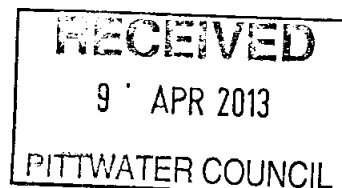




5th April 2013

Our Reference: 132108

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660



Dear Sir/Madam,

Re: 6 Monterey Road, Bilgola Plateau NSW 2107
Complying Development Certificate No: 13/2108-1

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

Please find enclosed the following documentation:

- Cheque for Council's registration fee.
- Complying Development Certificate No: 13/2108-1
- Copy of application for Complying Development Certificate.
- Documentation used to determine the application for the Complying Development Certificate as detailed in the attachments of the Certificate.

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

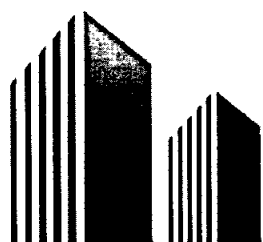
If you require further information please contact me on (02) 9982 6727.

Regards,

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

336 REC: 339215 9/4/13

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



RESIDENTIAL PRIVATE BUILDING CERTIFIERS

"Your Local Certifier"

COMPLYING DEVELOPMENT CERTIFICATE No. 13/2108-1

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

Owner

Name: Elliot Ryan
Address: 6 Monterey Road, Bilgola Plateau NSW 2107

Property details

Address: 6 Monterey Road, Bilgola Plateau NSW 2107
Lot/SP: Lot 55 DP 28862
Municipality: Pittwater Council

Description and value of development

Description: Construction of a pool
Value of work: \$17,300
BCA Classification: 10b
(proposed)

Plans and specifications approved

- Architectural Drawings No. 01/03, 02/03, 03/03 prepared by AH Design dated 07.08.2012.
- Structural Drawings No. P01 prepared by Peninsula Consulting Engineers dated 02.04.2013.
- Site Survey Drawing No. 372detail prepared by CMS Surveyors dated 24.06.2003.

Attachments

1. Conditions of approval (includes conditions prescribed, or required to be attached by the Regulation or relevant EPI or DCP including any condition relation to the payment of a s 94 contribution or other monetary contributions.
2. Application form for Complying Development Certificate.
3. Record of Site Inspection made by Accredited Certifier in accordance with Clause 129B (EP&A Regulation's 2000) prior to issue of Complying Development Certificate.
4. Planning Certificate Section 149 (2) prepared by Pittwater Council dated 14.03.2013.
5. Quick Check Approval prepared by Sydney Water dated 04.04.2013.

Complying Development Certificate

Certificate No: 13/2108-1
Date of Determination: 05/04/2013

Certificate / Certifying Authority

I certify that the proposed development is complying development, and if carried out as specified in this certificate will comply with all development standards applicable to the development and with the requirements prescribed by the *Environmental Planning & Assessment Regulation 2000* concerning the issue of this certificate.

Northern Beaches
Suite 1, 5 St David
Avenue
Dee Why NSW 2099
P. (02) 9982 6727
F. (02) 8079 6184

North Shore
Suite 1, 133 Alexander
Street
Crows Nest NSW 2065
P. (02) 9411 2113
F. (02) 8079 6184

Eastern Suburbs
Level 5, 203 New South
Head Road
Edgecliff NSW 2027
P. (02) 9281 5061
F. (02) 8079 6184

Western Sydney
15 Rowland Place
Jordan Springs NSW
2747
P. (02) 9680 2464
F. (02) 8079 6184

Signature



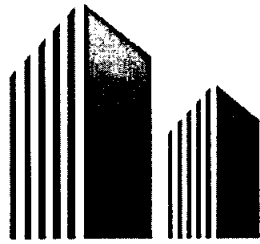
Cheyne James
Accredited Certifier
BPB Registration No. 1269
Private Building Certifiers Pty Ltd
ABN 63 152 183 205

Date of this Certificate: 05/04/2013
Certificate Number: 13/2108-1

Date this Certificate will lapse: 05/04/2018

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





RESIDENTIAL PRIVATE BUILDING CERTIFIERS

"Your Local Certifier"

Site Inspection

Prior to issue of Complying Development Certificate

Record of inspections conducted under Clause 129B of the Environmental Planning & Assessment Regulation 2000.

Date of Inspection	03/04/2013	Job No:	132108
Complying Development Certificate No:	13/2108-1	Date of Application for Complying Development Certificate:	28.03.2013
Accredited Certifier undertaking site inspection:	Cheyne James	Accreditation Body and No:	BPB 1269
Project Description:	Construction of a pool		
Address:	6 Monterey Rd, Bilgola Plateau NSW 2107		
Inspection Type:	Prior to issue of Complying Development Certificate		
Existing Building - Received current/proposed fire safety measure	NA		
Plans & Specifications subject to CC accurately depict the existing conditions	Yes		
Special feature of site that would prevent the issue of CC	No		
Has building works commenced on site	No		
Comments/Conditions			

Signature

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

Northern Beaches
Suite1, 5 St David
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P. (02) 9281 5061
F. (02) 8079 6184

Western Sydney
15 Rowland Place
Jordan Springs NSW
2747
P. (02) 9680 2464
F. (02) 8079 6184

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

Applicant: ELLIOT RYAN
6 MONTEREY RD
BILGOLA PLATEAU

Cert. No: e149Pt2/13/0121
Cert. Date: 14 March 2013
Fee: \$53.00
Property No: 45846

Your Reference: pool

Address of Property: 6 MONTEREY ROAD
BILGOLA PLATEAU NSW 2107

Description of Property: Lot 55 DP 28862

Strata Unit Details (if applicable):

County: Cumberland

Parish: Narrabeen

PLEASE NOTE:

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

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

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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ANNEXURE “A”20

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

ZONING AND LAND USE

EP&A Regulations 2000
Schedule 4 Clause 2

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

ZONING MAP

ZONE NO. 2(a) (RESIDENTIAL "A")

1. Without development consent

Nil.

2. Only with development consent

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

3. Prohibited

Boarding-houses; bulk stores; car repair stations; caravan parks; commercial premises; generating works; group buildings; helipads; heliports; industries; institutions; junk yards; liquid fuel depots; mines; motels; motor showrooms; places of assembly; recreation areas; recreation establishments; refreshment rooms; residential flat buildings; retail plant nurseries; sawmills; service stations; shops; stock and sale yards; transport terminals; warehouses.

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

DUAL OCCUPANCY MAP

WITHIN AREA 1 FOR DUAL OCCUPANCY DEVELOPMENT - (see clause 21B)

MULTI-UNIT HOUSING MAP

FLAT MAP

SECONDARY DWELLINGS MAP

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

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

HERITAGE CONSERVATION MAP – SCHEDULE 9

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

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

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

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

FURTHER PLANNING CONTROLS

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

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

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

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

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

CLAUSES FROM PITTWATER LOCAL ENVIRONMENTAL PLAN 1993

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

6. Model Provisions

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

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

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

are adopted for the purposes of this plan.

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

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

10. Restrictions on certain development

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

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

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

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

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

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

DIVISION 3 - Group buildings and residential flat buildings

18. Provision of services

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

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

- (1) Except as provided by this clause, the erection of a group building on land within Zone No. 2(a), 2(b) or 2(e) is prohibited.
- (2) A group building may be erected on land within Zone No. 2(a), 2(b) or 2(e) only in an area shown edged heavy black and identified by the symbols "GB", "2" or "3" on the Flat Map.
- (3) A group building may be erected on all lots (excepting Lots 1 and 26) in DP 270121, being land between Waratah and Park Streets, Mona Vale, despite subclause (2).

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

- (1) Except as provided by this clause, the erection of a residential flat building on land within Zone No. 2(a) or 2(b) is prohibited.
- (2) A two storey residential flat building may be erected on land within Zone No. 2(a) or 2(b) only in an area shown edged heavy black and identified by the symbol "2" or "3" on the Flat Map.
- (3) A three storey residential flat building may be erected on land within Zone No. 2(a) or 2(b) only in an area shown edged heavy black and identified by the symbol "3" on the Flat Map.
- (4) A development application that was made but not fully determined before the commencement of Pittwater Local Environmental Plan 1993 (Amendment No. 29) shall be determined under this plan as in force immediately prior to the commencement of Pittwater Local Environmental Plan 1993 (Amendment No. 29).

DIVISION 3A - Dual occupancy development

21B. Dual occupancy development prohibited in Area 1

Despite any other provision of this plan, dual occupancy development on land within Area 1 as shown on the Dual Occupancy Map is prohibited.

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

(1) Except as provided by this clause, the erection of multi-unit housing on land within Zone No. 2(a) or 2(b) is prohibited.

(2) Despite any other provision of this plan, multi-unit housing (except shop-top housing) may be erected with the consent of the Council on land within Zone No. 2(a) or 2(b) only in an area shown edged heavy black and identified by the symbols "MUH" on the multi-unit housing map.

