

# PRIVATE BUILDING CERTIFIERS



18 May 2017

Our Reference: 172567

The General Manager  
Northern Beaches Council  
PO Box 882  
Mona Vale NSW 2103

Dear Sir/Madam,

**Re: 11 Waterview Street, Mona Vale NSW 2103**  
Complying Development Certificate No: 17/2567-1

Under Part 4A of the Environmental Planning and Assessment Act 1979, Private Building Certifiers has issued a Complying Development Certificate for the above premises.

Please find enclosed the following documentation:

- Cheque for Council's registration fee.
- Complying Development Certificate No: 17/2567-1
- Copy of application for Complying Development Certificate.
- Documentation used to determine the application for the Complying Development Certificate as detailed in the attachments of the Certificate.

Please provide a receipt upon completion of payment process and post to Suite 2501, 4 Daydream Street, Warriewood NSW 2102.

If you require further information please contact me on (02) 9999 6490 or email [projects@privatebuildingcertifiers.com.au](mailto:projects@privatebuildingcertifiers.com.au).

Regards,

*Nicole Messenger*

Private Building Certifier (NSW) Pty Ltd  
ABN 27 604 800 535  
Suite 2501, 4 Daydream Street,  
Warriewood NSW 2102

\$36 REC: 410748 . 24/5/17

<b>Northern Beaches</b> Suite 2501, 4 Daydream Street, Warriewood NSW 2102 Phone: 02 9999 6490 Fax : 02 8079 6184	<b>North Sydney</b> Suite 301, Level 3, 121 Walker Street, North Sydney NSW 2060 Phone: 02 9411 2113 Fax : 02 8079 6184	<b>Sydney &amp; Eastern Suburbs</b> Level 3, 69 Reservoir Street Surry Hills NSW 2010 Phone: 02 9281 5061 Fax : 02 8079 6184	<b>North Western Sydney</b> Suite 3.12, 29-31 Lexington Drive, Bella Vista NSW 2153 Phone: 02 9680 2464 Fax : 02 8079 6184	<b>Western Sydney</b> Level 1, 331 High Street Penrith NSW 2750 Phone: 02 9262 2790 Fax : 02 8079 6184
---	---	--	--	--





## COMPLYING DEVELOPMENT CERTIFICATE No. 17/2567-1

Issued under the Environmental Planning and Assessment Act 1979 Sections 85, 85A

### Owner

Name: M J Lyons, R A Hamilton, M G Lyons & E Sirotic  
Address: 11 Crescent Road, Mona Vale NSW 2103

### Property details

Address: 11 Waterview Street, Mona Vale NSW 2103  
Lot/Portion No: B  
Section: -  
DP No: 102972  
Municipality: Northern Beaches Council

### Description and value of development

Description: Alterations to an existing dwelling – excluding works pertaining to Building Certificate BC0038/17.  
Value of work: \$11,495

### Building Code of Australia Classification

Use: Residential  
BCA Classification (Proposed): 1a

### Determination

Approved/Refused: Approved  
Date of Determination: 18 May 2017

### Plans and specifications approved

- Architectural Drawings No. CDC02, CDC03, CDC04, CDC05 & CDC06 prepared by Action Plans dated 16.05.2017.

### Attachments

1. Conditions of approval (includes conditions prescribed, or required to be attached by the Regulation or relevant EPI or DCP including any condition relation to the payment of a Section 94 contribution or other monetary contributions).
2. Environmental Planning and Assessment Regulation 2000, Division 2A (Conditions of Complying Development Certificate).
3. Application form for Complying Development Certificate.
4. Record of Site Inspection made by Accredited Certifier in accordance with Clause 129B (EP&A Regulation's 2000) prior to issue of Complying Development Certificate.
5. Building Certificate (BC0038/17) prepared by Northern Beaches Council dated 16.05.2014
6. Planning Certificate Section 149(2) (e149Pt2/17/0445) prepared by Northern Beaches Council dated 08.05.2017.
7. Design Statement – Housing Alterations Code prepared by Patricia Gay dated 18.05.2017.
8. Structural Design Statement (2017034) prepared by Greenwood Consulting Engineers dated 03.05.2017.
9. Builder's Quote prepared by Heath Constructions dated 09.05.2016.

### Environmental planning instrument decision made under

List Complying & Exempt Development DCP; SEPP; LEP: SEPP (Exempt & Complying Development Code) 2008  
The land use zone within which the land is situated is E4 – Environmental Living

#### Northern Beaches

Suite 2501, 4 Daydream Street,  
Warriewood NSW 2102  
Phone: 02 9999 6490  
Fax : 02 8079 6184

#### North Sydney

Suite 301, Level 3, 121 Walker  
Street, North Sydney NSW 2060  
Phone: 02 9411 2113  
Fax : 02 8079 6184

#### Sydney & Eastern Suburbs

Level 3, 69 Reservoir Street  
Surry Hills NSW 2010  
Phone: 02 9281 5061  
Fax : 02 8079 6184

#### North Western Sydney

Suite 3.12, 29-31 Lexington  
Drive, Bella Vista NSW 2153  
Phone: 02 9680 2464  
Fax : 02 8079 6184

#### Western Sydney

Level 1, 331 High Street  
Penrith NSW 2750  
Phone: 02 9262 2790  
Fax : 02 8079 6184

---

**Complying Development Certificate**

Certificate No.: 17/2567-1  
Date of Determination: 18 May 2017

---

**Certificate / Certifying Authority**

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

**Signature**

Wayne Treble  
Accredited Certifier  
BPB Registration No. 0413  
Private Building Certifiers (NSW) Pty Ltd  
ABN 27 604 800 535

Date of this Certificate: 18.05.2017  
Certificate Number: **16/2567-1**

Date this Certificate will lapse: 17.05.2022

**Note:** Prior to commencement of work sections 86 (1) and (2) of the Environmental Planning and Assessment Act 1979 must be satisfied.



