arborist. In the event that major structural or feeder roots are encountered, the arborist is to advise the builder to carry out appropriate action to ensure the retention of the tree.
- d) Signage is to be erected advising all contractors and visitors to the site that no works or storage are to take place within the dripline of existing trees.
- e) Any changes or alterations made to the tree management recommendations as outlined by the arborist report due to the discovery of new structural roots or underground services during development works must be reported to the Principal Certifying Authority prior to works recommencing.

16. No storage of building materials or building waste, excavated fill or topsoil storage is to occur within the dripline of trees shown on the approved landscape working drawing(s) as being retained or within protective fenced areas.

Drainage is to be arranged such that fill, building materials or contaminants are not washed into protective fenced areas.

17. If asbestos is discovered on the subject site, Demolition works must be carried out in compliance with WorkCovers *Short Guide to Working with Asbestos Cement* and Australian Standard AS 2601 2001 *The Demolition of Structures*.
- The site must be provided with a sign containing the words **DAWGER ASBESTOS REMOVAL IN PROGRESS** measuring not less than 400mm x 300mm and be erected in a prominent visible position on the site. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site and disposed to a lawful waste disposal facility.
- All asbestos laden waste, including flat, corrugated or profiled asbestos cement sheets must be disposed of at a lawful waste disposal facility. Upon completion of tipping operations the applicant must lodge to the Principal Certifying Authority, all receipts issued by the receiving tip as evidence of proper disposal.
- Adjoining property owners are to be given at least seven (7) days notice in writing of the intention to disturb and remove asbestos from the development site.

E. Matters to be satisfied prior to the issue of Occupation Certificate:

Note: Prior to the issue of an Occupation Certificate the principal certifying authority is to ensure that Council's assets, including road, kerb and gutter and drainage facilities adjacent or near to the site have not been damaged as a result of the works. Where such damage has occurred, it is to be repaired to Council's written satisfaction prior to the issue of an Occupation Certificate or suitable arrangements put in place to effect those repairs at a future date to Council's written satisfaction. Should this process not be followed, Council will pursue action against the principal accredited certifier in relation to the recovery of costs to effect such works.

Note: It is an offence to occupy the building or part thereof to which this consent relates prior to the issue of an Occupation Certificate.

1. An Occupation Certificate application stating that the development complies with the Development Consent, the requirements of the Building Code of Australia and that a Construction Certificate has been issued must be obtained before the building is occupied or on completion of the construction work approved by this Development Consent.
 2. The dwelling is to have approved hard-wired smoke alarms installed and maintained over the life of the development. All hard-wired smoke alarms are to be Australian Standard compliant and must be installed and certified by any appropriately qualified electrician prior to the issue of any Occupation Certificate.
 3. Prior to issue of the Occupation Certificate, Form 3 of the Geotechnical Risk Management Policy (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier.
 4. The stormwater drainage system must be constructed and completed in accordance with the approved design and relevant Australian Standards.
- A plan showing pipe locations and diameters of the stormwater drainage system, together with certification by a Licensed Plumber or qualified practicing Civil Engineer that the drainage system has been constructed in accordance with the approved design and relevant Australian Standards must be provided.

5. Restoration of all damaged public infrastructure caused as a result of the development to Council's satisfaction. Council's written approval that all restorations have been completed satisfactorily must be obtained and provided to the Private Certifying Authority with the Occupation Certificate application.
6. Prior to the commencement of construction works, all tree protection recommendations in particular the establishment of tree protection zone fencing as specified in the approved Arborist Report (Footprint Green Pty Ltd, 26 September 2014) are to be certified by the consulting arborist as being adequate and in accordance with the specifications of AS 4970 ~ 2009 Protection of Trees on Construction Sites. Certification is to be provided to the certifying body prior to the issue of the Occupation Certificate.
7. Street numbers are to be affixed so that they are clearly displayed and visible from a public place.
8. Certification is to be provided that the commitments identified in the BASIX Certificate have been fulfilled.

