



D.M. BALL
& ASSOCIATES
PTY LTD

Building Certification
ABN 16 090 100 986



COMPLYING DEVELOPMENT CERTIFICATE

made under the *Environmental Planning and Assessment Act 1979*

COMPLYING DEVELOPMENT CERTIFICATE No. 69/16

Applicant	Nicholas Bubalo 105 Cabbage Tree Road BAYVIEW NSW 2104
Owner	Vlado, Nicholas & Alexandar Bubalo 105 Cabbage Tree Road BAYVIEW NSW 2104
Land To Be Developed	Lot 13, DP. 12240, No. 14A Ponderosa Parade WARRIEWOOD NSW 2102
Proposed Complying Development	Type: Building Description: Demolition of existing dwelling & carport Proposed Use: N/A
Value of Work	\$10,000-
Builder/Owner Builder (if known) <i>to be completed in the case of proposed residential building work</i> name contractor licence no/permit no in case of owner builder	<u>Demolition</u> BU Group Pty Ltd 4 Flint Close WEST HOXTON NSW 2171
Building Code of Australia (BCA) Classification	Demolition – N/A

Rec: 398069
PRVC
\$36



Determination

Approved

Date of Determination/Commencement: 29th July, 2016

Date of Lapse

29th July, 2021

Attachments

*Section 149 Planning Certificate from Pittwater Council

*Conditions of Approval

*Survey plan from Base Surveying

*Waste Management Plan

*Erosion and sediment control detail

*Public Liability Insurance Certificates

*Certificates of currency

*Asbestos Removal Licence

*Receipt for payment of Council fee's

**Plans and Specifications
Approved**

*Demolition drawing from Base Surveying

**Environmental Planning
Instrument Decision
Made Under**

-State Environmental Planning Policy (Exempt & Complying
Development Codes) 2008 (The Codes SEPP)



Certificate

I certify that:

- the proposed development is complying development and that if carried out in accordance with the plans and specifications will comply with all development standards, any standards in the State Environmental Planning Policy (Exempt & Complying Development Code) 2008 amended and all requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A(5) of the Act;
- and will upon completion be a Demolition – Class N/A building.

Signature: _____

Date of issue: 29th July, 2016

Certificate No. 69/16

- *prior to commencement of work s 86(1) and (2) of the Environmental Planning and Assessment Act 1979 must be satisfied (see form 7)*

Certifying Authority

Name: Darren Ball
D.M Ball & Associates Pty Ltd

Accreditation No. BPB0019

Phone: (02) 9822 4911

Address: Suite 1/84 Bathurst Street, Liverpool, NSW 2170
(PO Box 820, LIVERPOOL BC, NSW 1871)

Condition of the Complying Development Certificate:

1. The owner shall notify all residential neighbours within 20 metres of the subject lot, seven days before works are due to commence.



D.M. BALL
& ASSOCIATES
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ABN 16 090 100 986

11th July, 2016

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

Dear Sir or Madam

On 4th July, 2016, D.M. Ball & Associates Pty Ltd received an application to:
Demolish existing dwelling & carport
at Lot 13, DP. 12240, No. 14A Ponderosa Parade, Warriewood NSW 2102

I am writing to advise you that the proposed building works is classified as a complying development which means it meets all the standards provided by the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and it will be approved no sooner than 14 days from today.

This 14 day pre-approval period is an opportunity for you to discuss the proposed demolition/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.

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 Details: Nicholas Bubalo
Ph: 0403 986 160

Local government area: Pittwater

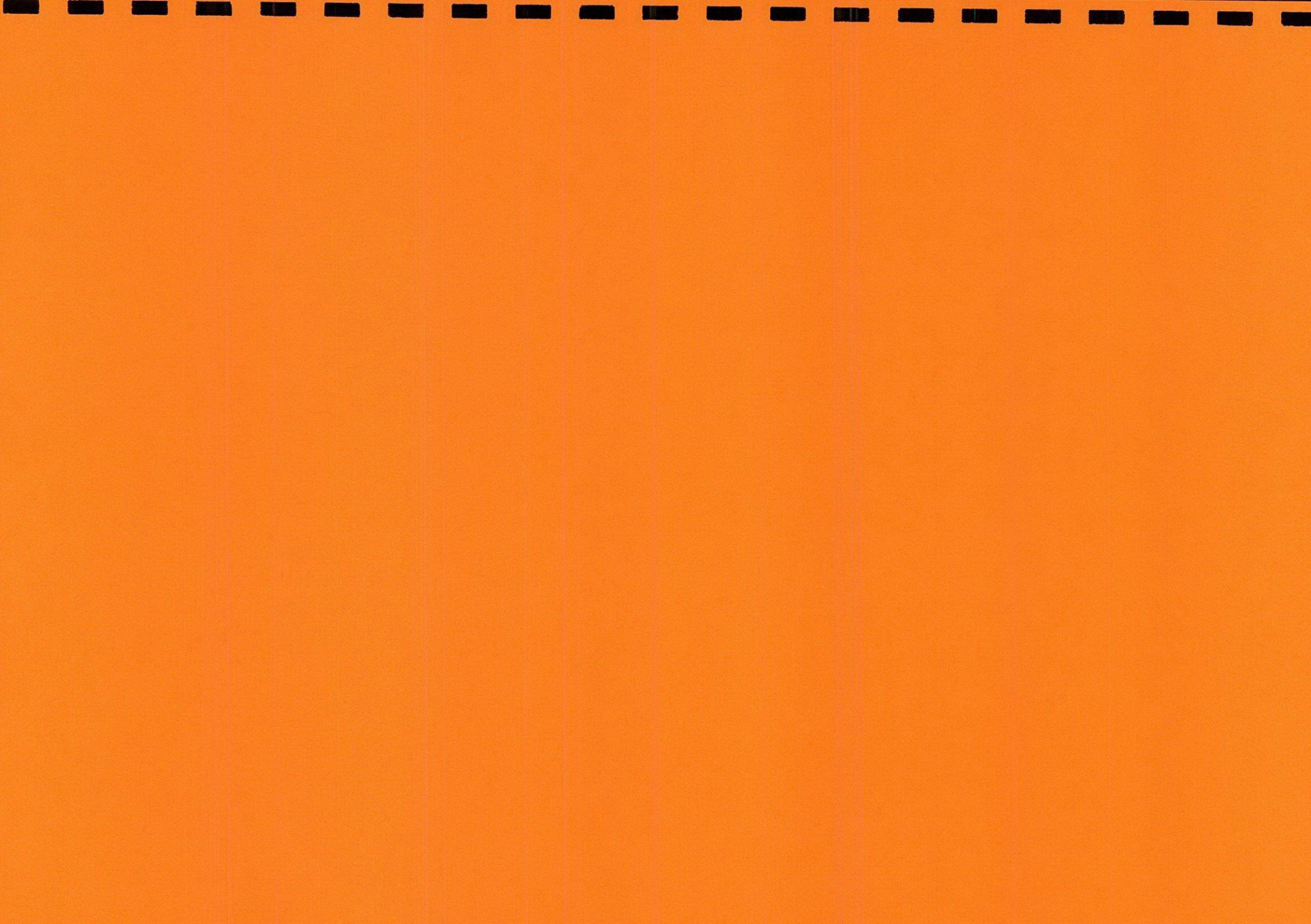
Once the application has been approved under a complying development certificate (CDC) a copy of the approved CDC with the relevant plans and specifications will be available for inspection at the Principal Certifying Authority's office free of charge during their normal office hours.

