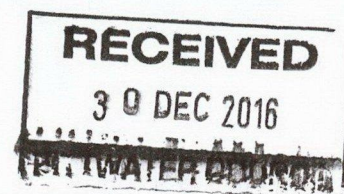


COMPLYING DEVELOPMENT CERTIFICATE 110296
PROJECT REFERENCE 110296

Issued under Part 4 of the Environmental Planning and Assessment Act 1979 Section 85A(6)



APPLICANT DETAILS

Applicant: Peter and Rebecca Higgins
Address: PO Box 135, Richmond NSW 2753
Phone: 45885000
Fax:

OWNER DETAILS

Name of the person having benefit of the development consent: Peter and Rebecca Higgins
Address: PO Box 135, Richmond NSW 2753
Phone: 45885000

COMPLYING DEVELOPMENT CONSENTS

Consent Authority / Local Government Area: Northern Beaches Council
Relevant Planning Instrument Decision Made Under: SEPP(Exempt & Complying Development Codes)2008
Date of Determination: 12/12/2016
Complying Development Certificate Number: 110296

Lapse date: Section 86A of the Environmental Planning and Assessment Act 1979 stipulates that this certificate will lapse within 5 years if not physically commenced on the stated land to which this certificate applies. Section 81A of the Act is applicable.

PROPOSAL

Address of Development: 96 Cabarita Road, Avalon NSW 2107
Lot/DP: Lot 14 DP 858130
Land Use Zone: E4
Building Classification/s: 1a
Scope of Building Works Covered by this Certificate: Demolition of Dwelling
Value of Construction (incl. GST): \$10,000
Plans and Specifications approved: Refer Schedule 1: Approved Plans and Specifications
Fire Safety Schedule: N/A
Conditions: See Conditions attached
Exclusions:
Critical stage inspections: See attached Notice

CERTIFYING AUTHORITY

Accredited Certifier: Troy Myers
Accreditation Body and Registration Number: Building Professionals Board
BPB 0284

I, Troy Myers, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 84A of the Environmental Planning and Assessment Act 1979.

Dated: 12/12/2016

Troy Myers

N.B. Prior to the commencement of work S86 (1) and (a) of the Environment Planning and Assessment Act 1979 must be satisfied.

SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural Plans

Prepared by	Document	Drawing number	Revision	Date
Barker Ryan Stewart	site plan	1		16/09/2011
Barker Ryan Stewart	erosion and sediment control plan	2		16/09/2011

2. Endorsed Structural Plans

Not applicable.

3. Endorsed Engineering Plans

Not applicable.

4. Endorsed Landscape Plans

Not applicable.

5. Endorsed other documents

Prepared by	Document	Drawing number	Revision	Date
Barker Ryan Stewart	waste management plan			01/09/2011
Barker Ryan Stewart	Hazardous Substances Management Plan			12/09/2011
Patrick James & Associates	capability statement			01/09/2011

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000-CONDITION

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 (RÉPEALED)

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.

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

SCHEDULE 9 - CONDITIONS APPLYING TO COMPLYING DEVELOPMENT CERTIFICATES UNDER THE DEMOLITION CODE

Note 1: Complying development under the Demolition Code must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Schedule.

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

Note 3: In addition to the requirements specified for development to be complying development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.

Note 4: If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.

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

PART 1 - CONDITIONS APPLYING BEFORE WORKS COMMENCE

1 Protection of adjoining areas

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

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

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

2 Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin, and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
- (2) Each toilet must:
 - (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

3 Waste management

- (1) A waste management plan for the work must be submitted to the principal certifying authority at least 2 days before work commences on the site.
- (2) The waste management plan must:
 - (a) identify all waste (including excavation, demolition and construction waste material) that will be generated by the work on the site, and
 - (b) identify the quantity of waste material, in tonnes and cubic metres, to be:
 - (i) reused on-site, and
 - (ii) recycled on-site and off-site, and
 - (iii) disposed of off-site, and
 - (c) if waste material is to be reused or recycled on-site—specify how the waste material will be reused or recycled on-site, and
 - (d) if waste material is to be disposed of or recycled off-site—specify the contractor who will be transporting the material and the waste facility or recycling outlet to which the material will be taken.
- (3) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.

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

4 Adjoining wall dilapidation report

- (1) If a building to be demolished is within 900mm of a boundary, and there is a wall (the “**adjoining wall**”) on the lot adjoining that boundary that is less than 900mm from that boundary, the person having the benefit of the complying development certificate must obtain a dilapidation report on the adjoining wall.
- (2) If the person preparing the report is denied access to the adjoining lot for the purpose of inspecting the adjoining wall, the report may be prepared from an external inspection of the adjoining wall.

5 Run-off and erosion controls

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

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

PART 2 - CONDITIONS APPLYING DURING THE WORKS

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

6 Hours for demolition

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

7 Compliance with plans

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

8 Demolition

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

9 Maintenance of site

- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- (3) Copies of receipts stating the following must be given to the principal certifying authority:
 - (a) the place to which waste materials were transported,
 - (b) the name of the contractor transporting the materials,
 - (c) the quantity of materials transported off-site and recycled or disposed of.

- (4) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- (5) During construction:
 - (a) all vehicles entering or leaving the site must have their loads covered, and
 - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- (6) At the completion of the works, the work site must be left clear of waste and debris.

NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(i) & 86(1)(a1)(i)

OWNER DETAILS

Name of the person having benefit of the Development Consent:	Peter and Rebecca Higgins
Address:	PO Box 135, Richmond NSW 2753
Phone:	45885000

COMPLYING DEVELOPMENT CONSENTS

Consent Authority / Local Government Area:	Northern Beaches Council
Planning Instrument Decision Made Under:	SEPP(Exempt & Complying Development Codes)2008
Complying Development Certification Number:	110296

PROPOSAL

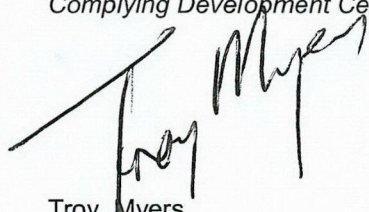
Address of Development:	96 Cabarita Road, Avalon NSW 2107
Scope of Building Works Covered by this Notice:	Demolition of Dwelling

PRINCIPAL CERTIFYING AUTHORITY

Certifying Authority:	Troy Myers
Accreditation Body:	Building Professionals Board BPB 0284

The owner has appointed Troy Myers as the Principal Certifying Authority as stated in the Complying Development Certificate lodged with Urban City Consulting for the building works identified in this notice.

I, Troy Myers, Accredited Certifier of Urban City Consulting located at PO Box 1201, Windsor NSW 2756 accept the appointment as Principal Certifying Authority for the building works identified and covered under the relevant Complying Development Certificate as stated in this Notice.



Troy Myers
Accredited Certifier

Dated: 12/12/2016

NOTICE TO APPLICANT OF MANDATORY CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 86(a2)(i) (ii) (iii) b

APPLICANT DETAILS

Name of the person having benefit of the Development Consent:	Peter and Rebecca Higgins
Address:	PO Box 135, Richmond NSW 2753
Phone:	45885000

COMPLYING DEVELOPMENT CONSENTS

Consent Authority / Local Government Area:	Northern Beaches Council
Decision Made Under:	SEPP(Exempt & Complying Development Codes)2008
CDC Number:	110296

PROPOSAL

Address of Development:	96 Cabarita Road, Avalon NSW 2107
Scope of Building Works Covered by this Notice:	Demolition of Dwelling

CERTIFICATION DETAILS

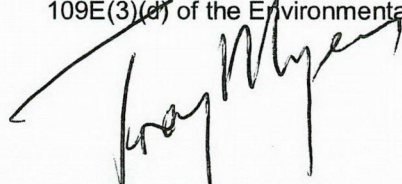
Certifying Authority:	Troy Myers
Accreditation Body:	Building Professionals Board BPB 0284

I, Troy Myers of Urban City Consulting, located at PO Box 1201, Windsor NSW 2756, acting as the principal certifying authority, hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.