G. Advice:

1. Failure to comply with the relevant provisions of the *Environmental Planning and Assessment Act, 1979* (as amended) and/or the conditions of this Development Consent may result in the serving of penalty notices (on-the-spot fines) under the summary offences provisions of the above legislation or legal action through the Land and Environment Court, again pursuant to the above legislation.
2. Dial before you dig: Prior to excavation the applicant is advised to contact Australia's National Referral Service for Information on Underground Pipes and Cables telephone 1100 or www.1100.com.au
3. It is the Project Managers responsibility to ensure that all of the Component Certificates/certification issued during the course of the project are lodged with the Principal Certifying Authority. Failure to comply with the conditions of approval or lodge the Component Certificates/certification will prevent the Principal Certifying Authority issuing an Occupation Certificate.
4. In accordance with Section 95(1) of the EPA Act 1979, this development consent lapses 5 years after the date from which this consent operates if the development is not commenced.
5. To ascertain the date upon which a consent operates, refer to Section 83 of the *Environmental Planning and Assessment Act, 1979* (as amended).
6. Should any of the determination not be acceptable, you are entitled to request reconsideration under Section 82A of the *Environmental Planning and Assessment Act, 1979*. Such request to Council must be made in writing, together with appropriate fees as advised at the time of lodgement of such request, within 6 months of the determination.
7. If you are dissatisfied with this decision, Section 97 of the *Environmental Planning and Assessment Act, 1979*, gives you a right of appeal to the Land and Environment Court within 6 months of the date of endorsement of this Consent.

8. The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Waters sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately stamped. For Quick Check agent details please refer to the web site at www.sydneywater.com.au then see Building Developing and Plumbing then Quick Check, or telephone 13 20 92.

Construction Certificate Application

Under the Environmental Planning & Assessment Act 1979 Sections 109C (1)(b), 81A (2) and clause 139 of the Environmental Planning & Assessment Regulation 2000

PHILIP CHUN

Suite 404, 44 Hampden Rd
Artarmon NSW 2064
Tel: 02 9412 2322
Fax: 02 9412 2433

Section 1 - Site Details

Address (including building name (if known), suburb and postcode)

1742 Pittwater Road, Bayview NSW

Lot Number and DP/SP

Lot 4 DP 455969

Section 2 - Proposed Development Description and Development Consent

Description of Development

Demolish exist Dwelling Build New single Dwelling

Estimated Cost (inclusive of GST)

750,000

BCA Classification(s) (if known)

Class 1a

Development Consent No.

355/14

Date of Issue

18/12/14

Name of the Authority that issued the Consent

Pittwater Council

Section 3 - Applicant Details

* person having the benefit of the development consent Note: A building contractor or other person cannot be the applicant unless also the owner of the land

Name

Andrew Elmslie

Organisation Name

Position

Address

14 Narla Rd, Bayview

Phone

0417454322

Fax

Applicant Signature



E-mail

andrew@northside.net.au

Date

13/2/15

Section 4 - Owner(s) Consent

As the owner(s) of the above property, I/We give consent to this application

Name

Andrew Elmslie

Organisation Name

ACN

Address

1742 Pittwater Rd, Bayview

Phone

0417454322

Fax

Owner Signature



Owner Signature

Name

Name

Position

Date

13/2/15

Position

Date

Single or multiple persons
- Owner's printed name and signature to be provided on the form or written letter of consent

Person acting for owner/s
- Letter on owner's letterhead (where appropriate signed by or on behalf of the owner/s showing that the person acting can authorise the applicant to lodge the application; or
- Full copy of a current power of attorney; or
- A reference to a registered power of attorney (book and page number)

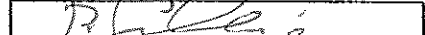
Companies
- ABN or ACN number must be provided.
- Name, position and signature of:
• one company director and company secretary; or
• two company directors; or
• if sole director, only one signature is required

Strata title
Consent and seal of owner's corporation if the proposed work involves or effects common property

Date of Receipt of Application (office use only)

13/2/15

Received by



Construction Certificate Application

Under the Environmental Planning & Assessment Act 1979 Sections 109C (1)(b), 81A (2) and clause 139 of the Environmental Planning & Assessment Regulation 2000

PHILIP CHUN

Suite 404, 44 Hampden Rd
Artarmon NSW 2064
Tel: 02 9412 2322
Fax: 02 9412 2433

Section 5 - Proposal Particulars - Information to be collected for the ABS

Land Area (m ²)	Gross Floor Area of existing Building (m ²)	No. of Storeys in new building (inc. underground)
1310	200	2

What are the current uses of all parts of the following building(s)/land? (if vacant please state)

Location

1742 Pittwater Road, Bayview NSW

Building/Land Use

Detached Dwelling

Does Land Contain a Residential Dual Occupancy?

no

Gross floor area (m²) of the proposed addition or new building?

