

16 June 2016

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir,

**Determination of Complying Development Certificate Application
43 Albert Road, Avalon Beach**

For Council's information, please find enclosed Complying Development Certificate No. 2015/867CDC issued for alterations and additions to an existing dwelling including construction of a swimming pool at the above address, accompanied by:

- Copy of Complying Development Certificate application form
- Record of Site Inspection (Clause 129B Environmental Planning & Assessment Regulations 2000.)
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Builder's Home Warranty Insurance
- Cheque made payable to Council for the required Security Deposit and Inspection Fee.
- Cheque for \$36.00 being the prescribed fee to receive the above certificate.

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

Yours faithfully,



Tom Bowden
Insight Building Certifiers Pty Ltd

\$36 rec: 396752 20/6/16

Determination of a Complying Development Certificate Application

made under the Environmental
Planning and Assessment Act 1979
Section 85 and 85A

Certificate No. 2015/867CDC

Council	Pittwater
Determination Date of issue	16 June 2016
Subject land Address Lot No, DP No. Land Use Zone	43 Albert Road, Avalon Beach Lot 50 DP 17189 R2 - Low Density Residential
Applicant Name Address Contact No.	Ms Sally Farrugia & Ms Suzanne Boyd 43 Albert Road, Avalon Beach NSW 2107 0404 074 038 / 0408 229 931
Owner Name Address Contact No.	Ms Sally Farrugia & Ms Suzanne Boyd 43 Albert Road, Avalon Beach NSW 2107 0404 074 038 / 0408 229 931
Description of Development Type of Work	Alterations & Additions to an Existing Dwelling including Construction of a Swimming Pool
Builder or Owner/Builder Name Contractor Licence No/Permit	Bakker Built Pty Ltd 248031C
Value of Work Building	\$350,000.00

**COUNCIL
COPY**

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

1. Contour Survey reference no. 151109, plan no. 151109_A, prepared by Total Surveying Solutions dated 5 November 2015
2. Architectural Plans & Construction Specification, including a General Housing Compliance Table & Sediment & Erosion Control Details, reference no. 48/15, sheet no's. CDC 01, CDC 02, CDC 03, CDC 04, CDC 05, CDC 06, CDC07, CDC08 & CDC09, prepared by Architectural Drafting Services dated 4 April 2015
3. Structural Details (alterations & additions) reference no. 1608 drawing nos. S.01, S.02 & S.03 all Issue A, prepared and endorsed by TL Design Pty Ltd Consulting Engineers 7 June 2016
4. Structural Details (swimming pool) drawing no. L-11-264433 prepared & endorsed by Civil & Structural Engineering Design Services Pty Ltd dated 27 May 2016
5. Stormwater Management Details reference no. 160103 Drawing nos SW1 & SW2, prepared and endorsed by Barrenjoey Consulting Engineers Pty Ltd, dated June 2016
6. BASIX Certificate no. A246850 dated 01 June 2016
7. Flood Assessment Certificate reference no. 160103 prepared & endorsed by Barrenjoey Consulting Engineers Pty Ltd dated 11 May 2016
8. Tree Removal Permit reference no. T0177/16 dated 5 May 2016
9. Long Service Corporation receipt no. 241171 dated 17 May 2016
10. Sydney Water approval dated 17 May 2016

and any other supporting documentation submitted as part of the application.

Certificate

I certify that the proposed development is complying development and that if carried out in accordance with the plans, specifications and attached schedule of conditions will comply with the requirements of the State Environmental Planning Policy: Exempt and Complying Development Codes 2008, Part 3 (as amended on 22 February 2014) including the relevant conditions under Schedule 6, all requirements of the Environmental Planning and Assessment Regulations 2000 (as amended) concerning the issue of the Certificate and the relevant provisions of the Building Code of Australia.



Signed

Certificate No. 2015/867CDC
Date on which this Certificate will lapse: 16 June 2021

Certifying Authority

Name of Accredited Certifier	Tom Bowden
Accreditation No.	BPB0042
Accreditation Authority	Building Professionals Board
Contact No.	(02) 9999 0003
Address	13/90 Mona Vale Road, Mona Vale NSW 2103

BCA Classification

1a & 10b

Conditions of Complying Development Certificate no. 2015/867DC

(Prescribed Conditions under the State Environmental Planning Policy: Exempt & Complying Development Codes 2008 (issued 22 February 2014))

Notification to neighbours

The person having the benefit of the complying development certificate must give at least 7 days' notice in writing of the intention to commence works to the owner or occupier of each dwelling that is situated within 20m of the lot on which the works shall be carried out.

Schedule 6 Conditions applying to complying development certificates under the General Housing Code and the Rural Housing Code

(Clauses 3.37 and 3A.39)

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

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

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

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

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

Part 1 Conditions applying before works commence

1 Protection of adjoining areas

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

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

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

2 Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin, and must be maintained until the works are completed, at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

- (2) Each toilet must:

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

3 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 Adjoining wall dilapidation report

- (1) If a wall on a lot is to be built to a boundary and there is a wall (the **adjoining wall**) on the lot adjoining that boundary that is less than 0.9m from that boundary, the person having the benefit of the complying development certificate must obtain a dilapidation report on the adjoining wall.
- (2) If the person preparing the report is denied access to the adjoining lot for the purpose of inspecting the adjoining wall, the report may be prepared from an external inspection of the adjoining wall.

5 Run-off and erosion controls

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

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

6 Tree protection measures

- (1) This clause applies to each protected tree and any other tree that is to be retained on a lot.
- (2) The trunk of each of the following trees must be provided with a tree guard that is comprised of hardwood timber panels each having a minimum length of 2m, minimum width of 75mm and minimum thickness of 25mm and secured, but not permanently fixed or nailed, to the tree and spaced a maximum of 80mm apart:
 - (a) each tree that is within 6m of a dwelling house or any ancillary development that is to be constructed, and
 - (b) each protected tree that is within 10m of a dwelling house or any ancillary development that is to be constructed.
- (3) Each protected tree that is within 6m of a dwelling house, outbuilding or swimming pool must have a fence or barrier that is erected:
 - (a) around its tree protection zone as defined by section 3.2 of AS 4970—2009, *Protection of trees on development sites*, and
 - (b) in accordance with section 4 of that standard.
- (4) The person having the benefit of the complying development certificate must ensure that:
 - (a) the activities listed in section 4.2 of that standard do not occur within the tree protection zone of any tree on the lot or any tree on an adjoining lot, and
 - (b) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained on the lot during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.

- (5) The tree protection measures specified in this clause must:
- (a) be in place before work commences on the lot, and
 - (b) be maintained in good condition during the construction period, and
 - (c) remain in place for the duration of the construction works.

Note. A separate permit or development consent may be required if the branches or roots of a protected tree on the lot or on an adjoining lot are required to be pruned or removed.

Part 2 Conditions applying during the works

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

7 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.

8 Compliance with plans

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

9 Maintenance of site

- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- (3) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- (4) During construction:
 - (a) all vehicles entering or leaving the site must have their loads covered, and
 - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- (5) At the completion of the works, the work site must be left clear of waste and debris.

10 Earthworks, retaining walls and structural support

- (1) Any earthworks (including any structural support or other related structure for the purposes of the development):
 - (a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - (c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the Protection of the Environment Operations Act 1997, and
 - (d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the Protection of the Environment Operations (Waste) Regulation 2005.

- (2) Any excavation must be carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442), published in July 2012 by Safe Work Australia.

11 Drainage connections

- (1) If the work is the erection of, or an alteration or addition to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof is installed.
- (2) Any approval that is required for connection to the drainage system under the Local Government Act 1993 must be held before the connection is carried out.

12 Archaeology discovered during excavation

If any object having interest due to its age or association with the past is uncovered during the course of the work:

- (a) all work must stop immediately in that area, and
- (b) the Office of Environment and Heritage must be advised of the discovery.

Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the *Heritage Act 1997* may be required before further the work can continue.

13 Aboriginal objects discovered during excavation

If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- (a) all excavation or disturbance of the area must stop immediately in that area, and
- (b) the Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the National Parks and Wildlife Act 1974.

Note. If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the National Parks and Wildlife Act 1974.

Part 3 Conditions applying before the issue of an occupation certificate

14 Vehicular access

If the work involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the work on the site is obtained.

15 Utility services

If the work requires alteration to, or the relocation of, utility services on, or adjacent to, the lot on which the work is carried out, the work is not complete until all such works are carried out.

26 MAY 2016

Complying Development Certificate ☒Modified Complying Development Certificate ☐

DT:

APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE

Information for the Applicant

- This form may be used to apply for a complying development certificate (a "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 delay 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 **Insight Building Certifiers Pty Ltd** "certifying authority" for determination.
- It is recommended that applicants should obtain a planning certificate issued under s.149 Environmental Planning and Assessment Act 1979 from the Local Council and provide it to the certifying authority with this application. This may expedite the determination of the application.
- 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. A list of the possible additional approvals that may be required can be obtained from the Department of Planning at www.planning.nsw.gov.au. 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

Mr ☐	Ms ☒	Mrs ☐	Dr ☐	Other:
First Name		Family name		
1 SALLY 2 SUZANNE		FARRUGIA BOYD		
Company (if applicable)		ABN (if applicable)		
N/A		N/A		
Unit/Street no.	Street name			
43	ALBERT ROAD			
Suburb or town	State	Postcode		
AVALON BEACH	NSW	2107		
Daytime telephone	Fax	Mobile		
N/A	N/A	1 0404 074 038 2 0408 229 931		

Section B: Location and title details of the land where the development is to be carried out

Unit/Street no.	Street name		
43	ALBERT ROAD		
Suburb or town	Postcode		
AVALON BEACH	2107		
Lot no.	Section		
50			
DP / SP no.	Volume/folio		
DP 17189			

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)

Extension to existing Residence to include
 ~ Kitchen, family room, bedroom & bathroom
 ~ Studio & guest room & Pool
 Existing dwelling is 5 bedrooms & two bathroom &
 new dwelling will be 5 bedroom & 2 bathroom
 + 1 Powder Room. The major building material of
 the extension will be timber & rendered exterior

Section D: Estimated cost of the development

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.

\$ 350,000 —

Section E: Environmental planning instrument

Provide the name of the "environmental planning instrument" under which the development is complying development.

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 & Complying Development Codes) Amendment.
 (Commercial & Industrial Development & Other Matters.) 2013.

OR

☐ State Environmental Planning Policy (Affordable Rental Housing) 2009

Section F: Easements & Positive covenants

Is the subject land affected or burdened by any easement (eg. Drainage, telecommunications, electricity power lines, sewer or similar), right of carriage way or similar, or any registered covenants or restrictions on the use of lands

☒ Yes

☐ No

If you don't know or are unsure a title search can be carried out online for a small fee by contacting NSW Departments of Land & Property Information.

www.lpi.nsw.gov.au or call 1300 052 637

Section G: 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?

square metres

Section H: 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). Applicants should confirm with the certifying authority how many copies of documents are required to be provided prior to lodging this application.

Attachments for developments other than fire link conversions



A site plan of the land

Provide a site plan indicating;

- the location, boundary dimensions, site area and north point of the land,
- existing vegetation and trees on the land,
- the location and uses of existing buildings on the land,
- existing levels of the land in relation to buildings and roads,
- the location and uses of buildings on sites adjoining the land,
- location of any easements or similar which burden the site



A plan of the development

Provide a site plan which indicates; plan

- 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,
- floor plans of any proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building,
- elevations and sections showing proposed external finishes and heights of any proposed buildings (other than temporary structures),
- elevations and sections showing heights of any proposed temporary structures and proposed finished levels of the land in relation to existing and proposed buildings and roads,
- proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate),
- proposed landscaping and treatment of the land (indicating plant types and their height and maturity),
- proposed methods of draining the land,
- in respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section)
- 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 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;

- 1) a list of any existing fire safety measures provided in relation to the land or any existing building on the land, and
- 2) 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;

- 1) 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;

- 1) 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 proposed development comprise internal alterations to, or changes of use of, an existing building that is subject to an alternate solution relating to a fire safety requirement under the BCA?

☐

Yes

☒

No

If 'Yes' provide;

- 1) 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;

- 1) 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
- 2) 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 I: List of Documents

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

Section J: 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-Cl.129 EP&A Regulation 2000).

Section K: Authority to enter and inspect land

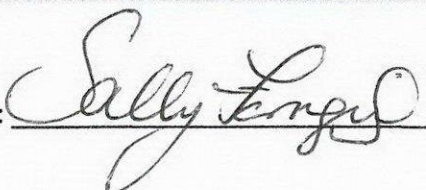
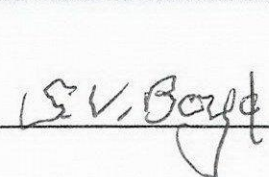
Information for the Applicant: A certifying authority must not issue a complying development certificate for development unless the certifying authority, or an accredited certifier or council on behalf of the certifying authority, has carried out an inspection of the site of the development.

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 L: Long Service Payment Levy

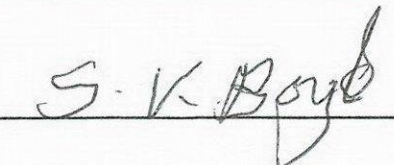
Information for the Applicant: Where a certifying authority completes a complying development certificate, that certificate must not be forwarded or delivered to the Applicant unless any long service payment levy payable under s.34 of the Building and Construction Industry Long Service Payments Act 1986 (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 M: Signature of Applicant(s)Name: SALLY FARRUGIAName: SUZANNE BOYDSignature: Signature: Date: 17/5/2016Date: 17/5/2016**Section N: Signature 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.

Name: SALLY FARRUGIAName: SUZANNE BOYDSignature: Signature: Date: 17/5/2016Date: 17/5/2016

Section O: Delivery of the Application

Information for the Applicant: Applications for complying development certificates must be delivered:

- by hand, or
- sent by post, or
- transmitted electronically

to the principal office of the certifying authority.

Applications MAY NOT be sent by facsimile transmission.

Section P: Date of Receipt of Application

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

This Application was received on

26 MAY 2016

(insert date).

NOTE: COMPLETE SECTION P ON THE FOLLOWING PAGE

Section Q: 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 proposed 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/weather board	40						
☐ Other	80						
☐ Not Specified	90						

Land to which this Site Inspection Report result sheet applies:

Council Area

Pittwater Council

Date of Inspection

17-12-2015

Address

43 Albert Road, Avalon Beach

DA No.

N/A

CC No.

N/A

CDC No.

2015/867CDC

Date CDC Application was made

26-05-16

Requested by

Sally Farrugia

Contact No.

0404 074 038

Inspection details

Prior to issue of CDC

Prescriptive requirements

1. Do all plans and specifications accompanying the application accurately depict existing site conditions and existing buildings subject of the inspection?

