

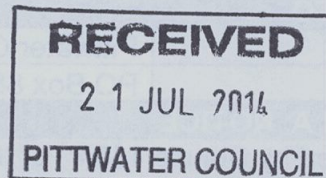
MODERN
BUILDING CERTIFIERS

Suite 114 117 Old Pittwater Road, Brookvale 2100
Ph: 9939 1530 Email: info@modbc.com.au
www.modernbuildingcertifiers.com.au
ABN 54 165 354 218

Reference no. 14000352

14 July 2014

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660



Dear Sir / Madam,

**RE: Notice to Council of determination of application for a CDC and appointment as PCA
11 Darius Avenue North Narrabeen 2102**

For Council's information please find attached the required notice to Council for the following:-

- Determination of an application for a Complying Development Certificate
- Notice to Council of Appointment of PCA
- Notice to Council of Intention to Commence Work
- A disc containing copies of the Complying Development Certificate and all other documentation relied upon in determining the certificate.

Also attached is a cheque for \$36.00, being the prescribed fee for processing of Complying Development Certificates

Please forward receipt for the above to Modern Building Certifiers – Suite 114 / 117 Old Pittwater Road, Brookvale NSW 2100

Should you have any questions, please contact Modern Building Certifiers or the undersigned.

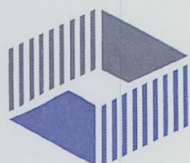
Kind regards,

Heath McNab
Director

Modern Building Certifiers

B36 REC: 363049 21/7/14.





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Notice to Council of determination of application for a CDC

Environmental Planning & Assessment Act 1979 - Part 3a Division 2
Section 85A (11) (b)
Environmental Planning & Assessment Regulation 2000 - Part 7 Division 2
Clause 130 (4)

NOTICE TO

Council: Pittwater Council
Address: PO Box 882 Mona Vale 1660

SECTION A. NOTICE

As required by Clause 130(4) of the Environmental Planning and Assessment Regulation 2000, notice is hereby given of the determination of the following application for the issue of a Complying Development Certificate (CDC):

Applicants name:	Tim Golsby-Smith		
Development address:	11 Darius Avenue North Narrabeen		
Date received:	14 Jul 2014	Date determined:	14 Jul 2014

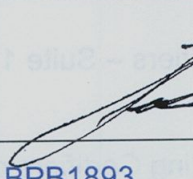
SECTION B. ATTACHMENTS (Applicable boxes marked)

Application for CDC	<input checked="" type="checkbox"/>	CDC	<input checked="" type="checkbox"/>	Endorsed plans	<input checked="" type="checkbox"/>
Construction Specification	<input type="checkbox"/>	Fire Safety Schedule	<input type="checkbox"/>	Record of inspection	<input checked="" type="checkbox"/>

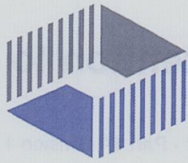
Other documents (listed below)

- Refer to Certificate for complete list of attachments relied upon in determining Certificate

SECTION C. CERTIFYING AUTHORITY

Name:	Heath McNab
Signed:	
Accreditation Number:	BPB1893
Date:	14 July 2014





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Notice to Council of appointment as PCA

Environmental Planning & Assessment Act 1979 - Part 4A Division 1
Section 81A
Environmental Planning & Assessment Regulation 2000 - Part 6 Division
10

NOTICE TO

Council: Pittwater Council
Address: PO Box 882 Mona Vale 2102

SECTION A. DEVELOPMENT DETAILS

Development address: 11 Darius Avenue North Narrabeen
Description of building works: Alterations to an existing dwelling house

SECTION B. DETAILS OF DEVELOPMENT CONSENT

Council / Consent Authority: Heath McNab
Development Consent Number: 14000091
Date of Development Consent: 14 July 2014

SECTION C. DETAILS OF PERSON APPOINTING THE PCA

Applicants Name: Tim Golsby-Smith
Applicants Address: 11 Darius Avenue
Applicants Phone: 0416 133 123
Applicants Email: tim.gs@secondroad.com.au

SECTION D. DETAILS OF PCA

Name: Heath McNab
Accreditation Number: BPB1893
Address: Suite 114 / 117 Old Pittwater Road, Brookvale NSW 2100
Phone: 9939 1530
Date: 14 Jul 2014

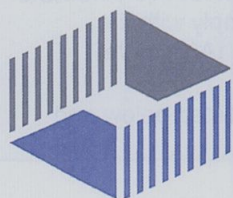
SECTION E. CONSENT TO APPOINTMENT

I, Heath McNab Consents to being appointed as the PCA for the development.

