

Peter J Boyce & Associates

Accredited Building Surveyors

Planning NSW Accreditation No: BPB0043

ABN: 92 616 124 481

t 9868 2855 | f 9868 2655

e info@boycecorp.com.au

PO Box 375, Strathfield NSW 2135

Level 2, 41 Rawson Street, Epping NSW 2121



29 April 2016

Pittwater Council
Attention: The General Manager
PO Box 882
MONA VALE NSW 1660

Dear Sir / Madam

11 Lewis Street, Avalon Beach
Submission of Complying Development Certificate BP16158

I have received application for a Complying Development Certificate ("CDC") in respect of the above property. The CDC has been approved.

As such, please find enclosed:

1. CDC with conditions
2. Cheque for \$36 for the registration of the CDC
3. Completed application form
4. Title Search
5. Footing Certification Certificate
6. Designer's summary of residual risks
7. Sydney Water building plan approval
8. Architectural plans / Specifications

Should any of the above documents not be received please advise me immediately.

Yours faithfully

A handwritten signature in black ink, appearing to read "Peter Boyce".

Peter Boyce

\$36 REC:394469 2/5/16.

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Complying Development Certificate

Assessed under Part 4 and Part 7 of the SEPP (Exempt and complying codes) 2008

Certificate No.
BP16158

This Certificate authorises the Applicant (or a person having the benefit of this Certificate) to carry out the development in accordance with the conditions set out in the Certificate and the plans and specifications that have been approved.

SECTION A. The Application

1. Details of the Applicant

Name

Anthony Meehan & Simone Meehan

Address

11 Lewis Street

Suburb or town

Avalon Beach

State

NSW

Postcode

2107

2. Details of the Property

Unit/Street no.

11

Street name

Lewis Street

Suburb or town

Avalon Beach

State

NSW

Postcode

2107

Lot no.

Lot 25

Section

DP / SP no.

DP 17619

Volume/folio

3. Description of the proposed development

Alterations to the existing dwelling

4. Date of the Application for Complying Development Certificate

6. Date Application received by the Certifying Authority

15 March 2016

SECTION B. Certifying Authority

Name

Peter Boyce

Accreditation no.

BPB0043

Address

Level 2, 41 Rawson Street, Epping NSW 2121

SECTION C. Class of building

Note: To be completed if the development involves the "erection of a building" (which includes the rebuilding, alteration, enlargement or extension of a building- see definition at s.4(2)(b) Environmental Planning & Assessment Act 1979 ("the Act")).

Class of the proposed building under the Building Code of Australia.

Note: If parts of the building will have different classes, include all classes.

1a

SECTION D. Conditions

☐ This certificate is subject to the conditions set out in the attached conditions schedule (indicate if applicable)

Note: Conditions may only be those required to be imposed by legislation or an environmental planning instrument.

SECTION E. Zoning

The land use zone within which the land is situated is

Note: To be completed for complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("the Policy").

R2 Low Density Residential

The equivalent land use zone applicable to the land under the Policy is

Note: Also to be completed if the land is not zoned under a 'standard instrument' (ie. an environmental planning instrument made in a standard form, by order of the Governor under s.33A(2) of the EP&A Act). See-Clause 134(1A) EP&A Reg.

R2 Low Density Residential

SECTION F. Attachments (indicate as appropriate)

☐ Plans endorsed by the Certifying Authority
(as listed in Section H below)

☐ Conditions schedule

☐ Fire safety schedule

☐ Fire link conversion schedule

SECTION G. Dates

Date of this Certificate

27 APR 2016

Date on which this Certificate lapses

27 APR 2021

SECTION H. Certification

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

The issue of this Certificate has been endorsed on the documents listed below which were provided in connection with the application for this Certificate.

Note: List all plans, specifications and other documents approved and endorsed by the issue of the Certificate.

Construct Buidling & Renovations drawing nos CDC-001 to 003; SDA Structures 16148 – SK1.

SECTION I. Signature (must be signed by the Certifying Authority)



PETER J BOYCE & ASSOCIATES

COMPLYING DEVELOPMENT CERTIFICATE	BP16158
PROPERTY ADDRESS	11 Lewis Street Avalon Beach

NOTICE OF DETERMINATION AND CONDITIONS OF CONSENT

DETERMINATION: *APPROVED*

The following conditions of consent are as prescribed by the Environmental Planning and Assessment Regulation 2000 and the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

1. Payment of Fees

Payments must be made to Council for all fees, levies, and contributions as required by Council's relevant contributions plan or applicable environmental planning instrument. A receipt must be provided to the Principal Certifying Authority (PCA) before the commencement of work on site and a copy is to be forwarded to the Certifying Authority that issued the complying development approval. It is the responsibility of the applicant to ensure these fees have been paid prior to the commencement of work.

Conditions applying to complying development certificates under Part 4 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Note. Complying development must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Part.

Note. A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must, under section 94EC of the Act, impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan.

Conditions applying before works commence

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

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

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

3. Garbage receptacle

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

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

4. Hours for construction

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

5. Compliance with plans

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

6. Maintenance of site

(1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.

(2) Waste materials must be disposed of at a waste management facility.

(3) The work site must be left clear of waste and debris at the completion of the works.

Conditions as prescribed by the Environmental Planning and Assessment Regulation 2000

7.136.4 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

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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.

8. 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).

9. 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.

10. 136D Fulfillment 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.

11. 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 318 of the Occupational Health and Safety Regulation 2001,
- (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.

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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.

12. 136F, 136G (Repealed)

13. 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 on adjoining land, the person having the benefit of the certificate must at the person's own expense:

- (a) protect and support the adjoining premises from possible damage from the excavation, and
- (b) where necessary, underpin the adjoining premises 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.

ADVISORY CONDITIONS

14. Sydney Water

Prior to the commencement of works approval from Sydney Water is required. The approved plans must obtain a "Quick Check" approval from a Sydney Water Agent (Reece plumbing centres) and a copy of the approval and Sydney Water stamped plans are to be forwarded to the certifying authority.

15. Critical Stage Inspections

Critical stage inspections as required under Clause 162A of the Environmental Planning and Assessment Regulation 2000 are to be carried out where applicable. The Principal Certifying Authority (PCA) is to be given at a minimum 24 hours notice to book in an inspection. Failure to carry out the required critical stage inspections may prevent the issue of a final occupation certificate.

Prior to a Final Occupation Certificate being issued if any critical stage inspections have been missed written explanation must be submitted to the PCA to determine whether or

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not the missed inspections were unavoidable as outlined under Clause 162C of the regulations.

16. Modifications to Complying Development Approval

Amendments to the approved design may be made upon application to the certifying authority in accordance with section 87 of the Environmental Planning and Assessment Act 1979.

17. Demolition of Structures

The demolition work shall comply with the provisions of Australian Standard AS2601: 2001 The Demolition of Structures.

18. Smoke alarms

Smoke alarms are to be installed in accordance with the Building Code of Australia

- END OF CONDITIONS -

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Application for a Complying Development Certificate

RECEIVED 15 MAR 2016

Information for the Applicant

- This form may be used to apply for a Complying Development Certificate ("CDC") to carry out development classed as "complying development". To complete this form, please place a cross in the relevant boxes, fill out the white sections as appropriate and attach copies of all documents indicated in the form as being required to be provided. To minimise delays in receiving a decision about the Application, please ensure that all relevant information and documents are provided.