430

What are the proposed uses of all parts of the building(s)/land?

Location

1742 Pittwater Road, Bayview NSW

Building/Land Use

Detached Dwelling

Is the new residential building to be attached to an existing building?

Yes

☐

No

☐ N/A

Is the new residential building to be attached to any other new building?

Yes

☐

No

☐ N/A

No. Pre-existing Dwellings

N/A

No. Dwellings to be demolished

N/A

No. Proposed Dwellings in new building

N/A

Materials to be used - Place a tick (✓) in the box which best describes the materials the new work will be constructed of:

Walls

Brick veneer ☐ 12

Timber/ Weatherboard ☒ 40

Unknown ☐ 90

Concrete tile ☐ 10

Full brick ☐ 11

Cladding-aluminium ☐ 70

Frame

Fibrous cement ☐ 30

Single brick ☐ 11

Curtain Glass ☐ 50

Timber ☒ 40

Fiberglass ☐ 80

Concrete block ☐ 11

Other ☐ 80

Steel ☐ 60

Masonry / terracotta shingle tiles ☐ 10

Concrete / masonry ☐ 20

Unknown ☐ 90

Other ☐ 80

Slate ☐ 20

Concrete ☐ 20

Floor

Unknown ☐ 90

Steel ☒ 60

Steel ☐ 60

Concrete ☒ 20

Roof

Terracotta tile ☐ 10

Fibrous cement ☐ 30

Timber ☒ 10

Concrete ☐ 70

Other ☐ 80

Hardiplank ☐ 30

Other ☐ 80

Aluminium ☐ 20

Unknown ☐ 90

Section 6 - List of Documents accompanying the application

I have attached the following (please ✓ box where applicable):

Owner's consent and Applicants signature

☒

Site Plan (showing the relation of the building to the boundaries of the allotment and any adjacent buildings)

☒

Existing floor plans (if the development involves building work to alter, expand or rebuild an existing building)

☒

4 Sets of detailed plans and specifications

☒

Schedule of Existing and Proposed Fire Safety Measures

☒

Details of alternative solutions to comply with the Building Code of Australia (if applicable)

☒

Completion of Section 5 of this Application - Information to be collected for the Australian Bureau of Statistics

☒

Copy of any Design Certificates to be relied upon

☒

Levy Online Payment Receipt

Building and Construction

ANDREW ELMSLIE
14 NARLA RD
BAYVIEW NSW 2104

Application Details:

Applicant Name:	ANDREW ELMSLIE
Levy Number:	5086318
Application Type:	DA
Application Number:	NO355/14
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	1742 PITTWATER RD BAYVIEW NSW 2104
Value of work:	\$800,000
Levy Due:	\$2,800.00

Payment Details:

LSC Receipt Number:	191149
Payment Date:	12/02/2015 10:33:31 AM
Bank Payment Reference:	787854872
Levy Paid:	\$2,800.00
Credit card surcharge:	\$11.20
Total Payment Received:	\$2,811.20

E sydney@northrop.com.au ABN 81 094 433 100

On behalf of: Northrop Consulting Engineers Pty Ltd

Single Dwelling

Certificate number: 573537S_02

This certificate confirms that the proposed development will meet the NSW government's 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 18/09/2014 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Wednesday, 01 October 2014

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

Planning &
Infrastructure

Project summary		
Project name	Elmslie House_02	
Street address	1742 Pittwater Road Bayview 2104	
Local Government Area	Pittwater Council	
Plan type and plan number	deposited 404485	
Lot no.	E	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	✔ 43	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 48	Target 40