Yes

2. Have any works authorised by the relevant development consent commenced on the site? (CC ONLY)

N/A

3. Are there any features of the site or of any building on the site that would result in the proposed development the subject of the application; (i) not being complying development, or (ii) not complying with the BCA? (CDC ONLY)

No

4. Details of current fire safety measures in the existing buildings on the site that will be affected by the proposed works

N/A

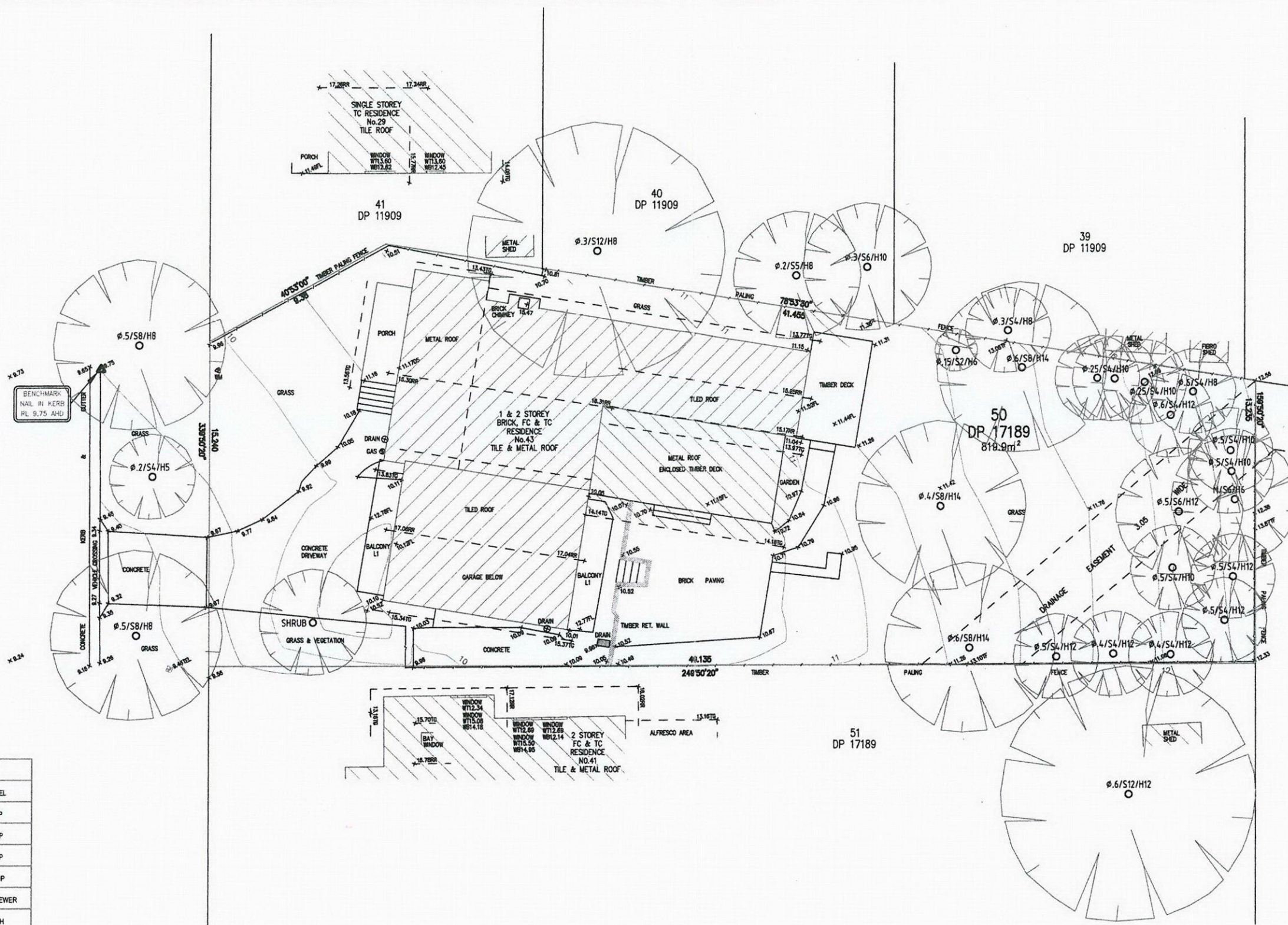
Accredited Certifiers Details

Tom Bowden BPB0042

Certification

**COUNCIL COPY**

ALBERT ROAD



LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	GM
STATE SURVEY MARK	SSM

NOTE:

NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BEARINGS, DIMENSIONS AND AREAS ARE FROM TITLE ONLY AND ARE SUBJECT TO CONFIRMATION BY BOUNDARY SURVEY.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSM 11122 WITH RL 23.942 (AHD).

RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.

CONTOURS ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAKEN IN PREFERENCE TO SPOT LEVELS SHOWN.

CONTOUR INTERVAL 0.25m.

C116040 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURIED IN VOL 5839 FOL 190

LEGEND

WT - TOP OF WINDOW
WB - BOTTOM OF WINDOW
TG - TOP OF GUTTER
RR - ROOF RIDGE
FL - FLOOR LEVEL
TEL - TELSTRA PIT
DS - DOOR STEP
WM - WATER METER
SV - STOP VALVE
SIP - SEWER INSPECTION PIT
PP - POWER POLE
BM - BENCHMARK
Ø 4510/H16 - DIAMETER/SPREAD/HEIGHT

This plan / document
forms part of Complying
Development Certificate
no. 2015 / 867 CDC

TOTAL SURVEYING SOLUTIONS
SUITE 5/21 ELIZABETH STREET, CAMDEN NSW 2570
Ph: (02) 4655 4035 Fax: (02) 46 55 7094 Email: ts@totalsurveying.com.au

NOTE: INFORMATION CONTAINED IN THIS PLAN IS THE COPYRIGHT OF TOTAL SURVEYING SOLUTIONS. THE USE OR DUPLICATION WITHOUT THE WRITTEN CONSENT OF TOTAL SURVEYING SOLUTIONS CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

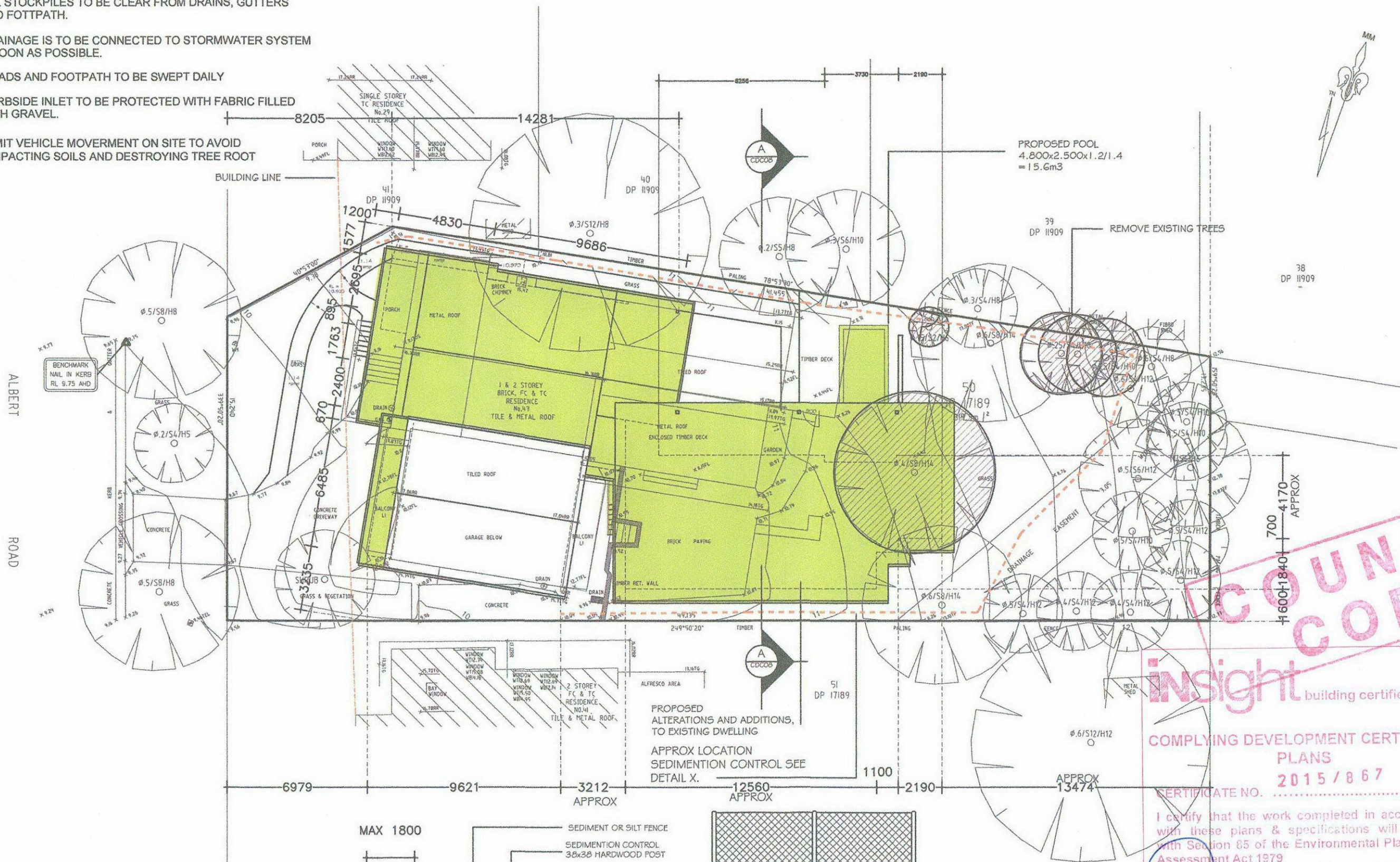
DRAWING: PLAN SHOWING DETAIL & LEVELS OVER LOT 50 IN DP17189
CLIENT: SAM FEDELE ARCHITECTURAL DRAFTING SERVICES
PROJECT: AVALON BEACH
ADDRESS: 43 ALBERT ROAD, AVALON BEACH

JOB No: 151109	LGA: PITTWATER	REVISION No:	REVISION DATE:	COMMENT:
PLAN No: 151109_A	DATUM: AHD			
DATE: 05.11.15	SCALE: 1:100@A1			
DRAWN: DF	CONT. INTERVAL: 0.25m			
CHK: GS	SHEET 1 OF 1			

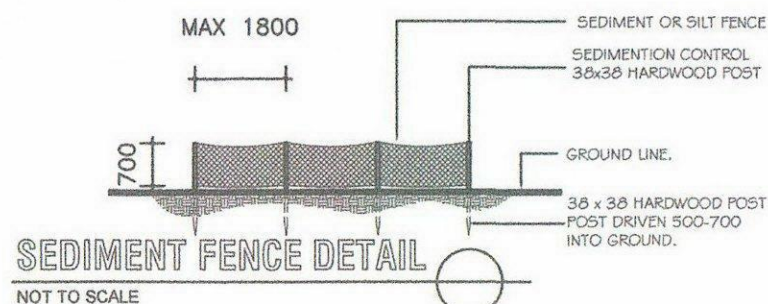


NOTES

- 1 ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
- 2 MINIMISE DISTURBED AREA
- 3 ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH.
- 4 DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
- 5 ROADS AND FOOTPATH TO BE SWEEPED DAILY
- 6 KERBSIDE INLET TO BE PROTECTED WITH FABRIC FILLED WITH GRAVEL.
- 7 LIMIT VEHICLE MOVEMENT ON SITE TO AVOID COMPACTING SOILS AND DESTROYING TREE ROOT



PROPOSED
SITE PLAN
SCALE 1:200



A CONSTRUCTION FENCE MUST BE ERECTED ALONG THE EASTERN, SOUTHERN, NORTHERN AND WESTERN BOUNDARIES OF THE PROPERTY UNLESS BOUNDARY FENCES ARE PREVIOUSLY CONSTRUCTED.

COMPLYING DEVELOPMENT CERTIFICATE
PLANS
2015 / 8 6 7
CERTIFICATE NO.CDC
I certify that the work completed in accordance with these plans & specifications will comply with Section 85 of the Environmental Planning & Assessment Act 1979
T. Bowden Accreditation No. BPO042

A3		SITE PLAN	
		SHEET No: CDC 01	SCALE: 1:200
CLIENT: SALLY FARRUGIA AND SUZANNE BOYD		PROPOSED: ALTERATIONS AND ADDITIONS, NEW POOL TO EXISTING RESIDENCE	
ADDRESS: 43 ALBERT ROAD, AVOLON, NSW 2107		DATE: 4.4.2015	
JOB: 48/15		REV:	
Architectural Drafting Services 0404 037 606 email:sammyfedele@iprimus.com.au		Sammy Fedele	

EXISTING DEMOLITION
LOWER GROUND FLOOR PLAN

SCALE 1:100



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Development Certificate
no. 2015/867 CDC

Sammy Fedele

abn 36 627 684 311

Architectural Drafting
Services
0404 037 606
email:sammyfedele@iprimus.com.au

CLIENT : **SALLY FARRUGIA AND SUZANNE BOYD**

PROPOSED : ALTERATIONS AND ADDITIONS, NEW POOL
TO EXISTING RESIDENCE

ADDRESS : 43 ALBERT ROAD DP 17189
AVALON LOT 50
NSW 2107 LGA PITTWATER COUNCIL

PLAN

SCALE: 1/100

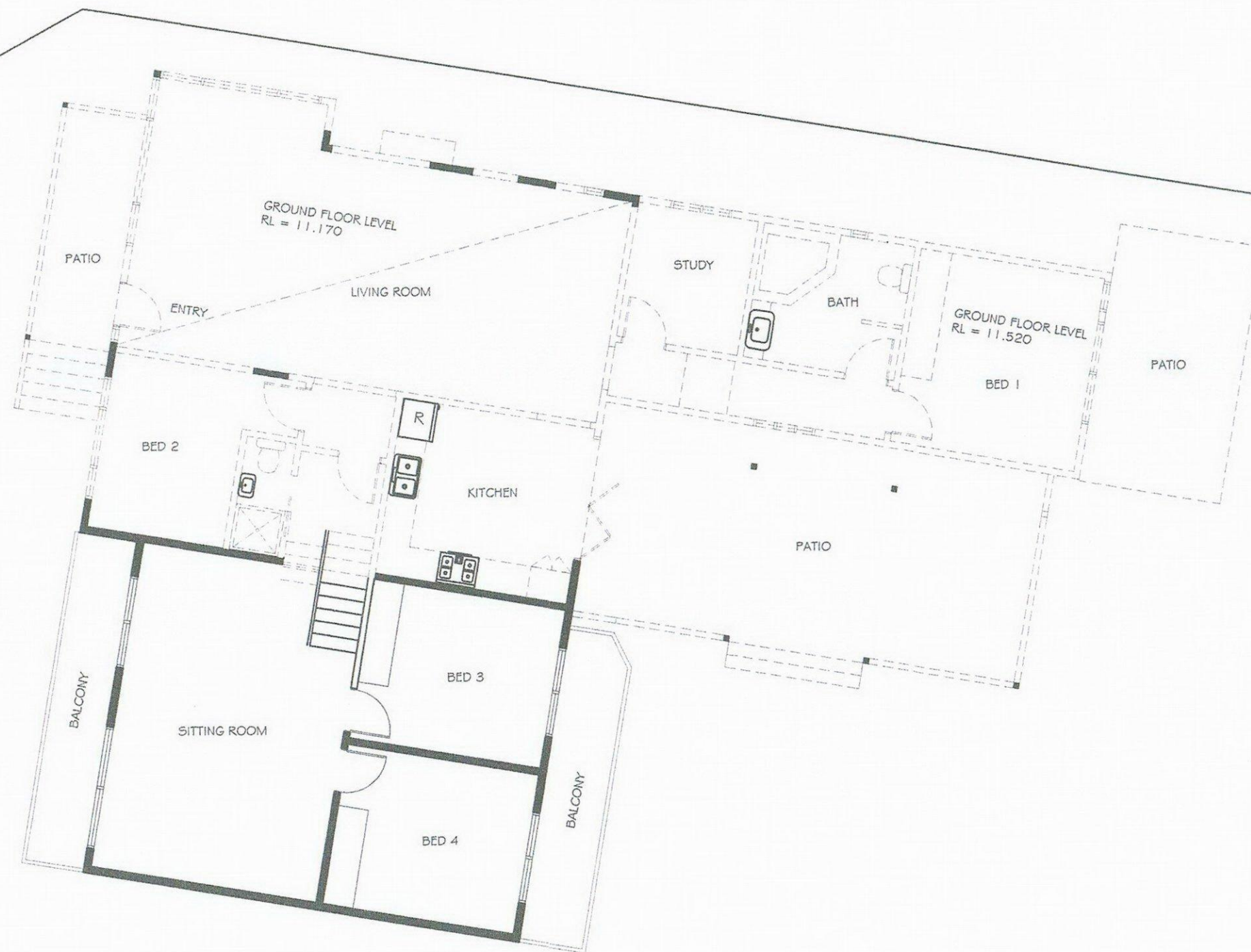
DATE: 4.4.2015

REV: JOB: 48/15

SHEET No :

