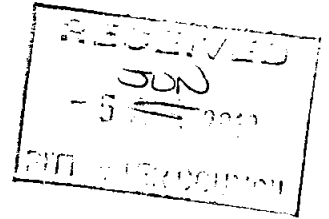




Get Certified
BUILDING SERVICES PTY LTD

Address: PO Box 191
Cherrybrook NSW 2126
Tel: 029651 6754
Fax: 029651 6780
Email: getcertified@optusnet.com.au



3 June 2012

Our ref.: 120044

The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/Madam,

**Re: 5 Sames Close Mona Vale
Complying Development Certificate No. 120044**

Decision Made Under: Exempt & Complying Development Codes 2008 SEPP

Get Certified Building Services Pty Ltd has issued a Complying Development Certificate under Part 4A of the Environmental Planning and Assessment Act 1979 for the above premises.

Please find enclosed the following documentation:

- Complying Development Certificate No. 120044
- Copy of application for Complying Development Certificate.
- Documentation used to determine the application for the Complying Development Certificate as detailed in Schedule 1 of the Certificate.
- Cheque for Council's registration fee.

Our client has been advised of the necessity to submit to Council the Notice of Commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Greg Hough.

Yours faithfully,

Greg Hough
Accredited Certifier
Get Certified Building Services Pty Ltd

\$36 REC: 322992 5/6/12.



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COMPLYING DEVELOPMENT CERTIFICATE 120044

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109 and 86

APPLICANT DETAILS

Applicant: Karen & John McFadden
Address: 5 Sames Close Mona Vale NSW 2103
Contact Details: **Phone:** 9997 4170 **Fax:**

OWNER DETAILS

Name of person having benefit of the development consent: Karen & John McFadden
Address: 5 Sames Close Mona Vale NSW 2103
Contact Details: **Phone:** 9997 4170

COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Decision Made Under: Exempt & Complying Development Codes 2008 SEPP
CDC Number: 120044 **Date issued:** 3/06/2012
Lapse date: 86a of the EPA Act 1979 stipulates that this certificate will lapse within 5 years if not physically commenced on the stated land to which this certificate applies. 81a of the Act is applicable.

PROPOSAL

Address of Development: 5 Sames Close Mona Vale NSW 2103
Lot 12 DP 632868
Zoning: R2 - Low Density Residential
Building Classification: Class 1a
Scope of building works covered by this Notice: Alterations to Existing Dwelling
Value of Construction Certificate (Incl GST): \$35,000
Plans and Specifications approved: Schedule 1
Fire Safety Schedule: N/A
Conditions: See Conditions attached to this certificate
Exclusions: All other works apart from shower room, wet bar, storage cupboard, robes & window to office area.
Critical stage inspections: See attached Notice

CERTIFYING AUTHORITY

Certifying Authority: Greg Hough
Accreditation Body: Building Professionals Board
Registration No. 0186

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

Dated this: 3/06/2012

Greg Hough
Accredited Certifier



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



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SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Lifestyle Home Designs	Architectural Plans	CDC01-02		23/05/2012

2. Endorsed Other documents

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
	Stamped Sydney Water Plan			25/05/2012
	Home Warranty Insurance Certificate			6/02/2012
	Receipt For Long Service Levy			
	Section 129B - Pre-Approval Inspection Report			

PART 4 HOUSING INTERNAL ALTERATIONS CODE CONDITIONS

DIVISION 2 CONDITIONS APPLYING TO COMPLYING DEVELOPMENT CERTIFICATE UNDER THIS CODE

Note 1. 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 2. 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.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203-CONDITION

94EC CONTRIBUTIONS PLANS—COMPLYING DEVELOPMENT

- (1) In relation to an application made to an accredited certifier for a complying development certificate, a contributions plan:
- (a) is to specify whether or not the accredited certifier must, if a complying development certificate is issued, impose a condition under section 94 or 94A, and
 - (b) can only authorise the imposition by an accredited certifier of a condition under section 94 that requires the payment of a monetary contribution, and
 - (c) must specify the amount of the monetary contribution or levy that an accredited certifier must so impose or the precise method by which the amount is to be determined.
- (1A) The imposition of a condition by an accredited certifier as authorised by a contributions plan is subject to compliance with any directions given under section 94E (1) (a), (b) or (d) with which a council would be required to comply if issuing the complying development certificate concerned.
- (2) This section does not limit anything for which a contributions plan may make provision in relation to a consent authority.