The applicant, being the person having benefit of the development consent, is required under Section 81(A)(b2)(ii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Failure to request a mandatory critical stage inspection will prohibit the principal certifying authority under Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.



Troy Myers
Accredited Certifier

Dated: 12/12/2016

SCHEDULE 1: MANDATORY CRITICAL STAGE INSPECTIONS

No.	Critical Stage Inspection	Inspector
1.	Pre-Demolition, commencement inspection	Certifying Authority
2.	Completion of all work	Principal Certifying Authority

Dear Peter and Rebecca,

Enclosed is a copy of the approved Complying Development Certificate and Stamped Plans for the subject development. One copy of each has been forwarded directly to Northern Beaches Council for their records. It is important that you read and understand all of the documentation attached.

Prior to works commencing on site the following items must be satisfied;

1. All sedimentation controls are to be installed.
2. Sanitary accommodation for all building contractors is to be provided.
3. Install Builders signage in a prominent position.
4. Contact Dial Before You Dig at www.1100.com.au or telephone on 1100.

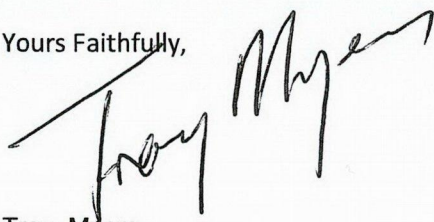
On the 1st of July 2004 the State Government amended the Environmental Planning & Assessment Act and Regulation 2000 to require mandatory inspections being carried out by the Principal Certifying Authority at Critical stages of construction.

The critical Stages of construction for this project are:

- a. pre-demolition, prior to demolition
- b. final inspection, completion of demolition.

Under the Act you are required to notify your building contractor of all Mandatory Inspections that are required to be carried out by Urban City Consulting Pty Ltd during the construction of the development. A minimum of 48 hours' notice is required when requesting that a mandatory inspection to be carried out. When booking an inspection please call our office on (02) 4587 7000 and advise a staff member of the time and type of inspection required. Should you need to discuss any issues, please do not hesitate to contact the undersigned on the above numbers.

Yours Faithfully,



Troy Myers
Accredited Certifier

Dated: 12/12/2016

Patrick James & Associates

Resource & Environmental Consultants

29 Tabrett Street

Banksia, NSW 2216, Australia

telephone (bh & ah)

(02) 9567 9998

Mobile

040 904 1515

Email

pjames28@bigpond.net.au

CAPABILITY STATEMENT:

Environment; Resource; Development; Occupational Health & Safety Consulting Services.

Waste Industry Developments

These Developments usually require a Statement of Environmental Effects or an Environmental Impact Statement + Environment Protection Licence if under or over the 30,000 tonnes/annum Licence threshold. Patrick James & Associates have experience in developments for *general solid waste (non-putrescible)* and *recovered fines and aggregates from construction and demolition waste processing*, and can assist with documentation to local Council and to State Government Departments (eg: Environment Protection Authority).

Development

Patrick James & Associates can assist with documentation to State government departments, local Council, Development Applications, Environmental Impact Statements and Statements of Environmental Effects, discussion with local interest groups, organising public meetings, Social Impacts assessment, Visual Impact Assessment and Project Management.

Architectural, Building & Construction: Asbestos & Hazardous Materials.

In relation to the demolition of the existing building (or part of a building) Councils usually require "A report prepared by an appropriately qualified person (such as an Occupational Hygienist or Environmental Consultant) is to be submitted to the Certifying Authority, with the Construction Certificate application, detailing whether any asbestos or hazardous materials exist on the site (eg lead in paints and ceiling dust or asbestos based products)." The initial and any follow-up reports can be prepared by Patrick James & Associates.

Environment

Patrick James is an *Approved Asbestos Survey Provider* for asbestos work within the City of Kogarah and has prepared *Asbestos Survey Report* and *Asbestos Clearance Certificates* for developments within Bankstown, Kogarah, Moree, North Sydney, Randwick, Ryde, Sutherland and Woollahra Local Government Areas.

Many developments (e.g. quarries, landscape suppliers, waste transfer and recycling stations, childcare) require an environmental document to accompany a development application to local Council. The document varies with the type and size of development and with State legislation. In NSW the Environmental Planning & Assessment Regulation, 2000, as amended, details the type of development which requires an Environmental Impact Statement or a Statement of Environmental Effects. Patrick James & Associates have prepared over 70 environmental and development documents.

WORK-WISE Occupational Health & Safety issues

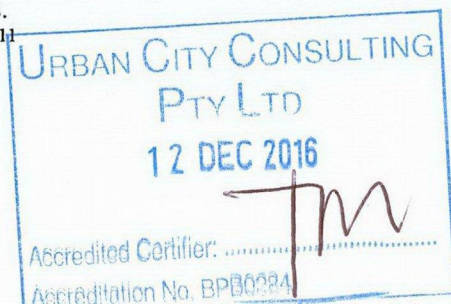
Employers must ensure the health, safety and welfare at work of their employees. This is achieved by compliance with the provisions of the Occupational Health & Safety Act, 2000, the Mines Inspection Act, 1901 as amended and associated legislation. The preparation of Occupational Health & Safety Plans in particular and studies such as Emergency Planning; Environmental Monitoring & Occupational Hygiene; Monitoring Workplace Hazards; Risk Assessment, Control and Management; Safety Audit and Site Audits are means of complying with employer requirements.

Expertise & Experience

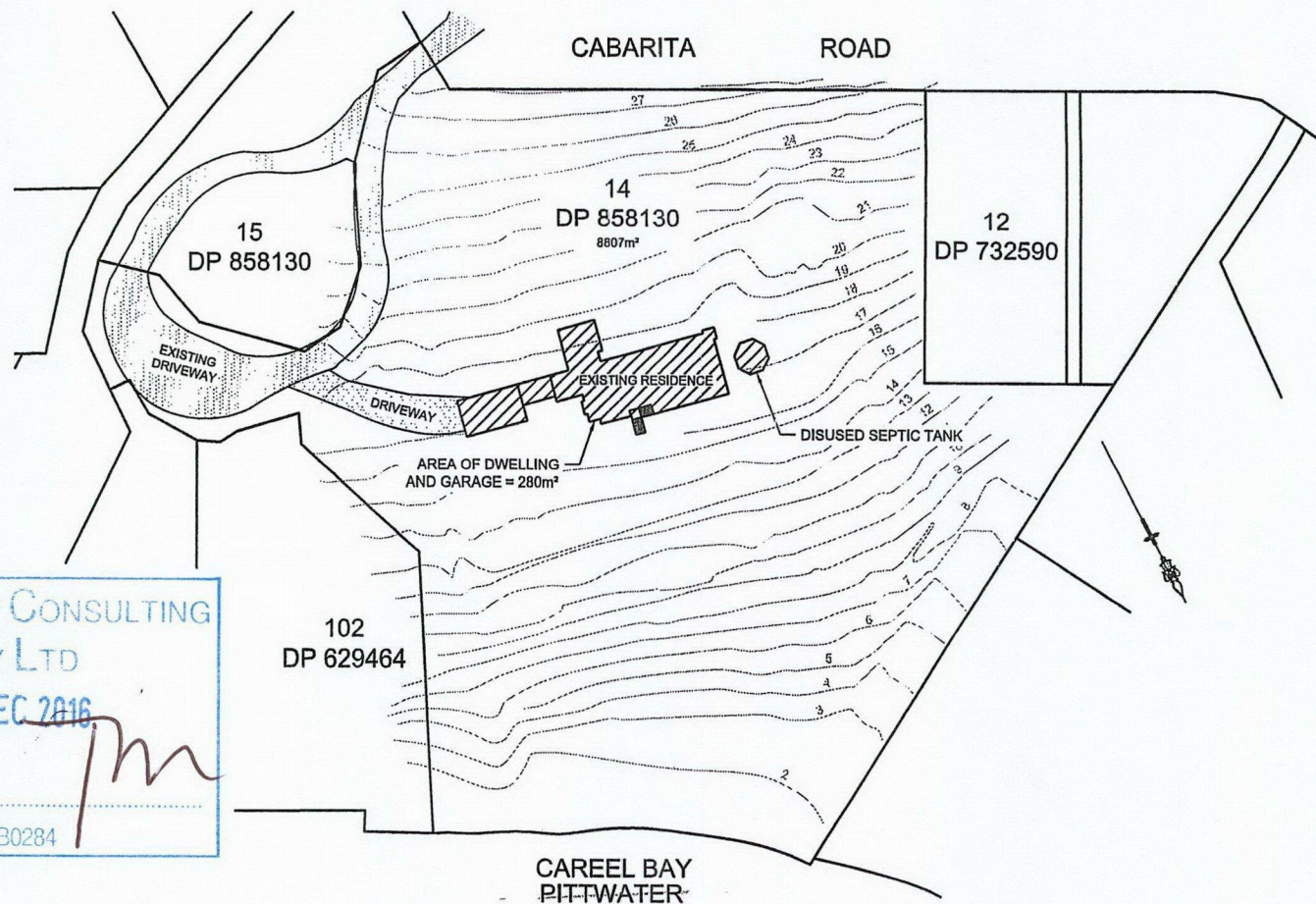
Patrick James has qualifications in explosives, management, metallurgy and physical geography; technical experience in quarrying and R & D experience in metals, ceramics and refractories. Patrick James has experience in extractive industry developments since 1978 and has worked as an independent environmental consultant since 1982. Patrick James is a Fellow of the Institute of Quarrying and was a foundation Member of the Environment Institute of Australia (now the Environment Institute of Australia and New Zealand) and held the positions of New South Wales and National treasurer of the Institute. The unique combination of his skills, training and experience allows Patrick James to appreciate a wide range of industries, industrial processes, problems and environmental issues and to undertake small or large, environmental, resource, developmental or OH&S projects. Of particular relevance is Patrick's ability to respond quickly, at short notice, to meet clients' needs.