The CDC will also be approved subject to conditions of approval which requires neighbour notification 7 days prior to works commencing, as well as requirements to ensure environmental protection measures are in place during demolition/construction.

You will also be advised by letter as a courtesy, seven days before construction work begins.

.....
Darren Ball
Accreditation No. BPB0019

COPY



PITTWATER COUNCIL

Section 149 Pt 2 & 5 Planning Certificate

Environmental Planning & Assessment Act, 1979

Applicant: GLOBALX LEGAL SOLUTIONS
PO BOX A250
SYDNEY SOUTH NSW 1235

Cert. No: e149/16/0181
Cert. Date: 10/03/2016
Fee: \$133.00
Property No: 43191

Your Reference:

Address of Property:

14A PONDEROSA PARADE
WARRIEWOOD NSW 2102

Description of Property:

Lot 13 DP 12240

Strata Unit Details (If applicable):

County: Cumberland

Parish: Narrabeen

NOTE:

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

A reference in this certificate to any instrument, including Pittwater Local Environmental Plan 2014, is a reference to that instrument, as amended.

Pittwater Council ABN 61 340 837 871

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

Telephone (02) 9970 1111
Facsimile (02) 9970 1200
Internet: www.pittwater.nsw.gov.au
Email: pittwater_council@pittwater.nsw.gov.au

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

RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1

LOCAL ENVIRONMENTAL PLAN

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

Pittwater Local Environmental Plan 2014

PROPOSED LOCAL ENVIRONMENTAL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1 (2)

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

STATE ENVIRONMENTAL PLANNING POLICIES AND PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES

EP&A Regulations 2000
Schedule 4 Clause 1 (1) & (2)

- SEPP NO. 19 - Bushland in Urban Areas (gazetted 24.10.86)
- SEPP NO. 21 - Caravan Parks (gazetted 24.4.92)
- SEPP NO. 30 - Intensive Agriculture (gazetted 8.12.89)
- SEPP NO. 32 - Urban Consolidation (Redevelopment of Urban Land) (gazetted 15.11.91)
- SEPP NO. 33 - Hazardous and Offensive Development (gazetted 13.03.92)
- SEPP NO. 44 - Koala Habitat Protection (gazetted 6.01.95)
- SEPP NO. 50 - Canal Estate Development (gazetted 10.11.97)
- SEPP NO. 55 - Remediation of Land (gazetted 28.08.98)
- SEPP NO. 62 - Sustainable Aquaculture
- SEPP NO. 64 - Advertising and Signage (gazetted 16.3.2001)
- SEPP NO. 65 - Design Quality of Residential Flat Development (gazetted 26/07/2002)
Amendment 2 (gazetted 4/07/2008)
- SEPP - Building Sustainability Index: BASIX (gazetted 1.7.2004)
- SEPP - (Major Development) 2005 (gazetted 25.05.2005)
- SEPP - (Mining, Petroleum Production & Extractive Industries) 2007 (gazetted 16.02.2007)
- SEPP - (Miscellaneous Consent Provisions) 2007
- SEPP - (Infrastructure) 2007 (gazetted 21.12.2007)
- SEPP - (Affordable Rental Housing) 2009
- SEPP - (Exempt & Complying Development Codes) 2008 (gazetted 12.12.2008) As amended
- Deemed SEPP - Hawkesbury-Nepean River (No. 2 - 1977)

DEVELOPMENT CONTROL PLANS

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

Pittwater 21 Development Control Plan

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

ZONING AND LAND USE UNDER RELEVANT LEPsEP&A Regulations 2000
Schedule 4 Clause 2**LAND ZONING MAP**EP&A Regulations 2000
Schedule 4 Clause 2 (a), (b), (c) & (d)

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones affecting the land as identified on the maps to which Pittwater Local Environmental Plan 2014 applies.