Condition; The Section 94EC fee applicable to this project is

\$ Nil

The owner / applicant is required to pay this amount prior to the "notice of commencement" being issued to Council two days before physical commencement is to occur on site. A copy of the receipt of the applicable S94 EC payment is required to be submitted to the Accredited Certifying Authorities office as evidence two days prior to the commencement on site. Failure to undertake this step will result in the complying development being *invalid*.

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000-CONDITION

136A COMPLIANCE WITH BUILDING CODE OF AUSTRALIA AND INSURANCE REQUIREMENTS UNDER THE HOME BUILDING ACT 1989

(CF CLAUSES 78 AND 78A OF EP&A REGULATION 1994)

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

section 85A (6) (a) of the Act.

(3) This clause does not apply:

(a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or

(b) to the erection of a temporary building, other than a temporary structure that is used as an entertainment venue.

(4) In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant complying development certificate is made.

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

136B ERECTION OF SIGNS

(1) A complying development certificate for development that involves any building work, subdivision work or demolition work must be issued subject to a condition that the requirements of subclauses (2) and (3) are complied with.

(2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

(a) showing the name, address and telephone number of the principal certifying authority for the work, and

(b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

(c) stating that unauthorised entry to the site is prohibited.

(3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building.

(5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

(6) This clause applies to a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

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

136C NOTIFICATION OF HOME BUILDING ACT 1989 REQUIREMENTS

(1) A complying development certificate for development that involves any residential building work within the meaning of the *Home Building Act 1989* must be issued subject to a condition that the work is carried out in accordance with the requirements of this clause.

(2) Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

(a) in the case of work for which a principal contractor is required to be appointed:

(i) the name and licence number of the principal contractor, and

(ii) the name of the insurer by which the work is insured under Part 6 of that Act,

(b) in the case of work to be done by an owner-builder:

(i) the name of the owner-builder, and

(ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

(3) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

(4) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

136D FULFILMENT OF BASIX COMMITMENTS

(1) This clause applies to the following development:

- (a) BASIX affected development,
- (b) any BASIX optional development in relation to which a person has made an application for a complying development certificate that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A of Schedule 1 for it to be so accompanied).

(2) A complying development certificate for development to which this clause applies must be issued subject to a condition that the commitments listed in each relevant BASIX certificate for the development must be fulfilled.

136E DEVELOPMENT INVOLVING BONDED ASBESTOS MATERIAL AND FRIABLE ASBESTOS MATERIAL

(1) A complying development certificate for development that involves building work or demolition work must be issued subject to the following conditions:

- (a) work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 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.

(2) This clause applies only to a complying development certificate issued after the commencement of this clause.

(3) In this clause, ***bonded asbestos material***, ***bonded asbestos removal work***, ***friable asbestos material*** and ***friable asbestos removal work*** have the same meanings as in clause 317 of the *Occupational Health and Safety Regulation 2001*.

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

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

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

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

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

SUBDIVISION 1 CONDITIONS APPLYING BEFORE WORKS COMMENCE

4.2 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.



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(2) Each toilet must:

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

4.3 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.

SUBDIVISION 2 CONDITIONS APPLYING DURING THE WORKS

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

4.4 HOURS OF CONSTRUCTION OR DEMOLITION

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

4.5 COMPLIANCE WITH PLANS

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

4.6 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) Demolition materials and 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.



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NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

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

OWNER DETAILS

Name of person having benefit of the development consent: Karen & John McFadden
Address: 5 Sames Close Mona Vale NSW 2103
Contact Details: Phone: 9997 4170

COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Decision Made Under: Exempt & Complying Development Codes 2008 SEPP
CDC Number: 120044 Date issued: 3/06/2012

PROPOSAL

Address of Development: 5 Sames Close Mona Vale NSW 2103
Scope of building works covered by this Notice: Alterations to Existing Dwelling

PRINCIPAL CERTIFYING AUTHORITY

Certifying Authority: Greg Hough
Accreditation Body: Building Professionals Board
Registration No. 0186

The owner has appointed Greg Hough as the Principal Certifying Authority as stated in the Complying Development Certificate Application lodged with Get Certified Building Services Pty Ltd for the building works identified in this Notice.