- Once completed, this Application form should be submitted to Peter J Boyce & Associates for determination.

- A single application for a CDC maybe made for development comprising the concurrent construction of new single storey or two storey dwelling houses if each is to be erected on existing adjoining lots.

- If the certifying authority issues a CDC, the Applicant (or a subsequent owner of the land on which the development is proposed to be carried out) has permission to carry out the development without the need to obtain further development consent.

However, depending upon factors such as the type of development, the location of the development and whether there will be external work or activities involved (eg. road opening, use of footpath areas) there may still be a need to obtain other approvals in order for the work involved to be performed. In order to avoid potential delays in commencing any work, Applicants should ascertain whether other approvals will be needed, and if so, the stage at which they will be required.

SECTION A. Details of the Applicant

- i) Where the Applicant is a natural person or persons:

Applicant 1:

Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other _____

First name

ANTHONY MEEHAN

Family name

MEEHAN

Applicant 2:

Mr ☐ Ms ☐ Mrs ☒ Dr ☐ Other _____

First name

SIMONE

Family name

MEEHAN

- ii) Where the Applicant is a corporate entity:

Company (if applicable)

ABN (if applicable)

Unit/Street no.

11

Street Name

Lewis ST

Suburb or town

Arden

State

NSW

Postcode

2107

Daytime telephone

Fax

Mobile

0425 778 706

Email

ameehan@construct.id.au

SECTION B. Location and title details of the land where the development is to be carried out

Unit/Street no. <u>11</u>	Street Name <u>LEWIS ST</u>		
Suburb or town <u>Avalon</u>		State <u>NSW</u>	Postcode <u>2107</u>
Lot no. <u>25</u>	Section <u></u>		
DP / SP no. <u>17619</u>	Volume/folio <u></u>		

SECTION C. Describe the development proposed to be carried out

Provide a brief description of the development. For example, if a dwelling is proposed, include information such as the type of building (house, townhouse, villa etc), the number of floors, the number of bedrooms, the major building material (brick, brick veneer, timber clad etc).

Single story light weight construction / Brick Veneer. Create extra Bedroom within footprint, remove internal wall to create open plan.

Class 1a

SECTION D. Estimated cost of the development

\$ 20,000

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including the cost of construction of any building and the preparation of a building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment). GST is also to be included.

SECTION E. Environmental planning instrument

Provide the name of the "environmental planning instrument" (*see - definition below) under which the development is complying development.

If the development is specified as complying development by a "development control plan" (*see - definition below) referred to in an environmental planning instrument, also provide the name of that development control plan.

Note: The criteria for complying development may vary between environmental planning instruments. You must nominate which instrument this Application is to be assessed under.

☒ State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

OR

☐ Other environmental planning instrument (EPI)

Name of EPI

Name of Development
Control Plan (if
applicable)

***Environmental planning instruments (EPI)** are State Environmental Planning Policies and Local Environmental Plans. Complying development is commonly, but not always, authorised under either the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, or a Local Environmental Plan of the Council for the area where the development is to be carried out.

Development Control Plan. An EPI may refer to another instrument called a "Development Control Plan" (DCP) which contains more detailed provisions which support the EPI. A DCP may specify certain development as being complying development under the EPI.

SECTION F. Asbestos

If any bonded asbestos material or friable asbestos material will be disturbed, repaired or removed in carrying out the development, what is the estimated area of the material? 7 square metres

SECTION G. Attachments relating to the proposed development

Applicants must provide the documents listed below that are relevant to the type of development that is proposed. Please confirm that documents relating to the requirements below have been attached by placing a cross in the appropriate box(s). Please confirm with our office how many copies of each document are required prior to lodging this Application.

1. Attachments for fire link conversions

Does the Application relate ONLY to a fire link conversion? ☐ Yes ☒ No

If 'Yes' provide a document that describes the design and construction, and mode of operation, of the new fire alarm communication link.

2. Attachments for developments other than fire link conversions.

☐ A site plan of the land

Provide a site plan indicating:

- (a) the location, boundary dimensions, site area and north point of the land,
- (b) existing vegetation and trees on the land,
- (c) the location and uses of existing buildings on the land,
- (d) existing levels of the land in relation to buildings and roads,
- (e) the location and uses of buildings on sites adjoining the land.

☐ A sketch of the development

Provide a sketch which indicates:

- (a) the location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development,
- (b) floor plans of any proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building,
- (c) elevations and sections showing proposed external finishes and heights of any proposed buildings (other than temporary structures),
- (d) elevations and sections showing heights of any proposed temporary structures and the materials of which any such structures are proposed to be made (using the abbreviations set out in **SECTION P**),
- (e) proposed finished levels of the land in relation to existing and proposed buildings and roads,
- (f) proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate),
- (g) proposed landscaping and treatment of the land (indicating plant types and their height and maturity),
- (h) proposed methods of draining the land,
- (i) in respect of BASIX affected development, such other matters as any BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section)
- (j) in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section)

Does the development involve subdivision work?

☐ Yes ☒ No

If 'Yes' provide appropriate subdivision work plans and specifications, which are to include:

- (a) details of the existing and proposed subdivision pattern (including the number of lots and the location of roads),
- (b) details as to which public authorities have been consulted with as to the provision of utility services to the land concerned,
- (c) detailed engineering plans as to the following matters:
 - (i) earthworks,
 - (ii) roadworks,
 - (iii) road pavement,
 - (iv) road furnishings,
 - (v) stormwater drainage,
 - (vi) water supply works,
 - (vii) sewerage works,
 - (viii) landscaping works,
 - (ix) erosion control works,
- (d) copies of any compliance certificates to be relied on.

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure or work that relates only to fire link conversion)?

☐ Yes ☒ No

If 'Yes' provide:

- (a) a list of the Category 1 fire safety provisions that currently apply to the existing building,
- (b) a list of the Category 1 fire safety provisions that are to apply to the building following its change of use.

Does the development involve building work (including work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house)?

☐ Yes ☒ No

If 'Yes' provide:

(1) A detailed description of the development by completing SECTION P.

(2) Appropriate building work plans and specifications, which are to include:

- (a) detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show:
 - (i) a plan of each floor section, and
 - (ii) a plan of each elevation of the building, and
 - (iii) 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
 - (iv) the height, design, construction and provision for fire safety and fire resistance (if any),
- (b) specifications for the development:
 - (i) that describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and
 - (ii) that state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used,
- (c) a statement as to how the performance requirements of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),

- (d) a description of any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Environmental Planning and Assessment Act 1979**,
- (e) copies of any compliance certificate to be relied on,
- (f) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building,
- (g) in respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)
- (h) in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)

** S.85A(4) EP&A Act provides that a certifying authority must not refuse an Application on the ground that any building product or system does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the EP&A Regulation 2000.