(3) Multi-unit housing referred to in subclause (2) shall not be erected at a density exceeding 1 dwelling per 200 square metres of site area.

DIVISION 3C - Secondary Dwellings

21P. Aims

The aims of this Division are:

(a) to encourage a greater diversity of housing types and wider housing choice in appropriate locations with adequate physical and social infrastructure, and

(b) to provide additional opportunities for more compact and affordable forms of housing with minimal environmental impact, and

(c) to improve utilisation of building stock and infrastructure.

21Q. Definitions

In this Division:

secondary dwelling means a self-contained dwelling that:

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

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

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

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

Pittwater Local Environmental Plan 1993 (Amendment No 58)

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

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

DIVISION 8 - Conservation

33. Preservation of trees or vegetation.

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

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

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

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

- (a) development consent, or

(b) a permit granted by the Council.

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

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

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

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

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

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

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

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

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

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

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

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

(ii) that is otherwise permitted under Division 2 or 3 of Part 3 of that Act, or

(b) the clearing of vegetation on State protected land (within the meaning of clause 4 of Schedule 3 to the Native Vegetation Act 2003) that is authorised by a development consent under the provisions of the Native Vegetation Conservation Act 1997 as continued in force by that clause, or

(c) trees or other vegetation within a State forest, or land reserved from sale as a timber or forest reserve under the Forestry Act 1916, or

(d) action required or authorised to be done by or under the Electricity Supply Act 1995, the Roads Act 1993 or the Surveying and Spatial Information Act 2002, or

(e) plants declared to be noxious weeds under the Noxious Weeds Act 1993.

DIVISION 9 - Other land uses and miscellaneous

39. Suspension of covenants, etc.

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

40. Restriction on excavation

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

46. Provision of adequate water and sewerage services

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

48. Outdoor advertising

- (1) The aim of this clause is to ensure that outdoor advertising:
 - (a) conveys advertisers' messages and images while complementing and conforming to both the building on which it is displayed and the character of the surrounding locality; and
 - (b) does not adversely affect the area in which it is located in terms of appearance, size, illumination, overshadowing or in any other way; and
 - (c) does not lead to visual clutter through the proliferation of signs.
- (2) Notwithstanding any other provision of this plan, the following advertisements may be erected, without consent:
 - (a) an advertisement within a site which is not visible (due to built form) from outside that site (but not an advertisement on a heritage item or on a site within a heritage conservation area);
 - (b) a business identification sign on land:

- (i) within Zone No. 2(a), 2(b) or 2(e) but only if:
 - the sign is not erected on a heritage item and;
 - the sign does not exceed 0.75 square metres in area; or
 - (ii) within Zone No. 3(a), 3(b2), 3(b3), 3(c), 3(d) or 3(e), but only if it is not erected on a heritage item and it meets any of the following descriptions:
 - a sign located on a shop at a point below the level of the awning and which covers no more than 33% of the area of the shopfront; or
 - if it is located on a shop with no awning, a sign located at a point 3 metres or below the level of the bottom of the first floor, and which covers no more than 33% of the area of the shopfront; or
 - an awning fascia sign; or
 - a suspended under-awning sign, but not more than one for every 3 metres of shopfront length, being a sign not exceeding 2.5 metres in length and 0.5 metre in height and at no point less than 2.6 metres from ground level; or
 - (iii) within Zone No. 4(b) or 4(b1), but only if it does not exceed 10 square metres in area and covers no more than 20% of the area of the façade of the building;
- (c) a real estate sign on any land;
 - (d) a temporary sign on any land;
 - (e) a public notice displayed by a public authority/utility giving information or directions about the services provided by it;
 - (f) a different advertisement replacing an advertisement for which consent was granted;
 - (g) a sign behind, painted or letters stuck onto the glass line of a shop window;
 - (h) an advertisement on a motor vehicle used principally for the conveyance of goods or passengers.

DIVISION 10 - Exempt and complying development

55. Exempt and complying development

- (1) Development of minimal environmental impact listed as exempt development in Development Control Plan No 22: Exempt and Complying

Development as adopted by Council on 22 November 1999 is exempt development, despite any other provision of this plan.

(2) Development listed as complying development in Pittwater Development Control Plan No. 22: Exempt and Complying Development as adopted by Council on 22 November 1999 is complying development if:

- (a) it is local development of a kind that can be carried out with consent on the land on which it is proposed, and
- (b) it is not an existing use, as defined in section 106 of the Act.

(3) Development is exempt or complying development only if it complies with the development standards and other requirements applied to the development by Pittwater Development Control Plan No 22: Exempt and Complying Development as adopted by Council on 22 November 1999.

(4) A complying development certificate issued for any complying development is to be subject to the conditions for the development specified in Pittwater Development Control Plan No 22: Exempt and Complying Development as adopted by Council on 22 November 1999, as in force when the certificate was issued.

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

RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1

LOCAL ENVIRONMENTAL PLAN

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

Pittwater Local Environmental Plan 1993

PROPOSED LOCAL ENVIRONMENTAL PLANS

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

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

DEVELOPMENT CONTROL PLANS

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

Pittwater 21 DCP

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

DCP No. 22 - Exempt and Complying Development

This Plan was adopted to:

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

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

STATE ENVIRONMENTAL PLANNING POLICIES AND PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES

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

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

- SEPP NO. 1 - Development Standards (gazetted 17.10.80)**
- SEPP NO. 4 - Development Without Consent and Miscellaneous Exempt and Complying Development (gazetted 4.12.81)**
- SEPP NO. 6 - Number of Storeys in a Building (gazetted 10.12.82)**
- SEPP NO. 19 - Bushland in Urban Areas (gazetted 24.10.86)**
- SEPP NO. 21 - Caravan Parks (gazetted 24.4.92)**
- SEPP NO. 22 - Shops and Commercial Premises (gazetted 9.1.87)**
- SEPP NO. 30 - Intensive Agriculture (gazetted 8.12.89)**
- SEPP NO. 32 - Urban Consolidation (Redevelopment of Urban Land) (gazetted 15.11.91)**
- SEPP NO. 33 - Hazardous and Offensive Development (gazetted 13.03.92)**
- SEPP NO. 44 - Koala Habitat Protection (gazetted 6.01.95)**
- SEPP NO. 50 - Canal Estate Development (gazetted 10.11.97)**
- SEPP NO. 55 - Remediation of Land (gazetted 28.08.98)**
- SEPP NO. 62 - Sustainable Aquaculture**
- SEPP NO. 64 - Advertising and Signage (gazetted 16.3.2001)**
- SEPP NO. 65 - Design Quality of Residential Flat Development (gazetted 26/07/2002) Amendment 2 (gazetted 4/07/2008)**
- SEPP - (Housing for Seniors or People With a Disability) 2004 (gazetted 28.07.2007)**
- SEPP - Building Sustainability Index: BASIX (gazetted 1.7.2004)**
- SEPP - (Major Development) 2005 (gazetted 25.05.2005)**
- SEPP - (Mining, Petroleum Production & Extractive Industries) 2007 (gazetted 16.02.2007)**
- SEPP - (Temporary Structures) 2007 (gazetted 28.09.2007)**
- SEPP - (Infrastructure) 2007 (gazetted 21.12.2007)**
- Draft SEPP NO. 66 - Integration of Land Use and Transport**
- Draft SEPP (Application of Development Standards) 2004**
- SEPP - (Affordable Rental Housing) 2009**
- SEPP - (Exempt & Complying Development Codes) 2008 (gazetted 12.12.2008) As amended**

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

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

EP&A Regulations 2000
Schedule 4 Clause 2A

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

COMPLYING DEVELOPMENT

EP&A Regulations 2000
Schedule 4 Clause 3

GENERAL HOUSING CODE

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

RURAL HOUSING CODE

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

HOUSING ALTERATIONS CODE

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

GENERAL DEVELOPMENT CODE

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

GENERAL COMMERCIAL AND INDUSTRIAL CODE

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

SUBDIVISION CODE

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

DEMOLITION CODE

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

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

COASTAL PROTECTION

EP&A Regulations 2000
Schedule 4 Clause 4

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

CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

EP&A Regulations 2000
Schedule 4 Clause 4A

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

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

EP&A Regulations 2000
Schedule 4 Clause 4B

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

MINE SUBSIDENCE

EP&A Regulations 2000
Schedule 4 Clause 5

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

ROAD WIDENING AND ROAD REALIGNMENT

EP&A Regulations 2000
Schedule 4 Clause 6

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

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

COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK

RESTRICTIONS

EP&A Regulations 2000
Schedule 4 Clause 7

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

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

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

Acid Sulfate Soil Manual

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

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

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

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

- 3.2 (b) (iii) Development Applications that include:
- excavations greater than 1 metre deep, the edge of which is closer to the site boundary or a structure to be retained on the site, than the overall depth of the excavation and/or
 - any excavation greater than 3 metres deep below the existing surface and/or
 - any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property and/or
 - any fill greater than 1.0 metres and/or
 - any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to construction on sites with low bearing capacity soils.
- 3.2 (b) (iv) Utility Companies and Public Authorities including Pittwater Council
- The Geotechnical Risk Management Policy-2007 is to apply to all works by Council or any Authority on public land where identified on the Geotechnical Risk Management Map (P21DCP – BCMDCP083) and subject to Part 4 of the Environmental Planning and Assessment Act requiring the lodgement of a Development Application.
 - In relation to other works on public lands and on road reserves subject to Part 5 of the Environmental Planning & Assessment Act, is to be in accordance with Pittwater Council's Geotechnical Risk Management strategy for Council Assets.

FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

EP&A Regulations 2000
Schedule 4 Clause 7A

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

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

LAND RESERVED FOR ACQUISITION

Certificate No: e149Pt2/13/0121 Date:14 March 2013

EP&A Regulations 2000
Schedule 4 Clause 8

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

CONTRIBUTIONS PLANS

EP&A Regulations 2000
Schedule 4 Clause 9

S.94 Plan No. 2 - Open Space Bushland and Recreation

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

S.94 Plan No. 3 - Public Library Services

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

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

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

S.94 Plan No. 18 - Community Service Facilities

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

S.94 Plan No. 19 - Village Streetscapes

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

BIODIVERSITY CERTIFIED LAND

EP&A Regulations 2000
Schedule 4 Clause 9A

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

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

Certificate No: e149Pt2/13/0121 Date:14 March 2013

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.

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Contaminated Land Management Act 1997
Section 59 (2)

Certificate No: e149Pt2/13/0121 Date:14 March 2013

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.

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

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

MARK FERGUSON
General Manager

ANNEXURE “A”

Extract clause 29 Environmental Planning and Assessment (Savings and Transitional) Regulation 1998

29 Certain activities require development consent under amended EP&A Act 1979

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



Application Lodgement Summary

Sydney
WATERReference Number 8395569

Date Requested: Thu April 4 2013

Agent Reece Mona Vale, 10 Taronga Pl Mona Vale
Applicant northern beaches construction, 6 monterey bilgola plateau 2107
Property/Asset 6 Monterey Rd, Bilgola Plateau 2107 (Em Ryan) PNum: 3435985
150 mm DICL Sewer Main - (3135027) (WasteWater)
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$16.71	\$0.00	\$16.71

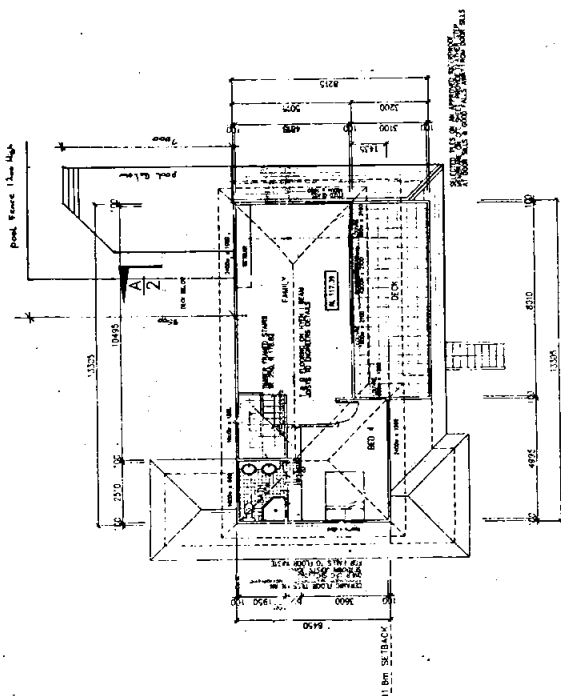
Property Special Conditions for Plumbers

Boundary Trap Required	No
Watercharged/Tidal area	No
Partial Drainage area	No
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	No
Minimum Gully Height area	No
Sewer Available	Yes
Connection Type	Gravity

You must contact Sydney Water to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property.

Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.

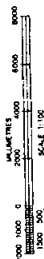
A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards.



FIRST FLOOR PLAN

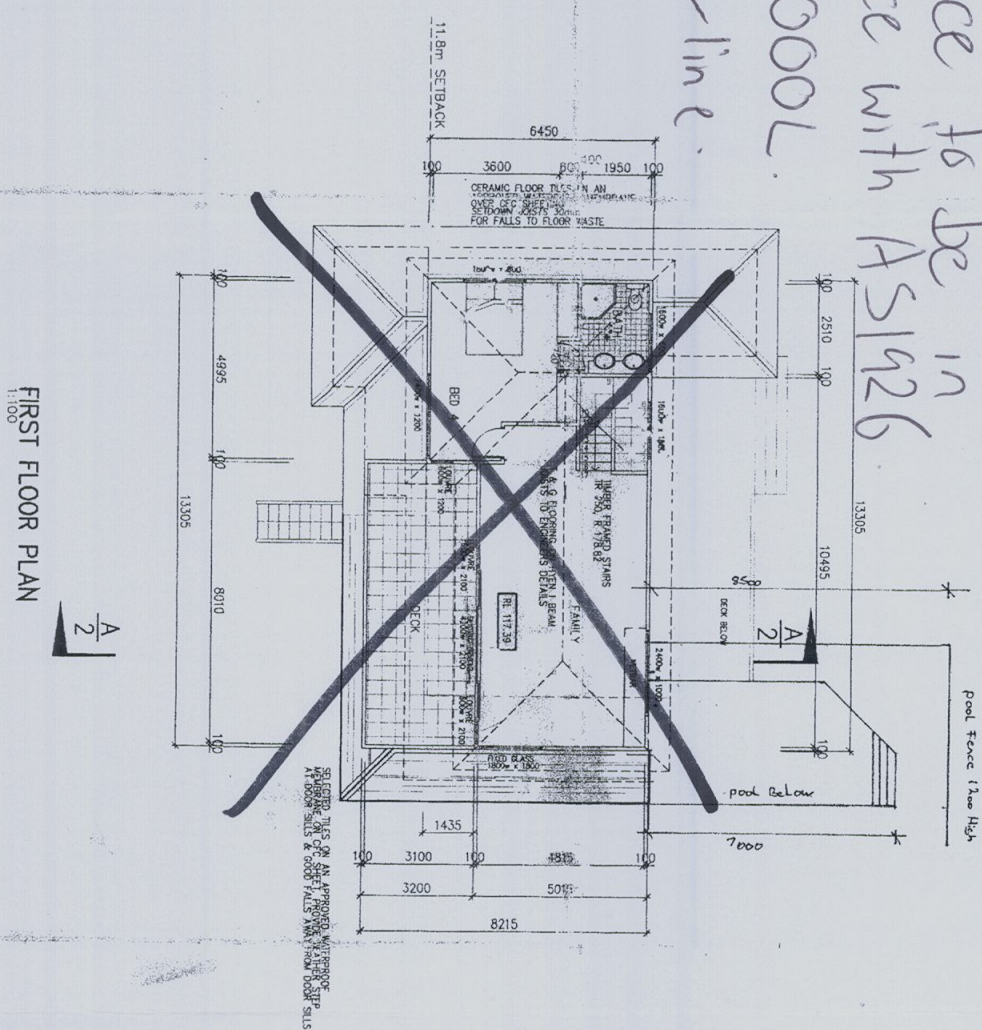
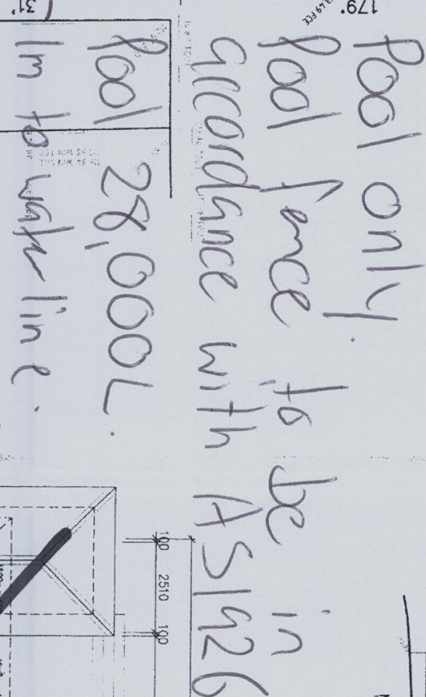
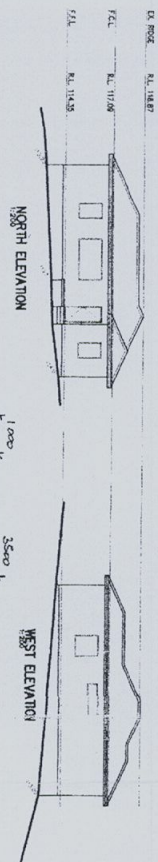
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GROUND FLOOR PLAN

