

9 November 2010

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam

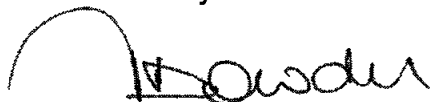
**Development Application No N0451/10
3/1112-1118 Barrenjoey Road, Palm Beach**

For Council's information, please find enclosed Construction Certificate No 2010/4052 issued for use of the existing southern most shop as a real estate agent office with ancillary business identification signs at the above address, accompanied by

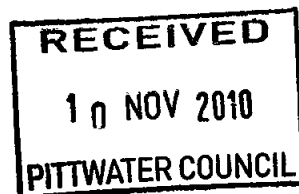
- Copy Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Cheque for \$30 00 being the prescribed fee to receive the above certificate

NB Please forward receipt for the above fee to **Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660**

Yours faithfully



Tom Bowden
Insight Building Certifiers Pty Ltd



*\$30 received
10/11/10*

Construction Certificate Determination

issued under the Environmental
Planning and Assessment Act 1979
Section 109C (1) (b) 81A (2) and 81A (4)

Certificate No. 2010/4052

Council	Pittwater
Determination Date of issue	Approved 9 November 2010
Subject land Address Lot No, DP No	3/1112-1118 Barrenjoey Road, Palm Beach Lot 21 DP 571298
Applicant Name Address Contact No	McGrath Estate Agents PO Box 705, Lindfield NSW 2070 9496 2929 / 0407 280 217
Owner Name Address	H & M Anastasopoulos c/- 243 Victoria Road Gladesville NSW 2111
Description of Development Type of Work	Use of the Existing Southern Most Shop as a Real Estate Agent Office with Ancillary Business Identification Signs
Builder or Owner/Builder Name Contractor Licence No/Permit	Rork Interiors tba
Value of Work Building	\$20,000 00
Attachments	
<ul style="list-style-type: none"> • Copy of completed Construction Certificate Application Form • Section J - Energy Efficiency Report Dated 5 November 2010 • Schedule of Existing and Proposed Fire Safety Measures 	

Plans & Specifications certified

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with *Insight Building Certifiers* stamp

- Architectural Plans & Construction Specification reference nos DA01 & DA02 prepared by Sammy Fedele, dated June 2010
- Sydney Water Approval dated 25 October 2010

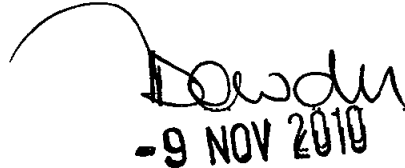
Certificate

I hereby certify that the above Plans documents or Certificates satisfy

- The relevant provisions of the Building Code of Australia
- The relevant conditions of this Development Consent

and that work completed in accordance with the documentation accompanying the application for this Certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979

Signed



-9 NOV 2010

Date of endorsement

Certificate No

2010/4052

Certifying Authority

Name of Accredited Certifier
Accreditation No
Accreditation Authority
Contact No
Address

Tom Bowden
BPB0042
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No
Date of Determination

N0451/10
18 October 2010

BCA Classification

5

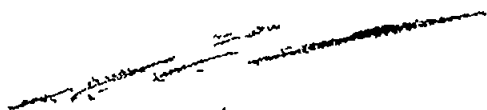
CONSENT FORM

THE OWNERS of 1112-1116 Barrenjoey Road, Palm Beach grant consent to the lodgement of a Development Application with Pittwater Council for the proposed commercial use of premises and associated signage as detailed within the drawings prepared by Sammy Fedela, Project No 20/10 and dated June 2010

The proposal is to be submitted on behalf of NB Property Pty Ltd, by Vaughan Milligan Development Consulting Pty Ltd of PO Box 49, Newport NSW 2100.

SIGNED ON BEHALF OF OWNERS:

H Tourtouras
in the power of attorney for T Anastasopoulos
and agent of H + M Anastasopoulos
DATED 16th July 2010



Lucille J Lees
Solicitor
243 Victoria Road
Gladesville NSW 2111

Self-attested for THE COUNCIL

FIRE SAFETY SCHEDULE

Environmental Planning & Assessment Regulation 2000

9 November 2010

Construction Certificate No 2010/4052

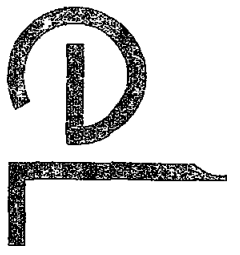
DA No NO451/10

Property Address 3/1112-1118 Barrenjoey Road, Palm Beach

Description of Development Office Fitout & Signage

Proposed Fire Safety Measures	Standard of Performance
Exit Signs	BCA E4 5, AS 2293 1
Portable Fire Extinguishers	BCA E1 6, AS 2444 - 2001

Existing Fire Safety Measures	Standard of Performance
NIL	



Efficient Living Pty Ltd
 2 Mactier St
 NARRABEEN NSW 2101
 ABN 82 116 346 802
 ACN 116 346 082

McGrath Real Estate - 1112-1116 Barrenjoey Rd, PALM BEACH NSW 2108
McGrath Real Estate

Zone 5
Class 5

This review has been produced to determine the compliance to BCA Section J 2010 of the building located at the above address. The review has been based upon the following documents and information provided by clients, architects and consultants. Should these documents change then this review will require updating to reflect changes and may result in a non compliance with the BCA Section J