Does the development involve building work (other than work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house)? ☐ Yes ☒ No

If 'Yes' provide:

- (a) a list of any existing fire safety measures provided in relation to the land or any existing building on the land, and
- (b) a list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

Does the development involve the erection of a wall to a boundary that has a wall less than 0.9m from the boundary? ☐ Yes ☒ No

If 'Yes' provide:

A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of supporting the adjoining wall.

Does the development involve the demolition or removal of a wall to a boundary that has a wall less than 0.9m from the boundary? ☐ Yes ☒ No

If 'Yes' provide:

A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of maintaining support for the adjoining wall after the demolition or removal.

Does the development involve the erection of a temporary structure? ☐ Yes ☒ No

If 'Yes' provide:

- (a) documentation that specifies the live and dead loads the temporary structure is designed to meet,
- (b) a list of any proposed fire safety measures to be provided in connection with the use of the temporary structure,
- (c) in the case of a temporary structure proposed to be used as a place of public entertainment--a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),
- (d) documentation describing any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Act,
- (e) copies of any compliance certificates to be relied on.

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant? ☐ Yes ☐ No

If 'Yes' complete the relevant portion(s) of the following statement:

The maximum number of persons proposed to occupy, at any one time, that part of the building used as:

- an entertainment venue is persons.
- a function centre is persons.
- a pub is persons.
- a registered club is persons.
- a restaurant is persons.

Does the development involve building work (see - note below) in respect of which an alternative solution under the Building Code of Australia ("BCA") in respect of a fire safety requirement is proposed?

☐ Yes ☒ No

If 'Yes' provide:

Either or both of the following from a *"fire safety engineer"* (i.e. a private accredited certifier holding Category C10 accreditation):

- (a) a compliance certificate (as referred to in s.109C(1)(a)(v) EP&A Act) that certifies that the alternative solution complies with the relevant performance requirements of the BCA.
- (b) a written report that includes a statement that the alternative solution complies with the relevant performance requirements of the BCA.

NOTE

The above requirement only applies to building work in respect of:

- (a) a class 9a building that is proposed to have a total floor area of 2000 square metres or more, and
- (b) any building (other than a class 9a building) that is proposed to have:
 - (i) a fire compartment with a total floor area of more than 2000 square meters, or
 - (ii) a total floor area of more than 6000 square meters,

that involves an alternative solution under the BCA in respect of the requirements set out in EP1.4, EP2.1, EP2.2, DP4 and DP5 in Volume 1 of the BCA.

Does the proposed development comprise internal alternations to, or changes of use of, an existing building that is subject to an alternative solution relating to a fire safety requirement under the BCA? ☐ Yes ☒ No

If 'Yes' provide:

A written report by another accredited certifier who is accredited for the purpose of issuing a CDC for a building of that kind, which includes a statement that the proposed development is consistent with that alternative solution.

Does the Application involve a BASIX affected development, or a BASIX optional development for which a BASIX certificate has been obtained? ☐ Yes ☒ No

If 'Yes' provide:

- (a) the BASIX certificate(s) for the development (being a certificate(s) that has been issued no earlier than 3 months before the date of the Application being made, and
- (b) such other documents as the BASIX certificate(s) for the development requires to accompany the Application.

(See-BASIX NOTES at the end of this Section)

BASIX NOTES

BASIX (the Building Sustainability Index) is a system introduced by the NSW Government to ensure that homes are built to be more energy and water efficient.

BASIX is an on-line program that assesses a building's design, and compares it against energy and water reduction targets. The design must meet these targets before a BASIX Certificate can be printed from the on-line facility.

Any changes made to a building's design after a BASIX Certificate has been issued means that another BASIX assessment must be completed and a new BASIX Certificate obtained.

Buildings which are affected by the BASIX system ("**BASIX affected buildings**") are those that contain one or more dwellings (but do not include hotels or motels).

A BASIX Certificate **MUST** be obtained for every "**BASIX affected development**", which are any of the following developments (other than development that is "**BASIX excluded development**"-see below):

- (a) development that involves the erection (but not the relocation) of a BASIX affected building,
- (b) development that involves a change of building use by which a building becomes a BASIX affected building,
- (c) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is \$50,000 or more,
- (d) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000 litres or more.

BASIX excluded development is

- (a) development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning,
- (b) alterations, enlargements or extensions to a building listed on the State Heritage Register under the *Heritage Act 1977*,
- (c) alterations, enlargements or extensions that result in a space that cannot be fully enclosed (for example, a veranda that is open or enclosed by screens, mesh or other materials that permit the free and uncontrolled flow of air), other than a space can be fully enclosed but for a vent needed for the safe operation of a gas appliance,
- (d) alterations, enlargements or extensions that the Director-General has declared, by order published in the Gazette, to be BASIX excluded development.

A BASIX Certificate **MAY** be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called "**BASIX optional development**".

BASIX optional development means any of the following development that is not BASIX excluded development:

- (a) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than \$50,000
- (b) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.

If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Further information about BASIX and to obtain a BASIX Certificate, go to <http://www.basix.nsw.gov.au>. You should review the website to determine whether your development is affected or exempt from the BASIX provisions.

SECTION H. List of Documents

Prepare and attach a list of all of the documents required to be provided under SECTION G.

SECTION I. Copyright

Information for the Applicant: Upon an application being made for a complying development certificate, the Applicant (not being entitled to copyright) is taken to have indemnified all persons using the application and any accompanying documents in accordance with the Act against any claim or action in respect of breach of copyright (See-CL129 EP&A Regulation 2000).

SECTION J. Authority to enter and inspect land

Information for the Applicant: A certifying authority must not issue a complying development certificate for development unless the certifying authority, or an accredited certifier or council on behalf of the certifying authority, has carried out an inspection of the site of the development.

By signing this Application, the Applicant, and if the Applicant is not the owner of the property, the owner also, authorise the certifying authority, or an accredited certifier or council, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this Application. The Applicant and the owner undertake to take all necessary steps make access available to the property to enable the inspection to be carried out.

SECTION K. Long Service Payment Levy

Information for the Applicant: Where a certifying authority completes a complying development certificate, that certificate must not be forwarded or delivered to the Applicant unless any long service payment levy payable under s.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.

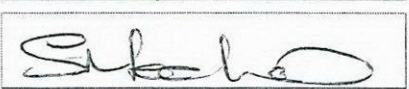
The Applicant should attach a copy of a receipt for any long service payment levy that has been made or make arrangements for a copy to be available to be provided to the certifying authority in the event that a complying development certificate is completed.

SECTION L. Signature of Applicant(s)

Signature of Applicant(s)		Name(s)	
Date			

SECTION M. Consent of owner(s)

Note: If the Applicant is not the owner of the property, the owner(s) must sign the following statement.
As the owner(s) of the above property, I/we consent to this Application.

Signature of owner(s)		Name(s)	
			
Date			

SECTION N. Delivery of the Application

Information for the Applicant. Applications for complying development certificates must be delivered by hand, by post or transmitted electronically to this office at:

- Level 2, 41 Rawson Street, Epping NSW 2121; or
- PO Box 375, Strathfield NSW 2135; or
- info@boycecorp.com.au

Applications MAY NOT be sent by facsimile transmission.