# SCHEDULE 7 HOUSING ALTERATIONS CODE AND GENERAL DEVELOPMENT CODE

---

## Conditions of Complying Development Certificate as required by the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

### Conditions applying before works commence

#### 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.

#### 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.

### 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.

#### 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.

#### Compliance with plans

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

#### Demolition

Any demolition must be carried out in accordance with AS 2601—2001, *The demolition of structures*.

#### 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) At the completion of the works, the work site must be left clear of waste and debris.



## DIVISION 2A CONDITIONS OF COMPLYING DEVELOPMENT CERTIFICATE

---

### Prescribed conditions under the EP&A Regulation 2000

---

**Compliance with the BCA and insurance requirements under the *Home Building Act 1989* (cl.136A)**

1. All building work must be carried out in accordance with the requirements of the *Building Code of Australia*.
2. A contract of insurance in accordance with Part 6 of the *Home Building Act 1989* must be in force before any building work authorised to be carried out by the certificate commences.
3. The temporary structure to be used as an entertainment venue must comply with Part B1 and NSW Part H102 of Volume One of the Building Code of Australia, as in force on the date the application for the relevant complying development certificate was made.

---

**4 Notice to Neighbours (cl.136AB)**

**For land that *is not within* a 'residential release area' as defined in clause 136AB(3) of the Regulation:**

- A** The person having the benefit of the CDC must give at least 7 days' notice in writing of the intention to commence the work authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out

**For land that *is within* a 'residential release area' as defined in clause 136AB(3) of the Regulation:**

- B** The person having the benefit of the CDC must give at least 2 days' notice in writing of the intention to commence the work authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out.

**Note:** Evidence of the notification of the commencement of works is to be provided to the principal certifying authority. This should include a copy of the notice and a record of the property address and delivery date for each notice provided.

---

**If the development involves any building work subdivision work or demolition work, other than work carried out inside a building that does not affect its external walls, or the work is Crown building work, the following two conditions apply:**

**Erection of signs (cl.136B)**

5. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - a) showing the name, address and telephone number of the principal certifying authority for the work, and
  - b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - c) stating that unauthorised entry to the site is prohibited.
6. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

**Note:** Principal contractors must also ensure that signs required by these conditions are erected and maintained (see clause 227A of the Regulation which currently imposes a maximum penalty of \$1,100).

---

**Notification of *Home Building Act 1989* requirements (cl.136C)**

7. Building work must not be carried out unless the principal certifying authority (if it is not the council) has given the council written notice of the following information:
- (a) in the case of work for which a principal contractor is required to be appointed:
    - (i) the name and licence number of the principal contractor, and
    - (ii) the name of the insurer by which the work is insured under Part 6 of the *Home Building Act 1989* Act,
  - (b) in the case of work to be done by an owner-builder:
    - (i) the name of the owner-builder, and
    - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
8. If arrangements for doing the building work are changed while the work is in progress, further work must not be carried out unless the principal certifying authority (if it is not the council) has given the council written notice of the updated information.

---

**9. Fulfilment of BASIX commitments (cl. 136D)**

The commitments listed in the BASIX certificate(s) in relation to the approved development must be fulfilled

**Note:** *The BASIX certificate(s) listed above relate to the development and the commitments are required to be fulfilled as part of the development, and prior to the issue of an occupation certificate for the development.*

---

**10. Removal of bonded and friable asbestos material (cl.136E)**

- (a) Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the *Work Health and Safety Regulation 2011*.
- (b) The person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with the person who will carry out the removal work before any work authorised by the certificate commences.
- (c) Any contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the material is to be delivered,
- (d) If bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

**Note 1:** *In this condition 'bonded asbestos material', 'bonded asbestos removal work', 'friable asbestos material' and 'friable asbestos removal work' have the same meanings as in clause 317 of the Occupational Health and Safety Regulation 2001.*

**Note 2:** *Under clause 317 removal work refers to work in which the bonded asbestos material or friable asbestos material is removed, repaired or disturbed.*

**Note 3:** *The development will be a workplace to which the Occupational Health and Safety Regulation 2001 applies while removal work involving bonded asbestos material or friable asbestos material is being undertaken.*



**Note 4:** Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Office of Environment and Heritage.

**Note 5:** Demolition undertaken in relation to complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 must be carried out in accordance with Australian Standard AS 2601-2001, Demolition of structures.

---

**11. Shoring and adequacy of adjoining property (cl.136H)**

If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the certificate must at the person's own expense:

- a) protect and support the building, structure or work from possible damage from the excavation, and
- b) where necessary, underpin the building, structure or work to prevent any such damage.

**Note:** The requirements of this condition do not apply if the person having the benefit of the CDC owns the adjoining land or the owner of the adjoining land has given consent in writing to this condition not applying.

---

**If the development was required to be accompanied by a certificate from Roads and Maritime Services as required by clause 4(1)(k) of Schedule 1 of the Regulation, then the following condition applies:**

**12. Roads and Maritime Services certificate – traffic generation (cl.136I)**

The requirements specified in any applicable certificate of Roads and Maritime Services must be complied with as part of undertaking the development:

**Note:** Where the Roads and Maritime Services certificate specifies that the person having the benefit of the CDC is to enter into a separate agreement with Roads and Maritime Services, evidence that the agreement has been formally entered into should be provided to the principal certifying authority prior to the commencement of works.