DA01 & DA02 - Sammy Fedele Architectural Drafting Services
 None
 None
 None

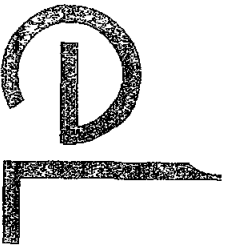
At the completion of the review where the outcome results in compliance for all clauses this document can be utilized as the certification for the project. Compliance is achieved with the completion of the recommendations of this report. Compliance to Deemed-to-Satisfy Provisions is achieved by compliance with following clauses

Part J1 - Building Fabric	J1 1 to J1 6	Y
Part J2 - Glazing	J2 1 to J2 5	Y
Part J3 - Building Sealing	J3 1 to J3 7	Y
Part J4 - *** Blank Part	*** Blank Part	Y
Part J5 - Air Conditioning & Ventilation Systems	J5 1 to J5 5	Y
Part J6 - Artificial Lighting	J6 1 to J6 6	Y
Part J7 - Hot water supply	J7 1 to J7 4	Y
Part J8 - Access for maintenance	J8 1 to J8 3	Y

McGrath Real Estate
 C/-
Vaughan Milligan Development Consulting
Contact
 Name Vaughan Milligan
 Phone 9999 4922
 Email vmilliga@bigpond net au

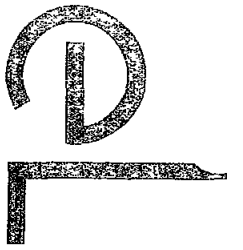
Efficient Living
 2 Mactier St NARRABEEN NSW 2101
Contact
 Name Daniel Hartin
 Phone 02 9944 0332
 Email office@efficientliving com au

McGrath Real Estate is to be ultimately responsible for the final built compliance of Section J - Energy Efficiency



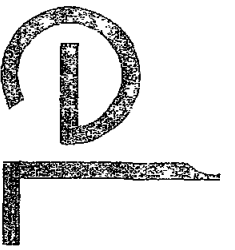
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NSW J(B)	Compliance with BCA provisions	Class 3 and Class 5 to 9 buildings must comply with all of the provisions of the national Section J that are applicable to the relevant classifications except as varied by NSW J1 6 for Class 3 buildings NSW J3 1 and NSW J8 2 for Class 3 and Class 5 to 9 buildings						
Part J1 Building Fabric								
J1 1	Application Of Part	The Deemed to Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 2 to 9 building other than -	Applicable Building Class 5				Y	
J1 2	Thermal construction	(a) a Class 7 8 or 9b building that does not have a conditioned space	N/A - No external envelope construction proposed				Y	
J1 3	Roof & Ceiling	N/A	N/A - As no new roofing is being constructed or existing roofs altered				Y	
J1 4	Roof Lights	N/A	N/A - No new roof lights proposed				Y	
J1 5	Walls	N/A	N/A - No new external wall construction proposed				Y	
J1 6	Floors	N/A	N/A - As no new floors are being constructed or existing floors altered				Y	
Part J2 Glazing								
J2 1	Application Of Part	The Deemed to Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 2 to 9 building other than -	Applicable Building Class 5				Y	
J2 2	Blank clause	(a) a Class 7 8 or 9b building that does not have a conditioned space					N/A	
J2 3	Blank clause						N/A	



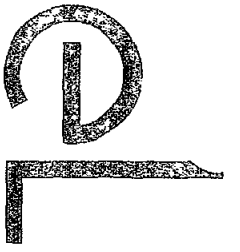
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J2 4	Glazing	The glazing in each storey including any mezzanine of a building must be assessed separately in accordance with J2 4 (b) and (c) for – (i) glazing in the external fabric facing each orientation and (ii) glazing in the internal fabric using the south orientation sector energy constants in Table J2 4b and shading multipliers in Table J2 4c and Table J2 4d	Refer to Appendix for Glazing Calculator and Window Schedule	Install Glazing to be installed is to achieve U value and SHGC specified in Glazing Calculator for each window	Y with action	Client / Builder
J2 5	Shading	Where shading is required to comply with J2 4 it must – (a) be provided by an external permanent projection such as a verandah balcony fixed canopy eaves or shading hood which – (i) extends horizontally on both sides of the glazing for the same projection distance P in Figure J2 4 or (ii) provides the equivalent shading to (i) with a reveal or the like or (b) be provided by an external shading device such as a shutter blind vertical or horizontal building screen with blades battens or slats which – (i) is capable of restricting at least 80% of summer solar radiation and (ii) if adjustable is operated automatically in response to the level of solar radiation	As per Glazing Calculator and drawings provided No additional shading required		Y	
Part J3 Building Sealing						
J3 1	Application Of Part	The Deemed to Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 2 to 9 building other than – (c) a Class 7 8 or 9b building that does not have a conditioned space	Applicable Building Class 5		Y	
J3 2 NSW J3 1 (f)	Chimneys & Flues	N/A	N/A – As no new chimneys or flues are proposed		Y	
J3 3	Roof Lights	N/A	N/A – As no new roof lights are proposed		Y	



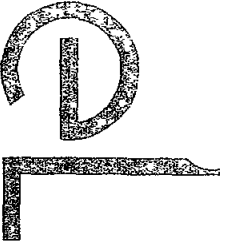
Efficient Living Pty Ltd
 2 Mactier St
 NARRABEEN NSW 2101
 ABN 82 116 346 802
 ACN 116 346 082