SECTION O. Date of Receipt of Application

To be completed by the certifying authority **immediately** after receiving this Application.

This Application was received on

15 Mar 2016

(insert date).

SECTION P. Description of the development

1. For each proposed new building, indicate:

The number of storeys (including underground storeys) in the building

The gross floor area of the building (in square metres)

The gross site area of the land on which the building is to be erected (in square metres)

2. For each proposed new residential building, indicate:

The number of existing dwellings on the land on which the new building is to be erected

The number of those existing dwellings that are to be demolished in connection with the erection of the new building

The number of dwellings to be included in the new building

Whether the new building is to be attached to any existing building

Whether the new building is to be attached to any other new building

Whether the land contains a dual occupancy

The materials to be used in the construction of the new building by completing the table below

Place a cross in each appropriate box.

Walls	Code	Roof	Code	Floor	Code	Frame	Code
☐ Brick (double)	11	☒ Tiles	10	☐ Concrete/slate	20	☒ Timber	40
☒ Brick (veneer)	12	☐ Concrete/slate	20	☒ Timber	40	☐ Steel	60
☐ Concrete/stone	20	☐ Fibre cement	30	☐ Other	80	☐ Aluminium	70
☐ Fibre cement	30	☐ Steel	60	☐ Not specified	90	☐ Other	80
☐ Timber	40	☐ Aluminium	70			☐ Not specified	90
☐ Curtain glass	50	☐ Other	80				
☐ Steel	60	☐ Not specified	90				
☐ Aluminium cladding	70						
☒ Timber/weatherboard	40						
☐ Other	80						
☐ Not specified	90						

Land and Property Information Division

ABN: 84 104 377 806

GPO BOX 15

Sydney NSW 2001

DX 17 SYDNEY

Telephone: 1300 052 637



Land & Property Information

A division of the Department of Finance & Services

TITLE SEARCH

Title Reference: 25/17619

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 25/17619

SEARCH DATE	TIME	EDITION NO	DATE
21/4/2016	9:47 AM	3	11/3/2016

LAND

LOT 25 IN DEPOSITED PLAN 17619
LOCAL GOVERNMENT AREA PITTWATER
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP17619

FIRST SCHEDULE

SIMONE GEORGIA MEEHAN (T AK280309)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F2206 COVENANT
- 3 AK280310 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 21/4/2016

* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE.
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

SDA

SDA Structures Pty Ltd ACN 149 969 915
Consulting Engineers
Studio 2, 61 Victoria Road
Rozelle, NSW 2039
Telephone 02 9810 6911
Email sda@sdastructures.com.au
www.sdastructures.com.au

20 April 2016

Project Number: 16148

Anthony Meehan
Construct Building + Renovations
PO Box 400
Newport Beach NSW 2106

Dear Anthony,

11 Lewis Street, Avalon Beach - Alterations & Additions - Structural Adequacy Certificate

We confirm having inspected the property at 11 Lewis Street, Avalon Beach in order to assess its capacity to withstand the loads exerted by the proposed alterations and additions.

The proposed works are the removal of sections of internal walls to the lounge.

The existing building structure was noted as being timber framed and appeared to be in a fair condition.

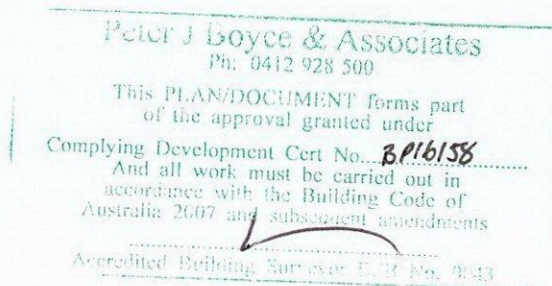
Details of the structural work associated with the proposed wall removal are shown on our sketch drawing 16148 - SK1.

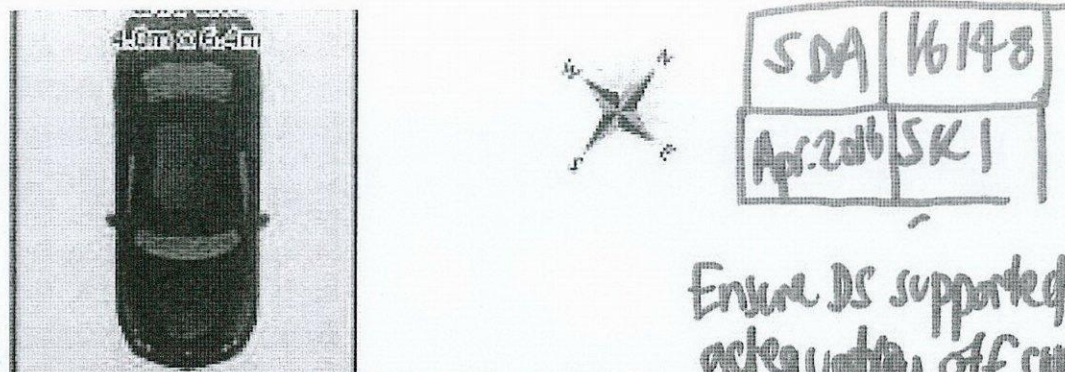
Based on our review of the property and review of the proposed works we confirm that the overall adequacy of the structure will not be affected, provided the work is carried out in accordance with our drawings and details.