Certificate Prepared by

Name / Company Name: Dan Raymond Freelance

ABN (if applicable): 36236253162

Project address	
Project name	Elmslie House_02
Street address	1742 Pittwater Road Bayview 2104
Local Government Area	Pittwater Council
Plan type and plan number	Deposited Plan 404485
Lot no.	E
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	5
Site details	
Site area (m ²)	1302
Roof area (m ²)	359
Conditioned floor area (m ²)	359
Unconditioned floor area (m ²)	101
Total area of garden and lawn (m ²)	700

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	✓ 43	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 48	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 300 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 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 250 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	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Floor, walls and ceiling/roof			
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, 156 square metres	nil		
floor - suspended floor above enclosed subfloor, 92 square metres, framed	0.60 (or 1.3 including construction) (down)		
floor - suspended floor above garage, framed	nil		
external wall - framed (weatherboard, fibre cement, metal clad)	1.50 (or 1.90 including construction)		
Internal wall shared with garage - single skin masonry	nil		
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 1.74 (up), roof: foil backed blanket (75mm)	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.		

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.			✓
The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table.	✓	✓	✓

Skylight no.	Maximum area (square metres)	Type	Shading
S1,2,3	2.00	aluminium, moulded plastic single clear	no shading
S4,5	1.20	aluminium, moulded plastic single clear	no shading

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W1,2,3	N	6.80	timber or uPVC, single clear (or U-value:5.71, SHGC:0.66)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
D02, D03, W05	E	19.50	timber or uPVC, single clear (or U-value:5.71, SHGC:0.66)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
D04, D05, W06, D06, W07	S	12.60	timber or uPVC, single clear (or U-value:5.71, SHGC:0.66)	none	not overshadowed
D01, D07	W	4.50	timber or uPVC, single clear (or U-value:5.71, SHGC:0.66)	eave/verandah/pergola/balcony 901-1,200 mm	not overshadowed
D09, W10	E	15.20	timber or uPVC, single clear (or U-value:5.71, SHGC:0.66)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W11, W12, W13	S	4.10	timber or uPVC, single clear (or U-value:5.71, SHGC:0.66)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W15, W16, W17	W	2.10	timber or uPVC, single clear (or U-value:5.71, SHGC:0.66)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W04	E	2.10	timber or uPVC, single clear (or U-value:5.71, SHGC:0.66)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
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.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 5 Star (new rating)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 5 Star (new rating)		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: gas fixed flued heater; Energy rating: 5 Star		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: gas fixed flued heater; Energy rating: 5 Star		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: Individual fan, ducted to façade or roof; Operation control: manual on / timer off		✓	✓
Kitchen: Individual fan, ducted to façade or roof; Operation control: manual on / timer off		✓	✓
Laundry: Individual fan, ducted to façade or roof; Operation control: manual on / timer off		✓	✓
Artificial lighting			
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 5 of the bedrooms / study; dedicated		✓	✓
• at least 3 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all bathrooms/toilets; dedicated		✓	✓
• the laundry; dedicated		✓	✓
• all hallways; dedicated		✓	✓
Natural lighting			
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 4 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
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.		✓	
The applicant must install a fixed indoor or sheltered 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.

Critical Phase Inspection Report Pre CC Inspection

Issued under Environmental Planning and Assessment Regulation 2000 section 143(B)&(C)

PHILIP CHUN 

Suite 404, 44 Hampden Rd
Artarmon NSW 2064
Tel: 02 9412 2322
Fax: 02 9412 2433

Section 1 - Site Details and Approvals

Address (including building name (if known), suburb and postcode)

1742 Pittwater Road, Bayview NSW 2104

Construction Certificate Number

15-204548_cc1

Date of Issue

TBA

Issued By

Philip Chun - (Phillip Smillie)

Construction Certificate Application Date

13/2/15

By

Owner

Section 2 - Details of Inspection

(a) Current fire safety measures in the building

N/A to Class 1a

(b) Do the plans and specification depict condition of existing building?

Yes/No - if no see notes on attached plans and specifications

(c) Are there any features on site that would prevent development complying with the BCA, or cause the development to not be complying development?

Yes/No- If yes see attached notes on plans

(c) Have works commenced on site?