Signed:

Dated: 14 July 2014





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Complying Development Certificate

Issued under Environmental Planning & Assessment Act
1979 – Part 4 Division 3
Environmental Planning & Assessment Regulation 2000 –
Part 7

Certificate Number: 14000091

Section A The Application			
1. Details of the Applicant			
Name:	Tim Golsby-Smith		
Address:	11 Darius Avenue North Narrabeen NSW 2101		
Phone:	0416 133 123		
Email:	tim.gs@secondroad.com.au		
Application Number:	14000352		
2. Details of the property			
Unit / Street Number:	11		
Street Name:	Darius Avenue		
Suburb & Postcode:	North Narrabeen 2102		
Title Particulars (Lot & DP/SP):	Lot 6 of DP 28354		
Land use zone:	2(a) (Residential A)		
Equivalent zone (if applicable):	R2 - Low Density Residential		
3. Description of the proposed development			
Alterations to an existing dwelling house			
4. Environmental Planning Instrument (EPI)			
Applicable EPI:	SEPP: Exempt & Complying Development Codes 2008 - Part 4 Housing Alterations Code, issued 22 Feb 2014		
5. Date application for the Complying Development Certificate was made and received			
Date CDC application was made:	8 Jul 2014		
Date CDC Application was received:	14 Jul 2014		
Section B Certifying Authority			
Name:	Heath McNab	Accreditation No.:	BPB1893
Phone:	9939 1530		
Address:	Suite 114 / 117 Old Pittwater Road, Brookvale NSW 2100		
Section C Building Classification			
Class of the proposed building/s under the Building Code of Australia		1a	
Section D Attachments			
1. CDC Application and Appointment of PCA Form, received 14 July 2014			
2. Section 149 Part 2 Planning Certificate, issued 13 May 2014			
3. BCA Design Compliance Statement, prepared & endorsed by Nvisage, dated 8 July 2014			
4. Structural Engineers Details, reference no. 140617, drawing nos. S01, S02, S03 & S04, prepared by iStruct, dated June 2014			
5. Builders quotation, prepared by AAG Constructions, dated 4 July 2014			
Section E Date of issue			
Date of issue of this Certificate:	14 July 2014		
Section F Conditions			
This Certificate is subject to conditions set out in the attached schedule of Conditions.			

Section G Certification

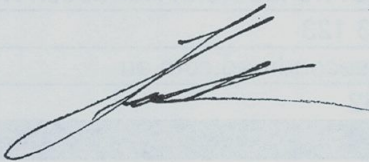
I certify that work completed in accordance with the documentation accompanying the application for this certificate (with such modifications, if any, verified by me as may be shown on that documentation) will comply with the requirements of the *Environmental Planning & Assessment Regulation 2000* as referred to in S81A(5) of the *Environmental Planning & Assessment Act 1979*.
The development is to be carried out in compliance with the following plans and documentation listed below and endorsed by Modern Building Certifiers.

- Architectural Plans, reference no. RES77, drawing nos. CDC-01 to CDC-06 (inclusive), prepared by Nvisage, dated 6 July 2014

Section H Dates

Date of this Certificate:	14 July 2014
Date on which Certificate shall lapse:	14 July 2019

Section I Signature

Signed:	
Date of endorsement:	14 July 2014
Certificate Number:	14000091

Modern Building Certifiers - Contact Details

Phone: 9939 1530
Suite 114 / 117 Old Pittwater Road, Brookvale NSW 2100
Email: info@modbc.com.au Website: www.modernbuildingcertifiers.com.au

Attachment 1

Schedule of Conditions for Complying Development Certificate 14000091

(Prescribed Conditions under the State Environmental Planning Policy: Exempt and Complying Development Codes 2008, issued 22/02/2014)

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

Part 1 Conditions applying before works commence

1 Protection of adjoining areas

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

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

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

2 Toilet facilities

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

(2) Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
- (c) be a temporary chemical closet approved under the Local Government Act 1993.

3 Garbage receptacle

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

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

4 Adjoining wall dilapidation report

(1) If a wall on a lot is to be built to a boundary and there is a wall (the *adjoining wall*) on the lot adjoining that boundary that is less than 0.9m from that boundary, the person having the benefit of the complying development certificate must obtain a dilapidation report on the adjoining wall.

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

5 Run-off and erosion controls

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

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

6 Tree protection measures

(1) This clause applies to each protected tree and any other tree that is to be retained on a lot.

(2) The trunk of each of the following trees must be provided with a tree guard that is comprised of hardwood timber panels each having a minimum length of 2m, minimum width of 75mm and minimum thickness of 25mm and secured, but not permanently fixed or nailed, to the tree and spaced a maximum of 80mm apart:

- (a) each tree that is within 6m of a dwelling house or any ancillary development that is to be constructed, and
- (b) each protected tree that is within 10m of a dwelling house or any ancillary development that is to be constructed.