I, Greg Hough, Accredited Certifier of Get Certified Building Services Pty Ltd located at PO Box 191 Cherrybrook NSW 2126 accept the appointment as the Principal Certifying Authority for the building works identified and covered under the relevant Complying Development Certificate as stated in this Notice.

Dated: 3/06/2012



Greg Hough
Principal Certifying Authority



Address: PO Box 191
Cherrybrook NSW 2126
Tel: 029651 6754
Fax: 029651 6780
Email: getcertified@optusnet.com.au

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - 129B PRE-APPROVAL INSPECTION

OWNER DETAILS

Name of person having benefit of the development consent: Karen & John McFadden
Address: 5 Sames Close Mona Vale NSW 2103
Contact Details: 9997 4170

COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Decision Made Under: Exempt & Complying Development Codes 2008 SEPP
CDC Number: 120044 Date Issued: 3/06/2012

PROPOSAL

Address of Development: 5 Sames Close Mona Vale NSW 2103
Zoning: R2 - Low Density Residential
Building Classification: 1a
Type of Construction: n/a
Scope of building works covered by this Notice: Alterations to Existing Dwelling

INSPECTION DETAILS

Principal Certifying Authority: Greg Hough No.: 0186
Inspector: Greg Hough No.: 0186
Inspection date and time: 28/05/2012 Inspection time: 1:30 PM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ 129B Pre-Approval Inspection - Satisfactory

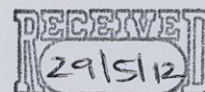
Site inspected, no works have commenced in relation to the works proposed under the Complying Development Certificate Application.

ADDITIONAL COMMENTS

Greg Hough
Inspector



COPY



- ☐ CONSTRUCTION CERTIFICATE APPLICATION
☐ COMPLYING DEVELOPMENT CERTIFICATE APPLICATION
UNDER AFFORDABLE RENTAL HOUSING SEPP 2009
☒ COMPLYING DEVELOPMENT CERTIFICATE APPLICATION
UNDER SEPP-COMPLYING DEVELOPMENT CODE 2008
Environmental Planning and Assessment Act 1979
☒ APPOINT GREG HOUGH AS PRINCIPAL CERTIFYING
AUTHORITY

Application No: 120094

Subject land:

Address: 5 SAMES CLOSE, MONA VALE, 2103

Lot no, DP/MPS, etc vol/fol: Lot 12, DP 632 868 Area of site: m²

Description of development:

Type of application: ☒ new application ☐ modification to existing
approved certificate

Description of proposed works: INTERNAL ALTERATIONS AND NEW
WINDOWS

Applicant's details (Applicant must be the owner):

Name/s: (In block letters) KAREN & JOHN MC FADDEN

Address: 5 SAMES CLOSE, MONA VALE, 2103

Telephone No: (Business) (Private) 02 9997 4170

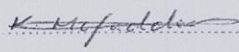
(Mobile) 041 3071958 (Fax No.)

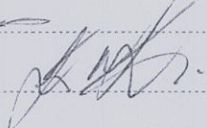
(Email Address) Karen_horraine_d@hotmail.com

Consent of owners:

I / we consent to:

- The making of this application
- At such time as the application is determined as approved I hereby appoint Greg Hough of Get Certified Building Services P/L as the Principal Certifying Authority for this development and agree by the terms under the PCA Service Agreement (Refer to attached PCA Agreement)

Signature/s:  Date: 25.05.12

Signature/s:  Date: 25.05.12

Development consent details (Construction Certificate Application Only):

Development application No: _____ Date of determination: _____

Value of work (building): \$ 35,000 (including GST)

Builder / owner-builder details (if known at this stage):

Name/s: J.S. BUILDING PTY LTD

Address: PO BOX 622, NEWPORT, NSW 2106

Contract licence No. or Permit No. in case of an owner-builder: 214574 C

Contact details: JOEL JONES 0413 749 056

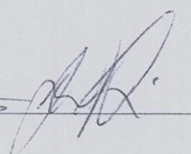
Email Address: Joel@jjbuilding.net.au

Building Code of Australia building classification (if known): 1a

Privacy

The personal details requested on this form are required under the Environmental Planning and Assessment Act 1979 and will only be used in connection with the requirements of this legislation. Access to this information is restricted to Get Certified Building Services Pty Ltd and other people authorised under the Act.