Issue:

Thursday, 1 September 2011



A2



URBAN CITY CONSULTING
PTY LTD

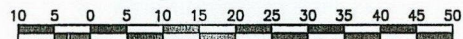
12 DEC 2016

Accredited Certifier:
Accreditation No. BPB0284

www.dialbeforeyoudig.com.au



DIAL 1100
BEFORE YOU DIG



METRES

1:500

NOTES:

1. ALL WORKS TO BE UNDERTAKEN BY QUALIFIED AND LICENCED CONTRACTORS.
2. ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH AS 2601.
3. THE FOLLOWING SHALL BE UNDERTAKEN PRIOR TO THE COMMENCEMENT OF WORKS:
 - A WORK PLAN SHALL BE PREPARED IN ACCORDANCE WITH AS 2601.
 - ALL ESSENTIAL SERVICES SHALL BE DISCONNECTED.
 - APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSTALLED.
 - A STOCKPILE AREA SHALL BE ESTABLISHED IN CLOSE PROXIMITY TO THE DEMOLITION AREA.
4. DEMOLITION MAY ONLY BE CARRIED OUT BETWEEN 7:00 AM AND 5:00PM MONDAY TO SATURDAY.



Barker Ryan Stewart

Sydney P: 02 9659 0005
Hunter P: 02 4929 3639
Central Coast P: 02 4304 1144
Brisbane P: 07 3118 5158

Designed:
Drawn: JB
Checked: RL

Approved:

Scales: Plan 1:500
Hortz. Vert. X-Section

Datum: A.H.D.

Client: MR PETER HIGGINS

LGA: Council Ref:

96 CABARITA ROAD
AVALON

SITE PLAN

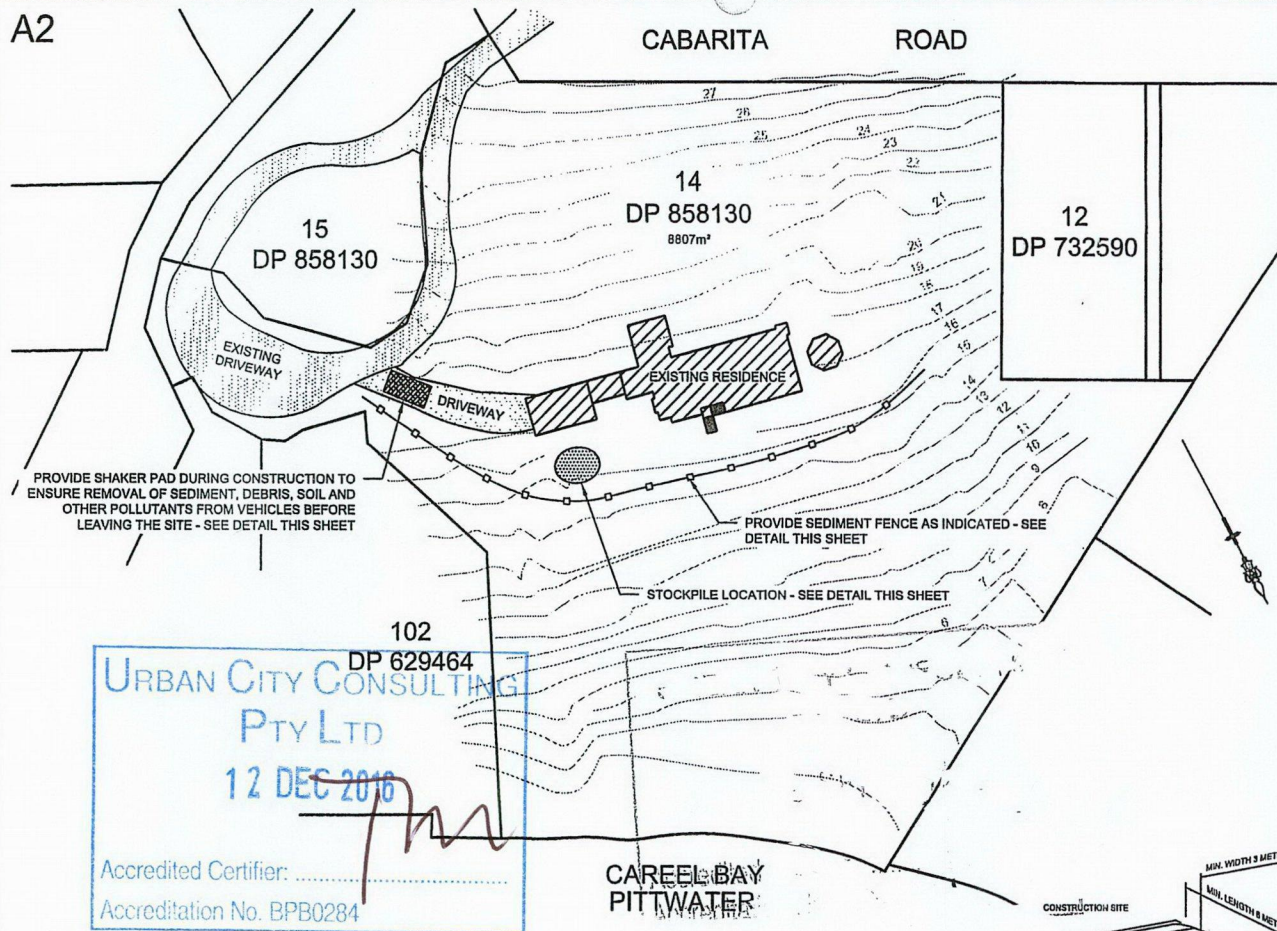
Plan No. 07001E1
REV. A
File Ref. 07001E1.dwg
SHEET 1 OF 2 SHEETS

