



ABN: 63 701 967 756

Suite 6/ 226 Condamine Street,
Manly Vale NSW 2093
(p): 02 9907 6300
(f): 02 9907 6344
admin@pcaservices.com.au

Our reference: 150361



01 July 2016

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

Dear Sir/Madam,

Re: 711 Barrenjoey Road, Avalon NSW 2107

Complying Development Certificate No. 150361/01

Planning Instrument Decision Made Under: State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Private Certifiers Australia 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. 150361/01
- Copy of the application for the 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 Grant Harrington.

Yours sincerely,

Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia

Rec-397208

BRVC

\$36.00

COMPLYING DEVELOPMENT CERTIFICATE 150361/01
PROJECT REFERENCE 150361

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

APPLICANT DETAILS

Applicant:	Andrew Montgomery
Address:	711 Barrenjoey Road, Avalon NSW 2107
Phone:	9999 5111
Fax:	

OWNER DETAILS

Name of the person having benefit of the development consent:	Andrew Montgomery
Address:	711 Barrenjoey Road, Avalon NSW 2107
Phone:	0416 131 667

COMPLYING DEVELOPMENT CONSENTS

Consent Authority / Local Government Area:	Pittwater Council
Relevant Planning Instrument Decision Made Under:	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
Date of Determination	01/07/2016
Complying Development Certificate Number:	150361/01

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

PROPOSAL

Address of Development:	711 Barrenjoey Road, Avalon NSW 2107
Lot/DP:	Lot 6 DP 12074
Land Use Zone:	R2 - Low Density Residential
Building Classification/s:	10b
Scope of Building Works Covered by this Certificate:	Amendment to CDC 150361 – Addition of 4 Windows into Privacy Screen on South Elevation
Value of Construction (incl. GST)	\$1,540
Plans and Specifications approved:	Refer Schedule 1: Approved Plans and Specifications
Fire Safety Schedule:	N/A
Conditions:	See Conditions attached
Exclusions:	
Critical stage inspections:	See attached Notice

CERTIFYING AUTHORITY

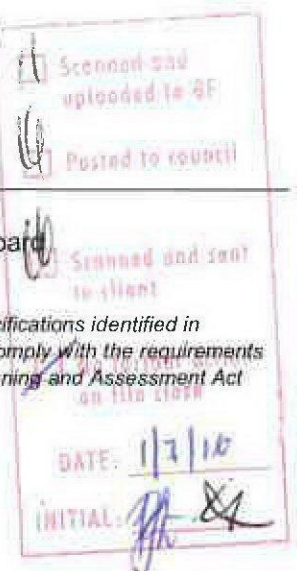
Accredited Certifier:	Grant Harrington
Accreditation Body and Registration Number:	Building Professionals Board BPB0170

I, Grant Harrington, 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:	01/07/2016
---------------	------------



Grant Harrington





ABN: 63 701 967 756

Suite 6/ 226 Condamine Street,
Manly Vale NSW 2093
(p): 02 9907 6300
(f): 02 9907 6344
admin@pcaservices.com.au

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

SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural Plans

Prepared by	Document	Drawing number	Revision	Date
A.C.W	GF Plan	WD04	B	09/02/2016
A.C.W	Elevations Sheet 2	WD07	B	09/02/2016

5. Endorsed other documents

Prepared by	Document	Drawing number	Revision	Date
A Montgomery	CDC Application Form	150361		17/06/2016
PCA Services	Complying Development Certificate	150361		30/09/2015



**PRIVATE
CERTIFIERS
AUSTRALIA**
Certainty through precision

Building Regulations Consultants • Principle Certifying Authority
Construction Certification • Fire Upgrade Surveys • Planning

Suite 6 / 226 Condamine Street, Manly Vale NSW 2093

PO Box 907, Balgowlah NSW 2093

Tel: 02 9907 6300

Fax: 02 9907 6344

www.pcaservices.com.au

ACN: 121 634 642

COMPLYING DEVELOPMENT & OCCUPATION CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979*

Sections 85, 85A

Class 1-10

IDENTIFICATION OF BUILDING

Lot, DP/MPS etc

LOT 6

Address

711 BARRENJOEY RD

Suburb/Town

AVALON

Post Code

2107

DESCRIPTION OF DEVELOPMENT

Detailed Description:

ATTENDMENT TO CDC 150361

ADDITION OF 4 WINDOWS INTO

DRIVEWAY SCREEN ON SOUTH ELEVATION

TYPE OF APPLICATION

Tick Appropriate Boxes

I apply for the following part 4a certificate

Under:

☒ SEPP (Exempt & Complying Development Codes) 2008

☐ SEPP (Affordable Rental Housing) 2009



Complying Development Certificate



Interim Certificate



Final Certificate



Change of Building Use of an Existing Building



Occupation/Use of a New Building

APPLICANT

Name A. MONTGOMERY Company

Address

711 BARRENJOEY RD

Suburb or town

AVALON

Post Code

2107

Phone B/H

0416131067

Fax No

Mobile

Email

ANDREW.MONTGOMERY@BROTHERS.COM.AU

* When are the works expected to start:

DECEMBER 2015

As the owner / applicant I/we hereby:

1. Submit this Complying Development & Occupation Certificate Application under the Environmental Planning & Assessment Act 1979, with Private Certifiers Australia.
2. Appoint Grant Harrington of Private Certifiers Australia as the Principal Certifying Authority for the building work identified in this application
3. And allow Grant Harrington to submit the notice of commencement to council if required on my behalf

Signature of Applicant/Owner:

Sign

Date

17-6-16

OFFICE USE ONLY

Part 3 General Housing Code

- ☐ New
☐ Adds & Alts
☐ Outbuilding/Studios
☐ Pool

OFFICE USE ONLY

Part 4 Housing Alterations Code

- ☐ Subdivision 1 – Internal Alterations
☐ Subdivision 2 – External alterations to dwelling houses
☐ Subdivision 2a – External alterations to residential accommodation other than dwelling houses
☐ Subdivision 3 – Attic Conversions
☐ Part 4A General Development Code
☐ Part 7 Demolition



POSTAL ADDRESS

All documentation should be posted to:

Name ANDREW MONTGOMERY

Company _____

Address 711 BARRENJOEY RD

Suburb AVALON Post Code 2107

CONSENT TO ALL OWNER(S)

(As the owner or the owners representative am duly authorised to appoint the PCA under 109E of the EPA Act for a Complying Development & Occupation Certificate)

Name MONTGOMERY Company _____

Address 711 BARRENJOEY RD

Suburb/Town AVALON Post Code 2107

Phone B/H 9989 5111 Fax No _____

Mobile 0416 131 067 Email _____

I/We as the owner of the above building/property,

- 1. Consent to the Appointment of Grant Harrington as the PCA (Principal Certifying Authority) and approve of the PCA or their representative to lodge the Notice of Commencement on our behalf with council to authorize the commencement of works on site. I am duly authorized under 109E of the EPA Act to appoint the PCA for the project;*
- 2. Submit this Complying Development and Occupation Certificate Application under the Environmental Planning & Assessment Act 1979, for determination by the Principal Certifying Authority. OC applied for at completion of works.*

Signature of Owner

Sign *[Signature]* Date 17-6-16

VALUE OF WORK

Estimated Cost of work:

\$ 1,400

GST:

\$ 140

How did you hear about Private Certifiers Australia? *(please tick one)*

- ☐ Recommendation/referral
- ☐ Internet/website
- ☐ Hi-pages
- ☐ Print advertisement
- ☐ Building signage
- ☐ Existing client/repeat business
- ☐ Sensis/Yellow Pages
- ☐ Other



**BUILDING CODE OF AUSTRALIA
BUILDING CLASSIFICATION**

Nominated on the Development Consent

Class 1A

RESIDENTIAL BUILDING WORK

Relevant only to residential building work

OB permits are relevant only to owners undertaking the works under the Owner Builder permit scheme issued by the office of fair trading. Also fill in contact details.

Owner-builder Permit No. _____

If you are using a licensed builder for residential works please provide the builder's home owner warranty