Yours sincerely,

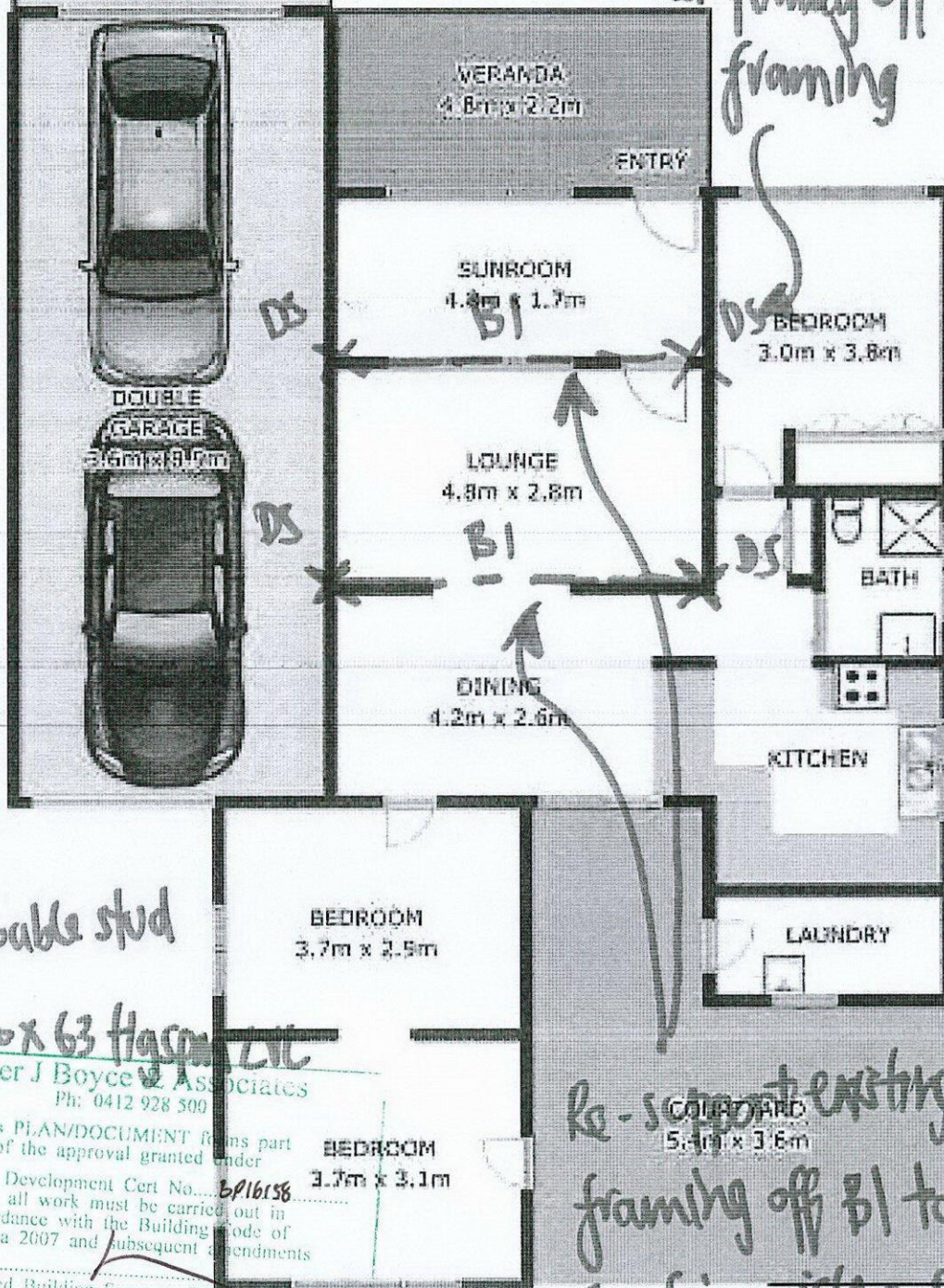


Scott Baty, Director CPEng, MIE(Aust)
SDA Structures Pty Ltd





Entire DS supported
adequately off sub-floor
framing



DS = double stud

BI = 300 x 63 Hgsm LVL

Peter J Boyce & Associates
Ph: 0412 928 500

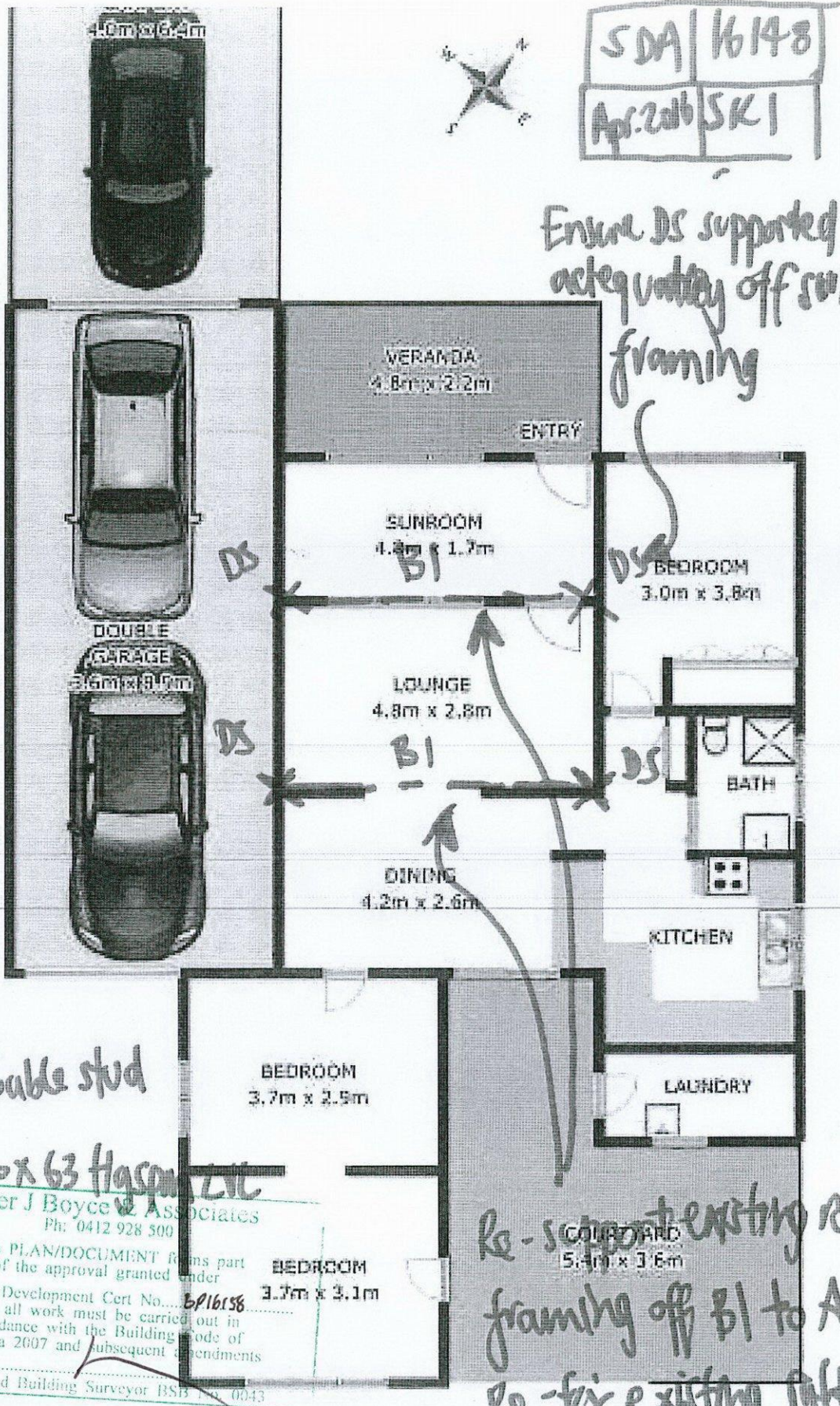
This PLAN/DOCUMENT forms part
of the approval granted under
Complying Development Cert No. BP16158
And all work must be carried out in
accordance with the Building Code of
Australia 2007 and subsequent amendments

Accredited Building Surveyor BSB No. 0043

SDA Structures
Studio 2
61 Victoria Road
Rozelle NSW 2039

Re-support existing roof
framing off BI to AS684
Re-fix existing rafters
off BI.

11 Lewis Street
Avalon Beach



Entire DS supported
adequately off sub-floor
framing

Re-support existing roof
framing off B1 to AS1684
Re-fix existing rafters
off B1.

SDA Structures
Studio 2
61 Victoria Road
Rozelle NSW 2039

11 Lewis Street
Avalon Beach

Designer's Summary of Residual Risks – to be included in the Project "Site Rules" and "Health and Safety File"

This lists only residual risks – those that despite careful consideration could not be designed out.