MONTEREY ROAD

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SELECTED TILES ON AN APPROVED WATERPROOF MEMBRANE ON CFC SHEET PROVIDE A FASTER STEP AT DOOR SILLS & GOOD FALLS AWAY FROM DOOR SILLS

- # NOTES
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS STATED OTHERWISE AND SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.
 2. CONFINEMENT OF WORK COMPLY WITH THE LOCAL BUILDING CODES AND TO THE LOCAL COUNCIL REQUIREMENTS.
 3. ALL DIMENSIONS INCLUDE FINISHES, COVERS, BORDERS AND EXPANSION JOINTS.
 4. ALL DIMENSIONS ARE SUBJECT TO VERIFICATION BY A SITE SURVEYOR.
 5. IF ANY SURVEY WANTS OR REQUESTS FOR ANY OTHER CONDITIONS.
 6. ALL ROOF CONSTRUCTION IS TO BE DONE IN ACCORDANCE WITH THE ROOFING CONTRACT.
 7. ROOF WATER AND SUEE SUEE DRAINAGE TO BE DISPOSED OF IN ACCORDANCE WITH THE LOCAL REQUIREMENTS.
 8. ALL ROOF COVER MATERIAL TO BE APPROVED BY LOCAL INSPECTORS.
 9. ROOF PLUMBER, DRAINAGE OR DESIGN IS TO BE SUPPLIED BY THE ARCHITECTURAL ENGINEER.
 10. ALL LEVELS ARE TO AUSTRALIAN LEVEL DATA.
 11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 12. WORK TO BE DONE TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 13. ANY OF THE MATERIALS IN ADDITION TO WHAT IS SPECIFIED ON THIS DRAWING ARE TO BE REQUESTED BY THE OWNER & THE BUILDER.

A.B.N. 28 863 393 321
22 WANDEEN ROAD
CLAREVILLE NSW 2107
PHONE 9918-5790

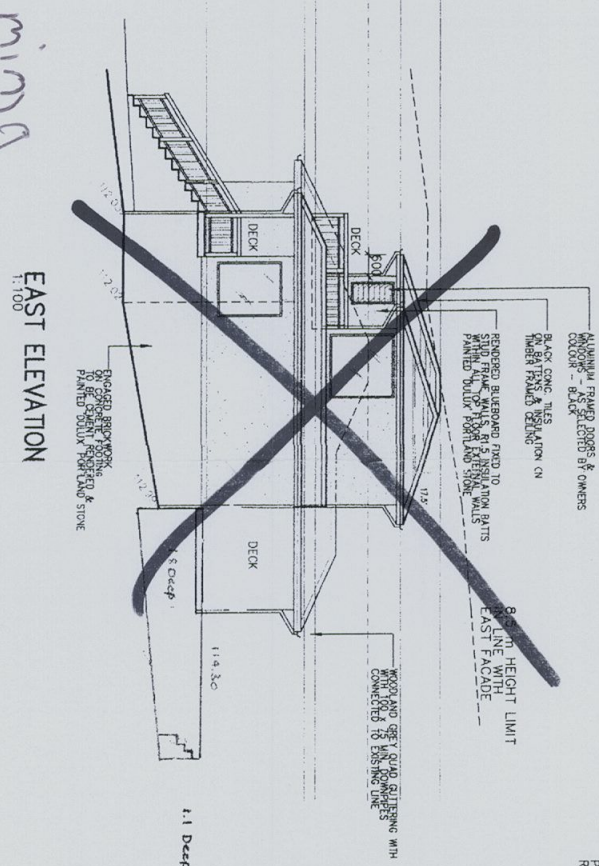
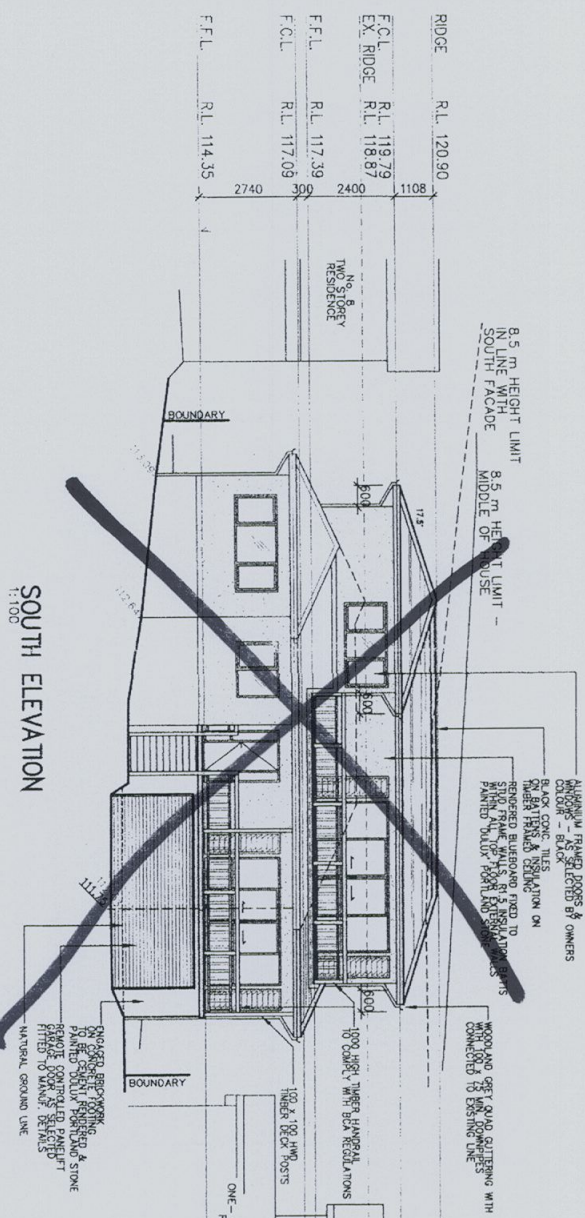
AT
6 MONTEREY ROAD, BILGOLA PLATEAU 2107
MR. E. RYAN