---

**If the development was required to be accompanied by a statement of a qualified person in relation to potential land contamination as required by clause 4(1)(l) of Schedule 1 of the Regulation, then the following condition applies:**

**13. Development on contaminated land (cl.136J)**

- (a) The requirements specified in any applicable statement must be complied with as part of undertaking the development

**Note:** In addition to any matters specified in the statement, any remediation works must be carried out in accordance with the requirements of clauses 16, 17 and 18 of *State Environmental Planning Policy No. 55 – Remediation of Land*, including the guidelines in force under the [\*Contaminated Land Management Act 1997\*](#).

---

**14. Contributions and levies (cl136K & 136L)**

- (a) A monetary contribution under section 94 of the Act or a levy under section 94A of the Act in accordance with Council's contribution plan may be required for the development authorised by this certificate.
- (b) Before any work authorised by this certificate commences, the person with the benefit of this certificate must provide the Principal Certifying Authority with written evidence from the Council confirming whether or not a contribution or level is payable under the contributions plan, the amount of that monetary contribution or levy and the applicable indexation of that amount.

- (c) If a monetary contribution or levy is payable under the contributions plan, the monetary contribution or levy must be paid to the Council and evidence of the payment must be provided to the Principal Certifying Authority before any work authorised by this certificate commences.

**Note:** A copy of the contributions plan can be viewed on the council website at and can also be viewed at the council during normal business hours.

**Note:** In accordance with clause 136K and 136L of the *Environmental Planning and Assessment Regulation 2000*, the requirements specified in this condition apply despite any provision to the contrary in the council's contributions plan.

---

**15. Payment of security for damage**

- (d) In accordance with the Council's fees and charges published on its website an amount of security is to be provided to the council.
- (e) The value of the security is to be calculated by the council in accordance with the published fees and charges applicable at the time the security is paid and which may be provided, at the applicant's choice, by way of:
- (i) deposit with the council, or
  - (ii) a guarantee satisfactory to the council.
- (f) Payment is required before any work authorised by this certificate commences on site and evidence of payment is to be provided to the principal certifying authority.
- (g) The funds realised from a security may be paid out to meet the cost of making good any damage caused to any property of the council as a consequence of doing anything (or not doing anything) authorised or required by the complying development certificate, including the cost of any inspection to determine whether damage has been caused.
- (h) Any balance of the funds realised from a security remaining after meeting the costs is to be refunded to, or at the direction of, the person who provided the security.

**Note:** The value of any funds retained to cover the cost of any inspection will be in accordance with the fees and charges published on council's website at the time the inspection is undertaken.

---

**Advisory Note: Preconditions to be met before commencement of work**

Under clause 136N of the Regulation the principal certifying authority for the building work or subdivision work to be carried out on the site, is required to be satisfied that any preconditions in relation to the work and required to be met before the work commences have been met before the work commences.

The preconditions relevant to this approval are the prescribed conditions listed above, but not conditions 1 and 9, and the following conditions imposed under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, and specified under the heading '**Conditions applying before works commences**'.

The person benefiting from this certificate is encouraged to liaise with the principal certifying authority to ensure that all relevant preconditions have been met before work commences on site.

---



# APPLICATION FORM FOR COMPLYING DEVELOPMENT CERTIFICATE



## SECTION A. Details of the applicant

\*An application may only be made by a person who has the benefit of the development consent. An application may not be made by person who will carry out the building work unless that person owns the land on which the work is to be carried out.

Name/Company **GRAYS CONSULTING**  
 Unit/Street no. **12** Street **JACQUELENE CLOSE**  
 Suburb or town **BAYVIEW** State **NSW** Postcode **2104**  
 Phone \_\_\_\_\_ Mobile \_\_\_\_\_ Email **trishgray16@gmail.com**  
**044 577217**

## SECTION B. Location & details of the land where the building work is to be carried out

Unit/Street no. **11** Street **WATERVIEW STREET**  
 Suburb or town **MONA VALE** State **NSW** Postcode **2104**  
 Lot **B** Section no. \_\_\_\_\_ DP no. **102972**

## SECTION C. Description of the building work

Briefly describe 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).

**Alterations to an existing dwelling - excluding works pertaining to Building Certificate BC0038/17.**

BCA Building Classification(s) **19**

## SECTION D. Estimated cost of the development

**\$11,495**

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 GST.

## SECTION E. Environmental Planning Instrument

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

## SECTION F. Consent of Owners and Authority

Please note that ALL owners of the property must provide written consent. If you are signing on the owner's behalf as the owner's legal representative, please attach documentary evidence as to the nature of your legal authority, e.g. Power of Attorney, Company Director, Executor, Trustee.

- (i) As the owner(s) of the above property, I/we consent to this application.
- (ii) As the owner(s) of the above property, I/we consent to the certifying authority, or an accredited certifier, or consent authority, 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.
- (iii) As the owner(s) of the above property, I/we confirm that building works have not commenced. I/we understand that works are to commence in not less than two days from the date of Appointment of PCA and Notice of Commencement.
- (iv) I/we agree to allow for the notification to surrounding properties of the subject site with our contact details.
- (v) I/we agree to receive approval documentation via electronic communication.
- (vi) I/we execute and agree to the Contract for Certification Work Terms and Conditions.

Name(s) **Marilyn Lynn Eddie Sinick, Mitchell Lynn Rebecca Hamilton** Date **10/5/17**  
 Owners Signature(s) **Marilyn Lynn Eddie Sinick**

## SECTION G. Signature of Applicant(s) - (If different to the owners)

Name(s) **PATRICIA GRAY** Date **12/5/17**  
 Signature of Applicant(s) **Patricia Gray**

## SECTION H. Delivery of application

Applications for construction certificates must be delivered by hand, by post or transmitted electronically to the principal office of the certifying authority. Applications MAY NOT be sent by fax.