All the risks are 'project specific' as a Competent Contractor is assumed to be aware of the relevant WHS Act 2011 and the Work Health and Safety Regulations, and the Safe Work Australia – Safe Design of Structures – Code of Practice.

Risks identified are associated with the Structural/ Civil design and construction of the project and the Scope of Services SDA has been engaged to carry out however other risks have also been noted where reasonably practical to do so.

Activity	Risk	Requirement for Site Rules	Information for Safety File
Demolition of existing building	Risk of loss of stability of existing building during the work. Risk of damage to existing and adjacent building(s) and/or users of building(s)	Refer to SDA drawings for details and/or suggested sequences - PC to provide Safe Work Method Statements (SWMS's) for erection sequence, temporary bracing and propping. Carry out work in accordance with AS2601 – Demolition of Structures	SDA drawings, details and suggested sequences, SWMS's by PC
Demolition of existing building	Risk from presence of asbestos, lead paint or other hazardous materials in the existing building	PC to organise a hazardous materials inspection and report and engage specialist SC's for safe removal of hazardous materials as required – refer Hazardous materials report and Work Cover Codes of Practice	Hazardous materials report and specialist SC's SWMS included in file
Transport and loading materials, erection of steelwork, crane lifting	Presence of overhead power lines. Height and width	PC to assess for site management, protect and mark/ highlight powerlines	Presence of power lines noted and site management procedures included

	restrictions - safe movement of materials.		
Excavation	Risk of striking existing services, leading to damage to the services and potentially the worker (electrocution etc)	PC to research existing services locations ('Dial before You Dig') and provide method statement for excavation process	Dial Before you Dig, survey and SWMS including plan of existing services
	Risk of collapse of excavation onto workers	Refer Workcover Code of Practice – Excavation - 0312	SWMS in accordance with Workcover Code of Practice

Prepared by:



Scott Baty, Director CPEng, MIE(Aust)
SDA Structures Pty Ltd

Anthony Meehan
Construct Building & Renovations Pty Ltd

Date of Issue: 21/04/2016

Application reference number: 60715
Application date: 21/04/2016

Building Plan Assessment

Property address: 11 Lewis St, Avalon Beach 2107
Lot details: Lot 25, Deposited Plan 17619

Dear Anthony Meehan

Sydney Water confirms that the proposed location of your buildings will not impact our infrastructure.

This Approval of your building plan is provided subject to the Conditions and Important Information issued to you by Sydney Water, which you are taken to have accepted by using the approval.

This Approval is based on the information you provided to us through Sydney Water TapIn.

If any of the information you have provided is incorrect or incomplete, Sydney Water may revoke this Approval.

This approval is valid until 21/04/2017 (one year).

The structures and information you supplied are displayed below.

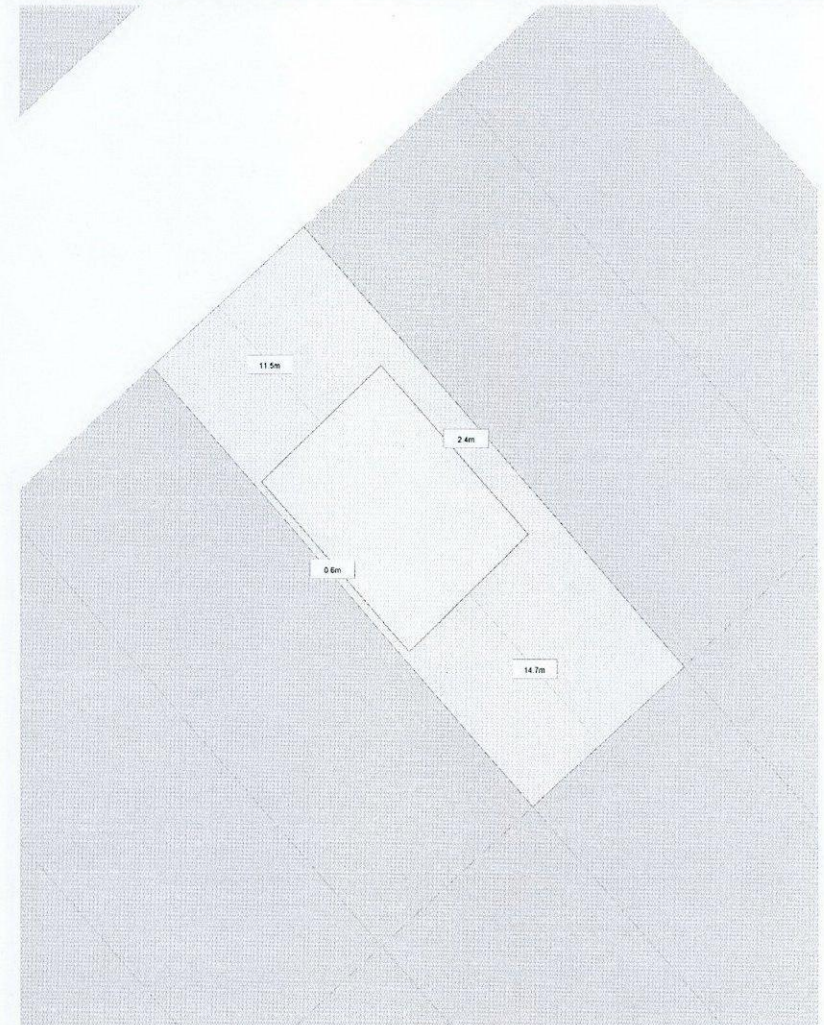
Table 1. Structure(s) that will not impact Sydney Water infrastructure

Structure 1	Ground floor extension	16.5 m x 12.3 m x 0.0 m
-------------	------------------------	-------------------------

Structure 1 of 1: Ground floor extension

Application reference number: 60715
Property address: 11 Lewis St, Avalon Beach 2107
Lot details: Lot 25, Deposited Plan 17619

This structure will not impact Sydney Water infrastructure.



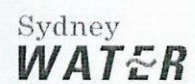
Conditions and Important Information

Attention: You must read the information below.

- 1 The approval of your building plan by Sydney Water (Approval) has been generated by an automated system based on the information you have provided to Sydney Water through the Sydney Water Tap in. Sydney Water does not make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Approval.
- 2 It is your responsibility to ensure that the information is correct and complete when submitting your building plan for approval through Sydney Water Tap in and, if any of the information is incorrect or incomplete, to resubmit information that is correct and complete. If any of the information that you have provided is incorrect or incomplete, this may result in the revocation of the Approval.
- 3 The Approval is provided on each of the following conditions which you are taken to have accepted by using the Approval. To the fullest extent permitted by law:
 - (a) all conditions and guarantees concerning the Approval (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded and to the extent that those statutory guarantees cannot be excluded, the liability of Sydney Water to you is limited to either of the following as nominated by Sydney Water in its discretion, which you agree is your only remedy:
 - i. the supplying of the Approval again; or
 - ii. payment of the cost of having the Approval supplied again;
 - (b) in no event will Sydney Water be liable for, and you release Sydney Water from all Losses arising out of or in connection with you providing incorrect or incomplete information to Sydney Water in connection with the Approval:
 - i. whether arising under statute or in contract, tort or any other legal doctrine, including any negligent act, omission or default (including wilful default) by Sydney Water; and
 - ii. regardless of whether Sydney Water is or ought to have been aware of, or advised of, the possibility of such loss, costs or damages;
 - (c) you will indemnify, defend and hold harmless Sydney Water from and against all Losses of Sydney Water in respect of, or in connection with loss or damage to any property, personal injury (including death or illness of any person), arising out of or in connection with:
 - i. you providing incorrect or incomplete information to Sydney Water in connection with the Approval; or
 - ii. any third party claim against Sydney Water; and
 - (d) you assume all risks associated with the use of the Sydney Water Tap in and Sydney Water websites, including risk to your computer, software or data being damaged by any virus, and you release and discharge Sydney Water from all Losses which might arise in respect of your use of the websites.