No. DATE AMENDMENT

19/09/11 FIRST ISSUE
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mail@barkerystewart.com.au

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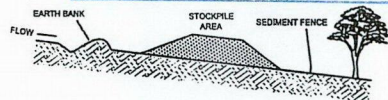
CABARITA ROAD



EROSION AND SEDIMENTATION CONTROL NOTES

1. PRIOR TO THE COMMENCEMENT OF SITE DISTURBANCE, THE CONTRACTOR SHALL ESTABLISH ALL NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THIS PLAN, COUNCIL'S 'CIVIL WORKS SPECIFICATION, PART 2 - CONSTRUCTION', AND THE NSW DEPARTMENT OF HOUSING'S PUBLICATION 'MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION'.
2. THE LOCATION OF EROSION AND SEDIMENTATION CONTROL DEVICES SHOWN ON THIS PLAN ARE INDICATIVE ONLY AND SHOULD BE ADJUSTED TO SUIT SITE CONDITIONS.
3. WHERE WORKS ARE DELAYED OR IN ABEYANCE AND DISTURBED AREAS ARE LIKELY TO BE EXPOSED FOR A PERIOD OF TWO MONTHS OR MORE, TEMPORARY REHABILITATION WORKS SHALL BE UNDERTAKEN TO PROTECT THE SITE.
4. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED AND MULCHED WITHIN 20 DAYS OF THE COMPLETION OF THE WORKS.
5. ALL AREAS WITH SLOPES STEEPER THAN 12% (1 in 8) SHALL BE STRAW MULCHED IN CONJUNCTION WITH SEEDING, OR TURFED.
6. SILT BARRIERS LOCATED AROUND KERB INLET AND ROAD PITS SHALL BE REINSTATED FOLLOWING ROAD PAVING WORKS IF IT IS LIKELY THAT UNDISTURBED AREAS WILL STILL DRAIN TO THE PIT.
7. SANDBAGS SHALL BE PLACED ACROSS THE END OF ROAD CONSTRUCTION AT THE COMPLETION OF EACH DAY'S WORK TO PREVENT EROSION OF THE CONSTRUCTED MATERIAL.
8. THE CONTRACTOR SHALL CONDUCT WEEKLY INSPECTIONS OF THE SITE TO ENSURE THAT ALL DEVICES AND REHABILITATION AREAS HAVE BEEN ADEQUATELY MAINTAINED. THE CONTRACTOR SHALL ALSO KEEP A LOG BOOK DETAILING SUCH INSPECTIONS, AND RECORDING RAINFALL EVENTS AND OTHER RELEVANT EVENTS.
9. TOPSOIL SHALL BE STOCKPILED IN THE LOCATIONS SHOWN ON THIS PLAN OR AS DIRECTED BY COUNCIL'S ENGINEER. WHERE IT IS LIKELY THAT STOCKPILES WILL REMAIN IN PLACE FOR A PERIOD EXCEEDING 4 WEEKS, THEN THE STOCKPILE SHALL BE STABILISED BY SEEDING OR EQUIVALENT METHODS.
10. ALL REVEGETATION WORKS ARE TO BE MAINTAINED, INCLUDING WATERING AND MOWING WHERE NECESSARY UNTIL THE COMPLETION OF THE MAINTENANCE PERIOD.
11. THE MOVEMENT OF VEHICULAR TRAFFIC ON THE SITE SHALL BE CONFINED TO DESIGNATED AREAS DURING CONSTRUCTION WORKS. VEHICULAR ACCESS SHALL BE DENIED TO AREAS TO BE LEFT UNDISTURBED.
12. SITE ACCESS SHALL BE LIMITED TO THE LOCATIONS SHOWN ON THIS PLAN. SHAKE-DOWN AREAS SHALL BE CONSTRUCTED AS SHOWN.
13. DURING CONSTRUCTION WORKS, DUST CONTROL MEASURES SHALL BE IMPLEMENTED TO MINIMISE THE AMOUNT OF DUST GENERATED FROM THE SITE. THESE MEASURES TO BE IMPLEMENTED TO COUNCIL'S SATISFACTION.
14. MAINTENANCE AND CLEANING OF CONSTRUCTION PLANT SHALL BE CARRIED OUT IN AN AREA WHERE RUNOFF CAN BE CONTAINED AND APPROPRIATELY TREATED AND DISPOSED OF.
15. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE ADEQUATELY REGENERATED. THIS STAGE SHALL BE DETERMINED BY THE CERTIFIER.

10 5 0 5 10 15 20 25 30 35 40 45 50
METRES 1:500

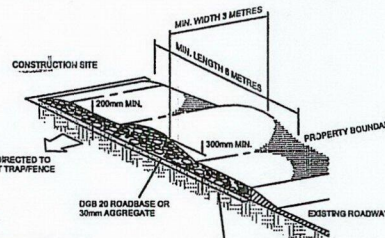
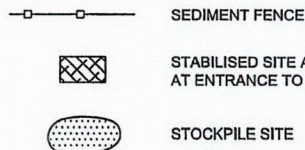


CONSTRUCTION NOTES

1. WHERE POSSIBLE LOCATE STOCKPILE AT LEAST 5 METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOWS, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS A LOW, FLAT ELONGATED MOUND.
3. WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
4. REHABILITATE IN ACCORDANCE WITH THE SWMP/ESCP.
5. CONSTRUCT EARTH BANK (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT RUN OFF AROUND THE STOCKPILE AND A SEDIMENT FENCE (STANDARD DRAWING 5-6) 1 TO 2 METRES DOWNSLOPE OF STOCKPILE.

STOCKPILE

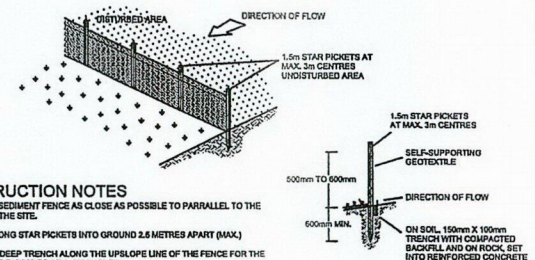
LEGEND



CONSTRUCTION NOTES

1. STRIP TOPSOIL AND LEVEL SITE.
 2. COMPACT SUBGRADE.
 3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
 4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30mm AGGREGATE. MINIMUM LENGTH 18 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
 5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.
- GEOTEXTILE FABRIC DESIGNED TO PREVENT INTERMIXING OF SUBGRADE AND BASE MATERIALS AND TO MAINTAIN GOOD PROPERTIES OF THE SUB-BASE LAYERS.
- GEOTEXTILE MAY BE A WOVEN OR NEEDLE PUNCHED PRODUCT WITH A MINIMUM CBR BURST STRENGTH (ASTM D 4833) OF 2500 kN

SHAKER PAD



CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5m LONG STAR PICKETS INTO GROUND 2.6 METRES APART (MAX).
3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF PICKETS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

SECTION DETAIL

SEDIMENT FENCE

BarkerRyanStewart

SYDNEY
P: 02 9639 0033
barkerryan@brs.com.au
mob:barkerryan@brs.com.au

Central Coast
P: 02 4304 1144
Brisbane
P: 02 4929 3539 P: 07 3118 5158

Designed:
Drawn: JB
Checked: RL
Approved:

Scales: Plan 1:500
Hort. Vert. X-Section.
Datum: A.H.D.

Client: MR PETER HIGGINS
LGA: Council Ref:

96 CABARITA ROAD
AVALON

EROSION & SEDIMENT CONTROL PLAN

Plan No. 07001E2
REV. A
File Ref. 07001E1.dwg
SHEET 2 OF 2 SHEETS

No. DATE AMENDMENT

Hazardous Substances Management Plan

96 Cabarita Road, Avalon, NSW 2107.

Patrick James & Associates
Resource & Environmental Consultants
29 Tabrett Street,
Banksia, NSW 2216
telephone (02) 9567 9998, 040 904 1515
patrickjames28@optusnet.com.au

1 Introduction.

This Hazardous Substances Management Plan (HSMP) was commissioned by Mr Rean Lourens of Barker Ryan Stewart¹ acting on behalf of the landowner, Mr Peter Higgins, of 9 Morgan Road, Belrose NSW 2085. The site inspection for Hazardous Substances was made on Friday, 9 September 2011.