J3 4	Windows & Doors	(a) A seal to restrict air infiltration must be fitted to each edge of a door operable window or the like forming part of – (i) the envelope of a conditioned space or (ii) the external fabric of a habitable room or public area in climate zones 4 5 6 7 and 8 (b) The requirements of (a) do not apply to – (i) a window complying with AS 2047 or (ii) a fire door or smoke door or (iii) a roller shutter door roller shutter grille or other security door or device installed only for out of hours security (c) A seal required by (a) – (i) for the bottom edge of an external swing door must be a draft protection device and (ii) for the other edges of an external door or the edges of an operable window or other such opening may be a foam or rubber compression strip fibrous seal or the like	Window supplier to provide verification that windows and glazed doors are sealed to comply with BCA J3 4 or AS2047	Confirm Evidence that windows comply with AS 2047 else comply with J3 4	Y with action	Client / Builder
J3 5	Exhaust Fans	N/A	N/A – As no new exhausts proposed		Y	
J3 6	Roof Walls and Floors	(a) Roof's ceilings walls floors and any opening such as a window frame door frame roof light frame or the like must be constructed to minimise air leakage in accordance with (b) when forming part of – (i) the envelope or (ii) the external fabric of a habitable room or a public area in climate zones 4 6 7 and 8 (b) Construction required by (a) must be – (i) enclosed by internal lining systems that are close fitting at ceiling wall and floor junctions or (ii) sealing by caulking skirting architraves cornices or the like	Construction forming elements of the envelope must be enclosed by internal lining systems that are close fitting at ceiling wall and floor junctions or sealed by caulking skirting architraves cornices or the like Above is applicable if altering or changing any of the elements mentioned		Y	
J3 7	Evaporative Cooler	N/A	N/A – No evaporative coolers to be installed		Y	
Part J4 Air Movement ***** Blank Part						
Part J5 Air Conditioning & Ventilation Systems						
J5 1	** * Blank clause				N/A	



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J5 2	Air conditioning & Ventilation System	Please refer to BCA 2010 – Part J5 2 Air Conditioning & Ventilation for full requirements	New air conditioning system proposed System not yet specified	No new ventilation systems to be installed	Confirm Selected air con to be compliant with Part J6 of the BCA	Y with action	Installer / Client	
J5 3	Time Switch	Please refer to BCA 2010 – Part J5 3 Time Switch for full requirements	New air conditioning system proposed System not yet specified		Confirm Selected air con to be compliant with Part J6 of the BCA	Y with action	Installer / Client	
J5 4	Heating / Cooling Systems	N/A	N/A No new heating / cooling systems proposed as system to be a packaged unit / split system			Y		
J5 5	Miscellaneous exhaust systems	N/A	N/A – No new exhaust systems proposed			Y		
Part J6 Artificial Lighting								
J6 1	* Blank clause					N/A		
J6 2	Interior Artificial Lighting	Please refer BCA 2010 to – Part J6 2 Artificial Lighting for full requirements	New artificial lighting system to be designed and installed by builder	Not specified at time of Section J assessment	Confirm Lighting system to comply with full part of Part J6 of the BCA	Y with action	Builder	
J6 3	Interior artificial lighting and power control	(a) Artificial lighting of a room or space must be individually operated by a switch or other control device (c) An artificial lighting switch or other control device in (a) must— (i) if an artificial lighting switch be located in a visible position – (A) in the room or space being switched or (B) in an adjacent room or space from where the lighting being switched is visible	Artificial lighting of a room or space to be individually switched or operated	These switches or devices must be located in a visible position	Install Lighting controls or switches in visible locations Install Time switches or occupant sensing devices as per J6 3	Y with action	Builder	
J6 4	Interior decorative and display lighting	N/A	N/A – No decorative / display lighting is proposed			Y		



Efficient Living Pty Ltd
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J6 5	Artificial lighting around the perimeter of a building	N/A	N/A – No lighting to the exterior of the building is proposed		Y	
J6 6	Boiling water and chilled water storage units	Power supply to a boiling water or chilled water storage unit must be controlled by a time switch in accordance with Specification J6	If installing a chilled water storage unit or boiling water unit they must have a time switch fitted	Install A time switch if being installed	Y with action	Builder
Part J7 – Hot water supply						
J7 1	Blank clause				N/A	
J7 2	Hot water supply	N/A	N/A – No new hot water system to be installed		Y	
J7 3	Swimming pool heating and pumping	N/A	N/A – No pool proposed		Y	
J7 4	Spa pool heating and pumping	N/A	N/A – No spa proposed		Y	
Part J8 – Access for maintenance						
J8 1	Application Of Part	The Deemed to Satisfy Provisions of this Part do not apply within a sole occupancy unit of a Class 2 building or a Class 4 part of a building	Applicable – Class 5		Y	
J8 2 NSW J8 2	Access for maintenance	Access must be provided to all plant equipment and components that require maintenance in accordance with Part 12 Access for maintenance must be provided to— (a) all services and their components including— (i) time switches and motion detectors and (ii) room temperature thermostats and (iii) plant thermostats such as on boilers or refrigeration units and (iv) outside air dampers and (v) reflectors lenses and diffusers of light fittings and (vi) heat transfer equipment and (b) adjustable or motorised shading devices	Safe and easy access must be provided to all plant equipment and components as specified in J8 2. As such the design of the building must incorporate this access or solutions provided for a safe working environment for anybody providing maintenance to such services	Ensure All plants their equipment and components listed in J8 2 have appropriate and safe methods of access	Y with action	Builder / Client
J8 3	Facilities for energy monitoring	(a) A building with a floor area of more than 500m ² must have the facility to record the consumption of gas and electricity	N/A – As building is less than 500m ²		Y	