CDC 02

A3



LEGEND:	
(S)	SMOKE ALARM
(F)	FAN MECHANICAL
DP	DOWN PIPE
M/HOLE	M/HOLE (ACCESS TO ROOF)
tap	EXTERNAL TAP
METER BOX	METER BOX
GAS METER	GAS METER
AC	AIR-CONDITION UNIT
SKYLIGHT	SKYLIGHT
FW	FLOOR WASTE
EXISTING WALLS	EXISTING WALLS
DEMOLITION WALLS	DEMOLITION WALLS
NEW WALLS	NEW WALLS
BCJ	BRICK CONTROL JOINT

EXISTING DEMOLITION
GROUND FLOOR PLAN
SCALE 1:100

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no. 2015/867 CDC

CLIENT : SALLY FARRUGIA AND SUZANNE BOYD

PROPOSED : ALTERATIONS AND ADDITIONS NEW POOL
TO EXISTING RESIDENCE

ADDRESS : 43 ALBERT ROAD
AVALON NSW 2107

Architectural Drafting
Services
0404 037 606
email:sammyfedele@iprimus.com.au

Sammy Fedele

abn 36 627 664 311

PLAN

SCALE: 1:100

DATE: 4.4.2015

REV: JOB: 48/15

SHEET No :

CDC 03

A3



PROPOSED
ROOF PLAN
SCALE 1:100

COLOURBOND GUTTERS &
DOWN PIPES AS SELECTED
BY OWNERS.

KLIP LOK ROOFING
COLOUR AS SELECTED
BY OWNERS.

NOTES

1. Do not scale off drawings. *(If in doubt ask.)*
2. All measurements to be checked on site prior to commencement of construction.
3. Check all levels, roof pitch, location of services and boundary lines, site and building conditions before commencing work or ordering materials.
4. Supply & install selected smoke alarm system to comply with AS3786.
5. All storm water to be connected to street gutters as per council requirements.
6. The work shown on this and associated drawings shall be carried in a tradesmanlike manner and shall be in accordance with the standards, codes, ordinances, regulations, of the Standards Association of Australia, the Building Code of Australia and any statutory authority having jurisdiction over the works.
7. Setting out dimensions shown on the drawings shall be verified by the builder.
8. During construction the structure shall be maintained in a stable condition, and no part shall be overstressed.
9. Flashings and damp proof course to be placed in accordance with good building principles whether shown on the details or not.
10. Supply and install lift off hinges to all wet area doors.

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no. 2015/867 CDC

Sammy Fedele

abn 36 627 664 311

Architectural Drafting
Services
0404 037 606

email:sammyfedele@iprimus.com.au

ADDRESS : 43 ALBERT ROAD DP 17189
AVALON LOT 50
NSW 2107 LGA PITTSWATER COUNCIL

ROOF PLAN

SCALE: 1:100

DATE: 4.4.2015

REV: JOB: 48/15

SHEET No :

CDC 05

A3

WINDOW SUN SHADE
DEVICE AS PER BASIX
REQUIREMENTS. 600WIDE
OVER W 1
100mm BAND.
ALUMINIUM WINDOWS AS
SELECTED BY OWNERS.
COLOURBOND GUTTERS &
DOWN PIPES AS SELECTED
BY OWNERS.

8.500 HEIGHT LIMIT

PROVIDE ADEQUATE
FLASHING.
REMOVE EXISTING
ROOF.

RIDGE LEVEL
RL = 17.060

PITCHING LEVEL
RL = 14.650

200mm PRIMELINE WEATHERBOARDS
SMOOTH, COLOUR AS SELECTED BY
OWNERS.

GROUND FLOOR LEVEL
RL = 11.900

ALUMINIUM DOORS AS
SELECTED BY OWNERS.

FIRST FLOOR LEVEL
RL = 12.780

GARAGE FLOOR LEVEL
RL = 10.120

WEATHER STRIP TO
ALL EXTERNAL
DOORS.

FRONT DOOR AS
SELECTED BY OWNERS.

EXISTING GROUND LINE.

DURING CONSTRUCTION THE STRUCTURE
SHALL BE MAINTAINED IN A STABLE
CONDITION NO PART SHALL BE OVER
STRESSED.

TO ALBERT ROAD
PROPOSED
WEST ELEVATION
SCALE 1:100

PROPOSED
EAST ELEVATION
SCALE 1:100

NOTES

1. Do not scale off drawings. (If in doubt-ask.)
2. All measurements to be checked on site prior to commencement of construction.
3. Check all levels, roof pitch, location of services and boundary lines, site and building conditions before commencing work or ordering materials.
4. Supply & install selected smoke alarm system to comply with AS3786.
5. All storm water to be connected to street gutters as per council requirements.
6. The work shown on this and associated drawings shall be carried in a tradesmanlike manner and shall be in accordance with the standards, codes, ordinances, regulations, of the Standards Association of Australia, the Building Code of Australia and any statutory authority having jurisdiction over the works.
7. Setting out dimensions shown on the drawings shall be verified by the builder.
8. During construction the structure shall be maintained in a stable condition, and no part shall be overstressed.
9. Flashings and damp proof course to be placed in accordance with good building principles whether shown on the details or not.
10. Supply and install lift off hinges to all wet area doors.

- Building to incorporate BASIX commitments to comply with the attached BASIX Certificate No.A246850 dated 1June 2016
- Smoke Alarms to be installed in accordance with AS 3786-1993 'Smoke alarms' & Part 3.7.2 - 'Smoke Alarms' of the Building Code of Australia (Please Note: Smoke alarms to be interconnected where there is more than one alarm)
- Termite Management to comply with AS 3660 - 2000 'Termite Management - New Building Work'
- Glazing to comply with AS 1288 - 2006 'Glass in Buildings - Selection & Installation' and AS 2047 - 1999 'Windows in Buildings - Selection & Installation'
- Waterproofing of wet areas to comply with AS 3740 - 2004 'Waterproofing of Wet Areas in Residential Buildings'
- Doors to fully enclosed sanitary compartments to comply with Part 3.8.3 'Facilities' of the Building Code of Australia
- External Glazing & Cladding being of minimal reflectance (maximum of 20%)
- External Finishes being in natural, recessive, non-reflective colours and textures
- Stair construction to comply with Part 3.9.1 - 'Stair Construction' of the Building Code of Australia (Please Note: all stair treads are to have a surface that is slip resistant in accordance with Part 3.9.1.3 of the Building Code of Australia)
- Balustrades construction to comply with Part 3.9.2.3 - 'Balustrades' of the Building Code of Australia
- All new openable windows within a bedroom with a floor level 2m or more above a surface beneath to be protected in accordance with Part 3.9.2.5 of the Building Code of Australia
- Damp-proof membrane must be 'high impact', 0.2mm thick polyethylene film
- All building works to be located wholly within the allotment boundaries.

This plan / document
forms part of Complying
Development Certificate
no. 2015/867 CDC

Sammy Fedele

abn. 36 627 064 311

Architectural Drafting
Services
0404 037 606
email:sammyfedele@iprimus.com.au

CLIENT : **SALLY FARRUGIA AND SUZANNE BOYD**

PROPOSED : ALTERATIONS AND ADDITIONS, NEW POOL
TO EXISTING RESIDENCE

ADDRESS : 43 ALBERT ROAD DP 17189
AVALON LOT 50
NSW 2107 LGA PITTWATER COUNCIL

ELEVATION

SCALE: 1:100

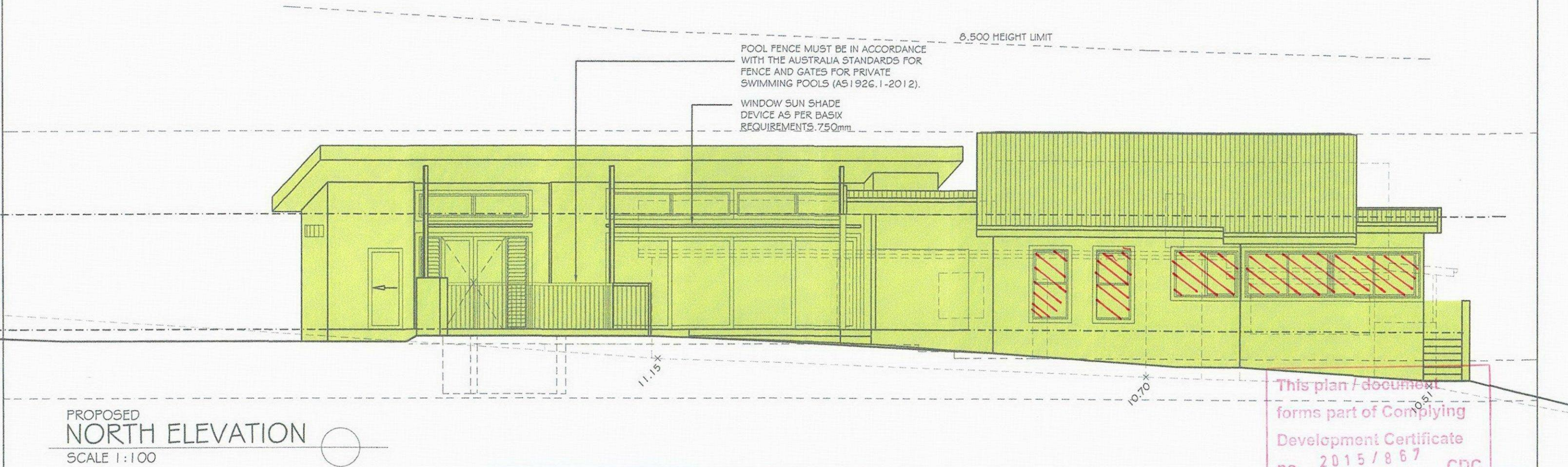
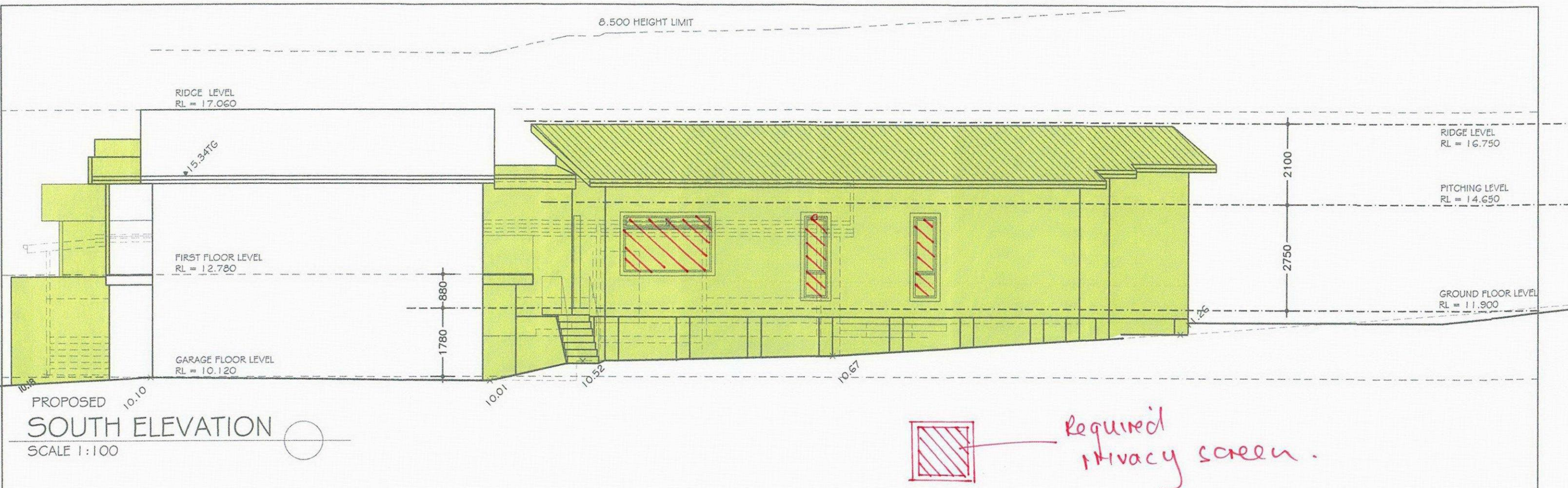
DATE: 4.4.2015

REV: JOB: 48/15

SHEET No :