THIS DRAWING
WORKING DRAWINGS -

MONTEREY ROAD

GROUND-FLOOR PLAN

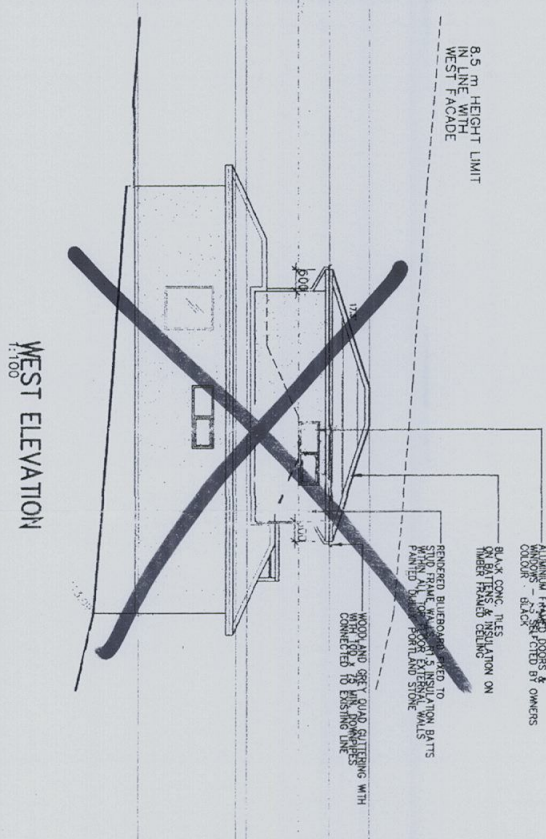
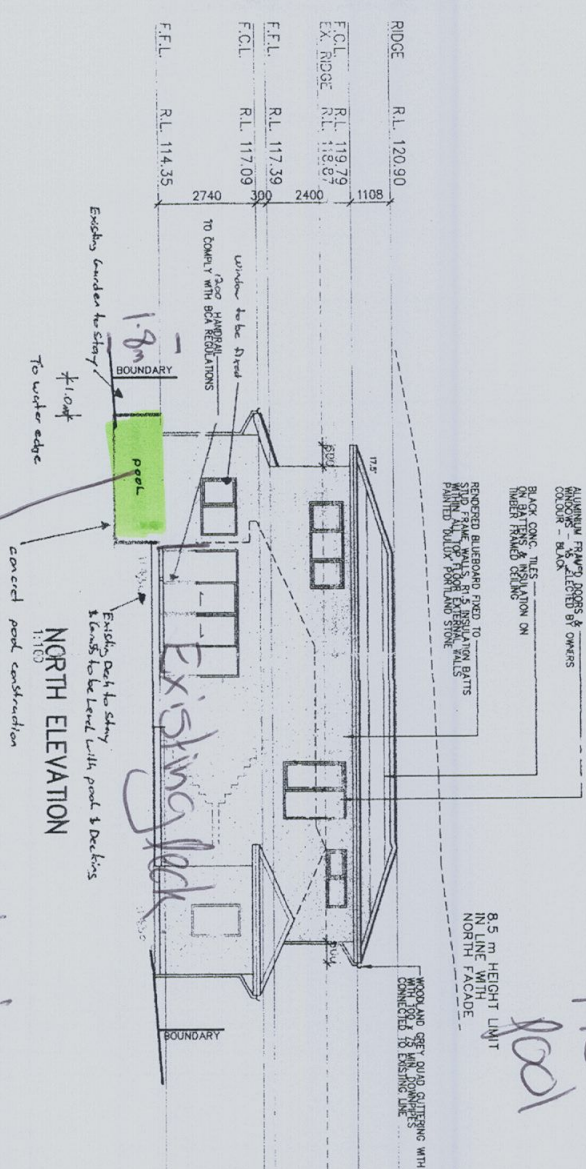
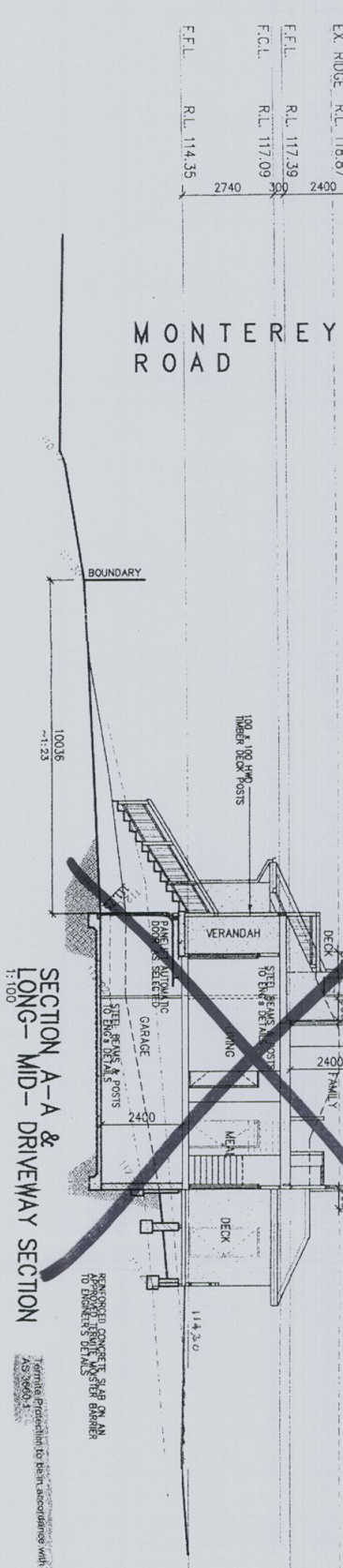
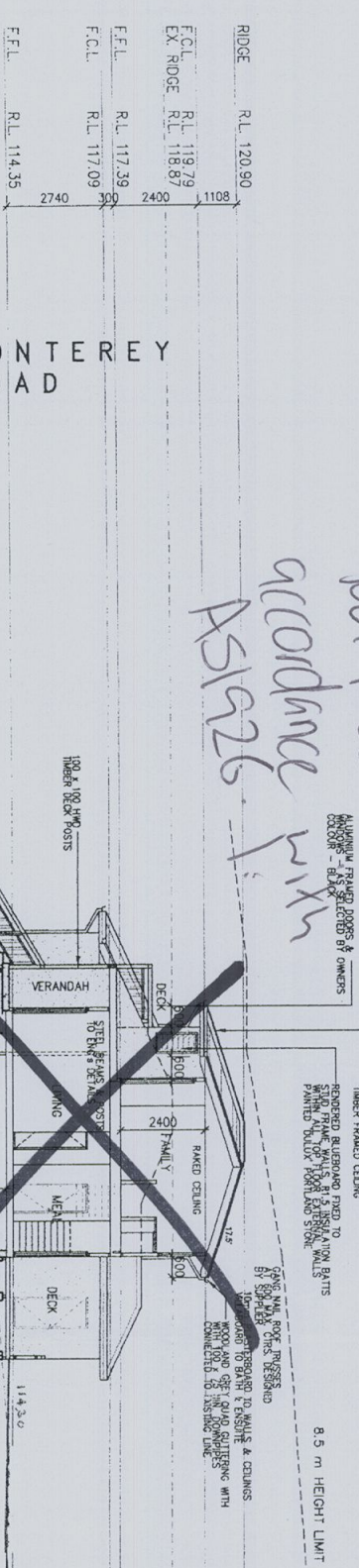
SCALE	DATE	SHEET No. 1 OF 3
1:100 / 1:200	AUG. 2012	
DRAWN	CHECKED	PROJECT NO.
A.H.		AMENDMENT



SOUTH ELEVATION
1:100

EAST ELEVATION
1:100

FITTED TO YOUR DETAILS
 NATURAL GROUND LINE
 This CDC is for the slimming
 pool only -
 8.5 m HEIGHT LIMIT
 POOL UNIT

WEST ELEVATION
1:100

pool fence to be in
accordance with
AS/NZS 15926
ALUMINUM RAILING DOORS & OWNERS
CHOICE - BLACK

STANDARD DOMESTIC DRIVEWAY PROFILE

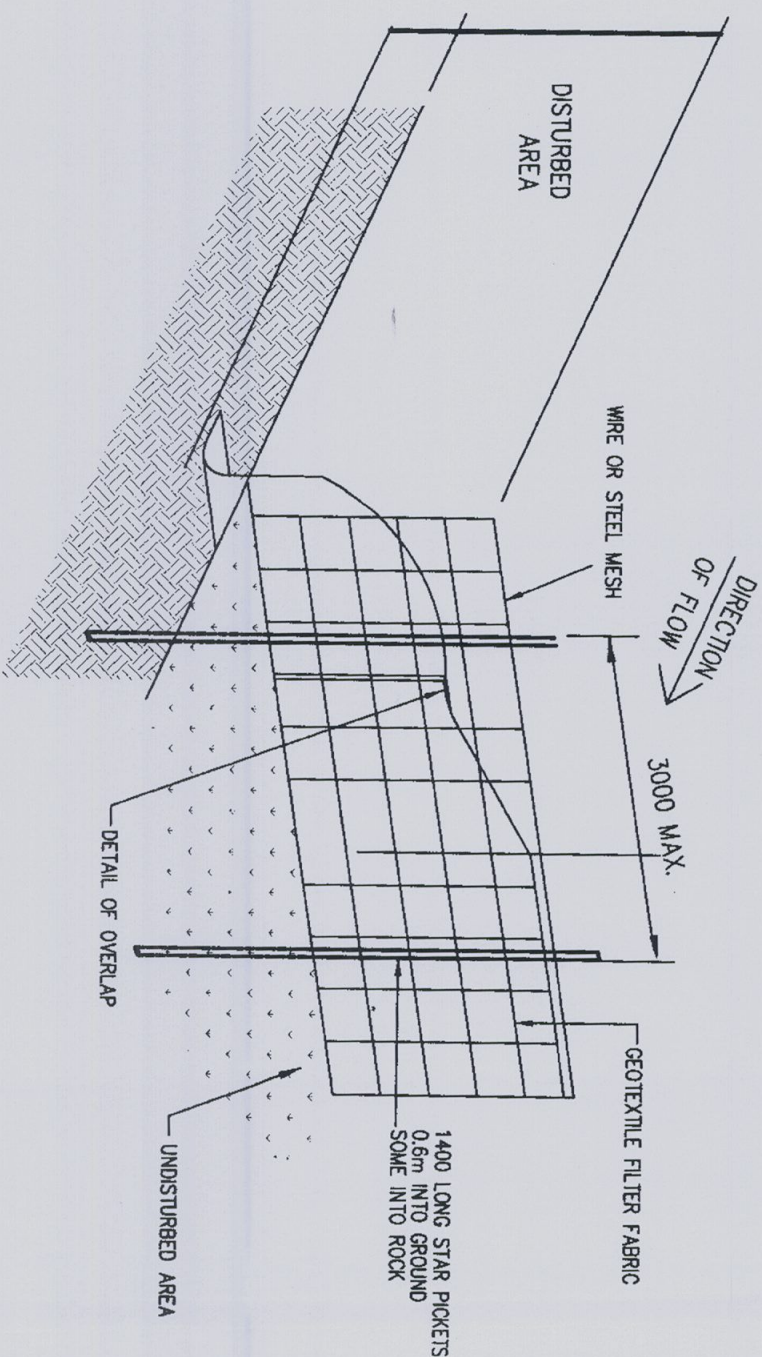
DESIGNED TO NORMAL TRAFFIC LOADS. THE ROAD SURFACE TO BE IN PLACE UNOBTAINED SHOULD BE FINISHED TO A MINIMUM COMPRESSION STRENGTH OF 1,280 PSI AND A MINIMUM THICKNESS OF CONCRETE TO BE 100mm.

THE REINFORCED PORTLAND CEMENT CONCRETE SHOULD BE PLACED IN A 100mm THICK LAYER OF 20mm GRADE 40 STEEL REINFORCING BARS. JOINTS OF THE CONCRETE SHALL BE PLACED UNTIL THE FORMWORK HAS BEEN REMOVED.