## SECTION I. Date of Receipt of Application (Office Use Only)

This Application was received on **12 May 2017** (Insert date).





APPOINTMENT OF  
PRINCIPAL CERTIFYING AUTHORITY  
& NOTICE OF COMMENCEMENT

Section 81A (2)(b)(ii) or (c) or (4)(b)(ii) or (c), 86(1) and (2)  
of the Environmental Planning & Assessment Act 1979



PRIVATE BUILDING  
CERTIFIERS

**SECTION A. Location & details of the land where the building work is to be carried out**

Unit/Street no. 11 Street WATERVIEW STREET  
Suburb MONA VALE State NSW Postcode 2103  
Lot B Section no. 102972 DP no. 102972

**SECTION B. Description of the building work or subdivision work to be carried out**

Description of building work

Alterations to an existing dwelling - excluding works pertaining to Building Certificate BC0038/17.

**SECTION C. Details of the Complying Development Certificate**

CDC No. 17/2567-1 Certifying Authority Wayne Treble Approval Date 18 May 2017

**SECTION D. Details of person appointing PCA & providing notice of commencement**

\*An application may only be made by a person who has the benefit of the development consent. An application may NOT be made by person who will carry out the building work unless that person owns the land on which the work is to be carried out.

- (i) I/We appoint the Principal Certifying Authority.
- (ii) I/we declare that all the information provided is true and correct.
- (iii) I/We execute and agree to the Contract for Certification Work Terms and Conditions.

Name(s) Monilyn Lyons, Eddie Siroc, Mitchell Lyons, Rebecca Hamilton

Postal Address 11 Waterview Street, Mona Vale

Phone

Mobile

Email

Signature(s)

Monilyn Lyons  
Eddie Siroc

0410648154

bechamo@mona.vale.nsw.gov.au

Date building work is intended to  
be commenced (Not less than 7  
days from the date of this notice)

26 May 2017

**SECTION E. Details of Principal Contractor / Owner Builder (residential build work only)**

☒ Principal Contractor

☐ Owner Builder

Builders or OB Licence Number

88522C

Name

CHRIS HEATH

Address

54 Hilltop Road, Avalon NSW 2097

Phone

0411 036 8916

Mobile

Email

chris@dunnandpilcher.com.au

**SECTION F. PCA Details & Consent of Appointment of PCA (Office Use Only)**

Name

Wayne Treble

Address

2501/4 Daydream Street, Warriewood NSW 2102

Accreditation Number

0413

Phone

9999 6490

Email

wayne@privatebuildingcertifiers.com.au

Signed / Executed

W Treble

Date

18 May 2017





**INSPECTION REPORT – 172567 – General**  
**11 Waterview Street, Mona Vale NSW 2103****OWNER DETAILS**

**Owner:** Rebecca Hamilton, Mithcel & Marilyn Lyons,  
Eddie Sirotie  
**Address:** 11 Crescent Road, Mona Vale NSW 2103

**COMPLYING DEVELOPMENT CONSENTS**

**Local Government Area:** Northern Beaches Council  
**CDC Number** 17/2567-1

**PROPOSAL**

**Address of Development:** 11 Waterview Street, Mona Vale NSW 2103  
**Lot / DP:** B 102972  
**Land Use Zoning:** E4 – Environmental Living

**INSPECTION DETAILS**

**Inspector:** Wayne Treble  
**Inspection date:** 09/05/2017  
**Accreditation No.:** 0413

**INSPECTION RESULTS**

We have attended the above property and completed an inspection. The areas inspected and the overall outcome of the inspection are listed below, together with any specific defects noted or documents required.

Inspection Area	Inspection Outcome	Reinspections
1. 129B Pre-Approval Inspection	Satisfactory	No re-inspections required for this inspection.

**SIGNED BY:**

Wayne Treble – Inspector

## BUILDING CERTIFICATE NO: BC0038/17

UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

### THE NORTHERN BEACHES COUNCIL

CERTIFIES THAT in relation to the building or part identified below, the Council –

- (a) By virtue of anything existing or occurring before the date of inspection stated in this certificate; or
- (b) Within 7 years after that date by virtue of the deterioration of the building or part solely by fair wear and tear, WILL NOT –
- (c) Make an order requiring the building to be repaired, demolished, altered or rebuilt by reason only of its design, appearance, form of construction or state of repair; or
- (d) Take proceedings for an order or injunction requiring the demolition, alteration, addition, or rebuilding of or to the building or part, by reason only of its design, appearance, form of construction or state of repair; or
- (e) Take proceedings in relation to any encroachment by the building or part onto land vested in or under the control of the Council.

### IDENTIFICATION OF BUILDING

Property Address: **11 WATERVIEW STREET MONA VALE NSW 2103**

Nearest Cross Street: **Crescent Road** Side of Street: **Northern**

Classification of Building: **10b** Whole/Part: **Part of Building**

Description: **Additions and alterations including wall framing to the rear deck area, new walk-in wardrobe and ensuite, close window opening in the western wall of the living room and increase size of the window in the northern wall of the living room.**

Date of Inspection: **16/05/2017** Owner: **EDDIE SIROTIC, MITCHELL J LYONS  
MERILYN G LYONS, REBECCA A HAMILTON**


Legal Description of Land: **Lot B DP 102972**

### SCHEDULE

The following written information was used by the Council in deciding to issue this certificate:  
**Plans prepared by Action Plans, dated 4/05/2017, Ref No BC-01 - BC-07; and structural certification by Greenwood Consulting Engineers dated 3/5/2017, Ref 2017034.**

Dated: **17/05/2017**

Mark Ferguson  
**INTERIM GENERAL MANAGER**

per: 

Applicant's Name: **MITCHELL JOHN LYONS, REBECCA ALLISON HAMILTON  
11 WATERVIEW STREET MONA VALE NSW 2103**

#### NB:

1. An order made or proceedings taken in contravention of this certificate is of no effect.
2. The issue of a Building Certificate does not prevent
  - (i) orders from being made against any person in relation to matters detailed in the table to Section 121B of the Environmental Planning and Assessment Act, 1979 (as amended);
  - (ii) proceedings being taken against any person for failure to obtain development consent or to comply with any conditions of development consent, pursuant to Section 125 of the Environmental Planning and Assessment Act, 1979.