(3) Each protected tree that is within 6m of a dwelling house, outbuilding or swimming pool must have a fence or barrier that is erected:

- (a) around its tree protection zone as defined by section 3.2 of AS 4970—2009, *Protection of trees on development sites*, and

- (b) in accordance with section 4 of that standard.
 - (4) The person having the benefit of the complying development certificate must ensure that:
 - (a) the activities listed in section 4.2 of that standard do not occur within the tree protection zone of any tree on the lot or any tree on an adjoining lot, and
 - (b) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained on the lot during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.
 - (5) The tree protection measures specified in this clause must:
 - (a) be in place before work commences on the lot, and
 - (b) be maintained in good condition during the construction period, and
 - (c) remain in place for the duration of the construction works.
- Note. A separate permit or development consent may be required if the branches or roots of a protected tree on the lot or on an adjoining lot are required to be pruned or removed.

Part 2 Conditions applying during the works

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

7 Hours for construction

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

8 Compliance with plans

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

9 Maintenance of site

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

10 Earthworks, retaining walls and structural support

- (1) Any earthworks (including any structural support or other related structure for the purposes of the development):
 - (a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - (c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*, and
 - (d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.
- (2) Any excavation must be carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442), published in July 2012 by Safe Work Australia.

11 Drainage connections

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

12 Archaeology discovered during excavation

- If any object having interest due to its age or association with the past is uncovered during the course of the work:
- (a) all work must stop immediately in that area, and

(b) the Office of Environment and Heritage must be advised of the discovery.
Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the *Heritage Act 1997* may be required before further the work can continue.

13 Aboriginal objects discovered during excavation

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

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

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

Part 3 Conditions applying before the issue of an occupation certificate

14 Vehicular access

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

15 Utility services

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

Environmental Planning & Assessment Regulations 2000 as at 4/10/13

136A Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989

(cf clauses 78 and 78A of EP&A Regulation 1994)

- (1) A complying development certificate for development that involves any building work must be issued subject to the following conditions:
 - (a) that the work must be carried out in accordance with the requirements of the *Building Code of Australia*,
 - (b) in the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.
- (1A) A complying development certificate for a temporary structure that is used as an entertainment venue must be issued subject to the condition that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia* (as in force on the date the application for the relevant complying development certificate is made).
- (2) This clause does not limit any other conditions to which a complying development certificate may be subject, as referred to in section 85A (6) (a) of the Act.
- (3) This clause does not apply:
 - (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
 - (b) to the erection of a temporary building, other than a temporary structure that is used as an entertainment venue.
- (4) In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant complying development certificate is made.

Note. There are no relevant provisions in the *Building Code of Australia* in respect of temporary structures that are not entertainment venues.

136AB Notice to neighbours

- (1) A complying development certificate for development on land that is not in a residential release area and that involves:
 - (a) a new building, or
 - (b) an addition to an existing building, or
 - (c) the demolition of a building,must be issued subject to a condition that the person having the benefit of the complying development certificate must give at least 7 days' notice in writing of the person's intention to commence the work authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out.
- (2) A complying development certificate for development on land that is in a residential release area and that involves:
 - (a) a new building, or

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

must be issued subject to a condition that the person having the benefit of the complying development certificate must give at least 2 days' notice in writing of the person's intention to commence the work authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out.

- (3) In this clause:

Residential release area means any land within:

- (a) an urban release area identified within a local environmental plan that has been prepared under the *Standard Instrument (Local Environmental Plans) Order 2006* and made as provided by section 33A (2) of the Act, or
- (b) a land release area identified under the *Eurobodalla Local Environmental Plan 2012*, or
- (c) any land subject to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, or
- (d) any area included in Parts 6, 26, 27, 28 and 29 of Schedule 3 to *State Environmental Planning Policy (Major Development) 2005*.

136B Erection of signs

- (1) A complying development certificate for development that involves any building work, subdivision work or demolition work must be issued subject to a condition that the requirements of subclauses (2) and (3) are complied with.
- (2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the site is prohibited.
- (3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building.
- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.
- (6) This clause applies to a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

Note. Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

136C Notification of Home Building Act 1989 requirements

- (1) A complying development certificate for development that involves any residential building work within the meaning of the *Home Building Act 1989* must be issued subject to a condition that the work is carried out in accordance with the requirements of this clause.
- (2) Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
 - (a) in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
 - (b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- (3) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.
- (4) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

136D Fulfilment of BASIX commitments

- (1) This clause applies to the following development:
 - (a) BASIX affected development,
 - (b) any BASIX optional development in relation to which a person has made an application for a complying development certificate that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A of Schedule 1 for it to be so accompanied).
- (2) A complying development certificate for development to which this clause applies must be issued subject to a condition that the commitments listed in each relevant BASIX certificate for the development must be fulfilled.

136E Development involving bonded asbestos material and friable asbestos material

- (1) A complying development certificate for development that involves building work or demolition work must be issued subject to the following conditions:
 - (a) work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the *Work Health and Safety Regulation 2011*,
 - (b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,
 - (c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered,
 - (d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.
- (2) This clause applies only to a complying development certificate issued after the commencement of this clause.
- (3) In this clause, *bonded asbestos material*, *bonded asbestos removal work*, *friable asbestos material* and *friable asbestos removal work* have the same meanings as in clause 317 of the *Occupational Health and Safety Regulation 2001*.