-	7/8/2013	ISSUE TO CLIENT FOR C.C.
MARK	DATE	AMENDMENT
<p> AAH Design A.B.N. 28 863 363 321 22 WANDEN ROAD CLAREVILLE NSW 2107 PHONE: 9916-5790 </p>		
<p> PROJECT PROPOSED 56 MONTEREY ROAD, BIGGA A PLATEAU 2107 MR. E. RYAN </p>		
THIS DRAWING		
<p> WORKING DRAWINGS - SCALE DATE 1:100/1:200 AUG. 2012 DASH. CHECKED PROJECT No. 2 OF 3 AMENDMENT </p>		

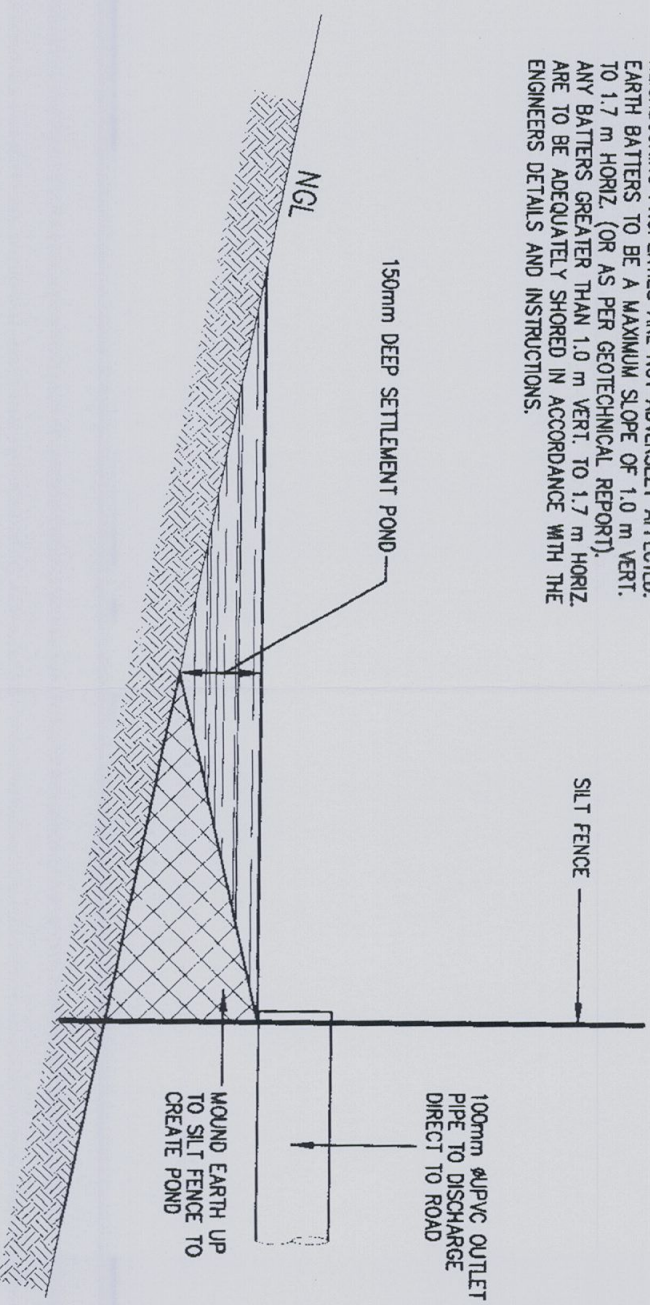
SEDIMENT CONTROL:

- 1. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
- 2. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
- 3. RENEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.



SCHEDULE OF WORKS:

- 1. SILT FENCE AND ASSOCIATED WORKS INCLUDING INTERCEPTOR DRAIN IS TO BE INSTALLED BEFORE THE COMMENCEMENT OF ANY EXCAVATION.
- 2. CUTS TO BE EXECUTED TO THE REQUIRED LEVEL USING CONVENTIONAL EXCAVATION MACHINERY. INITIALLY THE DEPTH OF FILL/CLAY IS TO BE ESTABLISHED TO ENSURE NEIGHBOURING PROPERTIES ARE NOT ADVERSELY AFFECTED. EARTH BATTERS TO BE A MAXIMUM SLOPE OF 1.0 m VERT. TO 1.7 m HORIZ. (OR AS PER GEOTECHNICAL REPORT). ANY BATTERS GREATER THAN 1.0 m VERT. TO 1.7 m HORIZ. ARE TO BE ADEQUATELY SHORED IN ACCORDANCE WITH THE ENGINEERS DETAILS AND INSTRUCTIONS.
- 3. ANY PERMANENT RETAINING STRUCTURE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERS DETAILS AND INSTRUCTION.
- 4. ALL PERMANENT RETAINING STRUCTURES ARE TO BE COMPLETED WITH MINIMUM DELAY FOLLOWING EXCAVATION.

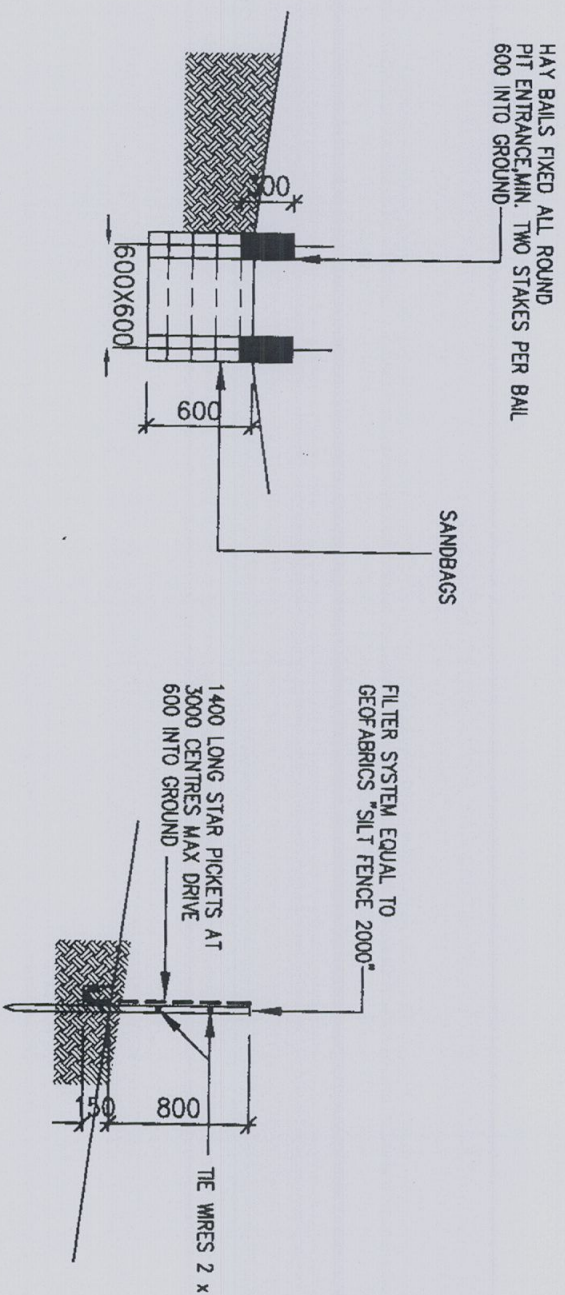


TYPICAL SECTION THROUGH SETTLEMENT POND

SCALE = N.T.S.

SILT FENCE DETAIL

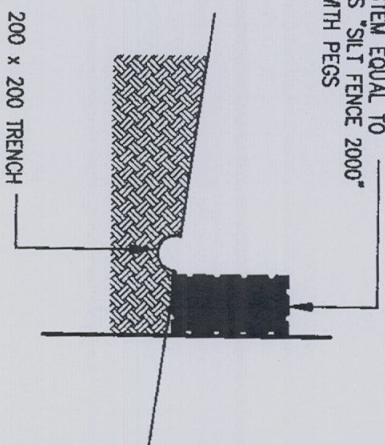
SCALE = N.T.S.