**NORTHERN BEACHES  
COUNCIL**

Pittwater

**Section 149 Pt 2 Planning Certificate  
Environmental Planning & Assessment Act, 1979**

---

**Applicant:** GRAYS CONSULTING  
12 JACQUELENE CLOSE  
BAYVIEW NSW 2104

**Cert. No:** e149Pt2/17/0445  
**Cert. Date:** 08 May 2017  
**Fee:** \$53.00  
**Property No:** 69087

**Your Reference:** 11 waterview street

**Address of Property:** 11 WATERVIEW STREET  
MONA VALE NSW 2103

**Description of Property:** Lot B DP 102972

**Strata Unit Details (if  
applicable):**

**County:** Cumberland

**Parish:** Narrabeen

**NOTE:**

*The zoning information in this certificate is based on the lot and plan number referred to in this Certificate. If the lot and plan number is not the current description of the land then this Certificate will be incorrect. Persons relying on this Certificate should satisfy themselves by reference to the Title Deed that the land to which this Certificate relates is identical to the land the subject of the enquiry.*

*A reference in this certificate to any instrument, including Pittwater Local Environmental Plan 2014, is a reference to that instrument, as amended.*

---

Northern Beaches Council

All correspondence to be addressed to Interim General Manager:  
Village Park,  
1 Park Street,  
MONA VALE NSW  
P O Box 882  
MONA VALE NSW 1660  
DX 9018 MONA VALE

Telephone (02) 9970 1111  
Facsimile (02) 9970 1200  
Internet: [www.pittwater.nsw.gov.au](http://www.pittwater.nsw.gov.au)  
Email: [pittwater\\_council@pittwater.nsw.gov.au](mailto:pittwater_council@pittwater.nsw.gov.au)

---

## Contents

<b>RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS.....</b>	<b>3</b>
LOCAL ENVIRONMENTAL PLAN .....	3
PROPOSED LOCAL ENVIRONMENTAL PLANS .....	3
STATE ENVIRONMENTAL PLANNING POLICIES AND PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES .....	3
DEVELOPMENT CONTROL PLANS.....	4
<b>ZONING AND LAND USE UNDER RELEVANT LEPS .....</b>	<b>4</b>
LAND ZONING MAP.....	4
ADDITIONAL PERMITTED USES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT - SCHEDULE 1 .....	4
FURTHER PLANNING CONTROLS .....	5
ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006 .....	5
<b>COMPLYING DEVELOPMENT .....</b>	<b>5</b>
GENERAL HOUSING CODE .....	5
RURAL HOUSING CODE .....	5
HOUSING ALTERATIONS CODE .....	6
GENERAL DEVELOPMENT CODE .....	6
COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE .....	6
COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE .....	6
SUBDIVISION CODE .....	6
DEMOLITION CODE .....	6
FIRE SAFETY CODE .....	7
<b>COASTAL PROTECTION .....</b>	<b>7</b>
<b>CERTAIN INFORMATION RELATING TO BEACHES AND COASTS.....</b>	<b>7</b>
<b>ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 2014 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS.....</b>	<b>7</b>
<b>MINE SUBSIDENCE.....</b>	<b>7</b>
<b>ROAD WIDENING AND ROAD REALIGNMENT .....</b>	<b>7</b>
<b>COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS .....</b>	<b>8</b>
<b>FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION .....</b>	<b>8</b>
<b>LAND RESERVED FOR ACQUISITION.....</b>	<b>8</b>
<b>CONTRIBUTIONS PLANS .....</b>	<b>8</b>
<b>BIODIVERSITY CERTIFIED LAND .....</b>	<b>9</b>
<b>BIOBANKING AGREEMENTS.....</b>	<b>9</b>
<b>BUSH FIRE PRONE LAND .....</b>	<b>9</b>
<b>PROPERTY VEGETATION PLANS .....</b>	<b>9</b>
<b>ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006.....</b>	<b>9</b>
<b>DIRECTIONS UNDER PART 3A .....</b>	<b>9</b>
<b>SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING.....</b>	<b>9</b>
<b>SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE.....</b>	<b>9</b>
<b>SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING.....</b>	<b>10</b>
<b>PAPER SUBDIVISION INFORMATION .....</b>	<b>10</b>
<b>SITE VERIFICATION CERTIFICATES.....</b>	<b>10</b>
<b>LOOSE-FILL ASBESTOS INSULATION .....</b>	<b>10</b>
<b>MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997 .....</b>	<b>10</b>



**The prescribed matters required by Section 149 (2) of the Environmental Planning & Assessment Act are as follows and relate to the subject land at the date of this certificate.**

## **RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS**

EP&A Regulations 2000  
Schedule 4 Clause 1

### LOCAL ENVIRONMENTAL PLAN

EP&A Regulations 2000  
Schedule 4 Clause 1 (1)

#### **Pittwater Local Environmental Plan 2014**

### PROPOSED LOCAL ENVIRONMENTAL PLANS

EP&A Regulations 2000  
Schedule 4 Clause 1 (2)

#### **Draft Pittwater Local Environmental Plan (LEP) 2014 (PP0002/15)**

The objectives of this Planning Proposal are to amend the Pittwater LEP 2014 to:

- Rectify anomalies and discrepancies, and improve the clarity of the written instrument and maps.
- Implement or amend provisions consistent with the draft Pittwater LEP as publicly exhibited and/or adopted by Council, where certain provisions were altered or not included when the plan was made.
- Make other minor amendments relating to individual sites.