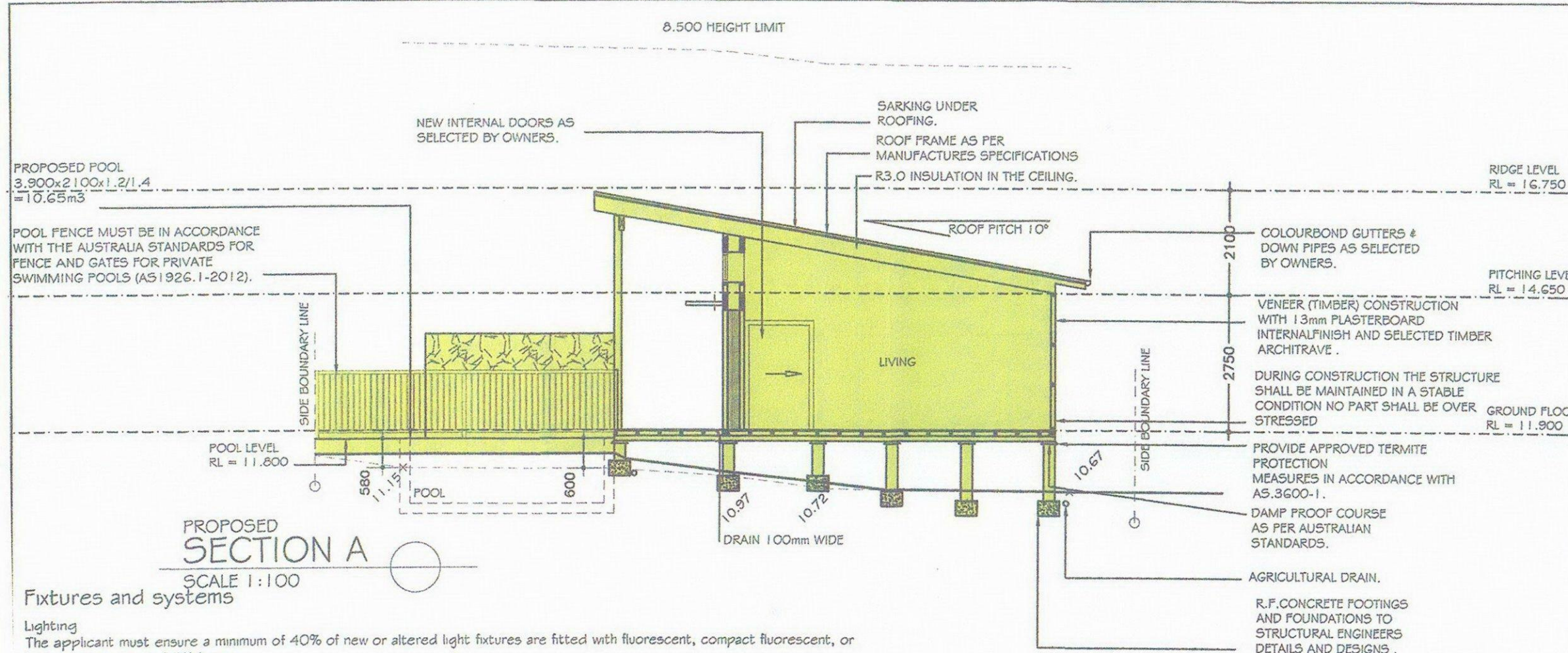
CDC 06

A3



Sammy Fedele abn 36 627 884 911	Architectural Drafting Services 0404 037 606 email:sammyfedele@iprimus.com.au	CLIENT : SALLY FARRUGIA AND SUZANNE BOYD PROPOSED : ALTERATIONS AND ADDITIONS, NEW POOL TO EXISTING RESIDENCE ADDRESS : 43 ALBERT ROAD AVALON NSW 2107 DP 17189 LOT 50 LGA PITTWATER COUNCIL	ELEVATION		A3
			SCALE: 1:100 DATE: 4.4.2015 REV:	SHEET No : CDC 07	

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forms part of Complying
Development Certificate
no. 2015/867 CDC



W1 W 3.24 0 0 eave/verandah/pergola/balcony >=750 mm standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	DELETE
W2 N 5.64 0 0 eave/verandah/pergola/balcony >=450 mm standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	
W3 N 2.34 0 0 eave/verandah/pergola/balcony >=450 mm standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	
W4 N 1.62 0 0 eave/verandah/pergola/balcony >=450 mm standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	
W5 N 1.62 0 0 eave/verandah/pergola/balcony >=450 mm standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	
W6 E 1.26 0 0 eave/verandah/pergola/balcony >=600 mm standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	
W7 S 1.26 0 0 eave/verandah/pergola/balcony >=600 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W8 S 1.26 0 0 eave/verandah/pergola/balcony >=600 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W9 S 3.5 0 0 eave/verandah/pergola/balcony >=600 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W10 E 3.6 0 0 eave/verandah/pergola/balcony >=450 mm standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	
W11 S 3.6 0 0 eave/verandah/pergola/balcony >=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W12 W 3.6 0 0 eave/verandah/pergola/balcony >=750 mm standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)	
W13 W 5.76 0 0 eave/verandah/pergola/balcony >=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W14 E 9.36 0 0 eave/verandah/pergola/balcony >=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W15 N 7.68 0 0 eave/verandah/pergola/balcony >=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W16 E 1.8 0 0 eave/verandah/pergola/balcony >=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W17 N 15.6 0 0 eave/verandah/pergola/balcony >=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W18 N 6.96 0 0 eave/verandah/pergola/balcony >=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W19 N 2.16 0 0 eave/verandah/pergola/balcony >=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W20 W 5.04 0 0 eave/verandah/pergola/balcony >=750 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W21 W 5.04 0 0 eave/verandah/pergola/balcony >=750 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W22 E 5.04 0 0 eave/verandah/pergola/balcony >=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W23 E 5.04 0 0 eave/verandah/pergola/balcony >=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W24 S 8.19 0 0 eave/verandah/pergola/balcony >=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	

PROPOSED SECTION A
SCALE 1:100

Fixtures and systems

Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: other/undecided	R1.70 (including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)
flat ceiling, flat roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

Glazing requirements

Windows and glazed doors
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
Relevant overshadowing specifications must be satisfied for each window and glazed door.
The following requirements must also be satisfied in relation to each window and glazed door:
Each window or glazed door with standard aluminium or timber frames and single clear or tinted glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or tinted/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Sammy Fedele
Architectural Drafting Services
0404 037 606
email:sammyfedele@iprimus.com.au

CLIENT : **SALLY FARRUGIA AND SUZANNE BOYD**

PROPOSED : ALTERATIONS AND ADDITIONS, NEW POOL TO EXISTING RESIDENCE

ADDRESS : 43 ALBERT ROAD AVALON NSW 2107

DP 17189 LOT 50 LGA PITTVATER COUNCIL

SECTION BASIX

SCALE: 1:100

DATE: 4.4.2015

REV: JOB: 48/15

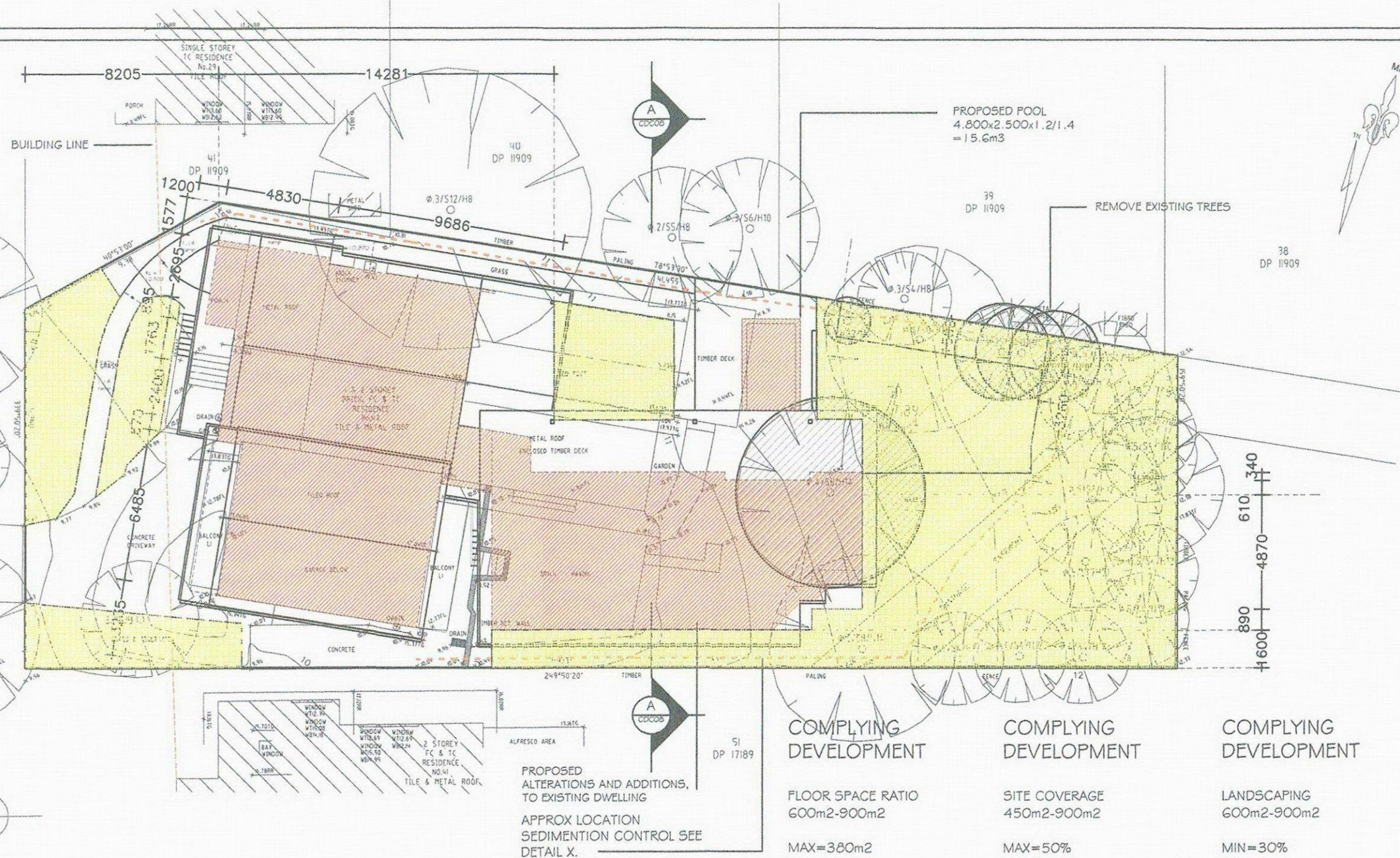
SHEET No : **CDC 08**

A3

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2015/867

PROPOSED SITE PLAN

SCALE 1:200



A3

SITE PLAN

SHEET No :

CDC 09

SCALE: 1:200

DATE: 4.4.2015

REV: JOB: 48/15

CLIENT : **SALLY FARRUGIA AND SUZANNE BOYD**

PROPOSED : ALTERATIONS AND ADDITIONS NEW POOL TO EXISTING RESIDENCE

ADDRESS : 43 ALBERT ROAD
AVALON
NSW 2107

Architectural Drafting
Services

0404 037 606

email:sammyfedele@iprimus.com.au

Sammy Fedele

abn 36 027 064 311

This plan/document
is a part of Complying
Development Certificate
No. 2015/867 CDC

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A246850

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 18/09/2014 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Wednesday, 01, June 2016

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning &
Infrastructure

Description of project

Project address	
Project name	Sally Farrugia and Suzanne Boyd
Street address	43 Albert Road Avalon Beach 2107
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 17189
Lot number	50
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: sammy fedele architectural drafting services

ABN (if applicable): 36 627 664 311

This plan / document
forms part of Complying
Development Certificate
no. 2015/867 CDC

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
external wall: other/undecided	R1.70 (including construction)				
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			
flat ceiling, flat roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:							✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.							✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.							✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W1	W	3.24	0	0	eave/verandah/pergola/balcony ≥750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W2	N	5.64	0	0	eave/verandah/pergola/balcony ≥450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W3	N	2.34	0	0	eave/verandah/pergola/balcony ≥450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W4	N	1.62	0	0	eave/verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W5	N	1.62	0	0	eave/verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W6	E	1.26	0	0	eave/verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W7	S	1.26	0	0	eave/verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W8	S	1.26	0	0	eave/verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W9	S	3.5	0	0	eave/verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W10	E	3.6	0	0	eave/verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W11	S	3.6	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W12	W	3.6	0	0	eave/verandah/ pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W13	W	5.76	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W14	E	9.36	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W15	N	7.68	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W16	E	1.8	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W17	N	15.6	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W18	N	6.96	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W19	N	2.16	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W20	W	5.04	0	0	eave/verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W21	W	5.04	0	0	eave/verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W22	E	5.04	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W23	E	5.04	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W24	S	8.19	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

PROPOSED ALTERATIONS AND ADDITIONS

43 ALBERT ROAD, AVALON

CONSTRUCTION NOTES

GENERAL

- G.1. This drawing shall be read in conjunction with all other working drawings and specifications and with such other written instructions as may be issued during the course of the construction. All discrepancies and variations shall be referred to the Engineer before proceeding with the work.
- G.2. All work shall be in accordance with the requirements of all relevant & current Australian Standards & the Building Code of Australia.
- G.3. All dimensions relevant to setting out and off site work shall be verified before construction and fabrication is commenced.
- G.4. Dimensions shall not be obtained by scaling the structural drawings.
- G.5. During construction the structure shall be maintained in a stable condition and no part shall be overstressed.
- G.6. U.N.O. stands for 'Unless Noted Otherwise'; N.S.O.P. stands for 'Not Shown On Plan'
- G.7. The structural elements shown on these drawings have been designed for superimposed loads as follows:
4.0 kPa = Common/Fire Stairs
2.5 kPa = Carports, Driveways and Ramps
2.0 kPa = Balconies & Stairs within self-contained dwellings
0.25 kPa = Roofs (Non-Trafficable)
1.5 kPa = Elsewhere

FOUNDATIONS

- F.1. Footings have been designed for a uniform allowable bearing pressure of 150 kilopascals U.N.O. Foundation material shall be approved for this pressure before placing concrete in footings.
- F.2. Clear the area to be occupied by the building and its adjuncts. Break up and remove slabs, foundations, paving, etc. found on the surface or within 300mm of the footings. Remove all topsoil and organic matter and grub out all roots and stumps. Remove all rubble remaining from excavations.

MASONRY - BLOCKWORK

- M.1. Block walls shall be constructed with Double 'U' blocks throughout with an unconfined compressive strength, f'_{uc} = 15MPa.
- M.2. 'Clean-out' openings shall be provided at the base of the wall to permit removal of mortar droppings.
- M.3. Where horizontal reinforcement is used, special block units with recessed webs are to be provided.
- M.4. Grout shall have a 28 day compressive strength of 25 MPa (minimum) and a slump of 120mm.
- M.5. Mortar shall be composed of one part cement, one tenth part lime and three parts sand.
- M.6. Mortar droppings at joints to be rodded and removed at bottom of blocks through clean out openings prior to filling of all cores.
- M.7. Where vertical reinforcement is to be provided in both faces, bars are to be located in alternate cores.
- M.8. Where horizontal reinforcement is to be provided in both faces, it shall be provided in staggered courses.
- M.9. Reinforced blockwork shall follow these characteristics:-
a). Total cover to outside of blockwork shall be 65mm.
b). Vertical and horizontal bars shall be inspected and if inspection reveals the vertical steel cannot be placed accurately, the wall must be demolished
c). Starter bars must be accurately positioned by templates or similar means. Starter bars must be approved by Council's Building Surveyor and by the Structural Engineer prior to commencement of blockwork
d). Vertical bars shall be tied to starter bars through inspection openings at the base of the wall and also accurately fixed in position at the top by an appropriate method
e). Steel shall be accurately placed and firmly held into position to a tolerance of 10mm
f). Grout shall be compacted by vibrating or rodding
- M.10. Control joints in block walls to be provided where shown on drawings or are to be at spacings of no greater than 8 metres or as specified by the manufacturer. All joints are to be fire rated by using a suitable acrylic or polyurethane sealant. Primers and Backing Rods are to be provided in accordance with the manufacturer's specifications.