OR

Principal Contractor ROB CHANT

Address BULLOCK PLATON

Telephone 0418409144 Fax _____

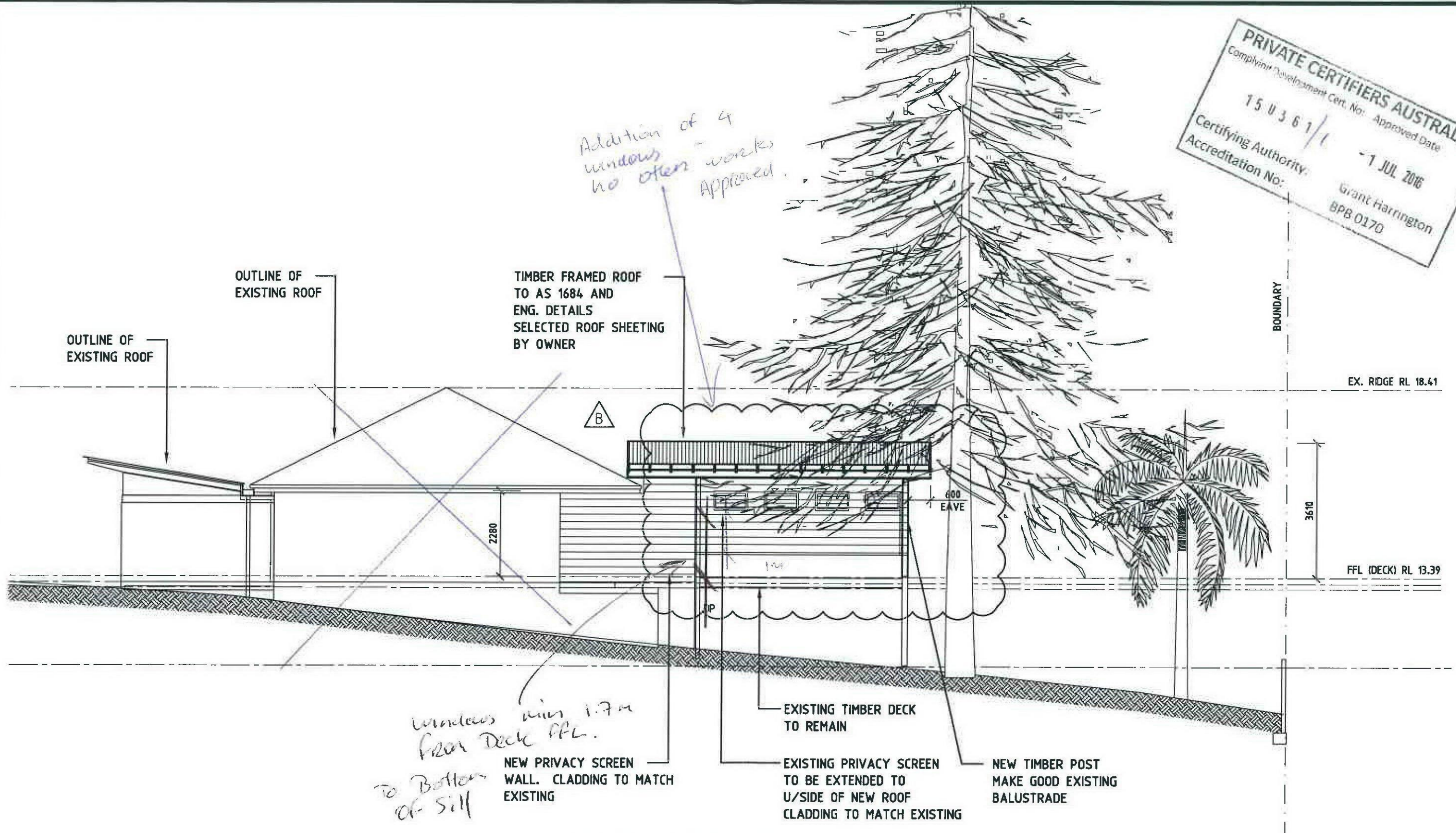
Contractor Email _____

Contractor License No. 82927C

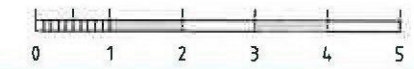
REQUIRED ATTACHMENTS

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

PRIVATE CERTIFIERS AUSTRALIA
 Compliance Development Cert. No: 15 03 61 / 1
 Approved Date: 1 JUL 2016
 Certifying Authority: Grant Harrington
 Accreditation No: BPB 0170