Zone IN2 Light Industrial**2 Permitted without consent**

Nil

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Crematoria; Depots; Environmental protection works; Freight transport facilities; Funeral homes; Hardware & building supplies; Horticulture; Industrial retail outlets; Industrial training facilities; Landscaping materials supplies; Light industries; Mortuaries; Neighbourhood shops; Recreation facilities (indoor); Roads; Service stations; Signage; Storage premises; Takeaway food and drink premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste disposal facilities; Waste or resource transfer stations; Water supply systems; Wholesale supplies

4 Prohibited

Any other development not specified in item 2 or 3

ADDITIONAL PERMITTED USES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT - SCHEDULE 1

Additional permitted uses, if any, for which development is permissible with development consent pursuant to Clause 2.5 and Schedule 1 of Pittwater Local Environmental Plan 2014.

Note: Where no additional permitted uses have been listed under the heading "ADDITIONAL PERMITTED USES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT", then clause 2.5 of Pittwater Local Environmental Plan 2014 is inapplicable to the land the subject of this certificate.

FURTHER PLANNING CONTROLSEP&A Regulations 2000
Schedule 4 Clause 2 (e) (f) (g) (h)

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

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

EP&A Regulations 2000

Schedule 4 Clause 2A

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

COMPLYING DEVELOPMENT

EP&A Regulations 2000
Schedule 4 Clause 3

The following notations relate to the extent to which the land is land on which complying development may or may not be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL HOUSING CODE

Complying development under the General Housing Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Note: Further zone based limitations may apply. See *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* clause:

3.1 Land to which code applies

This code applies to development that is specified in clauses 3.2-3.5 on any lot in Zone R1, R2, R3, R4 or RU5 that:

- (a) has an area of at least 200m² and
- (b) has a width, measured at the building line fronting a primary road, of at least 6m.

RURAL HOUSING CODE

Complying development under the Rural Housing Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Note: Further zone based limitations may apply. See *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* clause:

3A.1 Land to which code applies

This code applies to development that is specified in clauses 3A.2-3A.5 on lots in Zone RU1, RU2, RU3, RU4, RU5 and R5.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial & Industrial (Alterations) Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial & Industrial (New Buildings and Additions) Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Note: Further zone based limitations may apply. See *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* clause 5A.1 Land to which code applies.

This code applies to development that is specified in clause 5A.2 on any lot in Zone B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3.

SUBDIVISION CODE

Complying development under the Subdivision Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

DEMOLITION CODE

Complying development under the Demolition Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

FIRE SAFETY CODE

Complying development under the Fire Safety Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Note: *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("SEPP") must be read and applied in conjunction with Pittwater Local Environmental Plan 2014.*

COASTAL PROTECTION

EP&A Regulations 2000
Schedule 4 Clause 4

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

CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

EP&A Regulations 2000
Schedule 4 Clause 4A

- 1) Council is not aware of any order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works to the land the subject of this certificate, or on public land adjacent to that land.
- 2) Council has not been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works have been placed on the land subject of this certificate, or on public land adjacent to that land.

ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 2014 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

EP&A Regulations 2000
Schedule 4 Clause 4B

Council is not aware of any charges under section 496B of the *Local Government Act 2014* for coastal protection services levied upon land the subject of this certificate.

MINE SUBSIDENCE

EP&A Regulations 2000
Schedule 4 Clause 5

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

ROAD WIDENING AND ROAD REALIGNMENT

EP&A Regulations 2000
Schedule 4 Clause 6

- (a) The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.
- (b) The land is not affected by any road widening or road realignment under *Pittwater Local Environmental Plan 2014*.
- (c) The land is not affected by any road widening or road realignment under any resolution of Council.

Note: The Roads and Maritime Services may have proposals that are not referred to in this item. For advice about effectation by RMS proposals, contact the Roads and Maritime Services.

COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

EP&A Regulations 2000
Schedule 4 Clause 7

Council has adopted a number of policies with regard to various hazards or risks which may restrict development. The identified hazard or risk and the respective Council policies which affect the property, if any, are listed below.

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

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

FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

EP&A Regulations 2000
Schedule 4 Clause 7A

On the information available to Council, the land or part of the land in question is subject to Overland Flows and the Probable Maximum Flood and is therefore classified as Category 3 - Overland Flow Path - Minor.

The land or part of the land in question is subject to flood related development controls for the purposes (where permissible) of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings.

The land or part of the land in question is also subject to flood related development controls for any other purpose.

Development controls are set out in Council's Pittwater 21 Development Control Plan.

Note:

This is the latest available information incorporating detailed hydraulic modeling and ground truthing. The Flood Levels and the flood study used to determine the flood levels are available from Council and should be compared with the surveyed floor level and ground level to assess flood risk.

LAND RESERVED FOR ACQUISITION

EP&A Regulations 2000
Schedule 4 Clause 8

This land is not affected by any provisions within Pittwater Local Environmental Plan 2014 that would provide for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

CONTRIBUTIONS PLANS

EP&A Regulations 2000
Schedule 4 Clause 9

S.94 Plan No. WV - Warriewood Valley

This Plan was approved by Council to levy contributions towards the provision, extension or augmentation of public amenities and public services that will, or are likely to be, required as a consequence of development in the Warriewood Valley Urban Release Area.