Yes/No- If yes see attached notes on plans

Section 3 - Details of Notification

(a) Properties notified

N/A applicable to residential CDC only

(b) Notification Letter

N/A applicable to residential CDC only

Section 4 - Principal Certifying Authority carrying out the Inspection

Name Philip Chun (Philip Smillie)

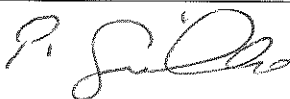
Accreditation No. 0381

Address Suite 404, 44 Hampden Road, Artarmon, NSW 2064

Phone 9412 2322

Fax 9412 2433

Signature:



Date of inspection: 12/2/15

The site was: satisfactory ☒

unsatisfactory: ☐

Comments:

Noted exist house & pool.
pool will need compliant fencing upon completion.

Section 5 - Attachments

Description

By

Dated

Annual Fire Safety Certificate

Plans and Specifications

Notification Map

Notification Letter

Notification of Submissions

Philip Chun (Member of staff who complied notification plan)

Philip Chun (member of staff who signed notification letter)



**Fair
Trading**

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

DA Condition A4

OWNER BUILDER PERMIT

HOME BUILDING ACT 1989

Andrew Elmslie
1742 Pittwater Rd
BAYVIEW NSW 2104

Permit: 418791P
Issued: 13/02/2015

Receipt: 10000232484-01
Amount: \$168.00

BUILDING SITE:
AUSTRALIA

1742 Pittwater Rd, BAYVIEW, NSW 2104

AUTHORISED BUILDING WORK Demolition of existing dwelling and construction of a new single dwelling as DA approval

AUTHORITY NUMBER: DA-N0355/14

COUNCIL AREA: PITTWATER (S) COUNCIL

PERSONS WITH A PRESCRIBED INTEREST IN THE LAND:

MELISSA JANE ELMSLIE

Rod Stowe
Commissioner for Fair Trading

Issuing officer

CAUTION: AS THE HOLDER OF AN OWNER-BUILDER PERMIT YOU MUST NOW ADVISE YOUR CERTIFYING AUTHORITY (COUNCIL OR PRIVATE CERTIFIER) OF YOUR OWNER-BUILDER PERMIT NUMBER AND DATE OF ISSUE.

This permit is only valid when an official receipt has been imprinted.

If payment is made by cheque, the permit is conditional on the cheque being met on presentation.

*GST amount included in total fee: \$0.00



**Fair
Trading**

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

PERMIT CONDITIONS

This owner-builder permit, issued by or on behalf of, NSW Fair Trading under the *Home Building Act 1989* is only valid under the following conditions;

1. *The content of the 'Application for Owner-Bullder Permit' as declared and signed by the applicant is accepted as true and correct.*
2. *Building work has **not** commenced on the subject building site.*
3. *Building work to be carried out is only as that authorised on page 1 of this permit.*
4. *Fair Trading accepts the evidence that the applicant has provided in respect of development consent being received by the relevant certifying authority and evidence of either ownership or prescribed interest in the land.*
5. *The permit holder **and** all other persons with a prescribed interest in the land listed on page 1 of this permit cannot apply for an owner-builder permit (at a different building site address) within 5 years from the date of issue of this Permit.*
6. *Concerning the building site on page 1 of this Permit, any sale within 7 years and 6 months after the owner-builder permit was issued must include a conspicuous note (a consumer warning) on any contract of sale stating:*
 - a) *that an owner-builder permit was issued in relation to the land (specifying the date on which it was issued), and*
 - b) *work done under an owner-builder permit is not required to be insured under this Act unless the work was done by a contractor to the owner-builder.*
7. *The work to be performed under the permit will be not be covered by a contract of insurance under the Home Building Compensation Fund.*
8. *You should obtain professional advice from general insurers regarding public liability and property damage cover, etc.*

Note: Under s. 43(1) of the Home Building Act, 1989, the Chief-Executive may cancel a permit if it is later discovered that a permit holder misrepresented information in their permit application.