SILT FENCE DETAIL 1

CONTRACTOR TO MAINTAIN SILT FENCE
IN GOOD WORKING ORDER
SECURED WITH PEGS

FILTER SYSTEM EQUAL TO
GEOFABRICS SILT FENCE 2000
SECURED WITH PEGS



IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

AH Design

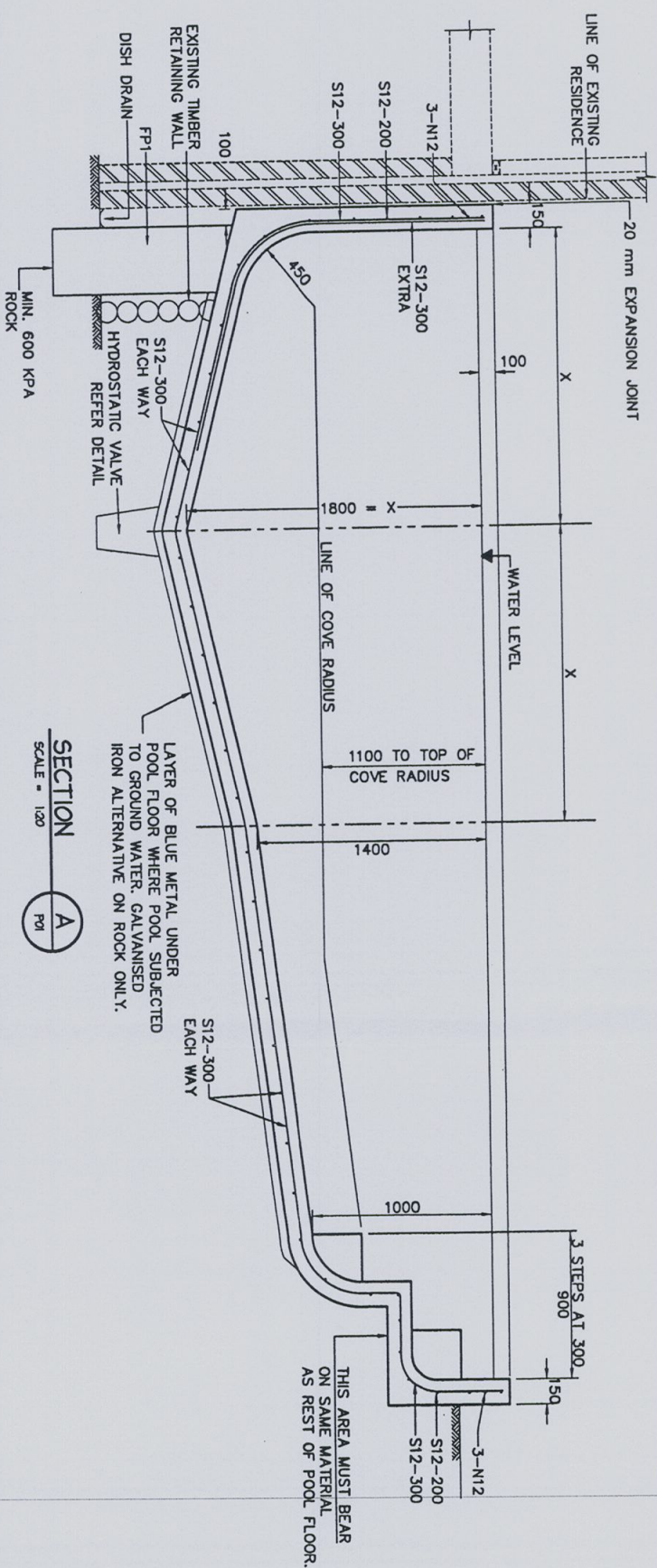
A.B.N. 28 863 393 321
22 WANDEEN ROAD
CLAREVILLE NSW 2107
PHONE 9918-5790

PROJECT
SWIMMING POOL
6 MONTEREY ROAD, BILGOLA PLATEAU FOR
Mr. E. RAYAN AT

3/3

THIS DRAWING
SEDIMENT CONTROL

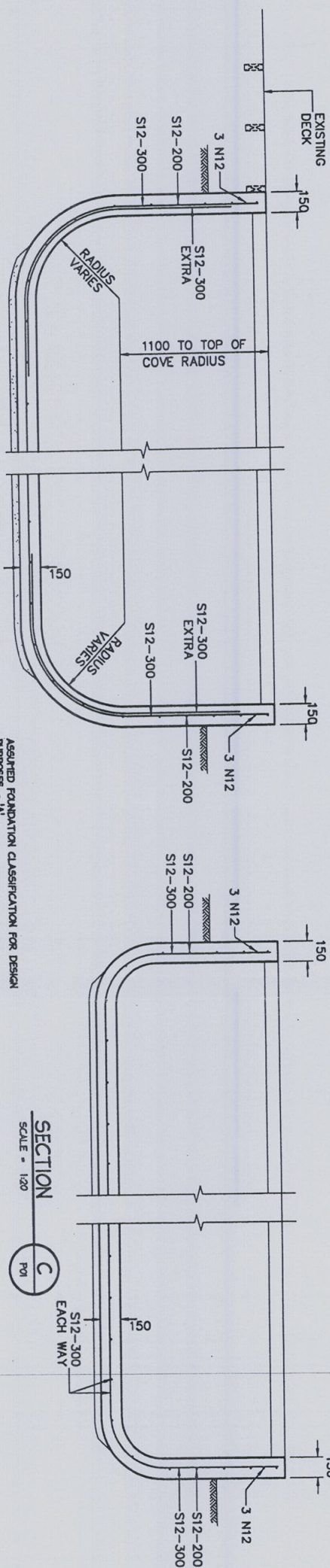
PROJECT No. **CDC** DATE **Aug 2012**



POOL NOTES:

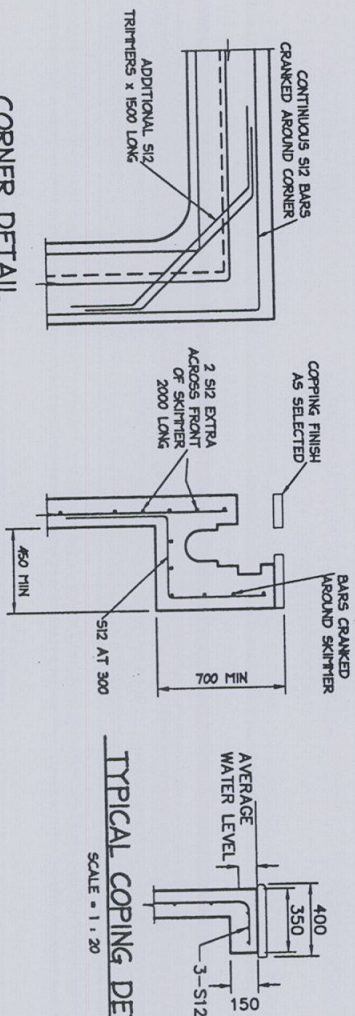
[illegible][illegible][illegible]

- N6. The point is not assigned for driving. Provide safety message to SAA.
- N7. Any policy need additional to the point coding must have a clear, written addendum. If policy is found in manual, expansion policy will be awarded between the points if the point coding.
- N8. This point is not assigned for driving. Provide safety message to SAA.
- N9. Safety strategy and the final policies are to be considered in filing point.
- N10. Safety strategy and the final standards is required prior to filling point.
- N11. This point is not assigned for driving. Provide safety message to SAA.
- M1. This point is not assigned after completion of work.
- M2. Any Employer if it is to be completed after completion of work.
- M3. Understood point lights require M1 intervention during run.
- M4. This point is not assigned for driving. Provide safety message to SAA.
- M5. Understood point lights require M1 intervention during run.
- M6. This point is not assigned for driving. Provide safety message to SAA.
- M7. Any policy need additional to the point coding must have a clear, written addendum. If policy is found in manual, expansion policy will be awarded between the points if the point coding.
- M8. This point is not assigned for driving. Provide safety message to SAA.



SECTION (B)
SCALE = 1:20
P01

ASSUMED FOUNDATION CLASSIFICATION FOR DESIGN PURPOSES - 'A'
ASSUMED BEARING STRATA FOR DESIGN PURPOSES
ROCK, 600 kPa
GEOTECHNICAL CONSULTANT TO INSPECT FOUNDING MATERIAL

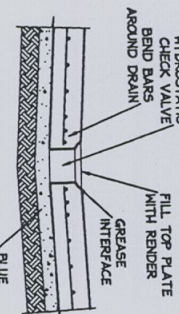


CORNER DETAIL
SCALE = 1 : 20

ON AT SKIMMER

SECTION AT SKIMMER

CONCRETE PIERS (WHERE REQUIRED):
1. PIERS TO BE 400mm DIAMETER
FOUNDED IN NATURAL GROUND.