BIODIVERSITY CERTIFIED LAND

EP&A Regulations 2000
Schedule 4 Clause 9A

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

BIOBANKING AGREEMENTS

EP&A Regulations 2000
Schedule 4 Clause 10

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

BUSH FIRE PRONE LAND

EP&A Regulations 2000
Schedule 4 Clause 11

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

PROPERTY VEGETATION PLANS

EP&A Regulations 2000
Schedule 4 Clause 12

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

ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

EP&A Regulations 2000
Schedule 4 Clause 13

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

DIRECTIONS UNDER PART 3A

EP&A Regulations 2000
Schedule 4 Clause 14

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

SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

EP&A Regulations 2000
Schedule 4 Clause 15

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

SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

EP&A Regulations 2000
Schedule 4 Clause 16

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

SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

EP&A Regulations 2000
Schedule 4 Clause 17

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

PAPER SUBDIVISION INFORMATION

EP&A Regulations 2000
Schedule 4 Clause 18

Note: Where no information has been provided under the heading "PAPER SUBDIVISION INFORMATION" then Council is unaware of any such development plan or subdivision order applying to the land the subject of this certificate.

SITE VERIFICATION CERTIFICATES

EP&A Regulations 2000
Schedule 4 Clause 19

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

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Contaminated Land Management Act 1997
Section 59 (2)

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

OTHER RELEVANT MATTERS PROVIDED UNDER SECTION 149(5)

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

COMPANY TITLE SUBDIVISION

Clause 4.1 of the Pittwater Local Environmental Plan 2014 provides that land may not be subdivided except with the consent of the Council. This includes subdivision by way of company title schemes. Persons considering purchasing property in the Pittwater local government area the subject of a company title scheme are advised to check that the land has been subdivided with the consent of the Council.

TREE PRESERVATION AND MANAGEMENT ORDER

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

COUNCIL RESOLUTION TO AMEND ENVIRONMENTAL PLANNING INSTRUMENT

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

ADDITIONAL INFORMATION

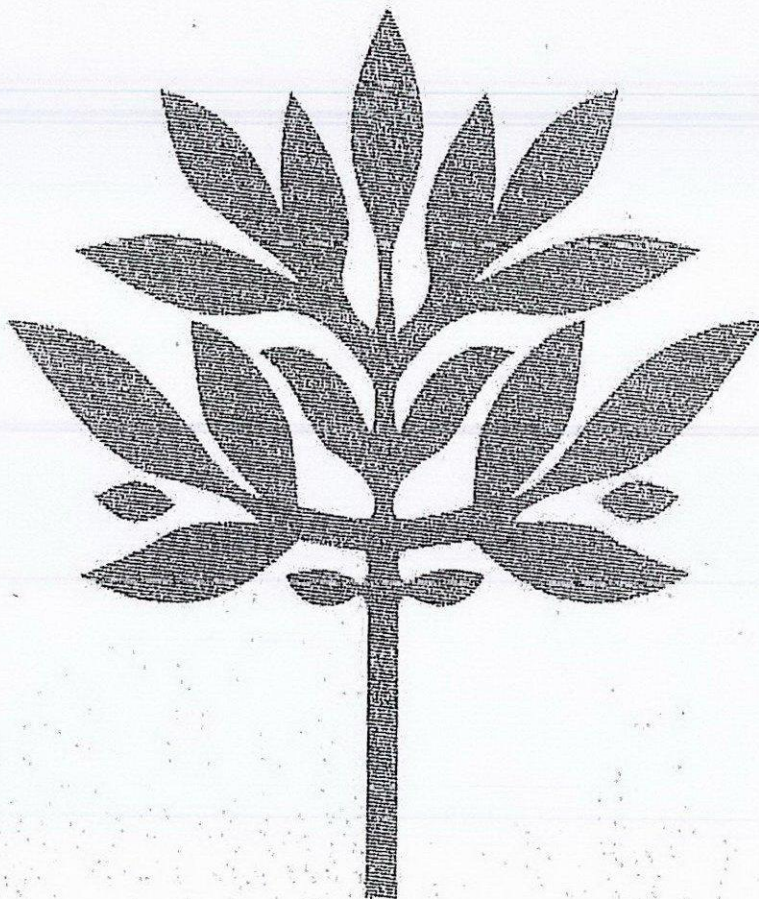
Additional Information, if any, relating to the land the subject of this certificate:

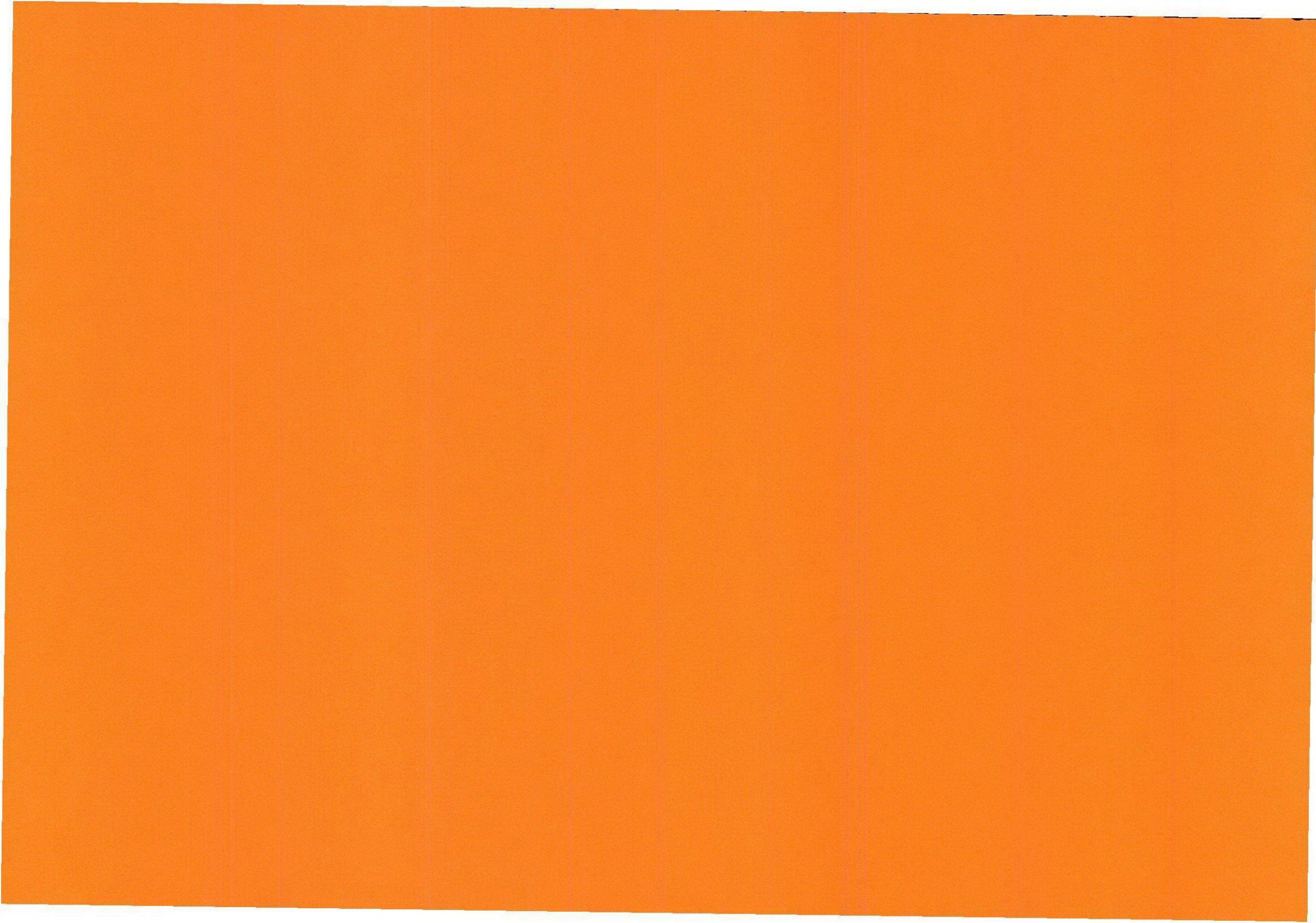
Certificate No: e149/16/0181

Date:10/03/2016

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

MARK FERGUSON
General Manager





STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008 - SCHEDULE 9

SCHEDULE 9 – Conditions applying to complying development certificates under the Demolition Code

(Clause 7.3)

Note: Complying development under the Demolition Code must comply with the requirements of the Act, the Environmental Planning and Assessment Regulation 2000 and the conditions listed in this Schedule.

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

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

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

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

Part 1 - Conditions applying before works commence

1 Protection of adjoining areas

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

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

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

2 Toilet facilities

(1) Toilet facilities must be available or provided at the work site before works begin, and must be maintained until the works are completed, at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

(2) Each toilet must:

(a) be a standard flushing toilet connected to a public sewer, or

(b) have an on-site effluent disposal system approved under the Local Government Act 1993, or

(c) be a temporary chemical closet approved under the Local Government Act 1993 .

3 Waste management

(1) A waste management plan for the work must be submitted to the principal certifying authority at least 2 days before work commences on the site.

(2) The waste management plan must:

(a) identify all waste (including excavation, demolition and construction waste material) that will be generated by the work on the site, and

(b) identify the quantity of waste material, in tonnes and cubic metres, to be:

(i) reused on-site, and

(ii) recycled on-site and off-site, and

(iii) disposed of off-site, and

(c) if waste material is to be reused or recycled on-site-specify how the waste material will be reused or recycled on-site, and

(d) if waste material is to be disposed of or recycled off-site-specify the contractor who will be transporting the material and the waste facility or recycling outlet to which the material will be taken.

(3) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.

(4) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

4 Adjoining wall dilapidation report

(1) If a building to be demolished is within 900mm of a boundary, and there is a wall (the "adjoining wall") on the lot adjoining that boundary that is less than 900mm from that boundary, the person having the benefit of the complying development certificate must obtain a dilapidation report on the adjoining wall.

(2) If the person preparing the report is denied access to the adjoining lot for the purpose of inspecting the adjoining wall, the report may be prepared from an external inspection of the adjoining wall.