This HSMP has been prepared in accord with Clause 1.6 of *AS 2601—2001: The Demolition of Structures* (AS2601). Hazardous Substances include asbestos (friable asbestos, and bonded or stabilised asbestos), PCBs, lead paint, underground storage tanks, ceiling dust, chemical materials and other hazardous containing materials.

2 Proposed Development.

Existing house and outbuildings on the Land at 96 Cabarita Road, Avalon, NSW 2107 to be demolished and replaced with a residential development.

3 The Property.

The Property is located² at 96 Cabarita Road, Avalon, NSW 2107. Access to the property is by means of a common driveway to numbers 96, 98, 100 and perhaps 102. A private driveway off the common driveway gives access to 96.

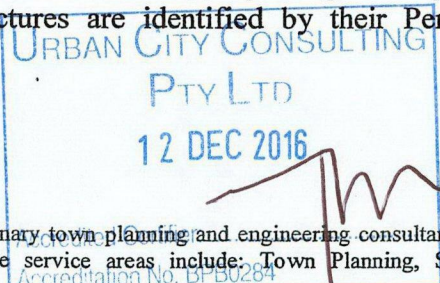
Improvements to the property are a weatherboard house with tiled, gabled roof and attached carport, garage, fernhouse and garden shed as outbuildings, large surrounding formal gardens with some garden features, front, side and rear fences plus driveway, paths and paved areas. The house dates from the 1930s; a part of the house (Bedroom 4) is a recent extension dating from say the 1970s/1980s. Bedroom 4 is shown as a separate outbuilding on the Campbell & Anderson plan dated 2002.

Summary Details when facing from Cabarita Road.	90?	96?	100?
House numbers and Orientation.	Left,	Subject	Right,
NB House numbers are uncertain.	west	property	east
Fall direction of the land	↑	Front to rear, to Careel Bay	↑
Fall direction of Cabarita Road at this location	approximately level		

4 Property Boundaries.

Details of the boundaries of the property were not available at the time of the site inspection. The property apparently extends from Cabarita Road to Careel Bay, Pittwater and is bounded by a common access driveway to the east and adjoining property to the west.

The private wharf and boathouse on Careel Bay, adjoining the subject property, are not identified in any way. Usually such structures are identified by their Permissive Occupancy registration numbers.



¹ Barker Ryan Stewart is a multi-disciplinary town planning and engineering consultancy with offices in Sydney, the Hunter and Central Coast. The consultancy's core service areas include: Town Planning, Sustainability, Infrastructure, Development Management and Private Certification.

² UBD Map 98 P10

5 Site Plans.

Plan reference No. 15646-01 dated April 2002, prepared by Campbell & Anderson³, for the Proposed Subdivision and Driveway Concept of lot 14 DP 858130, being 96-104 Cabarita Road. This plan identifies the subject land as Lot 18 of 5287 sq. metres.

Site Plan 07001E1 (undated) prepared by Barker Ryan Stewart also identifies the land as lot 14 DP 858130. The Barker Ryan Stewart site plan appears to have been compiled from the Campbell & Anderson plan. The two buildings shown on both plans and identified on the Campbell & Anderson plan as weatherboard residence and weatherboard outbuilding, have been connected by Hall 5 to form one residential building.

Unfortunately these plans were received after the site inspection was made. It would be prudent to confirm the lot number of the subject land.

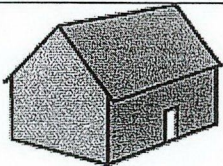
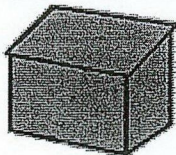
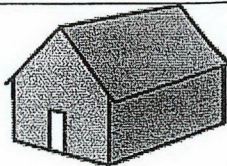
The tank shown on the eastern side of the residence in both plans is hidden behind a vegetation screen (September 2011).

Table 1 Images and Plans showing the subject land.

Date	Source, see notes below	Building & Outbuilding	Septic Tank
April 2002	Campbell & Anderson	Structures separate	Tank identified
20 October 2009	NearMap image	Structures connected	Vegetation around tank
27 February 2010	NearMap image	Structures connected	Vegetation around tank
15 April 2010	NearMap image	Structures connected	Vegetation around tank
16 June 2010	NearMap image	Structures connected	In shadow, details not clear
16 August 2010	NearMap image	Structures connected	In shadow, details not clear
11 September 2010	NearMap image	Structures connected	In shadow, details not clear
22 January 2011	NearMap image	Structures connected	Vegetation around tank
16 May 2011	NearMap image	Structures connected	In shadow, details not clear
(undated) ca. 2011	Barker Ryan Stewart	Structures separate	Tank identified

Campbell & Anderson, Bowral, Plan reference no.15646-01
 NearMap images at <http://www.nearmap.com/>
 Barker Ryan Stewart Site Plan 07001E1 (undated), compiled (?) from the Campbell & Anderson plan

6 Roof Styles.

House: Side Gabled Roof	Carport: Skillion Roof	Garage: Front Gabled Roof
		
Gabled Roof: Side-gabled with the front door on the non-gabled façade.	Skillion. A gabled roof with a single roof face falling away from the main building.	Gabled Roof: Front-gabled with the peak or gable facing the front.

7 Sub-Floor Area.

The house is raised about 1800 at the rear, facing Careel Bay. The access doorway beneath the front veranda is ca. 1500 high. Most of the sub-floor was inspected, until head clearance reduced to about 1200. One piece of ACM (equal in size to about A5 paper size) was seen. The sub-floor is generally dry; part is used for general storage.

³ Campbell & Anderson, consulting surveyors, 357 Bong Bong St, Bowral, NSW, 2576; telephone (02) 4861 2467

8 Roof Space.

The roof space was inspected from the access trap in the laundry ceiling. The roof space appeared normal. In the immediate vicinity of the access trap ceiling dusts was about 0.5 thick. No animal scats were seen.

9 The Structure.

A four bedroom single storey, weatherboard and tile house with gabled roof. The house has weatherboard clad external walls, mixed fabric internal walls and polished timber flooring. Ceilings in the house are from plasterboard. Entrance pathway lead to the front door (Door 1).

The roof soffits⁴ are from asbestos cement sheeting.

10 Fences, Gardens & Outbuildings.

Fences: fencing consists of sandstone masonry walls, the driveway and paths and stairs down to Careel Bay. A dwarf sea wall defines the property from the beach on Careel Bay.

Gardens: The extensive, formal gardens are overgrown and in a state of neglect. Sandstone paved paths, walls, retaining walls and stairs connect the house with a number of feature locations and grassed areas; two at least with art works. A lawn area adjoins the Careel Bay boundary.

Carport: not specifically an outbuilding, the carport is attached to the house. The carport has a concrete floor, open sides and a metal (Kliplok) skillion roof.

Garage: timber framed structure with concrete floor and ACM clad walls and corrugated ACM gabled roof.

Fernhouse. This is a vine covered structure with a metal pipework frame clad with chicken wire used as a fernhouse and/or potting shed. The floor is concrete with brickwork remains; possible the remains of brick and concrete workbench or propagating bench.

Garden Shed. An all timber structure at the entrance driveway to the property. It is not known if this shed is used exclusively by the tenants of the property or also by the neighbours.

11 Electric Meter Board.

The electrics to the house are connected and live. The metre mounting board is a black synthetic material assumed to contain asbestos.