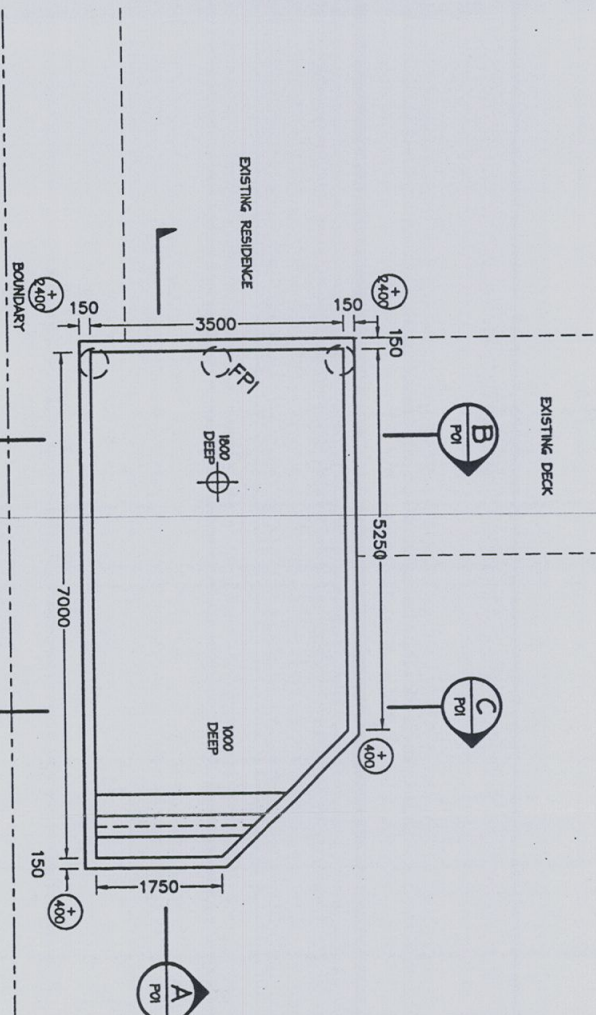
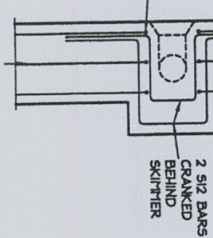
HYDROSTATIC VALVE DETAIL

TYPE 'FPI' FOOTING PIER SECTION

PLAN ON SKIMMER

SCALE = 1 : 20

SCALE - 1 : 2



COOL PLAN

⊕
300' DENOTES APPROX. HEIGHT OF TOP OF POOL ABOVE EXISTING GROUND LEVEL

—
N

2-04-2013	A	FOR CONSTRUCTION
27-03-2013	P	DRAFT
Date:	Rev:	Amendment

PROPOSED NEW POOL
at: 6 MONTEREY ROAD
BILGOLA PLATEAU
for: ELLIOT RYAN

Drawing Tools:

POOL STRUCTURAL PLAN & DETAILS

The copyright of this drawing remains with Parshada Consulting Engineers.

Job No.:

15-0520

Engineers

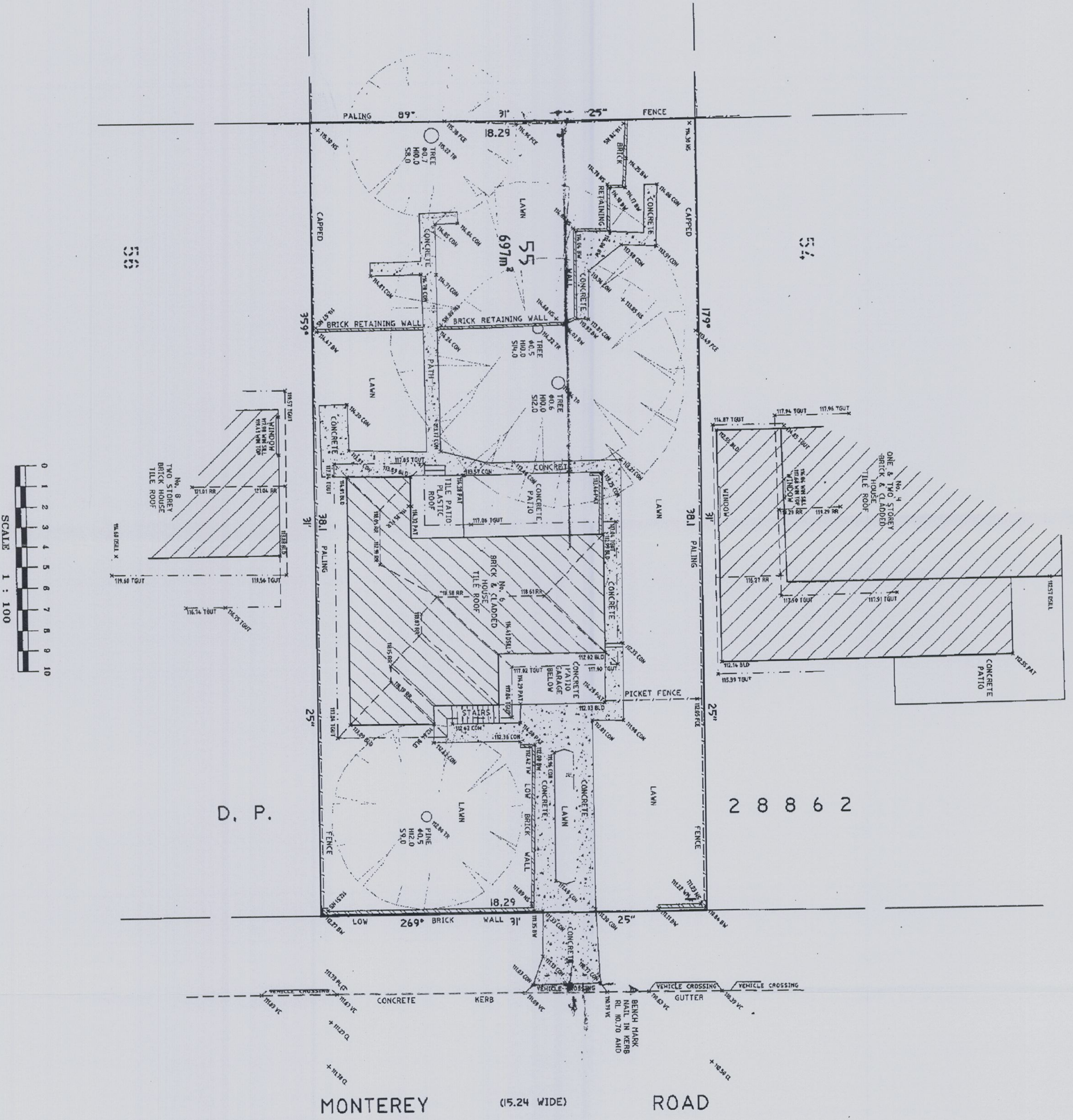
Brookville, MSW, 2100
Tel: 0124 252 010 Fax: 0121 6062 4772

A.B.N. 60 483 390 399

Notes:

- TREE SITES ARE ESTIMATES ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED IN THIS SURVEY.
- THE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT.
- DIMENSIONS HAVE NOT BEEN DIMENSIONED (TITLED DIMENSIONS ONLY) - DIMENSION DEFINITION IS SUBJECT TO FURTHER SURVEY.
- A LIAISON OF THE SERVICES TO DIMENSIONS IS DIMENSIONAL ONLY, WHERE DIMENSIONS ARE CRITICAL, THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXISTING SERVICES SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO DIMENSIONS IS INDICATIVE ONLY.
- UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. FROM TO THE SURFACE, DIMENSIONS SHOULD BE OBTAINED FROM THE RELEVANT AUTHORITIES.
- CRITICAL SPOT LEVELS SHOULD BE COMPARED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF RESOLVING ANY CONFLICTS.
- TITLE INDICATES THAT LOT 55 IS AFFECTED BY COVENANTS BEING DEEMED TO APPLY TO THE LOT.
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCORDING TO THE PLAN.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
- ALL DIMENSIONS TO BE CHECKED ON SITE.
- IF A COARSE TREE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.
- COPYRIGHT © C.M.S. SURVEYORS 2023.

NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF C.M.S. SURVEYORS. ANY UNLAWFUL REPRODUCTION OF THIS SURVEY SHALL BE CONSIDERED AN INFRINGEMENT OF THE COPYRIGHT. THIS NOTICE MUST NOT BE DELETED.



INVERTS

- TG8 = TOP OF KERB
- CL = CENTRELINE
- CON = CONCRETE
- FC = FENCE
- FL = FLOOR
- WHI = WATER HEATER
- BID = EXTERNAL BUILDING
- DK = DECK
- TCUT = TOP OF CUTTER
- RR = RIDGE
- DSILL = DOOR SILL LEVEL
- FLR = FLOOR LEVEL
- BM = BOTTOM OF WALL
- TR = TREE
- NS = NATURAL SURFACE
- VC = VEHICLE CROSSING

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED:

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 55326
R.L. 442 (MCC9)
SOURCE: S.C.I.M.S. (17/06/03)

REV.	DESCRIPTION	DATE
A	FINAL ISSUE	24/06/03

CLIENT:
RYAN ELLIOTT
NO. 14 BELLEVUE AVE
AVALON NSW 2107

PLAN
SHOWING DETAIL & LEVELS
OVER LOT 55 IN D.P. 28862
NO. 6 MONTEREY ROAD,
BILGOLA PLATEAU NSW 2107

C.M.S. Surveyors
Pty Limited

ACN: 096 240 201
PO Box 443 Dee Why
NSW 2098
Telephone: (02) 9971 4802 Facsimile: (02) 9971 4822
E-mail: csm@cmsurveyors.com.au

DATE	BY	DATE	BY
31/2	31/2	24/06/03	REV. A