Signature of Applicant:

Signature:  Date: 25-05-12

PCA SERVICE AGREEMENT

Scope of services

Private Certification is subject statutory requirements for both the PCA and its appointee. The provision of services is limited to those works described by you on this form which is to be formally lodged with Get Certified Building Services Pty Ltd in accordance with the Environmental Planning and Assessment Act in 1979, Regulations and Amendments. The PCA is required by legislation to be satisfied of certain prescribed matters and required to enforce such requirements where non-compliance becomes known.

Terms and Conditions of Appointment

Greg Hough of Get Certified Building Services Pty Ltd will only accept the appointment as the PCA for proposed building works as stated on this form where:

1. All information stated on this form, plan, certificate or document submitted in relation to the proposed building work is correct and accurate in its entirety.
2. Building work has not commenced at the time the PCA consents to the appointment.
3. Details of the principal contractor and the required insurance under the Home Building Act 1989, or details of the owner-builder and any permits required under the Act have been supplied to our office in writing, whichever the relevant.
4. Building work will not commence until you have been advised the PCA has consented to the appointment and a valid Construction Certificate or Complying Development Certificate has been issued.
5. You must contact the PCA at the "critical stage inspections" or make arrangements for the principal contractor to do this on your behalf, as advised by the PCA, during the construction phase of the project by providing at least 48 hours written notice.
6. Building works are to be carried out in accordance with the current Development Consent and building approval, or you must inform the PCA in writing where you intend to depart from the current Development Consent as soon as the intention arises.
7. You acknowledge the PCA and Get Certified Building Services Pty Ltd will not be liable for any damages or losses suffered by any other party as a result of carrying out its duties or responsibilities as a PCA under the EP&A Act and Regulations.
8. You acknowledge that an Occupation Certificate is mandatory and cannot be issued unless all critical stage inspections have been successfully carried out by the PCA or another Certifying Authority. Fines may apply to an occupier of a new building without an occupation certificate.

Prior to the Appointment of PCA

You must ensure that you have filled in this form correctly and entirely. The form must be signed by ALL land owners of the site where building work is proposed.

After the Appointment of PCA

A construction Certificate or Complying Development Certificate may be issued to the "applicant" as stated on the approved application form.

During Construction Phase

It is your responsibility as the appointee of the PCA to contact or arrange contact with the PCA at the critical stage inspections, or any other inspection stage as specified in this agreement. Failure to do so may result in the inability of the PCA to issue an Occupation Certificate. The legislation provides that the PCA must be given at least 48 hours notice to carry out the inspection.

Finalisation of Building Work

The PCA may issue an Occupation Certificate where he/she is satisfied as to certain prescribed matters. Where an Occupation Certificate cannot be issued, the applicant will be notified and advised as to the action required to enable issue of occupation certificate.

Enforcement

The legislation requires the PCA to enforce compliance with the current Development Consent and building approval. Where non-compliance is not rectified with a reasonable time the PCA may issue a Notice of Intention To Serve an Order and the Consent Authority will be notified. Council has the discretion to take or not take action in the capacity of the Consent Authority.

Fees for services rendered

The applicant for a Construction Certificate or Complying Development Certificate will be advised of our fees for services rendered by way of written quote or long term service arrangement. The applicant will be liable for these costs unless otherwise specifically stated on the application form.

OWNERS CONSENT

As the owner/owners of the land specified on this form, I/we hereby consent to the following:

1. I/we authorise an application to Get Certified Building Services Pty Ltd for a Construction Certificate or a Complying Development Certificate (whichever the relevant) and Occupation Certificate by the principal contractor nominated on this form.
2. I/we authorize the right of entry for any Certifying Authority arranged by Get Certified Building Services Pty Ltd to carry out inspections required by the PCA under this agreement.