MASONRY - BRICKWORK

- M.11. Provide a sliding surface consisting of 2 layers of galvanized iron sheets with graphite grease in between top and bottom of all load bearing masonry walls in contact with suspended slabs. Prior to application of sliding surface, the concrete or masonry shall be level and smooth.
- M.12. No masonry walls are to be erected on suspended slabs and beams until all propping has been removed.
- M.13. Bricks used in load bearing construction shall have a minimum compressive strength (as per A.S. 3700) of 20 MPa unless otherwise noted.
- M.14. Provide 12mm polystyrene bond breaker between vertical face of masonry walls and concrete.
- M.15. Control joints in brick walls to be provided at spacings of no greater than 8 metres or as specified by the manufacturer. Locations of joints to be coordinated with the Architect. All Joints are to be fire rated by using a suitable acrylic or polyurethane sealant. Primers and Backing Rods are to be provided in accordance with manufacturer's specifications.

CONCRETE

- C.1. All workmanship and materials shall be in accordance with current editions of A.S. 3600 except as varied by contract documents.
- C.2. Cement to Type 'A' U.N.O. Concrete components and quality shall be as follows:-

Element	Design Strength f'_{c}	Slump	Maximum Aggregate Size	Density
Piers	32 MPa at 28 Days	80mm	20mm	2400 kg/cu.m
Footings	25 MPa at 28 Days	80mm	20mm	2400 kg/cu.m
Slabs on ground	25 MPa at 28 Days	80mm	20mm	2400 kg/cu.m
Suspended concrete	32 MPa at 28 Days	80mm	20mm	2400 kg/cu.m
Columns/Walls	40 MPa at 28 Days	80mm	20mm	2400 kg/cu.m

- C.3. Clear cover to reinforcement unless otherwise shown shall be:

Element	External Exposure classification	Internal Exposure classification	Formed, not exposed to weather	Formed, exposed to weather	Not formed, poured against membrane	Not formed, poured against earth/backfill
Slab on ground	B2	A1	25mm	45mm	45mm	60mm
Susp Slabs	B2	A1	25mm	45mm	45mm	60mm
Walls	B2	A1	40mm	45mm	45mm	60mm
Beams	B2	A1	35mm	45mm	45mm	60mm
Columns	B2	A1	45mm	45mm	45mm	60mm
Pedestals	A1	A1	45mm	45mm	45mm	60mm
Footings	A1	A1	-	-	40mm	60mm

- C.4. Mechanically vibrate all concrete to give maximum compaction without segregation.
- C.5. Conduits shall not be placed between reinforcement and concrete surfaces.
- C.6. Construction joints shall be properly formed and used only where shown or specifically approved by the Engineer.
- C.7. No holes, chases or embedment of pipes, other than those shown on the structural drawings, shall be made in concrete members without prior approval by the Engineer.
- C.8. Splices in reinforcement shall be made only in the positions shown or as otherwise approved by the Engineer.
- C.9. Lapped mesh splices shall be so made that the overlap, measured between outermost transverse wires of each sheet of mesh, is not less than the spacing of the wires plus 25mm.
- C.10. Reinforcement is shown diagrammatically; it is not necessarily shown in true projection.
- C.11. All reinforcement bars shall be to A.S. 4671 - 'N' Ductility Class
All reinforcement mesh shall be to A.S. 4671 - 'L' Ductility Class
Reinforcing Symbols are as follows:
SL = 500 Grade Ribbed Square Mesh to A.S. 4671
RL = 500 Grade Ribbed Rectangular Mesh to A.S. 4671
R = 250 Grade structural round bar to A.S. 1302
S = 250 Grade Pool steel bar to A.S. 1302
N = 500 Grade High strength deformed bar to A.S. 4671
TM = 500 Grade trench mesh to A.S. 4671
(B) = bottom, (T) = Top, (T&B) = Top & Bottom, E.W. = Each Way, E.F. = Each Face
Example of designation code for reinforcing bars:-
No. of bars in group $\overline{17N20}$ - 350 Nominal bar size in mm
Bar grade and type $\overline{17N20}$ - 350 Bar spacing in mm

- C.12. Where transverse tie bars are not shown, provide N12-300. Splice where necessary and lap with main bars for 500mm Min.
- C.13. All concrete shall be placed and 'cured' in accordance with A.S. 3600. Where a curing compound is used, it must be applied (a) onto slabs within 2 hours of finishing operation (b) onto walls and columns immediately after removal of formwork.
- C.14. Horizontal formwork shall be stripped when approved by the Engineer.
- C.15. Slabs and beams shall bear only on the beams, walls, etc., shown on the drawings; all other building elements shall be kept 15mm clear from soffits of structure
- C.16. All slabs on ground shall be placed on waterproof membrane over 50mm layer of sand

STRUCTURAL STEELWORK

- S.1. All workmanship and materials to be in accordance with A.S. 4100 A.S./N.Z.S. 1554.1 and for tubular members, A.S. 1163
- S.2. Unless otherwise noted all structural steel to be F_y = 300 MPa in accordance with A.S./N.Z.S. 3679.1 & A.S./N.Z.S. 3679.2, tubular members A.S. 1163, black bolts A.S./N.Z.S. 1111 and high strength bolts A.S./N.Z.S. 1252
- S.3. All welds to be 6mm continuous fillet unless noted otherwise, and welding is to be in accordance with A.S./N.Z.S. 1554.1.
- S.4. U.N.O. all structural steelwork bearing on masonry to be bedded on 20mm thick and full width cement mortar grout pad.
- S.5. Except where steelwork is concrete encased or where noted otherwise, all structural steelwork to be surface cleaned to remove loose mill scale, rust, dirt, grease, etc., and given one shop coat of red-oxide zinc-chromate primer. External steel members to be hot dip galvanized for protection of member.
- S.6. Two copies of checked workshop drawings to be submitted to the Engineer, and approval to be obtained in writing from the Engineer before fabrication is commenced. Approval covers structural sufficiency of joints and members and not dimensioning accuracy.

STRUCTURAL TIMBER

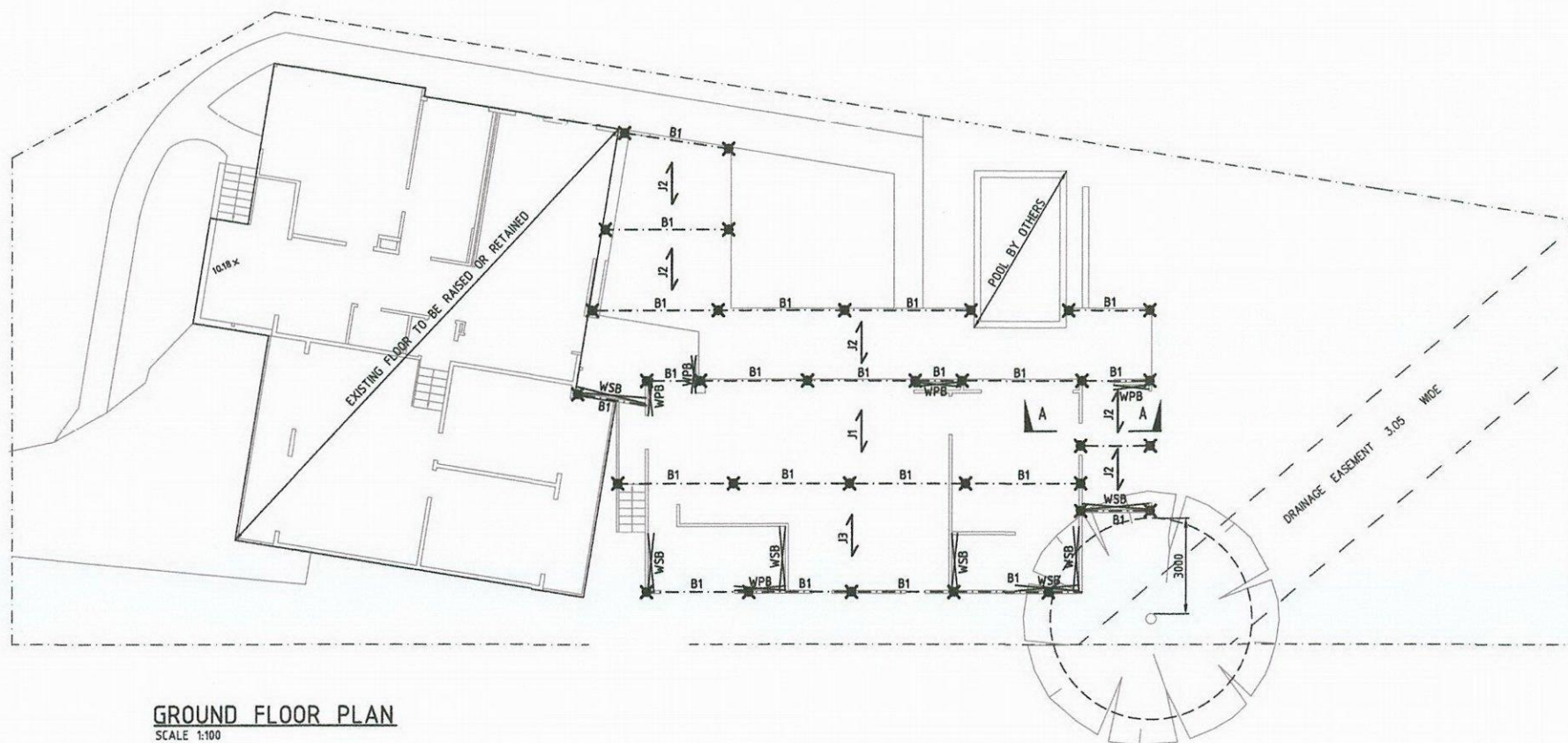
- T.1. All workmanship and materials to be in accordance with current editions of A.S. 1720 and A.S. 1684.
- T.2. All timber to be minimum stress grade F7 U.N.O.
- T.3. No timber beams or joists to be notched unless specified by the Engineer
- T.4. Provide double joists around openings and under walls above U.N.O.
- T.5. External timber is to be treated and shall be treated to a required hazard level of:
H3 - if member is clear of the ground
H4 - if member is set into the ground

LIST OF DRAWINGS:

- S.01. DRAWING LIST and CONSTRUCTION NOTES
S.02. GROUND FLOOR PLAN and DETAILS
S.03. ROOF PLAN and DETAILS

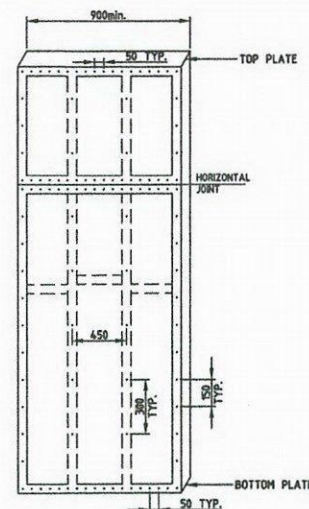
This plan / document
forms part of Complying
Development Certificate
no. 2015/867 CDC

FOR CONSTRUCTION DATE	T L Design Pty Ltd Consulting Structural Engineers A.B.N. 70 163 081 856		PROJECT PROPOSED ALTERATIONS & ADDITIONS 43 ALBERT ROAD, AVALON NSW	
	PO Box 547 Summer Hill NSW 2130 Telephone: 0416 099 370 Email: info@tldesign.com.au		TITLE DRAWING LIST and CONSTRUCTION NOTES	
APPROVED T. LIU, ENG. MICHAEL	CHECKED T.L.	DATE 07/06/16	SCALE N/A	JOB No. 1608
ISSUE				DRAWING No. S.01
				ISSUE A



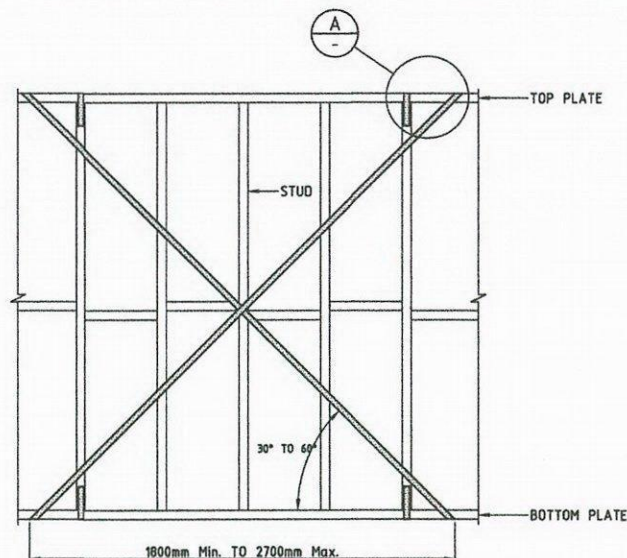
GROUND FLOOR PLAN
SCALE = 1:100

- ✕ - INDICATES LOCATION OF STEEL SCREW PILE WITH SWL=70kN
- ✕ ALL TIMBER FLOOR FRAMING TO BE IN ACCORDANCE WITH AS1684.
- ✕ JOIST: J1 - 190x45 F7 AT 450 CENTRES
J2 - 140x45 F7 AT 450 CENTRES
J3 - 190x45 HYSpan AT 450 CENTRES
- - INDICATES DIRECTION OF JOIST
- ✕ PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO JOIST
- ✕ BEARER: B1 - 2/290x45 HYSpan



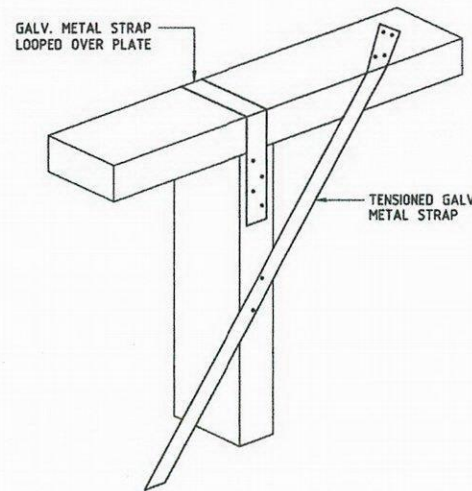
WALL PLYWOOD BRACING (W.P.B.)