Please note that some proposed amendments broadly apply to the former Pittwater area; your property may not be directly affected by an amendment in this Planning Proposal. For more information, please see <http://yoursay.northernbeaches.nsw.gov.au/Minoramendmentsplep2>

**Note:** *Where no information has been provided under the heading "PROPOSED LOCAL ENVIRONMENTAL PLANS", Council is unaware of any Proposed Local Environmental Planning Instrument that is or has been the subject of community consultation or on public exhibition under the Act, applying to the land.*

### STATE ENVIRONMENTAL PLANNING POLICIES AND PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES

EP&A Regulations 2000  
Schedule 4 Clause 1 (1) & (2)

#### **SEPP NO. 1 - Development Standards**

(Note: This SEPP does not apply to PLEP 2014)

#### **SEPP NO. 19 - Bushland in Urban Areas**

#### **SEPP NO. 21 - Caravan Parks**

#### **SEPP NO. 30 - Intensive Agriculture**

#### **SEPP NO. 33 - Hazardous and Offensive Development**

#### **SEPP NO. 44 - Koala Habitat Protection**

#### **SEPP NO. 50 - Canal Estate Development**

#### **SEPP NO. 55 - Remediation of Land**

#### **SEPP NO. 62 - Sustainable Aquaculture**

#### **SEPP NO. 64 - Advertising and Signage**

#### **SEPP NO. 65 - Design Quality of Residential Flat Development**

#### **SEPP NO. 70 - Affordable Housing (Revised Schemes)**

SEPP - (Housing for Seniors or People With a Disability) 2004  
SEPP - Building Sustainability Index: BASIX  
SEPP - (State Significant Precincts) 2005  
SEPP - (Mining, Petroleum Production & Extractive Industries) 2007  
SEPP - (Miscellaneous Consent Provisions) 2007  
SEPP - (Infrastructure) 2007  
SEPP - (Affordable Rental Housing) 2009  
SEPP - (Exempt & Complying Development Codes) 2008  
SEPP (State & Regional Development) 2011

Deemed SEPP - Hawkesbury-Nepean River (No. 2 - 1977)

### DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000  
Schedule 4 Clause 1 (3)

#### **Pittwater 21 Development Control Plan**

The purpose of this plan is to provide best practice standards for development.

### **ZONING AND LAND USE UNDER RELEVANT LEPS**

EP&A Regulations 2000  
Schedule 4 Clause 2

#### LAND ZONING MAP

EP&A Regulations 2000  
Schedule 4 Clause 2 (a), (b), (c) & (d)

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones affecting the land as identified on the maps to which Pittwater Local Environmental Plan 2014 applies.

#### **Zone E4 Environmental Living**

##### **2 Permitted without consent**

Home businesses; Home occupations

##### **3 Permitted with consent**

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Places of public worship; Respite day care centres; Roads; Secondary dwellings; Water recreation structures

##### **4 Prohibited**

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

### ADDITIONAL PERMITTED USES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT - SCHEDULE 1

Additional permitted uses, if any, for which development is permissible with development consent pursuant to Clause 2.5 and Schedule 1 of Pittwater Local Environmental Plan 2014;-

**Note:** Where no additional permitted uses have been listed under the heading "ADDITIONAL PERMITTED USES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT", then clause 2.5 of Pittwater Local Environmental Plan 2014 is inapplicable to the land the subject of this certificate.

### FURTHER PLANNING CONTROLS

EP&A Regulations 2000  
Schedule 4 Clause 2 (e) (f) (g) (h)

**Note:** *Where no information has been provided under the heading "FURTHER PLANNING CONTROLS", then such information is inapplicable to the land the subject of this certificate.*

### ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

EP&A Regulations 2000  
Schedule 4 Clause 2A

**Note:** *Where no information has been provided under the heading "ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006", then such information is inapplicable to the land the subject of this certificate.*

### **COMPLYING DEVELOPMENT**

EP&A Regulations 2000  
Schedule 4 Clause 3

The following notations relate to the extent to which the land is land on which complying development may or may not be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

### GENERAL HOUSING CODE

Complying development under the General Housing Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

**Note:** *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

**3.1 Land to which code applies**

This code applies to development that is specified in clauses 3.2-3.5 on any lot in Zone R1, R2, R3, R4 or RU5 that:

- (a) has an area of at least 200m<sup>2</sup>, and
- (b) has a width, measured at the building line fronting a primary road, of at least 6m.

### RURAL HOUSING CODE

Complying development under the Rural Housing Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

**Note:** *Further zone based limitations may apply. See State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 clause:*

**3A.1 Land to which code applies**

This code applies to development that is specified in clauses 3A.2-3A.5 on lots in Zone RU1, RU2, RU3, RU4, RU6 and R5.



#### HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

#### GENERAL DEVELOPMENT CODE

Complying development under the General Development Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

#### COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial & Industrial (Alterations) Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

#### COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial & Industrial (New Buildings and Additions) Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

**Note:** Further zone based limitations may apply. See *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* clause:

**5A.1 Land to which code applies**

This code applies to development that is specified in clause 5A.2 on any lot in Zone B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3.