Pitch-based electrical mounting boards or panels installed prior to 1988 are likely to be asbestos composite materials. Such boards (trade-names Ausbestos, Lebah and Zelemite) are black in colour and contain and smell of bitumen, and are approximately 12mm to 30mm thick. The material name (in most cases) will be stencilled on the back of the board meter. Black Formica mounting boards are between 6mm and 10mm thick which do not contain asbestos.

12 Hazardous Substances.

Hazardous Substances include asbestos, PCBs, lead paint, underground storage tanks, ceiling dust, chemical and other hazardous containing materials.

Asbestos.

No friable asbestos⁵ was seen on the property. Asbestos is present on the property as bonded (stabilised) asbestos in asbestos cement materials (ACM), commonly called fibro. The location and quantities of ACM are given in Schedules 1 and 2.

Ceiling Dust.

As noted above ceiling dust in the roof space was about 0.5 thick. The roof space is well ventilated and it is likely that moving air prevented the settling of ceiling dust. No animal scats were observed. These observations were based on inspection from the access trap; elsewhere in the roof

⁴ Soffit refers to the lining of the underside of the eaves of a roof; under surface of a beam, arch or stair.

⁵ Friable asbestos typically is used as thermal insulation (lagging) on boilers and steam pipes.

space a greater amount of ceiling dust is possible.

Chemical Materials.

No chemical materials, other than domestic quantities of common kitchen, bathroom and laundry chemicals were seen.

Hazardous Materials.

No other hazardous materials were seen

Paint: Lead Based Paints.

The house dates from the 1930 with an extension dating from 1970s/1980s. Because of the age of the house and extension all paints on the property are assumed to be lead based paints. When repainting houses common practice is to surface prepare and paint over existing paint. It is not common practice to strip paint from all surfaces prior to repainting. In seventy years the house has been repainted four or five times of which the original and first two repaintings were with lead based paint.

That part of the house connecting the two structures, Hall 4 in Schedule 1, see also Table 1, was constructed in say 2002, and is a modern structure. It is assumed that all building materials and paints used in Hall 4 dated from about 2002.

Paint: Modern Lead Free Paint.

A large collection of paint in tins is stored along the walkway between the carport to Door 1. This paint is the property of the current tenant, a professional painter and decorator. It is assumed that:

1. this paint is modern paint (post 1984) and is lead free; and
2. will be removed by the tenant in due course.

PCBs

"PCBs" is an abbreviation for Polychlorinated Biphenyls, a group of stable, synthetic chlorinated organic compounds, which has played an important part in many industrial products and which are injurious to human health. In domestic situations small PCB filled capacitors were fitted to fluorescent lights. Fluorescent lights in buildings built or renovated before 1980 are likely to have PCB filled capacitors.

Fluorescent lights are installed in the house (kitchen, bathrooms, laundry, etc) and these may contain PCB filled capacitors and should be disposed of appropriately.

NB: PCB filled capacitors are only harmful if they are leaking.

Underground Storage Tanks.

Underground storage tanks are tanks below ground level used for storage; typically for fuels, oils, petrol, diesel, etc. No evidence of underground storage tanks was seen; the property is a residential property in a residential area without a need for such tanks. Tanks for oil heating are usually mounted on an external wall. No heating oil tanks were seen.

Plans and images, see Table 1, indicates that a tank was/is located in the garden at the eastern end of the house. This was not apparent on the day of inspection being hidden behind a screen of vegetation. It is likely that this tank is the remains of a septic tank. When the house was built the sewer would not have been available and a septic system would have been installed. It is normal practice to decommission and remove a septic system once the sewer is connected. Decommissioning of a septic tank involves emptying the tank of liquid waste and sludge and breaking the bottom discharge valve and/or the base of the tank so that it cannot store water.

13 Hazardous Substances Management.

The Hazardous Substances found on the subject land are those consistent with a typical residence dating from the 1930s and extended in the 1970s. No materials were found in industrial or commercial quantities. The only material of concern is asbestos cement material, known as fibro, which contains asbestos stabilised in a cement matrix. It is possible that as demolition takes place some materials may be found; for example weed killer (herbicide) or rat poison (pesticide) in secure, hidden storage under the house. Such materials are to be lawfully disposed of in an appropriate manner.

The management and control procedures for the Proposed Development are:

1. Demolition Contractor to hold WorkCover licences for Demolition and Asbestos Removal;
2. Asbestos removal and demolition methods to be according to WorkCover procedures and practices;
3. Asbestos materials to be disposed of at EPA licenced landfill sites;
4. Demolition Contractor's staff to be appropriately trained and to wear appropriate Personal Protective Equipment (PPE), including but not limited to safety footwear, hard hats and dust masks; and
5. Neighbours to be informed of the demolition according to WorkCover notification requirements.

Table 2 Hazardous Substances Management.

Material	Location	Quantity	Monitoring	Disposal
Asbestos, friable	Nil observed	Nil	---	---
Asbestos, stabilised	Walls, soffits, roof	210 sq. metres	Not usually required	Demolition according to WorkCover procedures, disposal to EPA procedures,
Ceiling dust,	Roof space	Very minor amount	Not usually required	Wear dust PPE, part of general building rubble, dispose at landfill.
Chemicals	Nil			
Hazardous materials	Nil			
Paints, lead based	Painted surfaces	All surfaces of building	Not usually required	Wear dust PPE, part of general building rubble, dispose at landfill.
Paints, modern, lead free	Walkway	Say twenty 4 litre containers	Not required	Property of current tenant, to be removed at end of tenancy,
PCBs	Fluoscent lights	If present	Not required	dispose at landfill
Pesticides	Nil observed	Domestic amounts		dispose at landfill
Underground storage tanks	Lawn east of house	Remains of septic tank	Not required, tank decommissioned when sewer installed	As general building rubble

14 Asbestos Removal.

The total area of asbestos cement sheeting is about 210 sq. metres; all of this is to be removed.

15 Demolition.

Demolition must be carried out by a WorkCover New South Wales licenced Demolition and asbestos removal Contractor. The contractor must be aware of this Hazardous Substances Management Plan; in particular Section 13: Hazardous Substances Management, Table 2 and Schedules 1 and 2.

It is likely that the Contractor has preferred methods and procedures for demolition and building waste removal; the following sequence of demolition is provided as a guide.

1. Notify neighbours according to WorkCover notification requirements.
2. Retain all timber garden shed as a site office.
3. Decommission water, electrics and other services.
4. Removal of electric metres and mounting board.
5. Demolition of carport and walkway roof to give access to the building.
6. Removal of salvageable items such as windows, doors, fittings, etc.
7. Deconstruction of bedroom wardrobes.
8. Deconstruction of ensuite walls.
9. Deconstruction of walls in Bathroom 2 shower stall.
10. Deconstruction of lounge room wall panels.
11. Deconstruction of front veranda wall panels.
12. Deconstruction of the house roof soffits.
13. Demolition of house.
14. Demolish Fernhouse.
15. Deconstruct walls and roof of garage.
16. Demolish garage frame.
17. Demolish garden shed.
18. Demolish and remove concrete pads.

Note. The term deconstruct means the careful removal of materials in the reverse sequence of construction, that is the last element to be fixed in place is the first element to be removed, in order to release asbestos cement sheeting with the minimum of damage.

16 Summary.

The house and extension with the exception of the connecting hallway were built when asbestos cement material (fibro) and lead based paints were in common usage. Most paints used on the house are likely to be lead based paints.

Bonded asbestos material, namely asbestos cement sheeting is present in the house as; a total of about 210 sq. metres. All of this material is in good condition.

Patrick James.

Monday, 12 September 2011.

Attachments:

- | | |
|-------------------|--|
| Schedule 1 | Gives details of structures and fabrics included in this Plan. |
| Schedule 2 | Gives the quantities of asbestos cement sheeting material (ACM). |

Schedule 1, Details and Fabrics of Structures.