- NOTES:
- ✕ USE STRUCTURAL PLYWOOD TO AS2269 STRESS GRADE F14 6mm THICKNESS
 - ✕ USE 2.8 x 30 LONG GALVANISED FLATHEAD NAILS AS SPECIFIED ABOVE
 - ✕ AT PLYWOOD HORIZONTAL JOINTS, USE 50mm NAIL SPACING FIXED TO A COMMON STRUCTURAL NOGGING OR STUD.
 - ✕ THE BOTTOM PLATE SHALL BE EFFECTIVELY FIXED TO THE FLOOR SYSTEM USING AN M10 BOLT OR OTHER 13kN CAPACITY CONNECTION AT EACH END OF BRACING AND INTERMEDIATELY AT MAX. 1200mm CENTRES

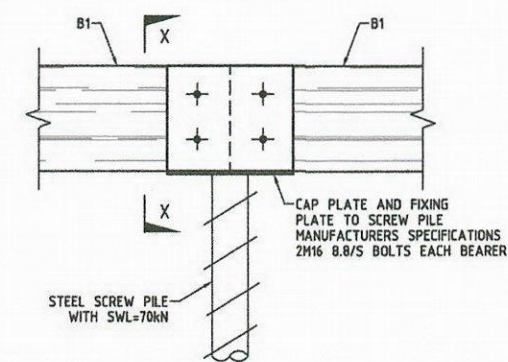


WALL STRAP BRACING (W.S.B.)

- NOTES:
- ✕ BRACE ANGLE 30° TO 60°, PREFERABLY 40° TO 50°.
 - ✕ THE BOTTOM PLATE SHALL BE EFFECTIVELY FIXED TO THE FLOOR SYSTEM USING AN M10 BOLT OR OTHER 9kN CAPACITY CONNECTION AT EACH END OF THE BRACING PANEL.
 - ✕ USE 0.8mm THICK x 30mm WIDE GALVANISED METAL STRAP LOOPED OVER TOP AND BOTTOM PLATE AND FIXED TO STUD WITH 4/30 x 2.8mm GALVANISED FLATHEAD NAILS. ALTERNATIVELY, PROVIDE SINGLE STRAPS TO BOTH SIDES, WITH 4 NAILS PER STRAP END.
 - ✕ USE 0.8mm THICK x 30mm WIDE TENSIONED GALVANISED METAL STRAPS NAILED TO PLATES WITH 4/30 x 2.8mm GALVANISED FLATHEAD NAILS TO EACH END. AND TO STUD WITH 2/30 x 2.8mm GALVANISED FLATHEAD NAILS.



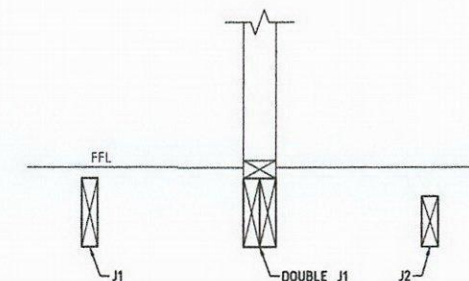
DETAIL A



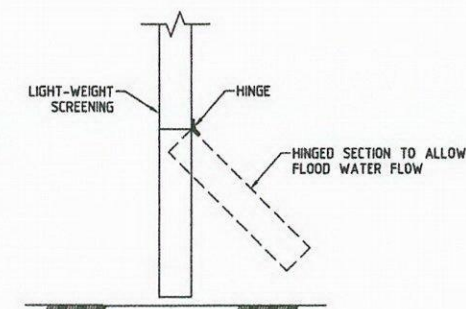
TYP. SCREW PILE - B1 CONNECTION DETAIL
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VIEW X-X
SCALE = 1:10

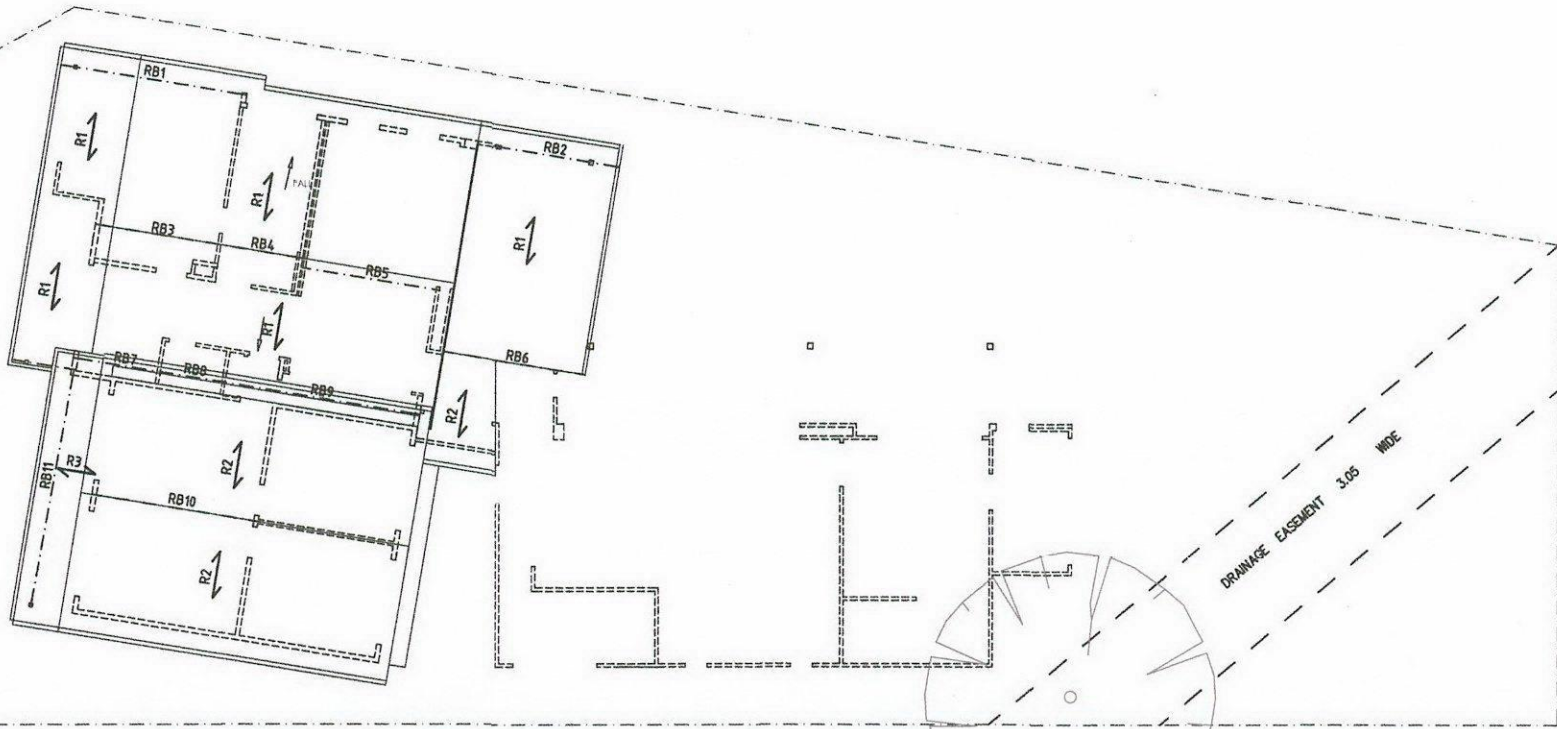


SECTION A-A
SCALE = 1:10



TYPICAL SUB-FLOOR SCREEN DETAIL
SCALE = 1:20

FOR CONSTRUCTION AMENDMENT DATE	T L Design Pty Ltd Consulting Structural Engineers A.B.N. 70 163 081 856 PO Box 547 Summer Hill NSW 2130 Telephone: 0416 099 370 Email: info@tlhdesign.com.au APPROVED T. LIU, M.Eng., M.Eng. DRAWN JY CHECKED DATE SCALE 1 : 100, 10	PROJECT PROPOSED ALTERATIONS & ADDITIONS 43 ALBERT ROAD, AVOLON NSW TITLE GROUND FLOOR PLAN and SECTIONS JOB No. 1 6 0 8 DRAWING No. S.02 ISSUE A
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LOWER ROOF FRAMING PLAN

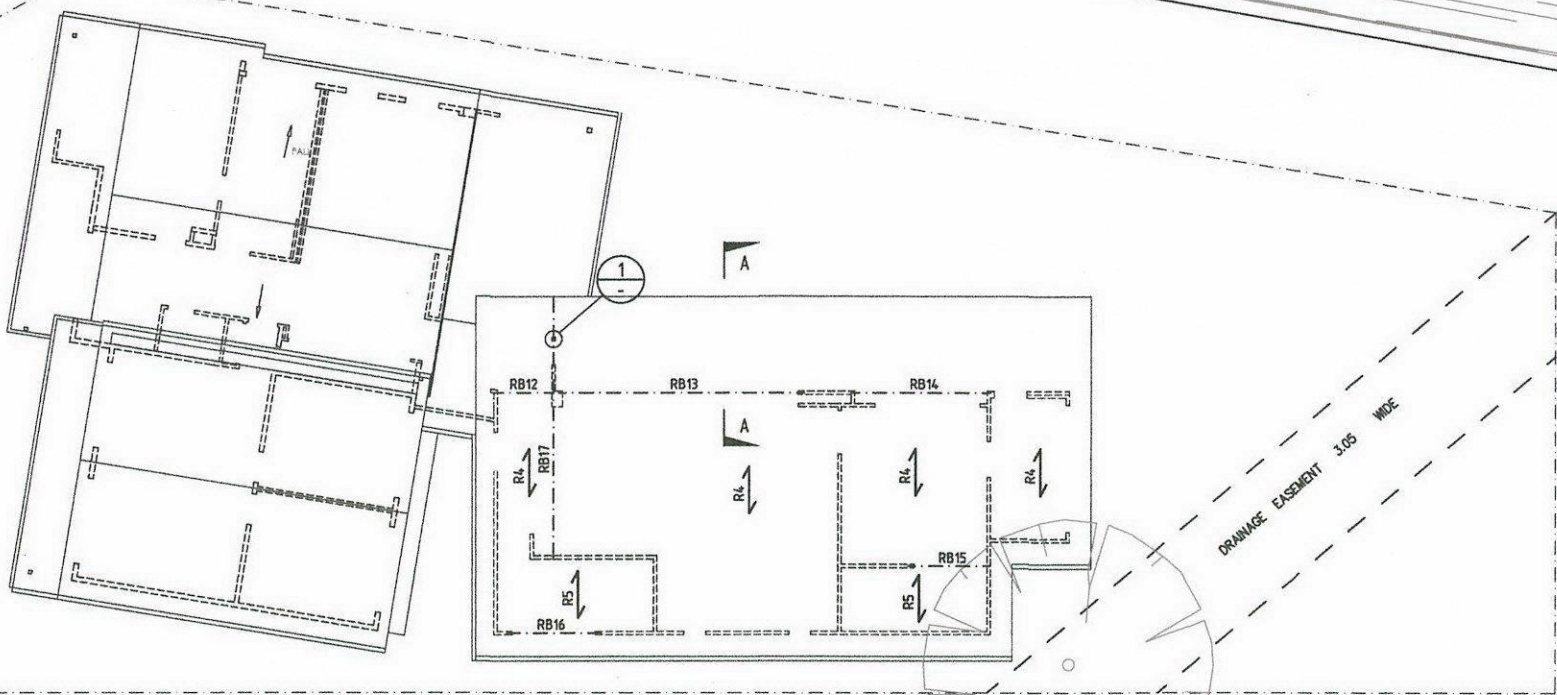
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× ALL TIMBER ROOF FRAMING TO BE IN ACCORDANCE WITH AS1684.

× RAFTER: R1 - 240x45 HYSpan AT 600 CENTRES
R2 - 240x35 F7 AT 600 CENTRES
R3 - 90x45 F7 AT 600 CENTRES

↔ - INDICATES DIRECTION OF RAFTERS

× ROOF BEAM: RB1 - 2/240x45 HYSpan
RB2, RB6, RB8 - 200x63 HYSpan
RB3, RB4, RB5 - 300x45 HYSpan
RB9, RB10, RB11 - 300x63 HYSpan



UPPER ROOF FRAMING PLAN

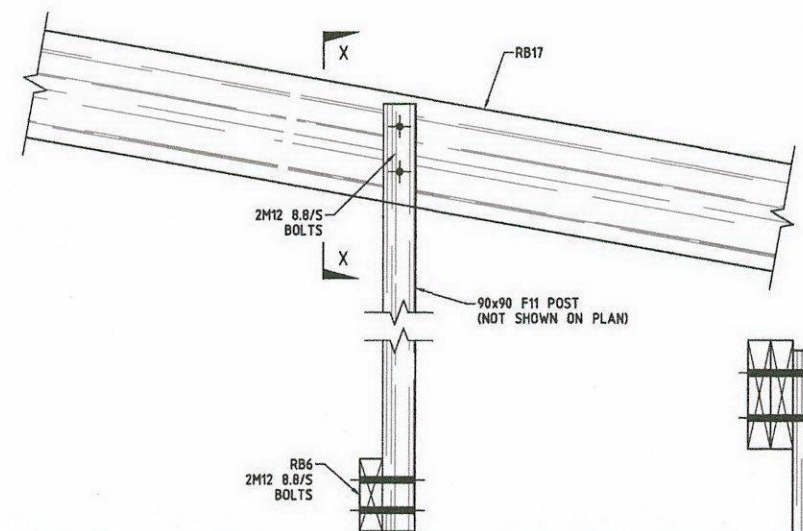
SCALE 1:100

× ALL TIMBER ROOF FRAMING TO BE IN ACCORDANCE WITH AS1684.