5 Run-off and erosion controls

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

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

Part 2 - Conditions applying during the works

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

6 Hours for demolition

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

7 Compliance with plans

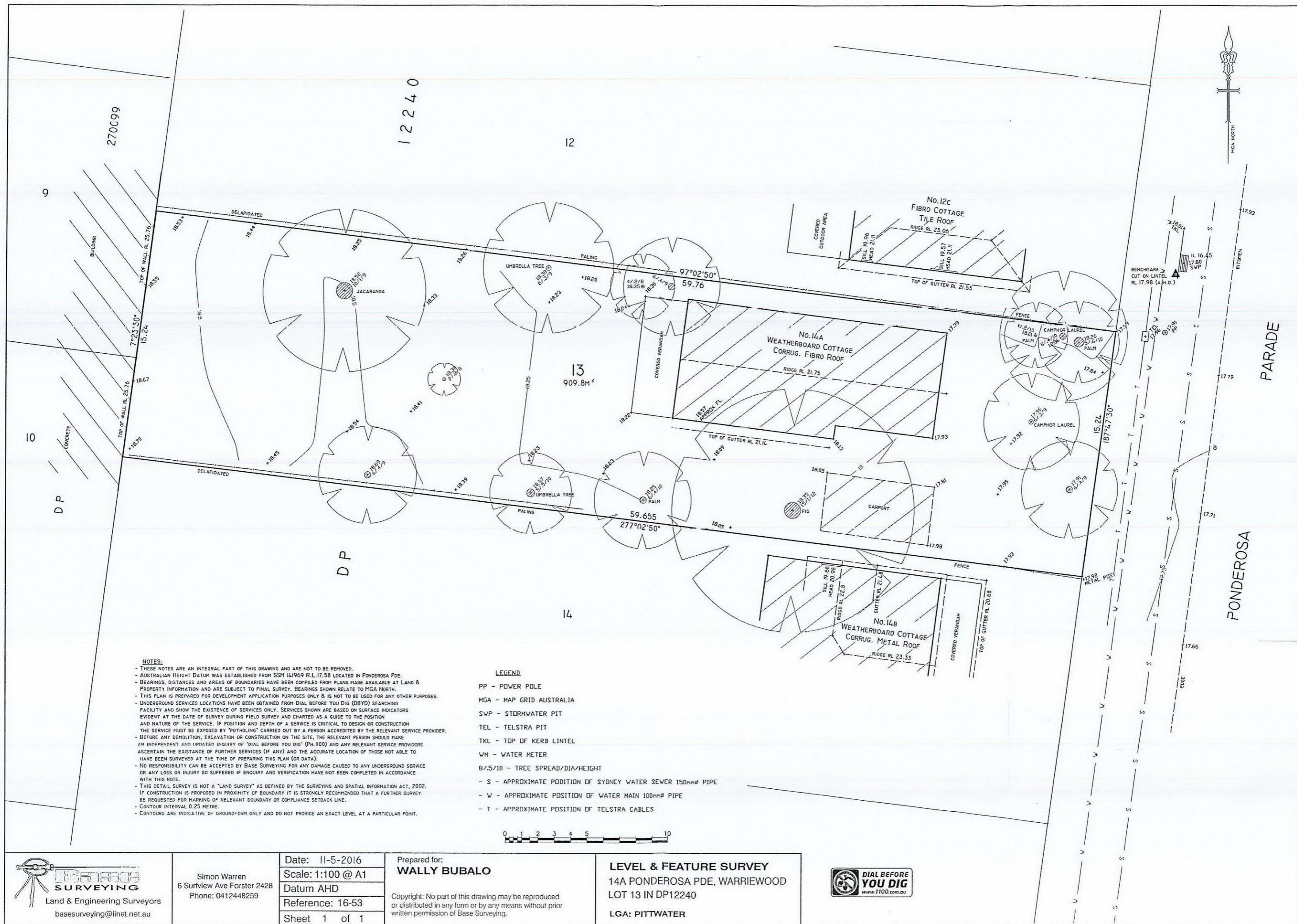
Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

8 Demolition

Any demolition must be carried out in accordance with AS 2601-2001, The demolition of structures .

9 Maintenance of site

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



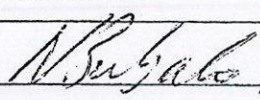


Manly Council

Council Offices 1 Belgrave Street Manly
PO Box 82 MANLY NSW 1655 AUSTRALIA
DX 9205 Manly email: records@manly.nsw.gov.au
Phone 02 9976 1500 Fax 02 9976 1400
www.manly.nsw.gov.au

WASTE MINIMISATION AND MANAGEMENT PLAN & CHECKLIST

The demolition and construction of developments generates significant amounts of waste. The aim of this plan is to facilitate maximum resource recovery and reduction in waste materials and minimise environmental impacts of developments. Manly Council requires on site management of any waste generated during demolition and construction; this involves planning the reuse, recycling and disposal of waste from all types of developments. Carefully managing waste from a development decreases the social costs and health and safety risks associated with waste. The plan encourages the efficient use of resources, which is not only environmentally sustainable but is also economically beneficial.

APPLICANT DETAILS	
Application No.	
Name	Nicholas Bubalo
Address	105 Cabbage Tree Rd, Bayview NSW 2104
Phone number(s)	0403 986 160
Email	n.bubalo@bigpond.com
PROJECT DETAILS	
Address of development	14a Ponderosa Parade Warriewood NSW 2102
Existing buildings and other structures currently on the site	Deralict house on site
Description of proposed development	Removal of house to clean up site for future development
<i>This development achieves the waste objectives set out in the DCP. The details on this form are the provisions and intentions for minimising waste relating to this project. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as council, DECC or WorkCover NSW.</i>	
Name	Nicholas Bubalo
Signature	
Date	29/07/2016

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**WASTE MINIMISATION AND
 MANAGEMENT PLAN &
 CHECKLIST**

DEMOLITION (ALL TYPES OF DEVELOPMENTS)				
	Reuse	Recycling	Disposal	
Type of waste generated	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	Specify method of onsite reuse, contractor and recycling outlet and /or waste depot to be used
Excavation material				
Timber (specify)				
Concrete				
Bricks/pavers				
Tiles				
Metal (specify)				
Glass	1			Kimbriki Waste Depot
Furniture				
Fixtures and fittings				
Floor coverings				
Packaging (used pallets, pallet wrap)				
Garden organics	4			Kimbriki Waste Depot
Containers (cans, plastic, glass)				
Paper/cardboard				
Residual waste				
Hazardous/special waste e.g. asbestos (specify)	2			Kimbriki Waste Depot
Other (specify)				

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**WASTE MINIMISATION AND
MANAGEMENT PLAN &
CHECKLIST**

CONSTRUCTION (ALL TYPES OF DEVELOPMENTS)				
	Reuse	Recycling	Disposal	
Type of waste generated	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	Specify method of on site reuse, contractor and recycling outlet and /or waste depot to be used
Excavation material				
Timber (specify)				
Concrete				
Bricks/pavers				
Tiles				
Metal (specify)				
Glass				
Plasterboard (offcuts)				
Furniture				
Fixtures and fittings				
Floor coverings				
Packaging (used pallets, pallet wrap)				
Garden organics				
Containers (cans, plastic, glass)				
Paper/cardboard				
Residual waste				
Hazardous/special waste (specify)				
Other (specify)				