See text and Schedule 2 for details of asbestos materials

Item	Floor	Walls	Roof/Ceiling	Notes
House External	Raised about 1600 at rear	Weatherboard	Ceramic tiles	Built circa 1930s, with an extension in 1970s/1980s.
Carport	Concrete	Open	Skillion roof	Kliplok metal roof
Walkway	Concrete	Open	Skillion roof	Kliplok metal roof, carport to Door 1
Veranda, front	Timber	Weatherboard*	Nil, open	*open on two sides, ACM panels
Roof Soffits		Timber, ACM		
Gables		Timber shingles		
Connecting Hall				Hall 4, modern say 2002 construction
House Internal				
Door 1				To/from walkway
Door 2				To/from path north side of house
Hall 1	Modern lino	Plasterboard	Plasterboard	Contains Door 1 and Door 2
Kitchen	Modern lino	Plasterboard	Plasterboard	Off Hall 1
Laundry	Modern lino	Plasterboard	Plasterboard	Off Hall 1, access to lounge room
Lounge Room	Polished timber	Mixed fabric*	Plasterboard	* timber and panels ACM, Door 3
Door 3				Lounge Room to front veranda
Hall 2	Polished timber	Timber panels & plasterboard	Plasterboard	Access bedrooms 1-4, bathroom 1, lounge room
Bedroom 1	Polished timber	Timber panels	Plasterboard	With ensuite
Ensuite	Ceramic tiles	Ceramic tiles*	Plasterboard	* ACM substrate, with WC
Bedroom 2	Polished timber	Timber panels	Plasterboard	
Bedroom 3 ⁶	Polished timber	Timber panels	Plasterboard	
Wardrobe		ACM panels		In Bedroom 1
Wardrobe		ACM panels		In Bedroom 2
Wardrobe		ACM panels		In Bedroom 3
Hall 3	Polished timber	Plasterboard	Plasterboard	Connects with Hall 4
Bathroom 1	Ceramic tiles	Ceramic tiles	Plasterboard	with WC, skylight
Hall 4	Polished timber	Plasterboard	Plasterboard	Access to Bedroom 4
Bedroom 4	Polished timber	Plasterboard	Plasterboard	Bedroom 4 with Bathroom 2 was separate outbuilding prior to 2002.
Bathroom 2	Ceramic tiles	Plasterboard*	Plasterboard	* part ceramic tiles, with WC
Shower stall		ACM		In Bathroom 2
Within Property				
Garden Shed	Timber	Timber	Timber + sarking	
Garage	Concrete	ACM	Corrugated ACM	Timber framed
Fernhouse	Concrete	Pipe & Wire	Pipe & Wire	Has extant brick footings
Garden*				*Formal with paths and features

Schedule 2, location and quantities of asbestos cement sheeting.

Location	Item	Details of asbestos materials	Area sq. metres
House	Roof soffits	Allow 2(32 x 0.6 metres)	39.0
Veranda, front	Wall panels	On three sides, allow	19.5
Meter box	Mounting board	board likely to contain asbestos, allow	0.3
Lounge Room	Wall panels	Allow 26 metres x 0.8 metres	21.0
Wardrobes	Wall panels	Bedrooms 1, 2 & 3, allow 3(6.2 x 2)	37.2
Bathroom 2	Shower walls	ACM, 3 walls each 1 x 2 metres	6.0
Garage	Walls	Corrugated allow 3.6 x 6.6	23.8
Garage	Roof	Walls and gables less door	41.1
Ensuite	Walls	Net of door and window	18.3
Total ACM			206.2 sq. metres

⁶ Bedroom 3 was occupied at the time of inspection and was not inspected; details based on Bedrooms 1 and 2.



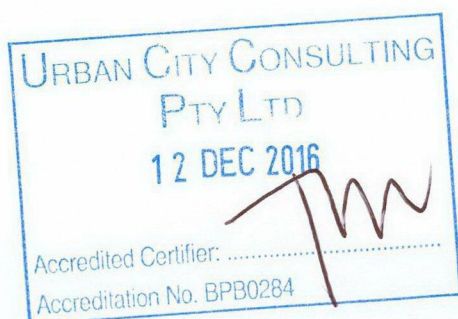
Barker Ryan Stewart

WASTE MANAGEMENT PLAN

DEMOLITION OF DWELLING

**96 Cabarita Road
AVALON**

**SEPTEMBER 2011
Our Ref: 20070001**





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Project No.	20070001
Author	RL
Checked	GB
Approved	GB

Rev No.	Status	Date	Comments
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Planning • Sustainability • Infrastructure • Development • Certification



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ATTACHMENT A – Waste Generation Estimates

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Planning • Sustainability • Infrastructure • Development • Certification

1 Introduction

1.1 Overview

This Waste Management Plan (WMP) has been prepared on behalf of Peter Higgins.

Consent is sought for the demolition of the dwelling on the subject site.

The proposed development will be consistent with the guiding waste management principles of:

- Reduce;
- Reuse;
- Recycle

2 Council Requirements

2.1 Council DCP

This WMP has been prepared having regard for the specific waste management outcome of the Pittwater Council DCP, which are:

- *Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.*

3 Waste Management

3.1 Waste Generation

An estimate of waste generated during the demolition, construction and operational phases is included as Attachment A.

3.2 Waste Avoidance & Reduction

Waste avoidance and reduction may be achieved by ensuring that waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.

ATTACHMENT A
Waste Generation Estimates

WASTE MANAGEMENT PLAN

96 Cabarita Road, Avalon

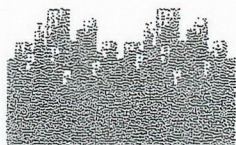
DEMOLITION OF DWELLING

Waste Management Control Plan

Section One – Demolition Stage

MATERIAL ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m ³)	ON – SITE Specify proposed reuse or on site recycling method	OFF – SITE Specify contractor and recycle outlets	Specify contractor and landfill site
Bulk Excavation Material	Nil			
Green Waste	>1m ³	Where possible mulch and reuse on site for landscaping and dust suppression	Material Recovery Facility	Contractor TBC
Brick / masonry / blocks from alteration to existing stormwater infrastructure	3m ³	N/A	Material Recovery Facility	Contractor TBC
Concrete	4m ³	N/A	Material Recovery Facility	Contractor TBC
Timber (structural framing & cladding)	3m ³	N/A	Material Recovery Facility	Contractor TBC

Waste Management Control Plan				
Section One – Demolition Stage				
MATERIAL ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Metal (roofing)	4m ³	N/A	Material Recovery Facility	Contractor TBC
Sundry materials	5m ³	N/A	Council Waste Transfer Station	Contractor TBC
Glass	1m ³	N/A	Material Recovery Facility	Contractor TBC
Fibro cladding and interior linings (including any asbestos sheeting)	3m ³	N/A	Council Waste Transfer Station (where necessary, a specialist will be contracted to remove any asbestos sheeting)	Contractor TBC



URBAN CITY CONSULTING PTY LTD

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979*

Sections 85, 85A

IDENTIFICATION OF BUILDING

Address 96 CABARITA ROAD
Lot, DP/MPS etc LOT 14 DP858130
Suburb or town AVALON Post Code 2107

DESCRIPTION OF DEVELOPMENT

Detailed Description:

DEMOLITION OF DWELLING

APPLICANT

Name Peter Higgins (+ Rebecca Higgins) Company
Address P.O. Box 135
Suburb or town Richmond Post Code 2753
Phone B/H 0245885000 Fax No 0245885444
Mobile 0417455435 Email admin@argosygroup.com
Peterhiggins@mainlinepower.com.au

As the applicant, I/we hereby:

1. Submit this Complying Development Certificate Application under the *Environmental Planning & Assessment Act 1979*, with Private Certifiers Australia.
2. Appoint TROY MAYERS of UCC as the Principal Certifying Authority for the building work identified in this application.