× RAFTER: R4 - 300x45 HYSpan AT 600 CENTRES (CONTINUOUS OVER CANTILEVER)
R5 - 190x45 F7 AT 600 CENTRES

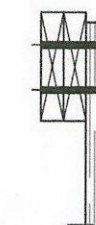
↔ - INDICATES DIRECTION OF RAFTERS

× ROOF BEAM: RB12, RB14 - 2/240x45 HYSpan
RB13 - 2/400x63 HYSpan
RB15, RB16 - 300x45 HYSpan
RB17 - 2/300x63 HYSpan (CONTINUOUS)



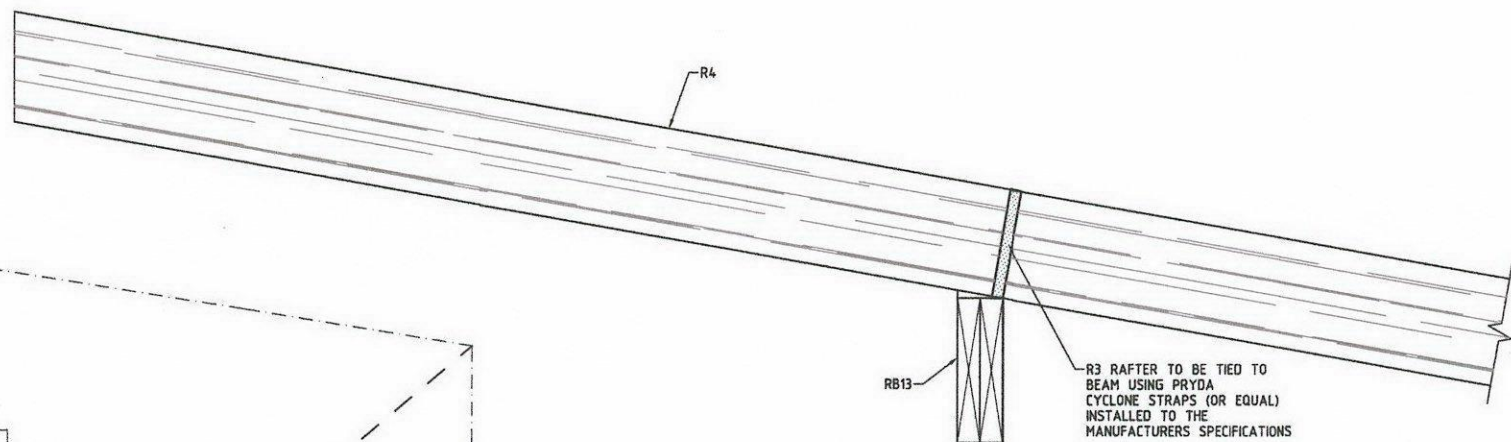
DETAIL 1

SCALE = 1:10



VIEW X-X

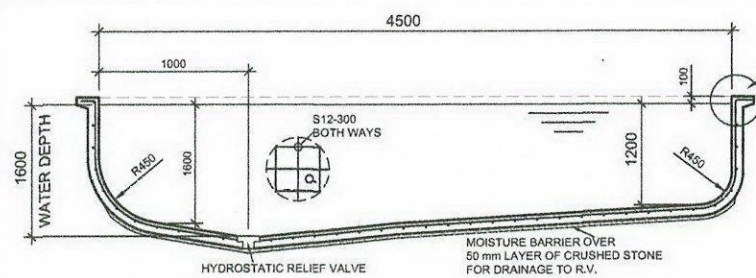
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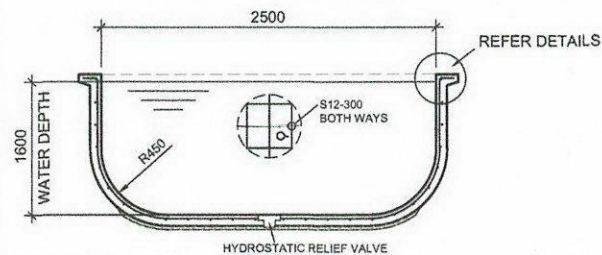
SECTION A-A

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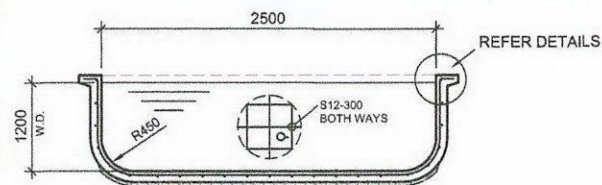
FOR CONSTRUCTION AMENDMENT DATE	T L Design Pty Ltd Consulting Structural Engineers A.B.N. 70 163 081 856				PROJECT PROPOSED ALTERATIONS & ADDITIONS 43 ALBERT ROAD, AVALON NSW			
	PO Box 547 Summer Hill NSW 2130 Telephone: 0415 099 370 Email: info@timludesign.com				TITLE ROOF PLAN and DETAILS			
	APPROVED T. LIU, M.Eng., M.Eng.(Struct.)				DATE 07/06/16			
	DRAWN JY				SCALE 1 : 100, 10			
JOB No.		DRAWING No.		ISSUE				
1608		S.03		A				



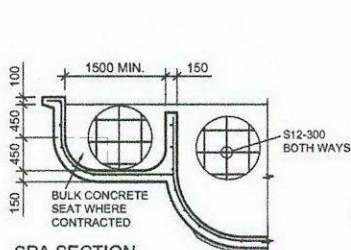
LONGITUDINAL SECTION
1:50



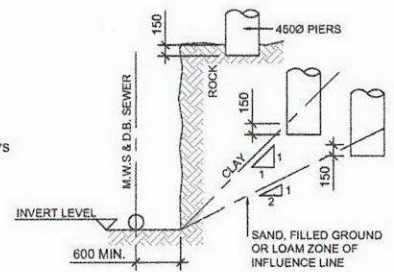
DEEP END SECTION
1:50



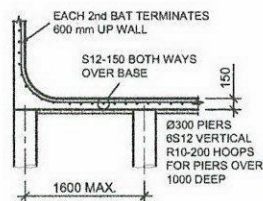
SHALLOW END SECTION
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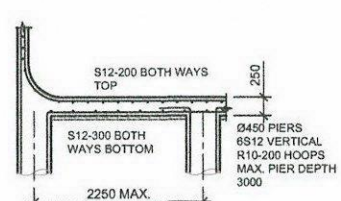
SPA SECTION
1:50



SYDNEY WATER'S GUIDE TO SEWER DETAILS
1:50

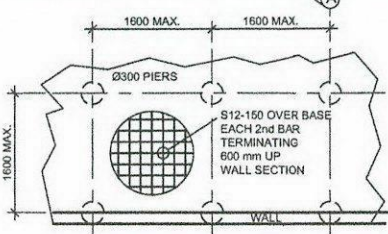


SECTION A-A SUSPENDED STRUCTURE
1:50

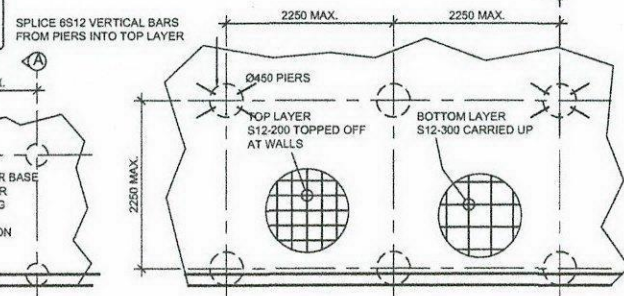


SECTION B-B SUSPENDED STRUCTURE
1:50

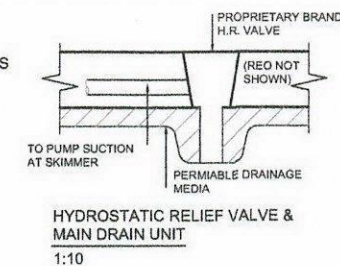
PIER DETAILS ARE FOR FOUNDING THE POOL ON INTO SHALE OR ROCK. FOR PIERING INTO SOFTER MATERIALS SUCH AS SAND OR CLAY REFER TO THE ENGINEER FOR INSTRUCTIONS.



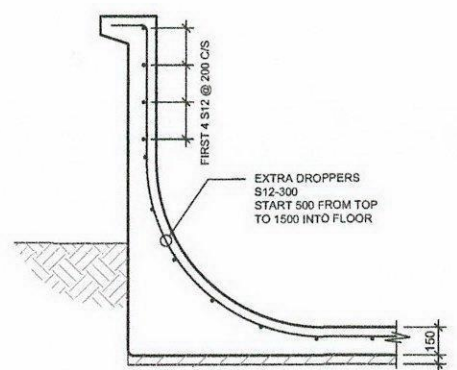
PART PLAN (ALT. 1)
1:50



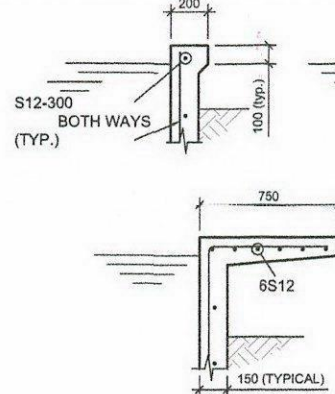
PART PLAN (ALT. 2)
1:50



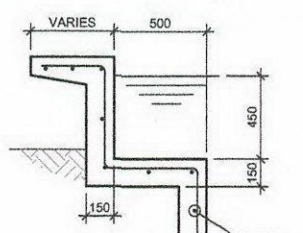
HYDROSTATIC RELIEF VALVE & MAIN DRAIN UNIT
1:10



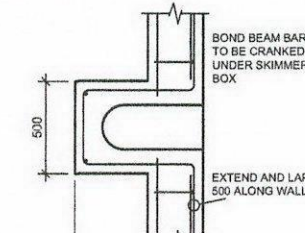
WALL DETAIL 750mm (OR MORE) OUT OF GROUND
1:20



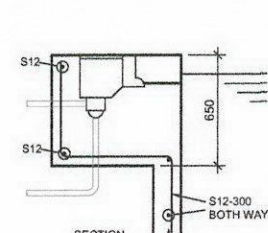
COPING AND WALKWAY DETAILS
1:20



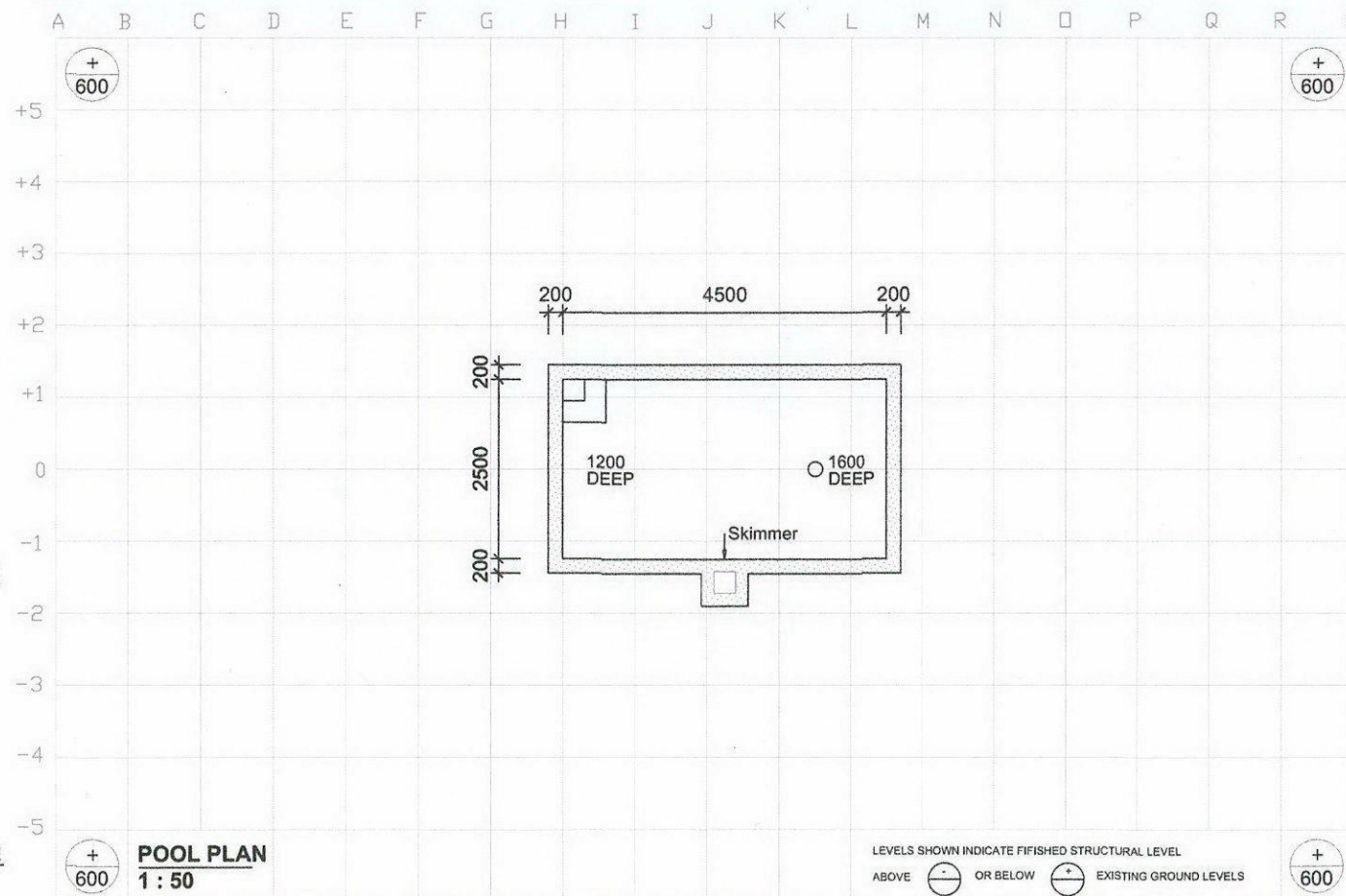
SWIMOUT
1:20



SKIMMER DETAILS
1:20



SKIMMER DETAILS
1:20



POOL PLAN
1:50

LEVELS SHOWN INDICATE FINISHED STRUCTURAL LEVEL
ABOVE OR BELOW EXISTING GROUND LEVELS

GENERAL NOTES

- All workmanship and materials shall comply with relevant SAA codes, By-laws and Ordinances of the Local Building Authority.
- The overall dimensions shall be checked on site. Dimensions shown are concrete sizes and do not include finishes. All boundary dimensions shown may not be accurate and should be checked by survey for accuracy. Do not scale from this drawing. Any discrepancies shall be reported to the Engineer.
- The foundation material must be stable and shall have a minimum bearing capacity of 150 kPa. Any variations in the foundations from that assumed shall be immediately referred to the Engineer. The underside of the pool shell shall be separated from the foundation material by an impervious membrane overlying 50 mm thickness of permeable material draining to the Hydrostatic Valve.
- Excavations shall not be permitted within 2 metres of an existing structure without prior approval or recommendations for shoring or underpinning provided by the Engineer.
- Walkways have been designed for a distributed load of 4 kPa and a line load of 30 kg/m. no additional loads shall be permitted without prior approval from the Engineer.

REINFORCED CONCRETE SHELL IN ACCORDANCE WITH AS 2783-1992

- The mix shall be proportional to produce a minimum 28 day compressive strength of 25 mPa and suitable for pneumatic application. All workmanship and materials to be in accordance with AS 3600.
- The use of calcium chloride as an accelerator will not be permitted without reference to the Engineer.
- Concrete Cover shall be as per the Swimming Pool Code.
- Concrete shall be Moist Cured by means of a hand held hose approximately four times a day continued a minimum of seven days after concrete placement. This work shall be carried out by the owner.
- All reinforcing steel to be fixed by an approved method and supported at 1 m centres.
- Y-denotes high yield bar. S-denotes structural grade 230 deformed bar.
- All laps to be Minimum 500 mm unless noted otherwise.