1112.1116
BARENJOEY RD
PALM BEACH NSW 2108

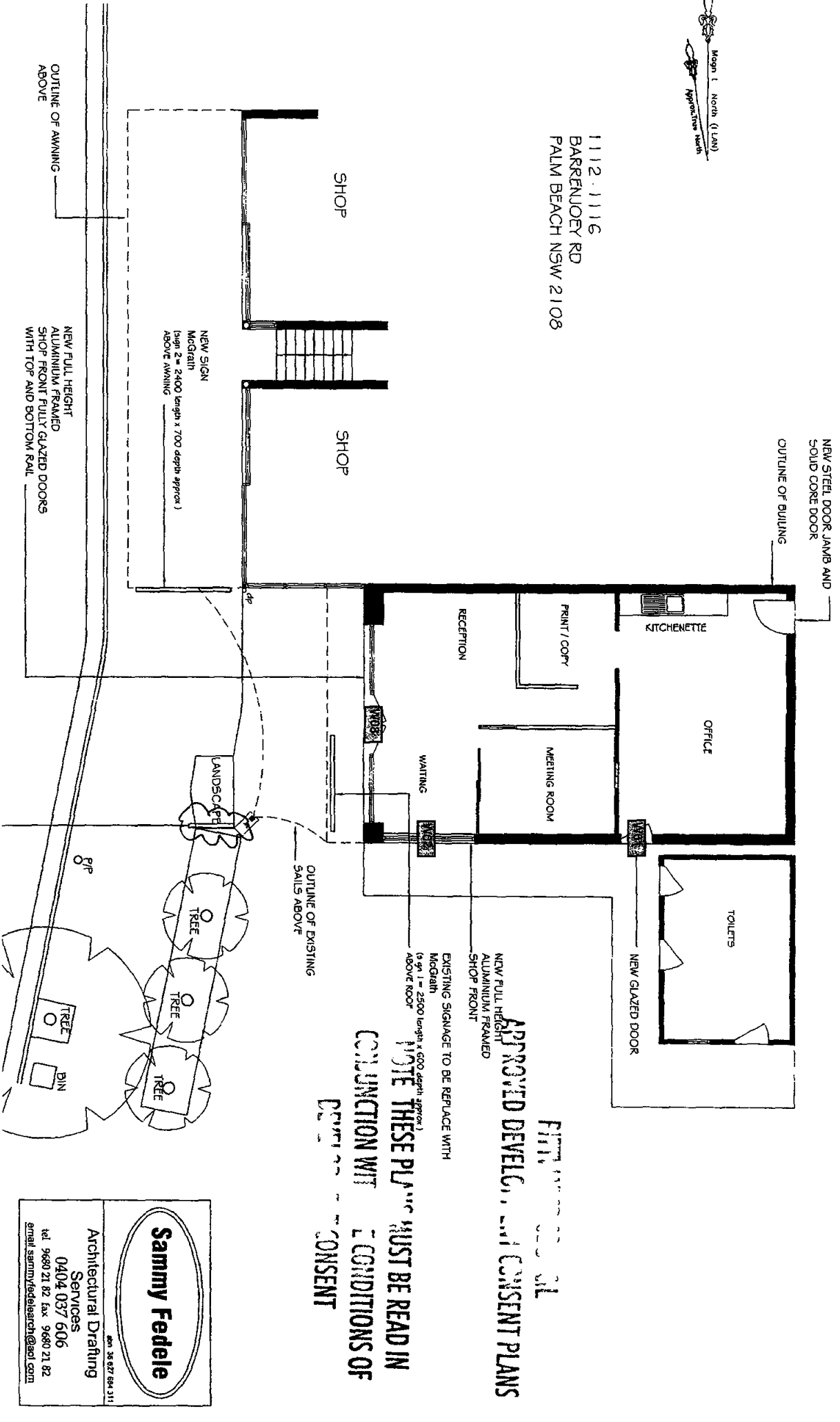


FIGURE 1
APPROVED DEVELOPMENT AND CONSENT PLANS

NOTE THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

Sammy Fedele
Architectural Drafting Services
0404 037 606
tel 9680 21 82 fax 9680 21 82
email sammyfedelearch@adl.com.au

BCA VOLUME ONE GLAZING CALCULATOR (first issued with BCA 2010)

Building name/description

McGrath Real Estate 1112 1116 Barrenhooy Rd PALM BEACH NSW 2106

Application

other

Climate zone

5

Storey

Ground

Facade areas

N	NE	E	SE	S	SW	W	NW	Internal
				37m ²		22m ²		n/a

Option A
Option B

6.93m²

10.9m²

Number of rows preferred in table below

3 (as currently displayed)

Glazing element	Facing sector	Size				Performance			SHADING		CALCULATED OUTCOMES OK (if inputs are valid)				
		Option A facades	Option B facades	Height (m)	Width (m)	Area (m ²)	Total U Value (AFRC)	SHGC (AFRC)	P (m)	H (m)	Shading (m)	Multipliers	Size (m ²)	Outcomes	
1 W01	S			2.10	0.90	7.0	0.70				0.00	1.00	1.00	1.89	27% of 48%
2 W02	S			2.10	2.40	7.0	0.70				0.00	1.00	1.00	5.04	73% of 48%
3 W03	W			2.10	5.20	7.0	0.70	DEVICE			0.00	0.00	0.26	10.92	100% of 99%

if inputs are valid

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR
 The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters. While the ABCB believes that the Glazing Calculator if used correctly will produce accurate results, it is provided as is and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality or functions as intended or at all. Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.