Signature of applicant:

Sign [Signature] Date 28/10/11

CONSENT TO ALL OWNER(S)

RECEIVED
- 2 NOV 2011

BY: _____

Name Peter Higgins (+ Rebecca Higgins) Company
Address AS ABOVE
Suburb or town _____ Post Code _____
Phone B/H _____ Fax No _____
Mobile _____ Email _____

As the owner of the above property, I/we consent to this application

Signature of Owner

Sign [Signature] Date 28/10/11

VALUE OF WORK

Estimated Cost of work:

\$ 10,000 -

GST:

\$ 909 -

For developments over \$5 million, a Quantity Surveyors Certificate verifying the cost must be submitted on lodgement of the application.

**BUILDING CODE OF AUSTRALIA
BUILDING CLASSIFICATION**

Nominated on the Development Consent

Class 19

RESIDENTIAL BUILDING WORK

Relevant only to residential building work

Owner-builder Permit No. _____

or

Name of Builder _____

Address _____

Telephone _____ Fax _____

Contractor License No. _____

REQUIRED ATTACHMENTS

- Note 1 details the information that must be submitted with an application for a complying Development certificate for proposed building works
- Note 2 details the additional information that may be submitted with an application for a complying Development certificate for proposed residential building work.

Schedule 1 information to be
Collected for ABS Particulars of the proposal

DESCRIPTION

What is the area of the land (m²) 8807 m²

Gross floor area of existing building (m²)
What are the current uses of all or parts of the building(s)/land? 280 m²

(If vacant state vacant) RESIDENTIAL

Location Use

Does the site contain a dual occupancy? NO

What is the gross floor area of the proposed addition or new building (m²) 0 m²

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

Location Use

N/A

Number of pre-existing dwellings 1

Number of dwellings to be demolished 1

How many dwellings are proposed? 0

How many storeys will the building consist of? N/A


MATERIALS TO BE USED

Walls	Code	Roof	Code
Brick veneer	12	Aluminium	70
Full brick	11	Concrete	20
Single brick	11	Concrete tile	10
Concrete block	11	Fibrous cement	30
Concrete/ masonry	20	fibreglass	80
Concrete	20	Masonry/terracotta	10
Steel	60	a shingle tiles	20
Fibrous cement	30	Slate	20
Hardiplank	30	Steel	60
Timber/weatherboard	40	Terracotta tile	10
Cladding aluminium	70	Other	80
Curtain glass	50	Unknown	90
Other			
Unknown	90		
Floor	Code	Frame	Code
Concrete	20	Timber	40
Timber	10	Steel	60
Other	80	Other	80
Unknown	90	Unknown	90

Schedule 2 – Existing Essential Fire Safety Measures
Part 1 of 2

Item No.	Existing Measure	Is this measure Installed in the Building? Yes / No	If yes, enter the current standard of performance (eg: ORD 70 Clause 19.2 or BCA Clause E1.5 & AS 2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrant systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		
18	Light weight construction		
19	Mechanical air handling systems		
20	Paths of travel stairways passageways or ramps		
21	Perimeter vehicle access for emergency vehicles		
22	Portable fire extinguishers		
23	Pressurising system		
24	Required (automatic) exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and Heat Vents		
27	Smoke Control System		
28	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify		

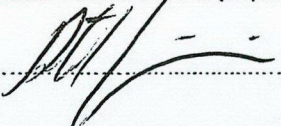
This is an accurate statement of all existing Fire Safety Measures implemented in the whole building.

Signed  (Owner/ Agent) Name Peter Higgins Date 28/10/11

Schedule 3 – Proposed Essential Fire Safety Measures
Part 2 of 2

Item No.	Proposed New Measure	Is this measure installed in the Building? Yes or No	If yes, enter the current standard of performance (eg: BCA Clause E1.5 & AS2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrant systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
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29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify		

This is an accurate statement of all proposed Fire Safety Measures to be installed/ modified in the whole building.

Signed  (Owner/ Agent) Name Peter Higgins Date 28/10/11

Notes for completing Complying Development Certificate Application

- Note 1** In the case of Crown land within the meaning of the *Crown Lands Act 1989* the owner's consent must be signed by an officer of the Department of Land and Water Conservation, authorised for these purposes by the Governor-in-Council from time to time.
- Note 2** A description of the land to be developed can be given in the form of a map which contains details of the lot number, DP/MPS, vol/foi etc.
- Note 3** A plan of the land must indicate:
- Location, boundary dimensions, site area and north point of the land;
 - Existing vegetation and trees on the land;
 - Location and uses of existing buildings on the land;
 - Existing levels of the land in relation to buildings and roads; and
 - Location and uses of buildings on sites adjoining the land.
- Note 4** Plans or drawings describing the proposed development must indicate (where relevant):
- The location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development;
 - Floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building;
 - Elevations and sections showing proposed external finishes and heights;
 - Proposed finished levels of the land in relation to buildings and roads;
 - Building perspectives, where necessary to illustrate the proposed building;
 - Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site, (including dimensions where appropriate);
 - Proposed landscaping and treatment of the land, (indicating plant types and their height and maturity; and
 - Proposed methods of draining the land.
- Note 5** The following information must also accompany a Complying Development Certificate Application for building or subdivision work and change of building use:

Building Work

In the case of an Application for a Complying Development Certificate for **building work**:

- Copies of compliance certificates relied upon.
- Four (4) copies of detailed plans and specifications

The plan for the building must be drawn to a suitable scale and consist of a general plan and a block plan.

The general plan of the building is to:

- show a plan of each floor section;
- show a plan of each elevation of the building;
- show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground; and
- indicate the height, design, construction and provision for fire safety and fire resistance (if any).

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building the general plan is to be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the proposed alteration, addition or rebuilding.

Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply; and
 - state whether the materials proposed to be used are new or second hand and give particulars of any second-hand and give particulars of any second-hand materials to be used.
- Where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by:
 - details of the performance requirements that the alternative solution is intended to meet; and
 - details of the assessment methods used to establish compliance with those performance requirements.
 - If relevant, evidence of any accredited component, process or design sought to be relied upon.

NB: If an EPI provides that complying development must comply with the deemed-to-satisfy provisions of the BCA a CDC cannot authorise compliance with alternative solutions to the performance requirements corresponding to those deemed-to-satisfy provisions.

- e) Except in the case of a class 1a or class 10 building:
 - a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated; and
 - if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capability and basis of design of each of the measures concerned.

Change of Building Use

In the case of an application for a Complying Development Certificate for a **change of building use** (except for an application that, if granted, would authorise the building concerned being used as a class 1a or class 10 building):

- A list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated in connection with the proposed change of building use; and
- A separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capability and basis of design of each of those measures concerned.

Note 6

Other information must indicate (where relevant):

- a) In the case of shops, offices, commercial or industrial development:
 - Details of hours of operation;
 - Plant and machinery to be installed; and
 - Type, size and quantity of goods to be made, stored or transported, loading and unloading facilities.
- b) In the case of demolition:
 - Details of age and condition of buildings or works to be demolished.
- c) In the case of advertisements:
 - Details of the size, type, colour, materials and position of the sign board or structure on which the proposed advertisement is to be displayed.
- d) In the case of development relating to an existing use:
 - Details of the existing use.
- e) In the case of a development involving the erection of a building, work or demolition:
 - Details of the methods of securing the site during the course of construction.

Note 7

Home Building Act Requirements

In the case of an application for a complying development certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

- (a) in the case of work by a licensee under that Act:
 - (i) a statement detailing the licensee's name and contractor licence number; and
 - (ii) documentary evidence that the licensee has complied with the applicable requirements of that Act*, or
- (b) in the case of work done by any other person:
 - (i) a statement detailing the person's name and owner-builder permit number; or
 - (ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in section 29 of that Act.

* A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

Note 8

Long Service Levy

Under s85A (10A) of the *Environmental Planning and Assessment Act 1979* a complying development certificate cannot be issued until any long service levy payable under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by instalments, the first instalment of the levy) has been paid. The local council may be authorised to accept payment.