Note 1. Under clause 317 removal work refers to work in which the bonded asbestos material or friable asbestos material is removed, repaired or disturbed.

Note 2. The effect of subclause (1) (a) is that the development will be a workplace to which the *Occupational Health and Safety Regulation 2001* applies while removal work involving bonded asbestos material or friable asbestos material is being undertaken.

Note 3. Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Department of Environment, Climate Change and Water.

Note 4. Demolition undertaken in relation to complying development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* must be carried out in accordance with Australian Standard AS 2601—2001, *Demolition of structures*.

136F, 136G (Repealed)

136H Condition relating to shoring and adequacy of adjoining property

- (1) A complying development certificate for development must be issued subject to a condition that if the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the certificate must at the person's own expense:
 - (a) protect and support the building, structure or work from possible damage from the excavation, and
 - (b) where necessary, underpin the building, structure or work to prevent any such damage.
- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

136I Traffic generating development

If an application for a complying development certificate is required to be accompanied by a certificate of Roads and Maritime Services as referred to in clause 4 (1) (k) of Schedule 1, the complying development certificate must be issued subject to a condition that any requirements specified in the certificate of Roads and Maritime Services must be complied with.

136J Development on contaminated land

- (1) If an application for a complying development certificate is required to be accompanied by a statement of a qualified person as referred to in clause 4 (1) (l) of Schedule 1, the complying development certificate must be issued subject to a condition that any requirements specified in the statement must be complied with.
- (2) Subclause (1) does not apply to complying development carried out under the complying development provisions of *State Environmental Planning Policy (Port Botany and Port Kembla) 2013* in the Lease Area within the meaning of clause 4 of that Policy.

136K When complying development certificates must be subject to section 85A (9) condition

- (1) This clause applies if a council's contributions plan provides for the payment of a monetary section 94 contribution or section 94A levy in relation to development for a particular purpose (whether or not it is classed as complying development under the contributions plan).
- (2) The certifying authority must issue the relevant complying development certificate authorising development for that purpose subject to a condition requiring payment of such contribution or levy, as required by section 85A (9) of the Act.
- (3) Subclause (2) applies despite any provision to the contrary in the council's contributions plan.

136L Contributions and levies payable under section 85A (9) must be paid before work commences

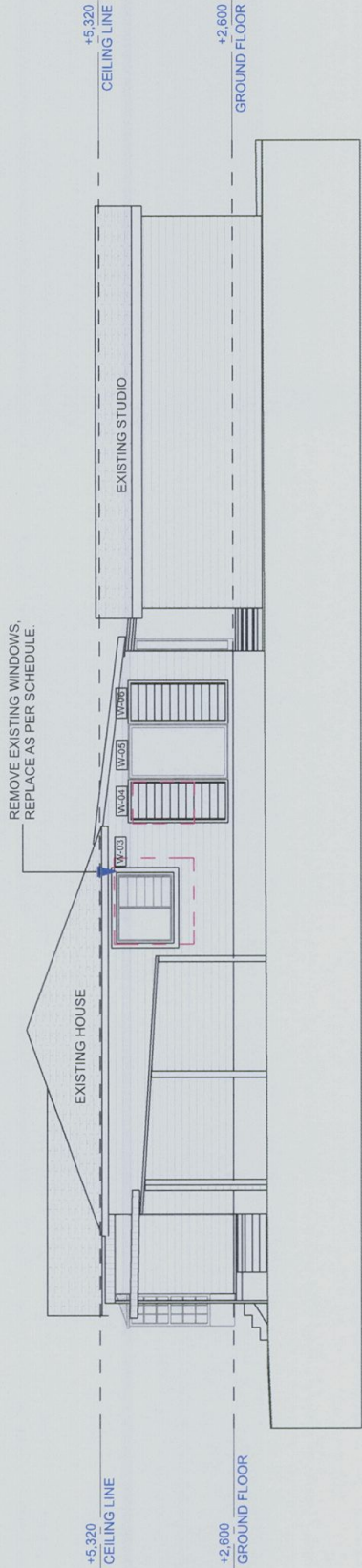
- (1) A complying development certificate issued subject to a condition required by section 85A (9) of the Act must be issued subject to a condition that the contribution or levy must be paid before any work authorised by the certificate commences.
- (2) Subclause (1) applies despite any provision to the contrary in the council's contributions plan.