DA Conditions

10

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

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

I, Ben White on behalf of White Geotechnical Group Pty Ltd
(insert name) (trading or company name)

on this the 12th February 2015
(date)

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater – 2009 and I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least \$2million. I also certify that I have reviewed the design plans and structural design plans in accordance for the Construction Certificate Stage and that I am satisfied that:

Please mark appropriate box

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

Geotechnical Report Details :

Report Title: Geotechnical Report, 1742 PITTWATER ROAD, BAYVIEW

Report Date: 9/9/14

Author: BEN WHITE

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

Structural Plans

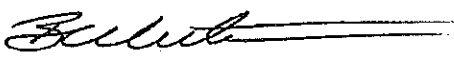
DRAWING NO: S141689-S01 TO S08, REV 1, PREPARED BY NORTHROP dated 11.2.15

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

Ben White
(name)


(signature)

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

Signature 
Name Ben White
Chartered Professional Status MSc.Geol AusIMM CP GEOL .
Membership No. 222757
Company White Geotechnical Group Pty Ltd

Application for Section 139 Consent to Work in a Public Road Reserve (including Driveways)

PLEASE PRINT

Applicant / Owner: *Andrew Elmslie*

Company Name (if applicable):

Postal Address: *14 Navla Rd, Bayview* Postcode: *2104*

Phone (Work): Phone (Mobile): *0417 454 322*

Applicant Name: *Andrew Elmslie* Owners consent Name:

Signature: *[Signature]* Signature:

Date: *19/2/15* Date:

Property Address: *1742 Pittwater Rd, Bayview*

Development Application (DA) No. (where applicable): *355/14*

Nature of Work: ☐ Driveway ☐ Retaining wall (specify type) ☐ Road pavement ☐ Stairs ☐ Footpath paving ☐ Landscape treatment ☐ Kerb and gutter ☐ Other (please specify).....

Plans are to be attached Yes / *No*

Description of works: *N/A*

Note A: Where not associated with a Development Application/ Consent

Note B: Residential - single dwelling & dual occupancy in association with a Development Consent

Note C: Other than residential - single dwelling and dual occupancy in association with a Development Consent

FEES

	No DA (see Note A)	DA (see Note B)	DA (see Note C)
Access Driveway only across road reserve (boundary to pavement edge) and Landscape Treatment (includes 2 site inspections) per allotment.	\$277	\$328	\$330
Access Driveway and/or retaining structures / stair structures / special landscape treatment (includes 2 site inspections) per allotment	\$441	\$441	\$656
Fee per additional site inspection	\$277	\$277	\$277

Notes:

1. **This application will not be considered until the required fees have been paid.**
2. This application does **NOT** constitute an approval to commence or proceed with any work.
3. A Section 139 Consent is required under the Roads Act 1993.
4. Following payment of the required fees, the application will be assessed by Council's Urban Infrastructure Business Unit. If the application is approved, a written consent, including conditions, will be issued by the Road Authority (Council).
5. **WORK MAY ONLY COMMENCE FOLLOWING RECEIPT OF THE WRITTEN CONSENT FROM COUNCIL. THE CONSENT MUST BE KEPT ON SITE AT ALL TIMES DURING THE WORKS.**

Office Use Only: (1.7.14 - 30.6.15)

CODE: EREC

Late Fee: \$790 when work commenced prior to issue of Section 139 Consent

FEE:

RECEIPT NO:

ISSUED BY:

DATE:

Enquiries: - please contact Boondah Works Depot Ph: (02) 9970 1180

NOTE TO CUSTOMER SERVICE:

PHOTOCOPY APPLICATION FORM AND STAPLE WITH RECEIPT FOR CUSTOMER'S RECORD

Rec'd 19/2/15

ARTWORK APPROVAL

DX condition

D 14

(12)

**Northside
Constructions Pty Ltd**

Lic No: 40171C
Mob: 0417 454 322

Principal Certifying Authority: Philip Chun & Assoc Pty Ltd
Suite 404 Hampden Rd, Artarmon NSW
Ph: 9412 2322

DANGER CONSTRUCTION SITE UNAUTHORISED PERSONS KEEP OUT

- No works to be carried out in councils reserve without written approval.
- Road opening permit required prior to any works within council road reserve.
- No skip bins to be stored on council road reserve.

Pick Slip No. 277196

Size 900x600

Material poly

Background white

Bracing/Holes

Due Date 6-2-15