APPLICATION FOR A CONSTRUCTION CERTIFICATE

23.01.10
 Construction Certificate
 Modified Construction Certificate

1. Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much details as possible.

Mr Mrs Ms Dr Other

Given Names (or ACN) _____ Family Name (or Company) _____

_____ *McKean Fine Arts*

Postal Address (we will post all mail to this address)

_____ *PO Box 705*

_____ *LINDFIELD* Post Code _____ *2070*

Daytime telephone _____ Alternate no _____ Mobile no _____

_____ *02 9496 2929* _____ *0407 280 217*

2. Owner's consent

Every owner of the land must sign this form. If the owner is a company the form must be signed by an authorised director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title then in addition to the owner's signature the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Owners Corporation or the appointed Managing Agent.

Owner(s) _____

_____ *PLEASE SEE ATTACHED CONSENT FORM*

Address _____

As owner(s) of the land to which this application relates I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

Signature(s) _____

Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative you must state the nature of your legal authority and attach documentary evidence (eg power of attorney executor trustee company director etc).

3. Location of property

Unit/Street no _____ Street name _____

_____ *BARREN DRY ROAD*

Suburb _____ Post code _____

_____ *PALM BEACH* _____ *2103*

Legal Property Description (these details are shown on your rate notices property deeds etc)

Lot no _____ DP no _____

_____ *21* _____ *571 298* _____

4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved

Fitout for an office

5. Estimated cost of work

The estimated cost of the development or contract price may be subject to review

Estimated cost of work \$ 20,000

6. Development Consent

Council Consent no 451/10

Date of Determination 12 - 10 - 10

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification 5

8. Builder's details

If known to be completed in the case of residential building work

Name Roni Intaras

Licence no

Owner/builder permit no

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that the above Development Consent is valid and that no building works associated with this application have commenced. To the best of knowledge all the information in this application and checklist is true and correct.

Signature



Date

25/10/10

SUBMISSION REQUIREMENTS

A GENERAL

Are the plans submitted with the Construction Certificate Application in accordance with the Development Consent?

Yes No

Have all the conditions of Development Consent relating to the issue of the Construction Certificate been fully complied with?

Yes No

If you have answered NO to either of the above questions, then you will need to speak with the Accredited Certifier BEFORE LODGING YOUR APPLICATION

B ALL PROPOSALS (has the following required information been submitted?)

Yes	No	Not Applicable	<u>In the case of an application for a Construction Certificate for building work</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Three (3) copies of detailed architectural plans and specifications
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1:200. The general plan of the building is to: a) show a plan of each floor section b) show a plan of each elevation of the building c) 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 d) indicate the height, design and full construction details e) indicate the provision for fire safety and fire resistance (if any)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building, all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 copies of a specification: a) to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply b) state whether the materials proposed to be used are new or second hand and give particular
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 Accredited Certifier to adequately distinguish the modification.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the proposed building work involves a modification to previously approved plans and specifications which were subject of a Development Consent, has the original Development Consent been modified by Council?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Except in the case of an application for, or in respect of, domestic building work: a) 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 b) 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. This list must specify the standard of design of each of those fire safety measures to which they were originally installed c) This list must describe the extent, capability and basis of design of each of the measures concerned.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copy of BASIX Certificate & Schedule of BASIX Commitments
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copy of signed BASIX Compliance Statement
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other documentation to satisfy conditions of Development Consent

HOME BUILDING ACT 1989 (as amended) OWNER/BUILDER REQUIREMENTS

Applicants for work at a residential property with a value of work over \$12,000 require insurance as specified in the Home Building Act 1989.

Owner Builders require Property Owner Builder's Permit issued by the Department of Fair Trading for all projects over \$5,000. In addition to this permit, all projects valued in excess of \$12,000 may also require a contract of insurance under the provisions of the Home Building Act 1989 as amended. This requirement will take effect should the property owner offer the property for sale in the ensuing period of 7 years.

Enquiries on any matters relevant to this section should be taken up with the Department of Fair Trading at Level 21, Astra House, 227 Elizabeth Street, Sydney (ph 133220).

LONG SERVICE LEVY (applies to all classes of buildings)

A Long Service Levy at 0.35% of the cost of works is payable on projects valued \$25 000 or more. This sum can be paid directly to the Long Service Payments Corporation or to Council acting as an agent to the Corporation. Partial exemption from the levy may be granted to non profit organizations, churches and to owner/builders. The levy may also be paid in instalments. Application forms for these exemptions are available from Council but all enquiries in this regard should be addressed to the Long Service Payments Corporation.

THE CONSTRUCTION CERTIFICATION CANNOT BE ISSUED UNLESS THE LONG SERVICE LEVY AND HOME BUILDING ACT 1989 INSURANCE (APPLICABLE TO RESIDENTIAL PROPERTIES) HAVE BEEN PAID OR EVIDENCE OF THE EXEMPTION PROVIDED TO COUNCIL.

PARTICULARS OF THE PROPOSAL

What is the area of the land (m ²)?	Gross floor area of building (m ²) as proposed
What are the current uses of all or parts of the building(s)/land?	Location
Does the site contain a dual occupancy?	Use
What are the proposed uses of all parts of the building(s) land?	What is the gross floor area of the proposed addition or new building (sq metres)?
Number of dwellings to be demolished	Number of pre-existing dwellings
How many storeys will the building consist of?	How many dwellings proposed?
	Will the new building be attached to the existing building?
	Will the new building be attached to any new building?