- 4 Subject to condition numbered 3(c) in this document, your liability under condition numbered 3(c) in this document is reduced to the extent that the loss, liability, expense or damage:
 - (a) is caused solely and directly by any negligent act or omission of Sydney Water; or
 - (b) could not reasonably be foreseen and was not reasonably within the contemplation of you and Sydney Water at the time of the loss, liability, expense or damage.
- 5 The position of the proposed building/building works in relation to Sydney Water's pipes and structures is satisfactory. You are responsible for, amongst other things:
 - (a) protecting underground structures, including Sydney Water's pipelines, from damage and interference;
 - (b) maintaining minimum clearances between Sydney Water's structures and structures belonging to others;
 - (c) preventing loss or damage to any property, personal injury (including death or illness of any person) arising out of or in connection with you providing incorrect or incomplete information to Sydney Water in connection with the Approval;
 - (d) repairing or making good loss or damage to any property or the environment arising out of or in connection with you providing incorrect or incomplete information to Sydney Water in connection with the Approval;
 - (e) ensuring that connections to Sydney Water's sewer, watermain or stormwater are only be made following the issue of a permit to a licensed plumber/drainier;
 - (f) ensuring that all proposed fittings will drain to Sydney Water's sewer;
 - (g) ensuring that all plumbing and/or drainage Work is to be carried out in accordance with the NSW Code of Practice, AS 3500 and the Sydney Water Act 1994;
 - (h) ensuring that gullies, inspection shafts and boundary traps are not placed under any roof, balcony, verandah, floor or other cover unless otherwise approved by Sydney Water; and
 - (i) notifying Sydney Water immediately of any damage caused or threat of damage to Sydney Water's structures.
- 6 "Sydney Water" means Sydney Water Corporation and its employees, agents, representatives and contractors. References to "you" include references to your employees, agents, representatives, contractors, executors, administrators, successors, substitutes, assigns and anyone else using the Approval. References to "Losses" means all liabilities, losses, damages, expenses, compensations, fines, penalties, charges and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature however they arise and whether they are present or future, fixed or unascertained, actual or contingent and including any loss of profits, loss of revenue or loss of opportunity. To the extent of any inconsistency, the conditions numbered 1 to 6 in this document will prevail over any other information provided or made available to you by Sydney Water.

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 92 (24 hours, 7 days).



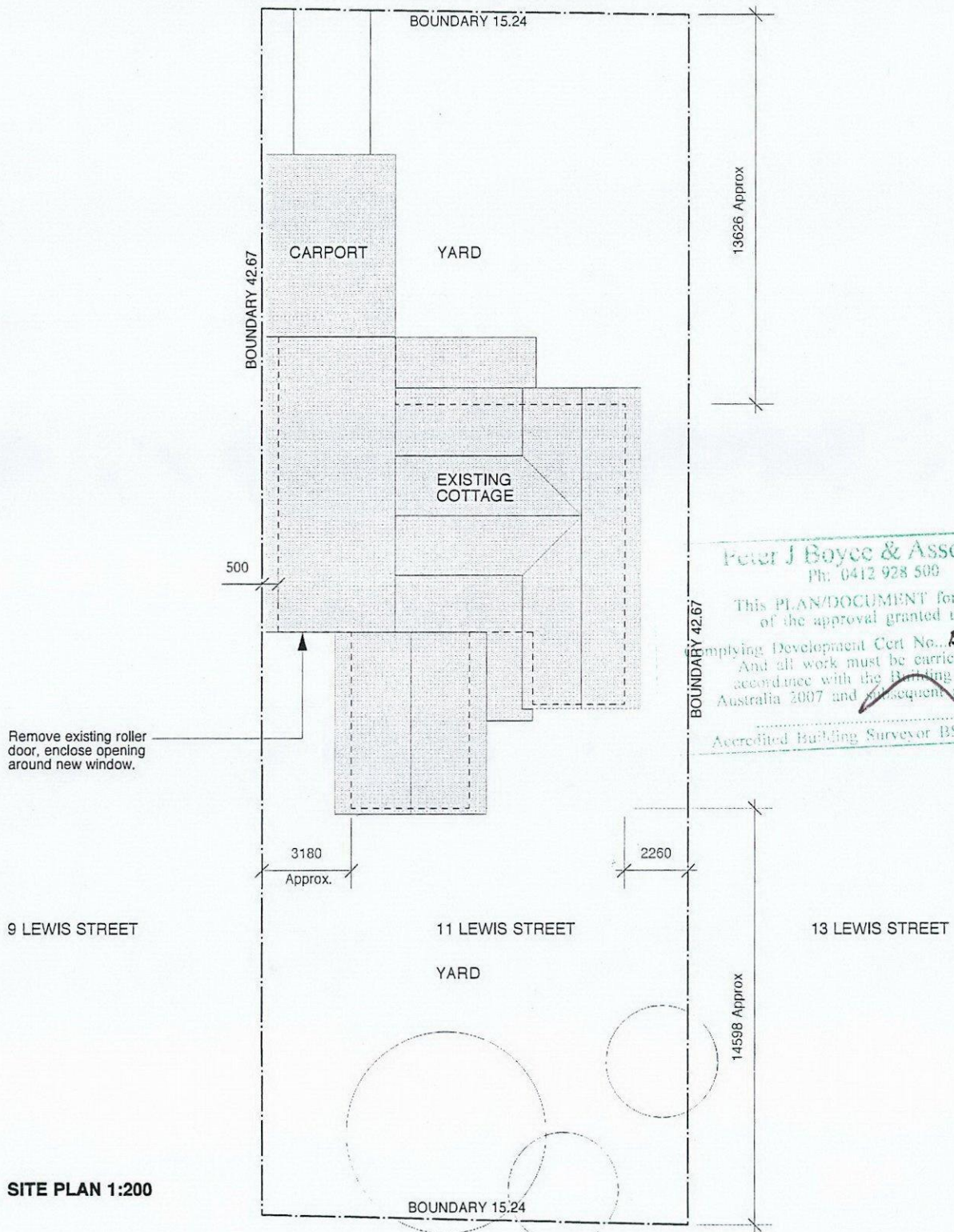
Further information

For more information you can email connections@sydneywater.com.au or call 1300 082 746

Yours sincerely

Business Customer Representative
Customer Connections.