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**ONGOING OPERATION (RESIDENTIAL, MULTI UNIT,
COMMERCIAL, MIXED USE
AND INDUSTRIAL)**

Address of development: _____

[illegible]

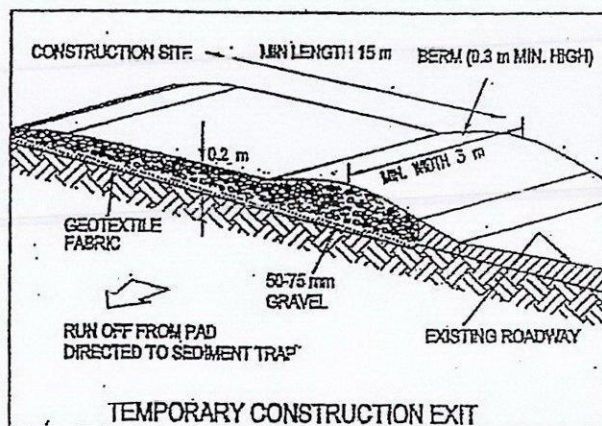
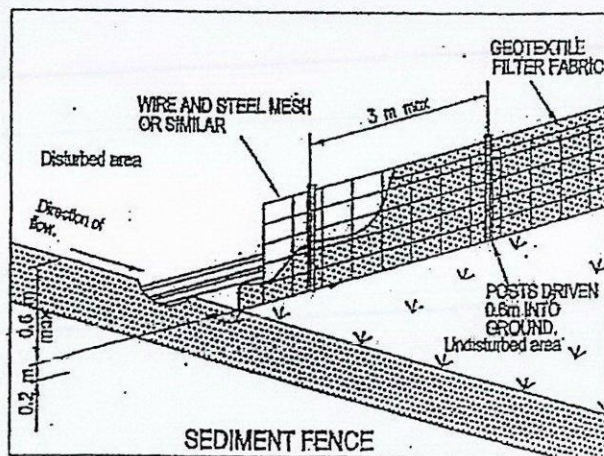
Please describe the methods that will be employed to ensure the ongoing management of waste onsite (e.g. lease conditions, caretaker/manager onsite)

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CONSTRUCTION DESIGN (ALL TYPES OF DEVELOPMENTS)

Outline how measures for waste avoidance have been incorporated into the design, material purchasing and construction techniques of the development

N/A



SCALE: NTS

Sediment and erosion control measures

1. Construct a sediment fence as indicated on the plan and details.
2. Construct a truck shake down ramp using coarse gravel D50% = 50 to 80 mm.
3. Construct a temporary sediment pond using the 200 mm earth mound as a part of the sediment fence.
4. Start with construction in accordance with the construction management plan. Direct all surface runoff towards the sediment pond. Release only clean water. If water is still turbid it will have to be dozed with 320 mg/l of gypsum prior to discharge.
5. Use the area indicated on the plan for stockpiling. Surround the toe of stockpiled material with continuous sandbag barrier.
6. Minimize the amount of exposed, disturbed soil to weather elements.
7. Remove the sediment fence and the temporary sediment pond 14 days after all disturbed areas have been stabilized, after approval from the Council.
8. If the builder does not comply with the sediment and erosion control plan he/she may be fined.
9. The following warning is to be displayed on site:
No paint or cement solvent or any other solid or liquid pollutant is to be disposed into the stormwater drainage system.



CERTIFICATE OF CURRENCY

QBE Workers Compensation (NSW) Ltd.
- Agent for the NSW WorkCover Scheme
ABN 83 564 379 108 004

NEWCASTLE BRANCH
LVL 4, 28 HONEYSUCKLE DR.
NEWCASTLE NSW
2300

Telephone: 1300 377 892
Fax: (02) 9375 4855

KND EXCAVATIONS PTY LTD
14 WILGA STREET
ELANORA HEIGHTS NSW 2101

Friday, 11 December 2015

Dear Sir or Madam

1. STATEMENT OF COVERAGE

The following policy of insurance covers the full amount of the employer's liability under the *Workers Compensation Act 1987*.

The certificate is valid from 11/12/15 to 30/11/16

The information provided in this Certificate of Currency is correct at: 11/12/2015

2. EMPLOYERS INFORMATION

POLICY NUMBER 1SF0189191GWC154
LEGAL NAME KND EXCAVATIONS PTY LTD
ABN 34607421732
TRUST NAME
TRUST ABN

WIC	Industry	Number of Workers*	Wages*
421020	Site Preparation Services	2	\$95,000

* Number of workers includes contractors/deemed workers

* Total wages estimated for the current period / Per capita units

3. IMPORTANT INFORMATION

Principals relying on this certificate should ensure it is accompanied by a statement under section 175B of the *Workers Compensation Act 1987*. Principals should also check and satisfy themselves that the information is correct and ensure that the proper workers compensation insurance is in place, ie. compare the number of employees on site to the average number of employees estimated; ensure that the wages are reasonable to cover the labour component of the work being performed; and confirm that the description of the industry/industries noted is appropriate.

A principal contractor may become liable for any outstanding premium of the sub-contractor if the principal has failed to obtain a statement or has accepted a statement where there was reason to believe it was false.

Yours Sincerely

Mark Holman
NSW Underwriting Operations Manager





CERTIFICATE OF CURRENCY

This is to confirm that this Insurance Contract is current unless subsequently cancelled and subject at all times to the terms, conditions and exclusions of this Policy.