#### SUBDIVISION CODE

Complying development under the Subdivision Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

#### DEMOLITION CODE

Complying development under the Demolition Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

## **FIRE SAFETY CODE**

Complying development under the Fire Safety Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

**Note:** *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("SEPP") must be read and applied in conjunction with Pittwater Local Environmental Plan 2014.*

## **COASTAL PROTECTION**

EP&A Regulations 2000  
Schedule 4 Clause 4

The Council has not been notified by the Department of Finance, Services and Innovation that the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979.

## **CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**

EP&A Regulations 2000  
Schedule 4 Clause 4A

- 1) Council is not aware of any order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works to the land the subject of this certificate, or on public land adjacent to that land.
- 2) Council has not been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works have been placed on the land subject of this certificate, or on public land adjacent to that land.

## **ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS**

EP&A Regulations 2000  
Schedule 4 Clause 4B

Council is not aware of any charges under section 496B of the *Local Government Act 2014* for coastal protection services levied upon land the subject of this certificate.

## **MINE SUBSIDENCE**

EP&A Regulations 2000  
Schedule 4 Clause 5

The land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.

## **ROAD WIDENING AND ROAD REALIGNMENT**

EP&A Regulations 2000  
Schedule 4 Clause 6

- (a) The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993.
- (b) The land is not affected by any road widening or road realignment under Pittwater Local Environmental Plan 2014.
- (c) The land is not affected by any road widening or road realignment under any resolution of Council.

**Note:** *The Roads and Maritime Services may have proposals that are not referred to in this item. For advice about affectation by RMS proposals, contact the Roads and Maritime Services.*

## **COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS**

EP&A Regulations 2000  
Schedule 4 Clause 7

Council has adopted a number of policies with regard to various hazards or risks which may restrict development. The identified hazard or risk and the respective Council policies which affect the property, if any, are listed below.

The property is not affected by any other policy adopted by any other planning authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates that restricts development of the property because of the likelihood of land slip, bushfire, tidal inundation, subsidence or any other risk (other than flooding):

**Note:** *The absence of a policy to restrict development of the land because of the likelihood of any other risk does not imply that the land is free from risk. Detailed investigation carried out in conjunction with the preparation or assessment of an application may result in the Council imposing restrictions on development that are not identified above.*

## **FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

EP&A Regulations 2000  
Schedule 4 Clause 7A

No development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

No development on the land or part of the land for any other purposes is subject to flood related development controls.

## **LAND RESERVED FOR ACQUISITION**

EP&A Regulations 2000  
Schedule 4 Clause 8

This land is not affected by any provisions within Pittwater Local Environmental Plan 2014 that would provide for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

## **CONTRIBUTIONS PLANS**

EP&A Regulations 2000  
Schedule 4 Clause 9

### **Pittwater Section 94 Plan for Residential Development**

This Plan was approved by Council to levy monetary contributions to fund the provision/augmentation of open space, bushland and recreational area, public library services, community facilities and town and village streetscapes to meet the infrastructure demands of the incoming residential population of Pittwater.



## **BIODIVERSITY CERTIFIED LAND**

EP&A Regulations 2000  
Schedule 4 Clause 9A

**Note:** *Where no information has been provided under the heading "BIODIVERSITY CERTIFIED LAND", then such information is inapplicable to the land the subject of this certificate.*

## **BIOBANKING AGREEMENTS**

EP&A Regulations 2000  
Schedule 4 Clause 10

**Note:** *Where no information has been provided under the heading "BIOBANKING AGREEMENTS", then Council is unaware of any such agreement applying to the land the subject of this certificate.*

## **BUSH FIRE PRONE LAND**

EP&A Regulations 2000  
Schedule 4 Clause 11

This land the subject of this certificate is not identified on a Bush Fire Prone Land map certified by the Commissioner of the NSW Rural Fire Service as being bush fire prone land as per the Rural Fires and Environmental Assessment Legislation Amendment Act 2002 No 67.

## **PROPERTY VEGETATION PLANS**

EP&A Regulations 2000  
Schedule 4 Clause 12

**Note:** *Where no information has been provided under the heading "PROPERTY VEGETATION PLANS", then such information is inapplicable to the land the subject of this certificate.*

## **ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

EP&A Regulations 2000  
Schedule 4 Clause 13

**Note:** *Where no information has been provided under the heading "ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006", then such information is inapplicable to the land the subject of this certificate.*

## **DIRECTIONS UNDER PART 3A**

EP&A Regulations 2000  
Schedule 4 Clause 14

**Note:** *Where no information has been provided under the heading "DIRECTIONS UNDER PART 3A", then such information is inapplicable to the land the subject of this certificate.*

## **SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING**

EP&A Regulations 2000  
Schedule 4 Clause 15

**Note:** *Where no information has been provided under the heading "SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING", then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate.*

## **SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

EP&A Regulations 2000  
Schedule 4 Clause 16

**Note:** *Where no information has been provided under the heading "SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE", then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate.*

## **SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

EP&A Regulations 2000  
Schedule 4 Clause 17

**Note:** *Where no information has been provided under the heading "SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING", then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate.*

## **PAPER SUBDIVISION INFORMATION**

EP&A Regulations 2000  
Schedule 4 Clause 18

**Note:** *Where no information has been provided under the heading "PAPER SUBDIVISION INFORMATION" then Council is unaware of any such development plan or subdivision order applying to the land the subject of this certificate.*

## **SITE VERIFICATION CERTIFICATES**

EP&A Regulations 2000  
Schedule 4 Clause 19

**Note:** *Where no information has been provided under the heading "SITE VERIFICATION CERTIFICATES", then Council is unaware of any such site verification certificate applying to the land the subject of this certificate.*