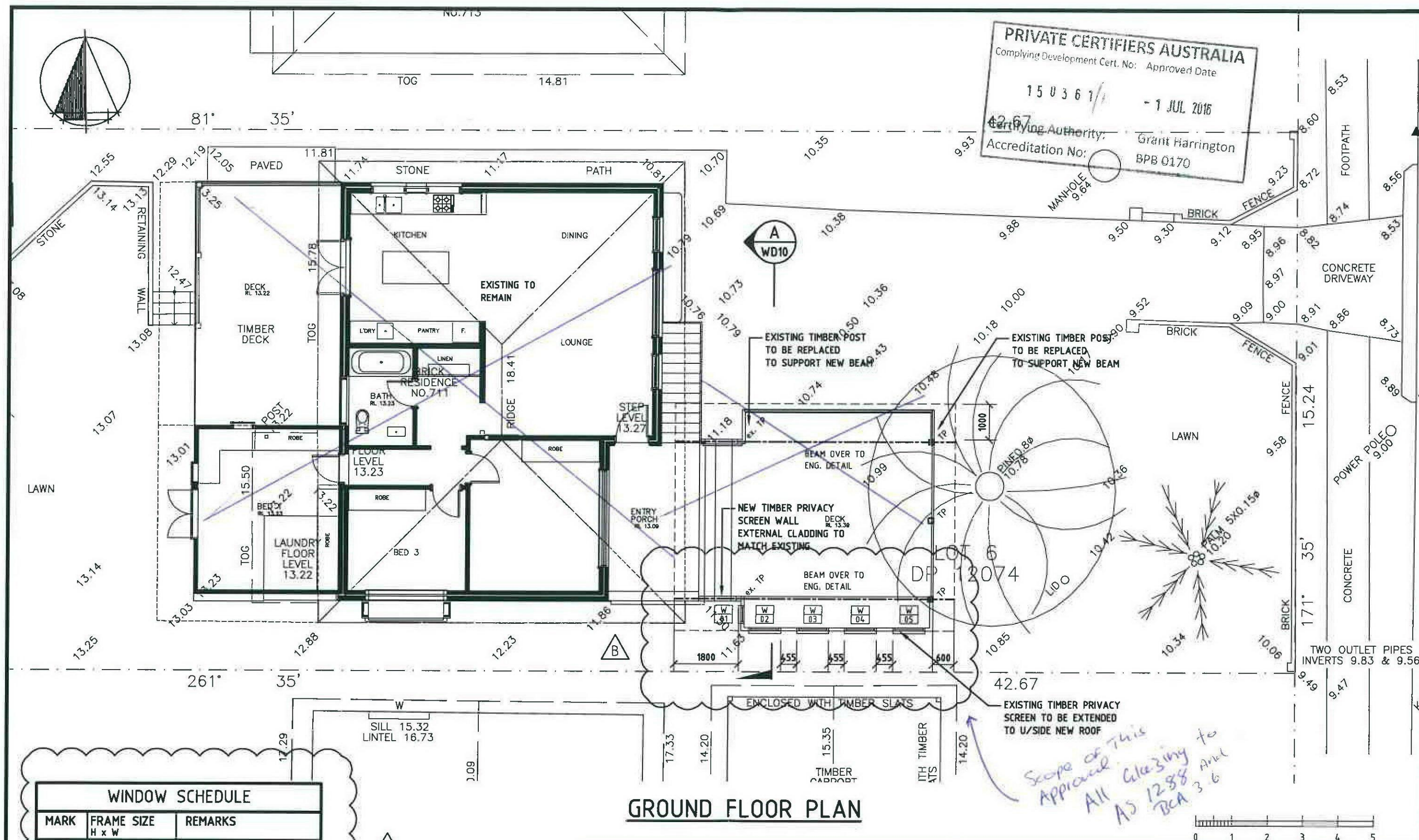
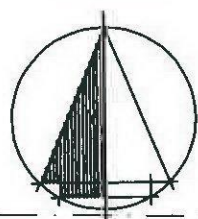
SOUTH ELEVATION



Client		
Mr A & Mrs M MONTGOMERY		
B	REVISED AS CLOUDED	09.02.16
A	ISSUED FOR CONSTRUCTION	NOV. 15'

Project
ALTERATIONS AND ADDITIONS
711 BARRENJOEY RD
AVALON, NSW

Title		
ELEVATIONS SHEET 2		
Date	Scale	Drawn
JUL. 2014	1:100	A.C.W.
Job Number	Drawing	Rev
09/14	WD07	B



GROUND FLOOR PLAN

WINDOW SCHEDULE

MARK	FRAME SIZE H x W	REMARKS
W01	1200 x 400	ALUMINIUM FIXED
W02	500 x 900	ALUMINIUM LOUVRES
W03	500 x 900	ALUMINIUM LOUVRES
W04	500 x 900	ALUMINIUM LOUVRES
W05	500 x 900	ALUMINIUM LOUVRES

B	REVISED AS CLOUDED	09.02.16
A	ISSUED FOR CONSTRUCTION	NOV. 15'
Client Mr A & Mrs M MONTGOMERY		

Project
ALTERATIONS AND ADDITIONS
711 BARRENJOEY RD
AVALON, NSW

Title
GROUND FLOOR PLAN

Date JUL. 2014	Scale 1:100	Drawn A.C.W.
Job Number 09/14	Drawing WD04	Rev B