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REFER TO ARCHITECT'S PLANS FOR
POOL LOCATION & RL

This plan / document
forms part of Complying
Development Certificate
no. 2015/867 CDC

LIVING WATERS POOLS

PROPOSED SWIMMING POOL - STRUCTURAL DETAILS

FOR: FARRUGIA & BOYD
AT: 43 ALBERT ROAD AVALON NSW

Registered Professional Engineer 19823+
Mr Edward A. Bennett
MEASURING
Signature: _____ Date: 27/05/16
Register on the NPER in the Category of
Civil/Environmental/Structural/Geotechnical
National Professional Engineers Register

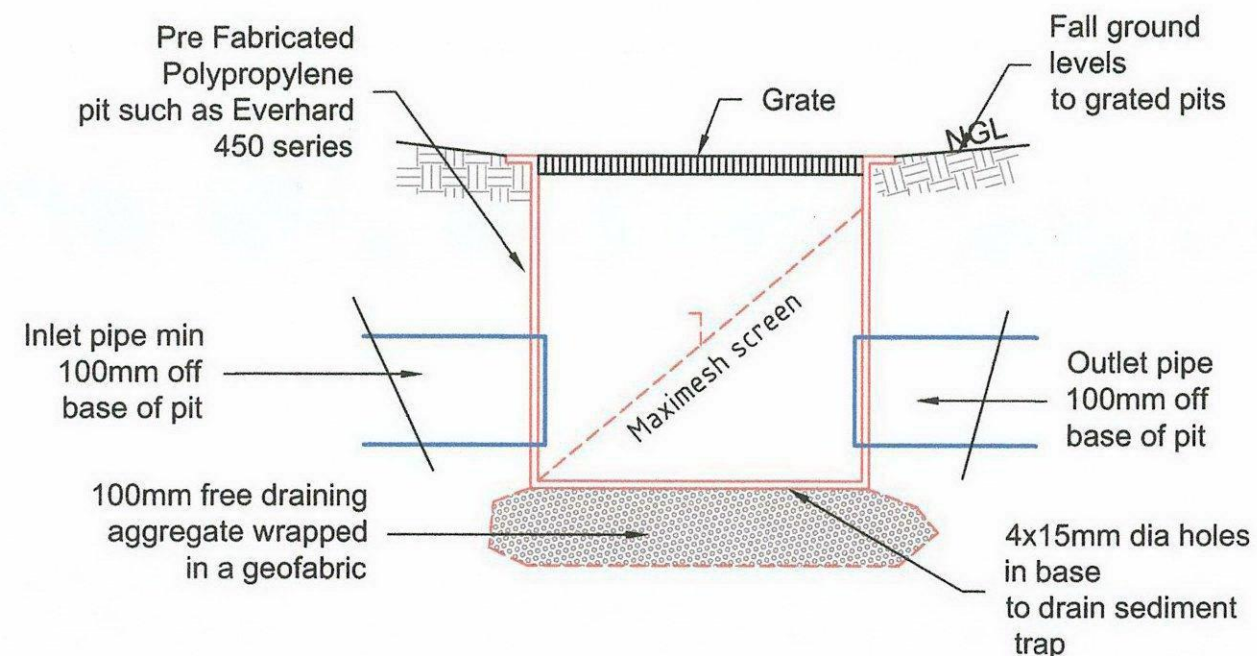
AMENDMENTS		OWNER	COUNCIL	DESIGNER	CONSTRUCT.
DATE					
A					
B					
C					

CIVIL & STRUCTURAL ENGINEERING
DESIGN SERVICES PTY. LTD.
CONSULTING STRUCTURAL, CIVIL, GEO-TECHNICAL & ENVIRONMENTAL ENGINEERS
3 Waverley Road BELROBE 2095
PHONE: 01-92 9875 3090
FAX: 01-92 9875 1943
MOBILE: 0407 783 899
EMAIL: info@edwarda.com.au

SCALE: AS SHOWN
DRAWN: EDH
CHECKED: EAB
DATE: 27/05/2016
CONTRACT No. -
DRAWING No. L-11-264433

STORMWATER NOTES

1. All roof collection components (ie gutters / DPs etc) are to be located / sized by the Developments contracting Plumber for a **5% AEP** event capacity.
2. All pipes to be uPVC to AS 1254:2002.
3. All pipes to be laid at the grade required to match pit invert levels.
4. All pipes to be installed and laid in accordance with AS 3500.3:2003.
5. All roof guttering/ down pipes / valley gutters / box gutters etc are to be sized and installed in accordance with AS 3500.3:2003.
6. All pits are to be proprietary uv resistant polypropylene or similar unless noted (approved by the Engineer) and are to include a min 50mm sediment trap in the base and a maximesh screen laid at 45° across the pit to protect the outlet pipe.
7. All pits greater than 600mm in depth are to be proprietary precast concrete (approved by the Engineer).
8. All pits greater than 1000mm in depth are to have adequate access requirements in accordance with OH&S/Workcover requirements (ie; minimum dimensions 900x900mm with step irons).
9. All works are to be inspected and certified by the Principle Certifying Authority prior to backfilling.
10. All works requiring certification by the Engineer will require a works as executed survey prepared by a registered Surveyor detailing all levels etc as on the Engineering plans.
11. The system is to be flushed and cleaned of all sediment and debris annually.
12. The system will require regular cleaning and maintenance to ensure its ability to function is maintained.
13. To ensure the system's ability to function is maintained it is to be inspected and certified as operating effectively by a licensed plumber every 5 years, and a engineer every 20yrs.
14. All existing predevelopment catchment area run-off conditions exiting the site are to be maintained with no run-off flows being diverted from the predevelopment condition.



TYPICAL PIT DETAIL

NTS

This plan / document
forms part of Complying
Development Certificate
no. 2015/867 CDC

Barrenjoey Consulting Engineers Pty Ltd
Stormwater Structural Civil
PO Box 672
Avalon NSW 2107
P: 9918 6264 F: 9918 5841
M: 0418 620 330
E: lucasbce@bigpond.com
ABN: 13124694917
ACN: 124694917

PROJECT:

PROPOSED
ALTERATIONS & ADDITIONS
43 ALBERT RD
AVALON BEACH

DRAWING :

STORMWATER MANAGEMENT
DETAILING 1

Job No :

160103

Drawing No :

SW2

Document Certification

Barrenjoey Consulting Engineers Pty Ltd
per
Lucas Molloy MIEA CP Eng NPER Director

06/16

S. Farrugia
43 Albert Rd
Avalon, NSW 2107

11th May 2016

**43 ALBERT RD AVALON
PROPOSED ALTERATIONS AND ADDITIONS
COMPLYING DEVELOPMENT CERTIFICATE
SECTION 3.36C CERTIFICATION
Job No 160103**

On the 14th January 2016 Barrenjoey Consulting Engineers p/l inspected the above site address in respect to the predicted flooding extents (the lot being defined as a 'flood control lot') and the Complying Development Certification application.

Barrenjoey Consulting Engineers p/l have reviewed the proposed alterations and additions (plans by *Sammy Fedele* dated 04 04 2015), Pittwater Council *Flood Information Request – General Purpose* issued 11 January 2016 and the requirements of Section 3.36C of the CDC Legislation.

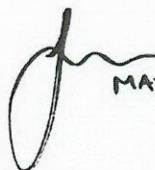
Based on the available data as outlined above it is our opinion that the part of the lot the development is to be constructed on, is not, a flood storage area, a floodway area, a flow path, a high hazard area or a high risk area and will therefore be an acceptable CDC development.

The development is to have all habitable rooms no lower than RL11.90m AHD (that being 300mm above the 1% AEP Water Level in the development area), to be constructed of open pier and beam construction (to allow the free flow of flood waters through the development area), to be constructed of kiln dried hard wood framing and masonry piers able to withstand the forces of floodwater, debris and buoyancy up to the flood planning level being designed, specified and upon installation certified by a professional engineer who specialises in hydraulic engineering and a professional engineer who specialises in civil engineering.

Should further information regarding this certificate be required please contact our office as outlined below.

Regards
Barrenjoey Consulting Engineers pty ltd

Per
Lucas Molloy (Director)
BE CPEng NPER


MAY 2016



PO Box 672
Avalon NSW 2107

P: 9918 6264 M: 0418 620 330

E: lucasbce@bigpond.com

Levy Online Payment Receipt

Building and Construction



Long Service
CORPORATION

SALLY FARRUGIA
43 ALBERT RD
AVALON BEACH NSW 2107

Application Details:

Applicant Name:	SALLY FARRUGIA
Levy Number:	5127944
Application Type:	CDC
Application Number:	2015/867CDC
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	43 ALBERT RD AVALON BEACH NSW 2107
Value of work:	\$350,000
Levy Due:	\$1,225.00

Payment Details:

LSC Receipt Number:	241171
Payment Date:	17/05/2016 12:31:46 PM
Bank Payment Reference:	894296752
Levy Paid:	\$1,225.00
Credit card surcharge:	\$4.90
Total Payment Received:	\$1,229.90

This plan / document
forms part of Complying
Development Certificate
no. 2015/867 CDC

**ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)
NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION**

TREE WORKS CONSENT

Applicant's Name and Address:

SUZANNE VICTORIA BOYD
SALLY ANN FARRUGIA
43 ALBERT ROAD
AVALON BEACH NSW 2107

Being the applicant in respect of Development Application T0177/16

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of the Development Application for:

Tree/Bushland Works

Property Details: **43 ALBERT ROAD AVALON BEACH NSW 2107**
 Lot 50 DP 17189

Determination:

The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application.

The reason for the imposition of the attached conditions is to ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act 1979 (as amended), pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section 79C of the Act and the Environmental Planning Instruments applying to the land, as well as section 80A of the Act which authorises the imposing of the consent conditions.

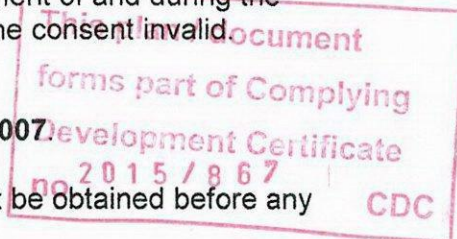
Date of Determination: **5/05/2016**

Conditions of Consent

Removal trees known as 10, 11, 12, 26 as per Tree Repairs Arboriculture Report.

GENERAL:

1. The consent or a true copy is to be displayed on the land on which the works are to be carried out, in a position that will enable it to be read prior to the commencement of and during the carrying out of the works. Failure to display the consent will render the consent invalid.
2. All work to be carried out by a qualified and insured tree contractor.
Any pruning work is to be carried out in accordance with **AS 4373 - 2007**.
3. The consent of the owner/s of the land on which the tree stands must be obtained before any work is carried out.

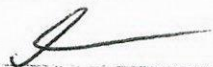


4. Where the tree is on a boundary between two or more properties, the consent of all owners must be obtained before any work is carried out.
5. This consent does not give any person the right to enter upon any land without the consent of the owner/s of that land.
6. The tree works must not adversely affect the stability of the site with regard to geotechnical processes.
7. Hollows in trees are to be inspected prior to the commencement of any tree works. Should fauna be present the services of a qualified wildlife expert are to be engaged.
8. The hours of tree work are restricted to between the hours of 7:00am and 5:00pm Monday to Friday and 7:00am to 1:00pm on Saturdays. No works are to be carried out on Sundays or Public Holidays.

General Notes:

1. This determination relates to the condition of the tree/s at the time of inspection by Council and is limited to a partial visual assessment of the subject tree from ground level.
2. The responsibility for routine inspection and maintenance of trees located on private property is the responsibility of the relevant landowner.
3. Tree owners are strongly advised by Council to have their trees regularly inspected and maintained by an appropriately qualified person, to prevent the likelihood of branch or tree failure.
4. In accordance with section 95 of the EP&A Act 1979, any consent given shall be void if the work to which it refers is not commenced within two (2) years after the date of determination.
NOTE: Council may consider an extension of this consent period for a further 12 months, however, the request for extension would have to be received during the initial 2 year period.

MARK FERGUSON
General Manager

Per: 
Tree Assessment Officer

Sally Farrugia

Date of Issue: 17/05/2016

Application reference number: 72139

Application date: 17/05/2016

Building Plan Assessment

Property address: 43 Albert Rd, Avalon Beach 2107

Lot details: Lot 50, Deposited Plan 17189

Dear Sally Farrugia

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.

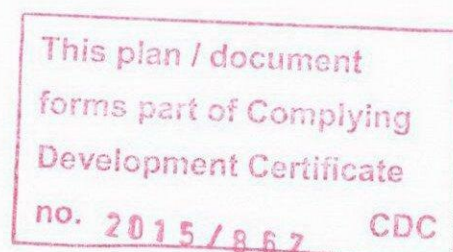
This Approval is based on the information you provided to us through Sydney Water TapIn.

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

This approval is valid until 17/05/2017 (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	15850.0 mm x 6802.0 mm x 0.0 mm
Structure 2	Swimming pool	4500.0 mm x 2500.0 mm x 1400.0 mm



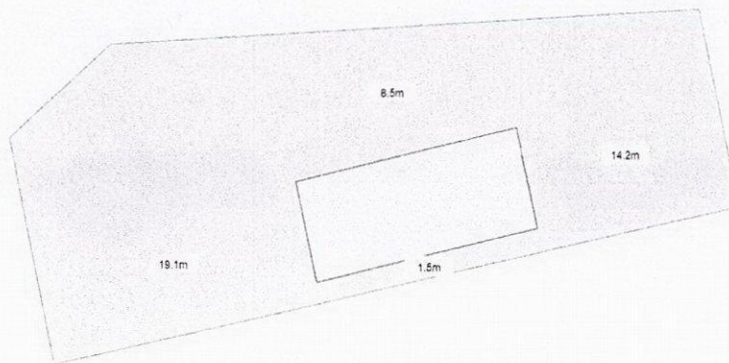
Structure 1 of 2: Ground floor extension

Application reference number: 72139

Property address: 43 Albert Rd, Avalon Beach 2107

Lot details: Lot 50, Deposited Plan 17189

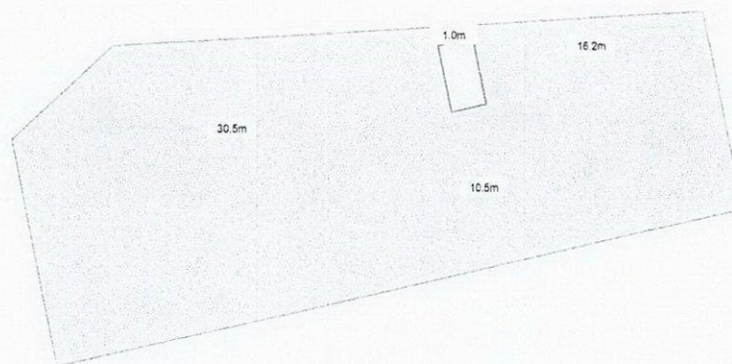
This structure will not impact Sydney Water infrastructure.



Structure 2 of 2: Swimming pool

Application reference number: 72139
Property address: 43 Albert Rd, Avalon Beach 2107
Lot details: Lot 50, Deposited Plan 17189

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.