MATERIALS TO BE USED

The following information must be supplied for the Australian Bureau of Statistics

Place a tick (✓) in the box which best describes the materials the new work will be constructed of

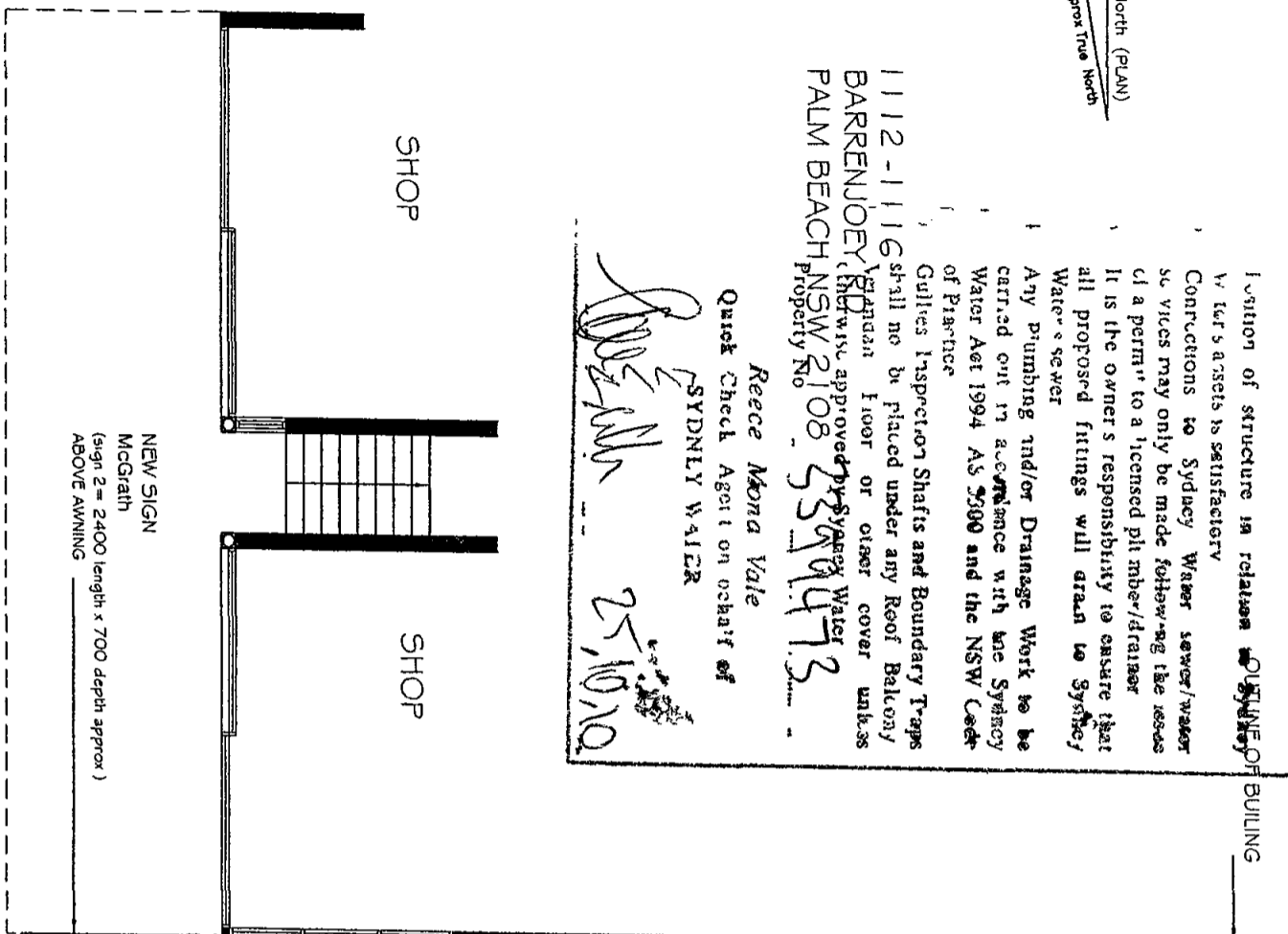
WALLS	<input type="checkbox"/>	FLOOR	<input type="checkbox"/>	ROOF	<input type="checkbox"/>	FRAME	<input type="checkbox"/>
Brick veneer	<input type="checkbox"/>	Concrete	<input type="checkbox"/>	Aluminium	<input type="checkbox"/>	Timber	<input type="checkbox"/>
Full brick	<input type="checkbox"/>	Timber	<input type="checkbox"/>	Concrete	<input type="checkbox"/>	Steel	<input type="checkbox"/>
Single brick	<input type="checkbox"/>	Other	<input type="checkbox"/>	Concrete tile	<input type="checkbox"/>	Other	<input type="checkbox"/>
Concrete block	<input type="checkbox"/>	Unknown	<input type="checkbox"/>	Fibrous cement	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Concrete/masonry	<input type="checkbox"/>			Fibreglass	<input type="checkbox"/>		
Concrete	<input type="checkbox"/>			Masonry/terracotta shingle	<input type="checkbox"/>		
Steel	<input type="checkbox"/>			Tiles	<input type="checkbox"/>		
Fibrous cement	<input type="checkbox"/>			Slate	<input type="checkbox"/>		
Hardiplank	<input type="checkbox"/>			Steel	<input type="checkbox"/>		
Timber/weatherboard	<input type="checkbox"/>			Terracotta tile	<input type="checkbox"/>		
Cladding aluminium	<input type="checkbox"/>			Other	<input type="checkbox"/>		
Curtain glass	<input type="checkbox"/>			Unknown	<input type="checkbox"/>		
Other	<input type="checkbox"/>						
Unknown	<input type="checkbox"/>						