LEWIS STREET



FOR CDC PURPOSES ONLY

CONSTRUCT building + renovations
PO BOX 400 NEWPORT BEACH NSW 2106
0425 778 706
AMEEHAN@CONSTRUCT.ID.AU
ACN 143 504 116
ABN 79 143 504 116
LICENSE 226625C

Internal Modifications to
11 Lewis Street Avalon, NSW.
SCALE 1:100
DATE 15/3/2016
DRAWING NUMBER CDC-003 REVISION B
Copyright 2016. All Rights reserved. Report any discrepancies to
Construct Building + Renovations prior to construction.

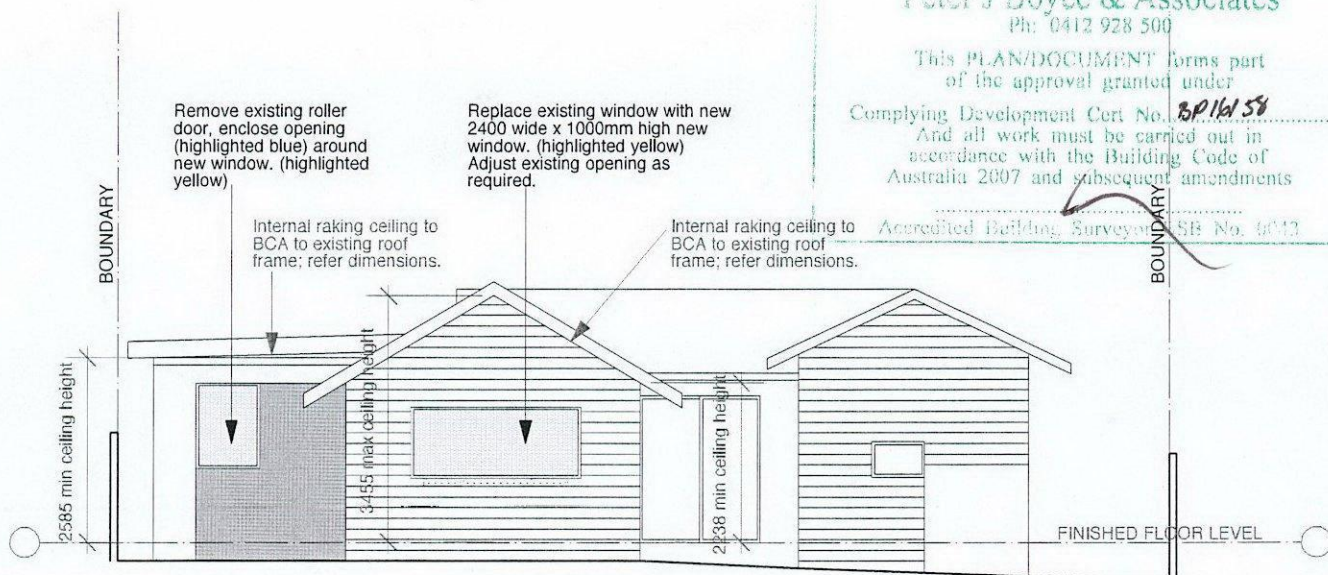
note: Demolition to be carried out in accordance with AS 2601-2001 - Demolition of structures

Peter J Boyce & Associates

Ph: 0412 928 500

This PLAN/DOCUMENT forms part
of the approval granted under
Complying Development Cert No. **SP16158**
And all work must be carried out in
accordance with the Building Code of
Australia 2007 and subsequent amendments

Accredited Building Surveyor SB No. 6012



SOUTH EAST ELEVATION 1:100

NOTES

Any walls shown to remain are subject to structural engineer certification and if failed will be replaced as part of this application.

The Applicant reserves the right to adjust the final position of proposed walls and windows subject to compliance, during the course of construction should difficulties arise with the said positions, providing those adjusted positions are in keeping with the intent of this proposal.

SPECIFICATION:

All work shall be carried out using new materials to a first class quality of workmanship and in accordance with all relevant regulations, BCA requirements, SAA codes and authority requirements.

DEMOLITION: Complete all demolition required to complete the works. Demolition to be carried out and refuse removed with minimum disturbance to the existing shop and adjoining shops. Make good disturbed surfaces and structure before commencing new work. **All demolition to AS2601-2001.**

CARPENTRY AND JOINERY: All timbers shall be best quality of their respective selection and grade conforming with AS 1684 Light Timber Framing Code specification requirements. Structural timber shall be minimum F7 grade.

PLUMBING AND DRAINAGE: Work shall be carried out by a licensed contractor in accordance with authorities having jurisdiction over the works. Connect new bathroom to existing sewerage. Connect all new stormwater drain points to existing stormwater drainage.

DAMP/PROOFING & FLASHING & WATERPROOFING

Install flashings, drips, storm molds, weather seals, caulking, pointing, or the like so that water is prevented from entering the building. All waterproofing to be in accordance with AS 3740. All wet areas to be examined and certified by an Accredited Certifier.

BRICKWORK

All brickwork to be perfectly level, straight & plumb & perfectly bonded. Build in all Dpc's, arch bars, wall ties & the like. All work to be carried out in a skilful & workmanlike manner in accordance with best trade practice, & as per Australian standards.

STEELWORK

All steelwork to be in accordance with structural engineers plans & specification.

ELECTRICAL: Work shall be carried out by a licensed contractor in accordance with authorities having jurisdiction over the works.

PLASTERING AND RENDER: 13mm standard grade plasterboard to all stud walls, fixed in accordance with manufacturers instructions. Vellaboard to wet areas.

TILING: Tiles as selected shall be laid in accordance with manufacturers recommendations. Maintain finished floor levels without step or break. Grade floor tiling to even and correct falls to floor waste.

BOUNDARIES: No portion of the proposed alterations and additions, including the footings and roof eaves, is to encroach beyond the boundaries of the subject property.

STRUCTURE GENERALLY: All structural works to practising Structural Engineer's details and specifications.

FIRE RATING: All party walls and fire rated required construction to meet all BCA requirements and AS requirements.

EXISTING MATERIALS: Where possible existing materials are to be re-used for the purpose of new construction and waste minimised generally.

INSULATIONS: Works to include following insulations:
External Timber framed walls: R2.5 insulation minimum.
Metal roof: R1.5 insulation minimum.
Plasterboard ceilings: R4.0 insulation minimum.

HOT WATER UNIT: As existing.

WINDOWS/DOORS: All external doors and windows are to include weather-stripping to manufacturer's recommendations and/or specification.

TERMITE CONTROL: All termite control to be provided to comply with BCA requirements.

END.

Note: The minimum ceiling height required in a habitable room is 2.4m.

FOR CDC PURPOSES ONLY

CONSTRUCT building + renovations

PO BOX 400 NEWPORT BEACH NSW 2106
0425 778 706
AMEEHAN@CONSTRUCT.ID.AU
ACN 143 504 116
ABN 79 143 504 116
LICENSE 226625C

Internal Modifications to
11 Lewis Street Avalon, NSW.

SCALE 1:100

DATE 15/3/2016

DRAWING NUMBER CDC-002 REVISION C 22/4/16
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Construct Building + Renovations prior to construction.