136M Condition relating to payment of security

- (1) This clause applies to a complying development certificate authorising the carrying out of development if:
- (a) the development is demolition of a work or building, erection of a new building or an addition to an existing building and the estimated cost of the development (as specified in the application for the certificate) is \$25,000 or more, and
 - (b) the development is to be carried out on land adjacent to a public road, and
 - (c) at the time the application for the certificate is made, there is specified on the website of the council for the area in which the development is to be carried out an amount of security determined by the council that must be paid in relation to:
 - (i) development of the same type or description, or
 - (ii) development carried out in the same circumstances, or
 - (iii) development carried out on land of the same size or description.
- (2) A complying development certificate to which this clause applies must be issued subject to a condition that the amount of security referred to in subclause (1) is to be provided, in accordance with this clause, to the council before any building work or subdivision work authorised by the certificate commences.
- (3) The security may be provided, at the applicant's choice, by way of:
- (a) deposit with the council, or
 - (b) a guarantee satisfactory to the council.
- (4) The funds realised from a security may be paid out to meet the cost of making good any damage caused to any property of the council as a consequence of doing anything (or not doing anything) authorised or required by the complying development certificate, including the cost of any inspection to determine whether damage has been caused.
- (5) Any balance of the funds realised from a security remaining after meeting the costs referred to in subclause (4) is to be refunded to, or at the direction of, the person who provided the security.

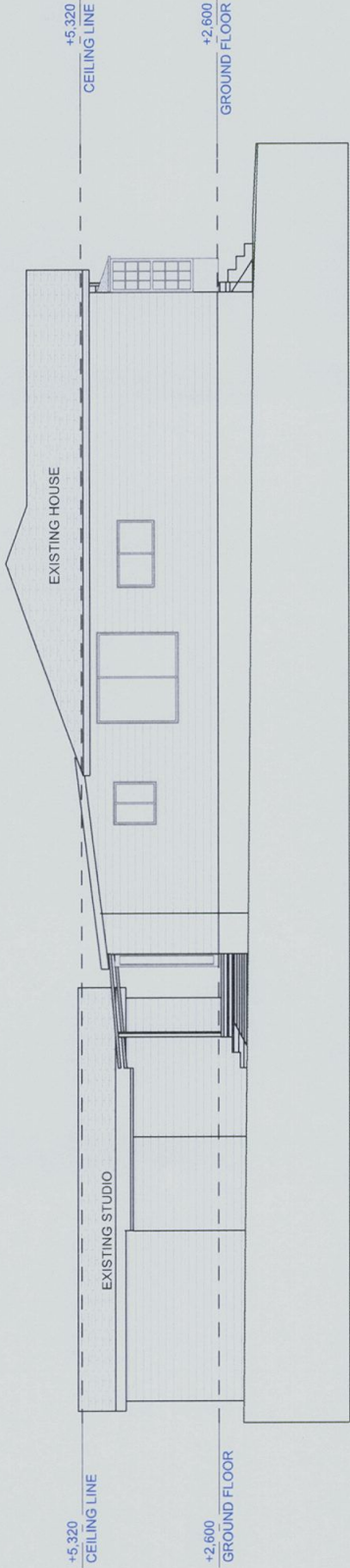
136N Principal certifying authority to be satisfied that preconditions met before commencement of work

- (1) This clause applies to building work or subdivision work that is the subject of a complying development certificate.
- (2) A principal certifying authority for building work or subdivision work to be carried out on a site, and over which the principal certifying authority has control, is required to be satisfied that any preconditions in relation to the work and required to be met before the work commences have been met before the work commences.



NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100

NVISAGE PTY LTD.
PO BOX 1668
WARREWOOD SQUARE
NSW 2102

ACN: 107 496 935

MOBILE: 0413 489 984

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CLIENT DETAILS:

TIM & BRITA
GOLSBY-SMITH
11 DARIUS AVENUE
NORTH NARRABEEN
NSW 2102

PROPERTY:

LOT6 DP28354

DRAWING TITLE:

CDC

DESIGN BY:

TRINA ROWSTON

DATE:	REVISED:
08-07-2014	A

JOB No.	DWG. No.
RES77	CDC-02

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UNLESS NOTED OTHERWISE
PLOT DATE 8/07/14

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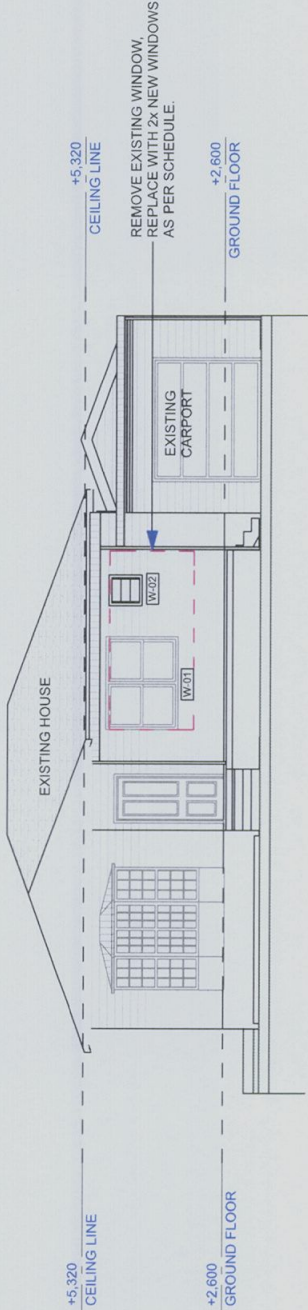
DRAWING TITLE:

CDC

DESIGN BY:

TRINA ROWSTON

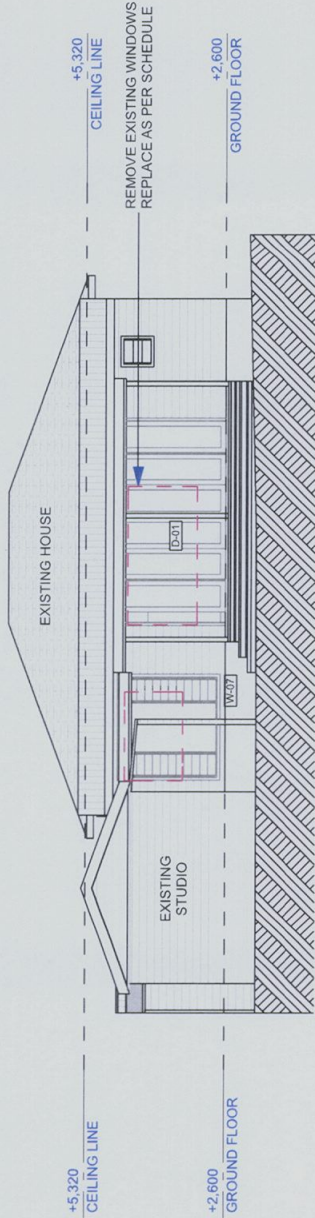
DATE:	REVISED:
08-07-2014	A
JOB No.	DWG. No.
RES77	CDC-03
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EAST ELEVATION

E/02

1:100

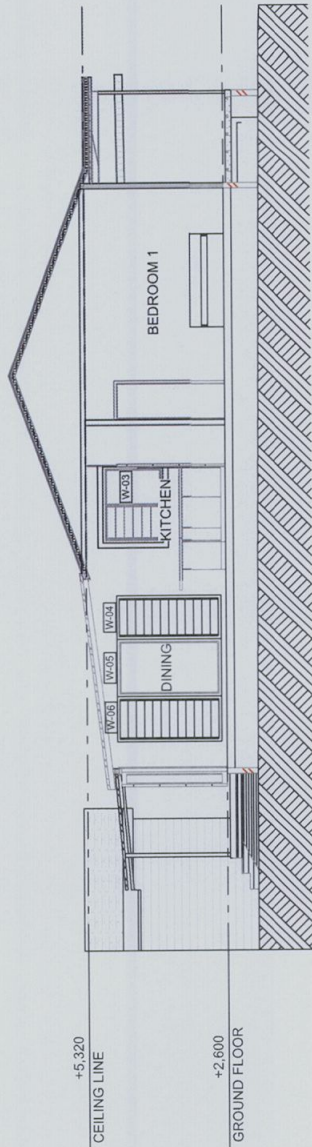


WEST ELEVATION

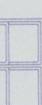





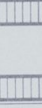
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SPECIFICATION:







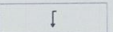
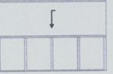
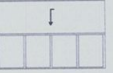
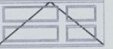
1. REMOVE FRONT WINDOW, ADD 2x WINDOWS AS PER SCHEDULE.
2. MAKE GOOD REMAINDER OF WALL TO MATCH EXISTING.
3. REMOVE REAR WINDOWS AND DOOR. REPLACE WITH NEW WINDOW AND DOOR AS PER SCHEDULE.
4. ALL FRAMING AND STRUCTURAL WORK AS PER ENGINEER DRAWINGS AND BCA.
5. CHECK ALL DIMENSIONS ON SITE.



S/01 Section 1:100

		Window List						
ID		W-01	W-02	W-03	W-04	W-05	W-06	W-07
Type		DOUBLE HUNG	LOUVRE	LOUVRE & FIX	LOUVRE		LOUVRE	LOUVRE & FIX
Height		1,400	647	1,200	2,037	2,037	2,037	2,000
Width		1,800	600	1,500	880	1,130	880	2,100
Window sill height		900	1,800	1,200	100	100	100	100
Elevation								

Door Schedule

ID	For concrete	D-01	D-02	D-03	D-04	D-05
Type		BLFold x 6 leaf	external slide	Cavity slide	Cavity slide	Solid core
Height		2,100	2,100	2,130	2,130	2,100
Width		4,000	620	720	720	900
Finish		Aluminium - deco wood finish	painted	painted laundry	painted	painted
Location		lounge room	wc		walk-in robe	bedroom 1
2D Symbol						
						

NOTES:

1. ALL NEW WINDOWS TO BE ALUMINIUM WITH "DECO WOOD" TIMBER FINISH ON BOTH INTERNAL AND EXTERNAL SIDES: "WESTERN RED CEDAR" FINISH.
2. D-01 IS TO BE ALUMINIUM, DECO WOOD TIMBER FINISH - WESTERN RED CEDAR.
3. D-01 BOLD TO HAVE A SINGLE OPENING DOOR ON END.
4. ALL OTHER TIMBER DOORS ARE TO BE SOLID CORE AND PAINTED. COLOUR TBA WITH CLIENT.
5. ALL NEW WINDOWS TO HAVE ARCHITRAVES.
6. CHECK ALL DIMENSIONS ON SITE.