SYDNEY WATER NEW STEEL DOOR JAMB AND SOLID CORE DOOR

APPROVED

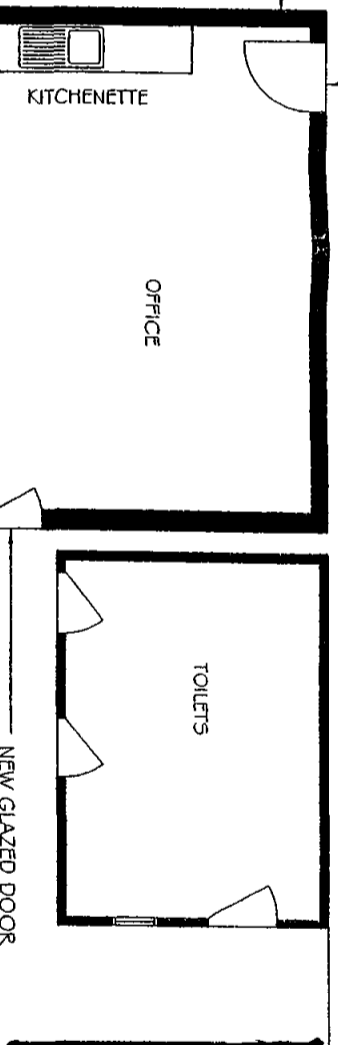


Position of structure in relation to outline of building
 Location of structure in relation to outline of building
 Water assets is satisfactory
 Construction to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainlayer
 It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer
 Any plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994 AS 3500 and the NSW Code of Practice
 Gullies, Inspector Shafts and Boundary Traps shall not be placed under any Roof Balcony or Terrace Floor or other cover unless they are approved by Sydney Water
 PALM BEACH NSW 2108 5590473
 Reece Mona Vale
 Quick Check Agent on behalf of
 SYDNEY WATER
 25/10/10



NEW FULL HEIGHT ALUMINIUM FRAMED SHOP FRONT FULLY GLAZED DOORS WITH TOP AND BOTTOM RAIL

BARRENJOEY ROAD



NEW FULL HEIGHT ALUMINIUM FRAMED SHOP FRONT
 EXISTING SIGNAGE TO BE REPLACE WITH
 (Sign 1 = 2500 length x 600 depth approx) McGraith ABOVE ROOF
 Note: Access is to company with the require with of As 1426 1
 OUTLINE OF EXISTING SAILS ABOVE

REFER TO THE ENERGY EFFICIENCY REPORT (BCA SECTION J) FOR THE FOLLOWING REQUIREMENTS

- BUILDING FABRIC
- GLAZING
- BUILDING SEALING
- AIR CONDITIONING & VENTILATION SYSTEMS
- ARTIFICIAL LIGHTING
- HOT WATER SUPPLY
- ACCESS FOR MAINTENANCE

APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

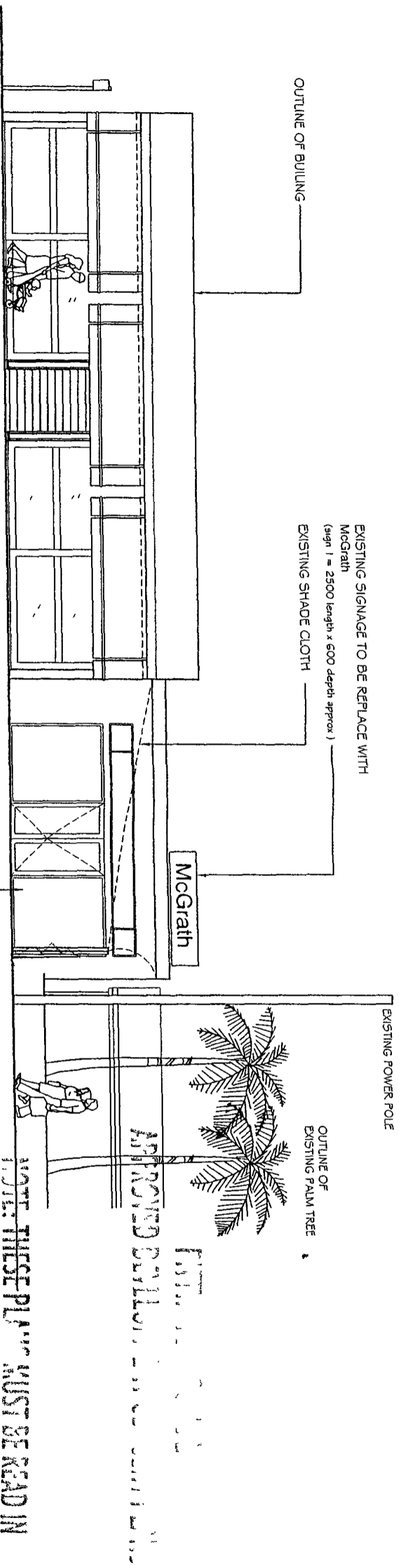
Insight building certifiers pty ltd
 CONSTRUCTION CERT NO 2010/4052
CONSTRUCTION CERTIFICATE PLANS
 I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979
 T Bowden Accreditation No BPB0042