CHECKLIST – DOCUMENTS TO ACCOMPANY THIS APPLICATION

For Construction Certificate Applications:

- ☐ Complete & sign this Application form – all owners are to sign
- ☐ 1 copy of Council DA approved plans
- ☐ 1 copy of Council Development Consent
- ☐ 3 copies of architectural plans with amendments satisfying conditions of consent and the Basix Commitments where applicable
- ☐ 3 copies of building specifications
- ☐ If using a licensed builder – copy of Home Owners Warranty Insurance Certificate if work is valued over \$12,000 (N/A for commercial or industrial development)
- ☐ If not using a licensed builder – copy of Owner-Builder permit if work is valued over \$5,000 (N/A for commercial or industrial development)
- ☐ Evidence of payment of Long Service Levy if work is valued \$25,000 or over
- ☐ 3 copies of applicable Structural Engineering details
- ☐ Basix Certificate where applicable
- ☐ Copy of plans stamped by Sydney Water

For Complying Development Certificate Applications:

- ☒ Complete & sign this Application form – owner to sign
- ☒ 3 copies of architectural plans – including the Basix Commitments where applicable *Sent by Jeremy*
- ☒ 3 copies of building specifications *Sent by Jeremy*
- ☒ If using a licensed builder – copy of Home Owners Warranty Insurance Certificate if work is valued over \$12,000 (N/A for commercial or industrial development) *ATTACHED*
- ☐ If not using a licensed builder – copy of Owner-Builder permit if work is valued over \$5,000 (N/A for commercial or industrial development) *N/A*
- ☒ Long Service Levy will apply if work is valued \$25,000 or over *AWAITING APPLICATION NUMBER*
- ☐ 3 copies of Structural Engineering details as appropriate *N/A*
- ☐ Basix Certificate where applicable *N/A*
- ☒ Copy of plans stamped by Sydney Water *ATTACHED*

SCHEDULE TO CONSTRUCTION CERTIFICATE/COMPLYING DEVELOPMENT APPLICATION
(This information will be sent to the Australian Bureau of Statistics)

All new buildings:

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

All new buildings:

Please complete the following details of residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling (s) be attached to other new Buildings?
- Will the new dwelling (s) be attached to existing Buildings?
- Does the site contain a dual occupancy?
(NB dual occupancy = two dwellings on the same site)

Change

- Yes ☐ No ☐
- Yes ☐ No ☐
- Yes ☐ No ☐

All new buildings:

Please indicate the materials to be used in the construction of the new building(s):

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	☐ 11	Tiles	☐ 10	Concrete or slate	☐ 20	Timber	☐ 40
Brick (veneer)	☒ 12	Concrete or slate	☐ 20	Timber	☐ 40	Steel	☐ 60
Concrete or 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	☐ 70						
Other	☐ 80						
Not Specified	☐ 90						



Application Lodgement Summary

Sydney
WATER

Reference Number 8149049

Date Requested: Fri May 25 2012

Agent Reece Mona Vale, 10 Taronga Pl Mona Vale
Applicant Jr Mcfadden Kl Mcfadden, 5 Sames Cl Mona Vale 2103
Property/Asset 5 Sames Cl, Mona Vale 2103 (Jr Mcfadden Kl Mcfadden) PNum: 3452175
150 mm VC Sewer Main - (2792038) (WasteWater)
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$27.25	\$0.00	\$27.25

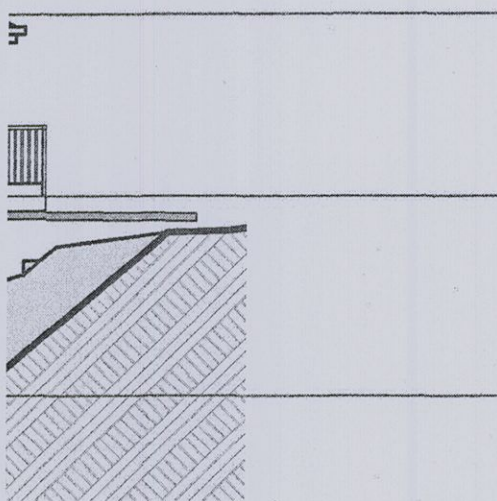
Property Special Conditions for Plumbers

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

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

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

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



**SYDNEY WATER
APPROVED**

- Position of structure in relation to Sydney Water's assets is satisfactory.
- Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainier.
- 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, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.