NAME OF INSURED: BU Group Pty Ltd

INSURER: 100% underwritten by certain underwriters at Lloyd's

POLICY TYPE: Public and Products Liability

SITUATION: Worldwide excluding USA

POLICY NUMBER: 08110006

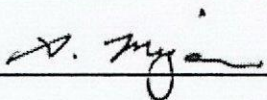
PERIOD OF INSURANCE: 30th April 2016 (at 4pm) to 30th April 2017 (at 4pm)

BUSINESS DESCRIPTION: Demolition, incidental asbestos removal & transportation, property owners/occupiers & associated activities

LIMITS OF LIABILITY:

Public Liability	\$20,000,000
In respect of any one Occurrence or series of Occurrences arising out of the one event during the Period of Insurance.	
Products Liability	\$20,000,000
In respect of any one Occurrence or series of Occurrences arising out of one event and in the aggregate during the Period of Insurance.	
Asbestos Liability	\$20,000,000
In respect of any one Claim and in the aggregate during the Period of Insurance.	
Errors & Omissions	\$1,000,000
In respect of any one Claim and in the aggregate during the Period of Insurance.	

Signed



Dated

18 May 2016

STERLING INSURANCE PTY LIMITED.

AFSL 237880 ABN 12 084 296 168

Level 8, 33 Berry St, North Sydney, NSW 2060. PO Box 286, North Sydney, NSW 2059. P 02 9950 4000 F 02 9950 4001

WWW.STERLINGINSURANCE.COM.AU

v2010-07



BU GROUP PTY LTD
4 FLINT CL
WEST HOXTON NSW 2171

Date of Letter: 01/04/2016

Dear Sir/Madam,

1. STATEMENT OF COVERAGE

The following policy of insurance covers the full amount of the employer's liability under the Workers Compensation Act 1987.

This Certificate is valid from 31/03/2016 to 31/03/2017

The information provided in this Certificate of Currency is correct at: 01/04/2016

2. EMPLOYERS INFORMATION

POLICY NUMBER A04599016
LEGAL NAME BU GROUP PTY LTD
TRADING NAME
ABN 78 136 581 943
ACN 136 581 943

WorkCover Industry Classification Number (WIC)	Industry	Numbers of Workers*	Wages*
421010	Demolition	7	282,150.00

* Number of workers includes contractors/deemed workers

+ Total wages estimated for the current period

3. IMPORTANT INFORMATION

Principals relying on this certificate should ensure it is accompanied by a statement under *section 175B* of the *Workers Compensation Act 1987*. Principals should also check and satisfy themselves that the information is correct and ensure that the proper workers compensation insurance is in place ie. Compare the number of employees on site to the average number of employees estimated; ensure that the wages are reasonable to cover the labour component of the work being performed; and confirm that the description of the industry/industries noted is appropriate.

A principal contractor may become liable for any outstanding premium of the sub-contractor if the principal has failed to obtain a statement or has accepted a statement where there was reason to believe it was false.

Yours Faithfully,

Underwriting Department
Employers Mutual

FRIABLE ASBESTOS REMOVAL LICENCE

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

Licence: AD211530

Licence class: Class A

Licence period: From: 01/08/2013 To: 31/07/2018

Licence holder name: Bu Group Pty Ltd

ABN: 78 136 581 943

ACN: 136 581 943

Address: 4 Flint Ct WEST HOXTON NSW 2171

Description of the work that can be undertaken under this licence

- All friable asbestos removal work.
- All non friable asbestos removal work.

Licence Holder Obligations

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

Tax Invoice

Official Receipt

AEN: 61340837871

20/07/2016 Receipt No: 397953

To: Nicholas Rubalo
P O Box 1548
Mona Vale NSW 1660

Supporting information
applicable or proof of re
entation

Applic	Reference	Amount
GA Receipt		
QPCB-Camp Dev Fund		\$1,000.00
1 x 14x Fundraising parade		
ESTC-Kempsey Dev Insp		\$212.00
1 x 14x Fundraising parade		
ESTC-Craig +GET		\$13.52
1		
Transaction Total:		\$1,365.52
Includes GST of:		\$0.00

Paid

in Australian bank account

Amounts Tendered

Cash	\$0.00
Cheque	\$0.00
Debit Card	\$1,365.52
Money Order	\$0.00
Agency	\$0.00
Total	\$1,365.52
Rounding	\$0.00
Change	\$0.00
Nett	\$1,365.52

Printed 20/07/2016 11:47:37AM

Inspecting Officer

S

Form 9

Complying Development Certificate

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

Application

Applicant

name
address
contact no (telephone/fax)

Nicholas Bubalo
105 Cabbage Tree Rd Bayview NSW 2104
0403 980 160

signature

N Bubalo

Owner

name
address
contact no (telephone/fax)

Nicholas, Alexander Bubalo
105 Cabbage Tree Rd Bayview NSW 2104
0403 980 160

Consent Of All Owner(s)

I/we consent to this application

signature
date

N Bubalo N Bubalo A Bubalo
04/07/2016

Land To Be Developed

address
lot no, DP/MPS, etc vol/fol
area of site (m²) of site

140 Penderosa Parade Warriewood NSW 2102
Lot 13 DP 12240
910 m²

Proposed Complying Development

type

- ☐ use of land/building
- ☐ erection of a building
- ☐ subdivision of land/building
- ☐ carrying out of work
- ☒ demolition
- ☐ other

description (eg dwelling house)

dwelling house + carport

proposed use

clearing derelict house from site

Value Of Work

\$10,000

Builder/Owner Builder

(if known)

to be completed in the case of
proposed residential building work

name
contractor licence no/permit no in
case of owner builder

Demolisher: BO Group P/L
4 Flint Close
WEST HORTON NSW 2171

Date Of Receipt
(Office Use Only)

4/7/16