COCONUTS

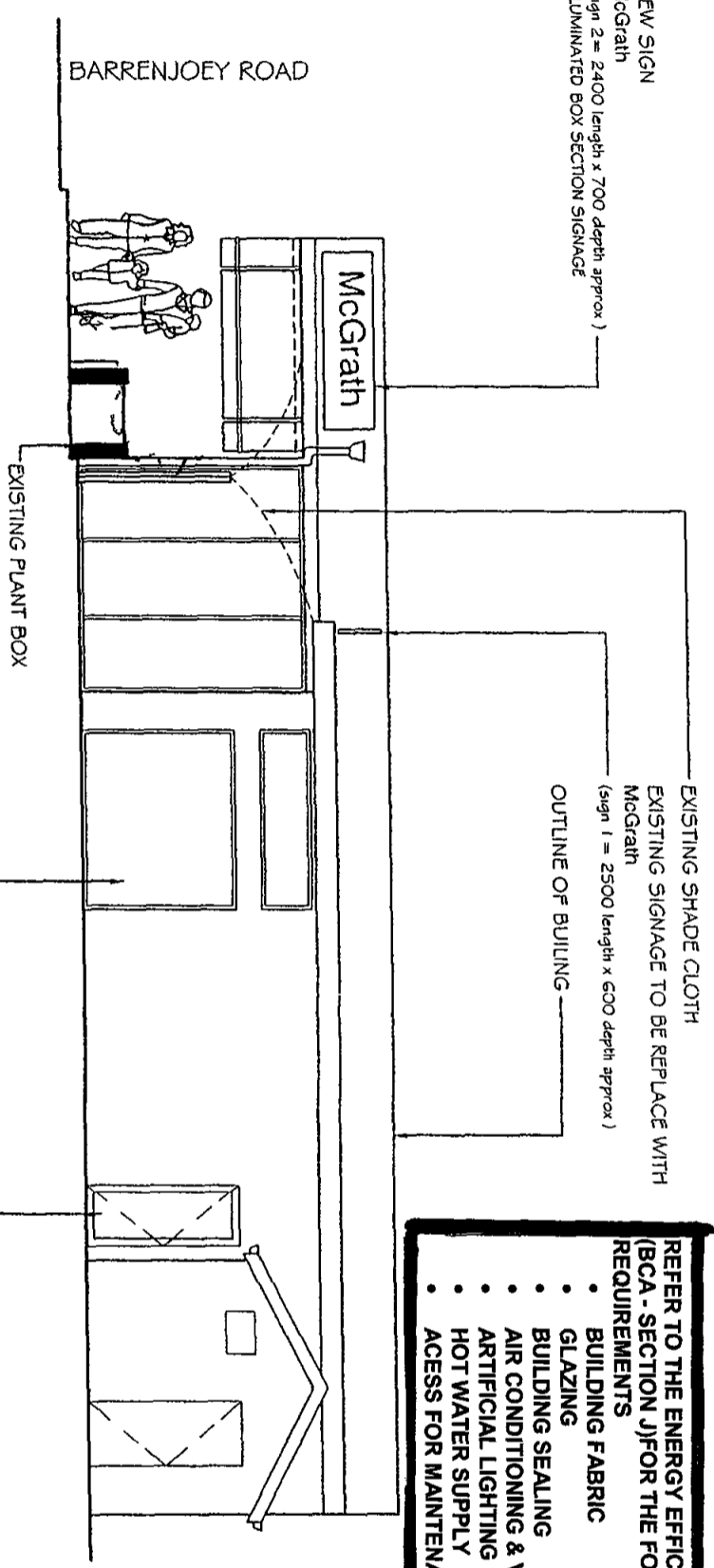
Sammy Fedele
 Architectural Drafting Services
 0404 037 606
 tel 9680 2182 fax 9680 2182
 email sammyfedele@coconuts.com.au

CLIENT	McGRAITH REAL ESTATE
PROJECT	NEW SHOP AND CHANGE OF USE TO McGRAITH REAL ESTATE
ADDRESS	12/16 BARRENJOEY ROAD, PALM BEACH NSW 2106
DATE	20/10/10
DRAWING No	DAO1
PROJECT No	20/10
ISSUE	

DESIGN **SAMMY FEDELE**



TO BARRENJOEY ROAD
 PROPOSED
WEST ELEVATION
 SCALE 1:100



PROPOSED
SOUTH ELEVATION
 SCALE 1:100

REFER TO THE ENERGY EFFICIENCY REPORT (BCA - SECTION J) FOR THE FOLLOWING REQUIREMENTS

- BUILDING FABRIC
- GLAZING
- BUILDING SEALING
- AIR CONDITIONING & VENTILATION SYSTEMS
- ARTIFICIAL LIGHTING
- HOT WATER SUPPLY
- ACCESS FOR MAINTENANCE

COLOUR OF SIGNAGE (NAVY BLUE) BACKGROUND

Sammy Fedele

Architectural Drafting
 Services
 0404 037 606
 tel. 9680 21 82 fax. 9680 21 82
 email sammyfedelearch@aol.com

shn 36 627 664 311

CLIENT	McGRATH REAL ESTATE	
PROPOSED	NEW SIGNS AND CHANGE OF USE TO McGRATH REAL ESTATE	
ADDRESS	1112 1116 BARRENJOEY ROAD PALM BEACH NSW 2 08 Lot 21 DP 5711298	
DATE	JUNE 2010	PROJECT No 20/10
DRAWING No	DAO2	ISSUE
DESIGN	SAMMY FEDELE	