Property No. 3452175

 **Reece, Mona Vale**
Quick Check Agent on behalf of
SYDNEY WATER

Reece 25/5/12



LEVEL 1, 10/14 NARABANG WAY - BELROSE
PH. (02)9986 1311 FAX (02)9986 1322

Client

MR & MRS McFADDEN

Project Name

**ALTERATIONS & ADDITIONS
5 SAMES CLOSE
LOT 12, D.P. 632868
MONA VALE N.S.W. 2103**

Drawing Title:

FLOOR PLANS / ELEVATIONS

Scale: 1:100

Date: FEBRUARY 2012

Council: PITTWATER

Checked By: JAH

Project No:

1176

Drawing No.:

CDC02

ANNEXURE "A"

Plot Date: 23/05/2012

Home Warranty Insurance Certificate of Insurance



Home Warranty
Insurance Fund

QBE Insurance (Australia) Ltd
Level 3, 85 Harrington St
SYDNEY NSW 2000
Phone: 1300 790 723
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



Policy Number BN0033724BWI-4

MR JOHN & KAREN MCFADDEN
5 SAMES CLOSE
MONA VALE NSW 2103

Name of Intermediary
AON HIA (NSW/ACT)
GPO BOX 2188
CANBERRA ACT 2601

Account Number
BN0006684
Date Issued
06/02/2012

Policy Schedule Details

Certificate in Respect of Insurance

Residential Building Work by Contractors

A contract of insurance complying with sections 92 and 96 of the Home Building Act 1989 has been issued by QBE Insurance (Australia) Limited as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund.

In Respect of	ALTERATIONS AND ADDITIONS STRUCTURAL
At	5 SAMES CLOSE MONA VALE NSW 2103
Carried Out By	BUILDER JJ BUILDING PTY LTD ABN: 33 066 030 671
Declared Contract Price	\$150,000.00
Contract Date	03/02/2012
Builders Registration No.	U214574C
Building Owner / Beneficiary	MR JOHN & KAREN MCFADDEN

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to the Building Owner/Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

Signed for and on behalf of NSW Self Insurance Corporation (SICorp)

Ty Ayscough

IMPORTANT NOTICE:

In addition to this certificate of insurance, a policy wording which outlines the terms and conditions of the cover provided is available from the HWIF website. To access that policy wording visit www.homewarranty.nsw.gov.au

Levy Online Payment Receipt

LONG SERVICE
CORPORATION

Thank you for using our Levy Online payment system. Your payment for this building applic processed.

Applicant Name:	KAREN MCFADDEN
Levy Application Reference:	5028327
Application Type:	CDC
Application No.:	120044
Local Government Area/Government Authority:	PITTWATER COUNCIL
Site Address:	5 SAMES CLOSE
	MONA VALE
	NSW
	2103
Value Of Work:	\$35,000
Levy Due:	\$122
Levy Payment:	\$122
Online Payment Ref.:	653443908
Payment Date:	31/05/2012 12:34:33 PM



FLOOR AREA CALCULATIONS

****NO CHANGE TO FLOOR AREAS****



EXISTING CEILING
43.27
EXISTING FIRST FLOOR
40.83
EXISTING GROUND FLOOR
38.18



NOTES:

All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards published by the Standards Association of Australia.

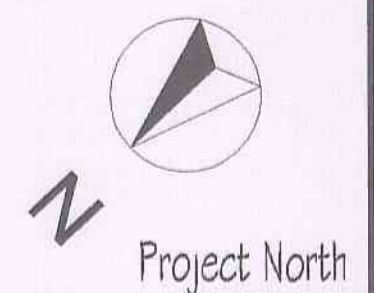
The Builder is to give all notices, obtain all permits and pay all fees.

Do not scale from drawings. Figured dimensions to be given preference over scale. All Figured dimensions to be checked on site.

The work shown on this drawing and any associated drawings is to be carried out in a good and tradesman-like manner.

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LIFESTYLE
HOME DESIGNS

LEVEL 1, 10/14 NARABANG WAY - BELROSE
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Client
MR & MRS McFADDEN
Project Name
ALTERATIONS & ADDITIONS
5 SAMES CLOSE
LOT 12, D.P. 632868
MONA VALE N.S.W. 2103

Drawing Title:

FLOOR PLANS / ELEVATIONS

Scale: 1:100	Date: FEBRUARY 2012
Council: PITTWATER	Checked By: JAH
Project No: 1176	Drawing No.: CDC02
ANNEXURE "A"	Plot Date: 23/05/2012