2D Symbol

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11 DARIUS AVENUE
NORTH NARRABEEN
NSW 2102

PROPERTY:

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DRAWING TITLE:



DESIGN BY:

TRINA ROWSTON

DATE:	08-07-2014	REVISED:	A
JOB No.	RES77	DWG. No.	CDC-04
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PLOT DATE:			8/07/14



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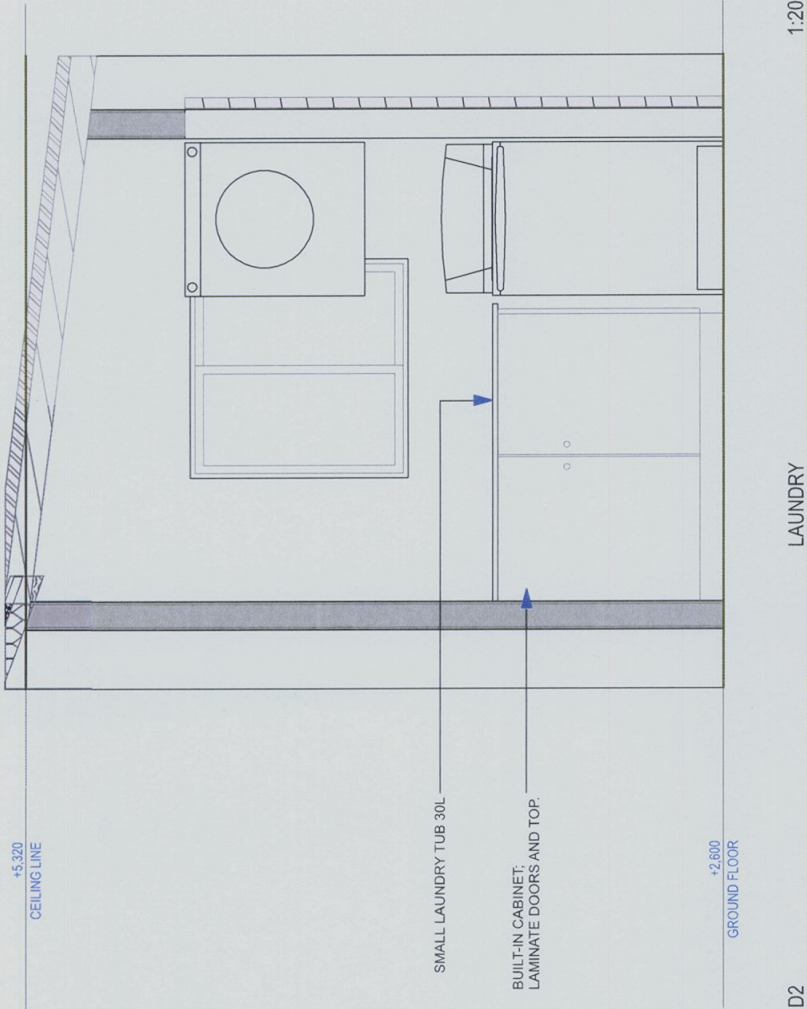
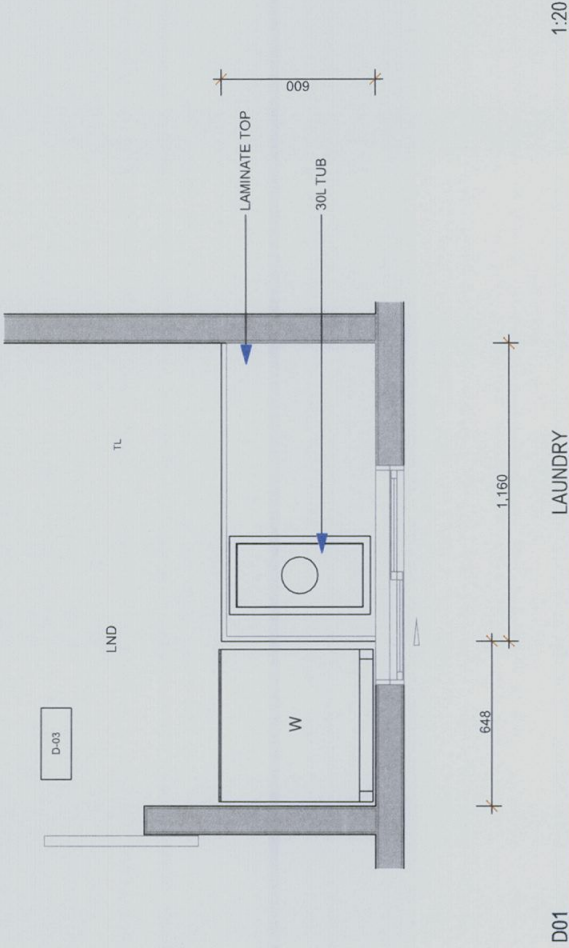
DESIGN BY:

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DATE: 08-07-2014
REVISED: A

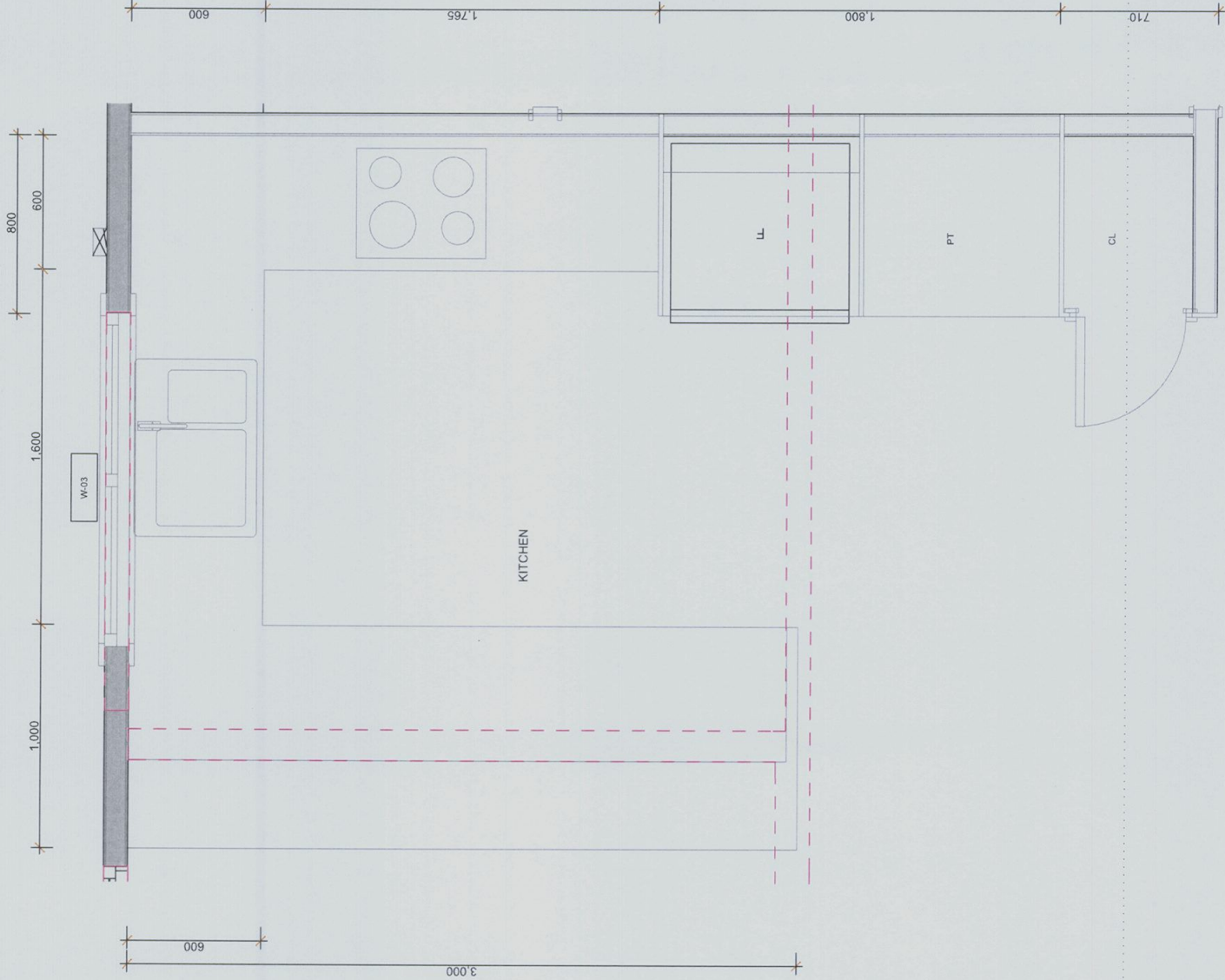
JOB No. RES77
DWG. No. CDC-05

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PLOT DATE: 8/07/14



NOTES:

1. TILE LAUNDRY FLOORS AS PER CLIENT'S BRIEF.
2. NEW CABINETRY SIZES AS PER WASHING MACHINE DIMENSIONS.
3. ALL FINISHES TBA WITH CLIENT.
4. TILE SPLASH BACK, TILES TBA WITH CLIENT.
5. CHECK EXISTING POWER POINTS, IF MORE REQUIRED TBA WITH CLIENT.
6. DRAINAGE AS PER BCA.
7. POSITION OF TAPS OR MIXER TBA WITH CLIENT.
8. CHECK ALL DIMENSIONS ON SITE.



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