## **LOOSE-FILL ASBESTOS INSULATION**

EP&A Regulations 2000  
Schedule 4 Clause 20

**Note:** *Where no information has been provided under the heading "LOOSE-FILL ASBESTOS INSULATION", then Council is unaware of any such site verification certificate applying to the land the subject of this certificate.*

## **MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997**

Contaminated Land Management Act 1997  
Section 59 (2)

**Note:** *Where no information has been provided under the heading "MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997", then such information is inapplicable to the land the subject of this certificate.*

---

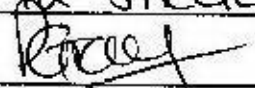
**Persons relying on this certificate should read the environmental planning instruments referred to in this certificate.**

---

MARK FERGUSON  
Interim General Manager



**DESIGN STATEMENT**  
**Housing Alterations Code**  
**SEPP (Exempt and Complying Development Codes) 2008**

<b>ADDRESS:</b>	11 WATERVIEW STREET, MONMAYRE 2103		
<b>PROJECT:</b>	INTERNAL EXTERNAL ALTERATIONS CDC- Part 4		
<p>Design for this project complies with the NCC and Relevant Australian Standards and the following:</p> <ul style="list-style-type: none"> <li>▪ Part 1 – General; and</li> <li>▪ Part 4 – Housing Alterations Code               <ul style="list-style-type: none"> <li>□ Subdivision 1 Internal alterations                   <ul style="list-style-type: none"> <li>□ 4.1 Specified complying development</li> <li>□ 4.2 Development standards</li> </ul> </li> <li>□ Subdivision 2 External alterations to dwelling houses                   <ul style="list-style-type: none"> <li>□ 4.3 Specified complying development</li> <li>□ 4.4 Development standards</li> </ul> </li> <li>□ Subdivision 2A External alterations to residential accommodation other than dwelling houses                   <ul style="list-style-type: none"> <li>□ 4.4A Specified complying development</li> <li>□ 4.4B Development standards</li> </ul> </li> <li>□ Subdivision 3 Attic conversions                   <ul style="list-style-type: none"> <li>□ 4.5 Specified complying development</li> <li>□ 4.6 Development standards</li> </ul> </li> <li>□ Subdivision 3A Development standards for particular land                   <ul style="list-style-type: none"> <li>□ 4.6A Development standards for bush fire prone land</li> </ul> </li> </ul> </li> <li>▪ Schedule 7 – Conditions</li> </ul>			
<b>Applicant Details:</b>			
<b>Name:</b>	PATRICIA GRAY		
<b>Company:</b>	GRAY CONSULTING		
<b>Address:</b>	12 JACQUELENE CLOSE, BAYVIEW 2104		
<b>Signature:</b>		<b>Date:</b>	18/5/17



GREENWOOD CONSULTING  
ENGINEERS

ABN 82 526 345 262  
2/25 Seabeach Avenue,  
Mona Vale, NSW, 2013

Email – Eliot@greenwoodengineers.com.au  
Mobile - 0421399423

03/05/2017  
Mr and Mrs Lyons  
11 Waterview St,  
Mona Vale, NSW, 2103  
G&M Consulting Reference No - 2017034

**Re: Structural Engineering Statement for Alterations and Additions at 11 Waterview St,  
Mona Vale, NSW**

Dear Sir,

We wish to certify that the alterations to the above project have been carried out in accordance with our design and details. We have carried out a number of inspections during these alterations which include the following:

- 23/4/17 – Initial inspection and review of existing framing;
- 3/5/17 – Review of B1 and bracing as required in information set out in email dated 23/4/17.

Our inspections verified that the structural elements designed by Greenwood Consulting Engineers on the project above were constructed to our satisfaction and in general accordance with our design and documentation at the time of inspection.

In particular, the design and inspection followed the Australian Standards referenced below:

AS/NZS 1170	Structural Design Actions
Part 0-2002:	General Principles
Part 01-2002:	Permanent Imposed and Other Actions
Part 02-2001:	Wind Actions
AS3600-2009	Concrete Structures
AS1684-2010	Timber Framing Code
AS3700-2011	Masonry Structures





GREENWOOD CONSULTING  
ENGINEERS

I am an appropriately qualified and competent person in this area and as such can certify that the works and performance of the alterations to the address above will comply with the above Australian Standards. I possess indemnity insurance to the satisfaction of the building owner or my principal.

Designer: Eliot Greenwood

Business no: 0421399423

Qualifications: MIE Aust.

Address: 2/25 Seabeach Avenue, Mona Vale, NSW, 2103

Yours sincerely,

Eliot Greenwood

Director

Greenwood Consulting Engineers





HEATH  
CONSTRUCTIONS  
PTY LTD

Heath Constructions  
777 Barrenjoey Rd, Avlalon NSW 2107  
Chris M: 0411036896  
Heath M: 0404949029  
E: [chris@dunnandpilcher.com.au](mailto:chris@dunnandpilcher.com.au)  
Lic: 233981C  
ABN: 72 604 146 241

9<sup>th</sup> May 2016

Mitchel and Rebecca Lyons  
11 Waterview St Mon Vale

**Re: Works at the above address**

Thank you for the opportunity to provide our quotation for your project. We have based our quotation on the information provided to us and on site meeting.

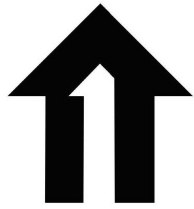
All works will be done as per the provided specs sheet and all relevant documents provided. Our price is as follows.

Total	\$10,450
GST	\$ 1,045
<b><u>Contract sum</u></b>	<b><u>\$ 11,495</u></b>

Regards,

Chris Heath

Heath Constructions <sup>1</sup>



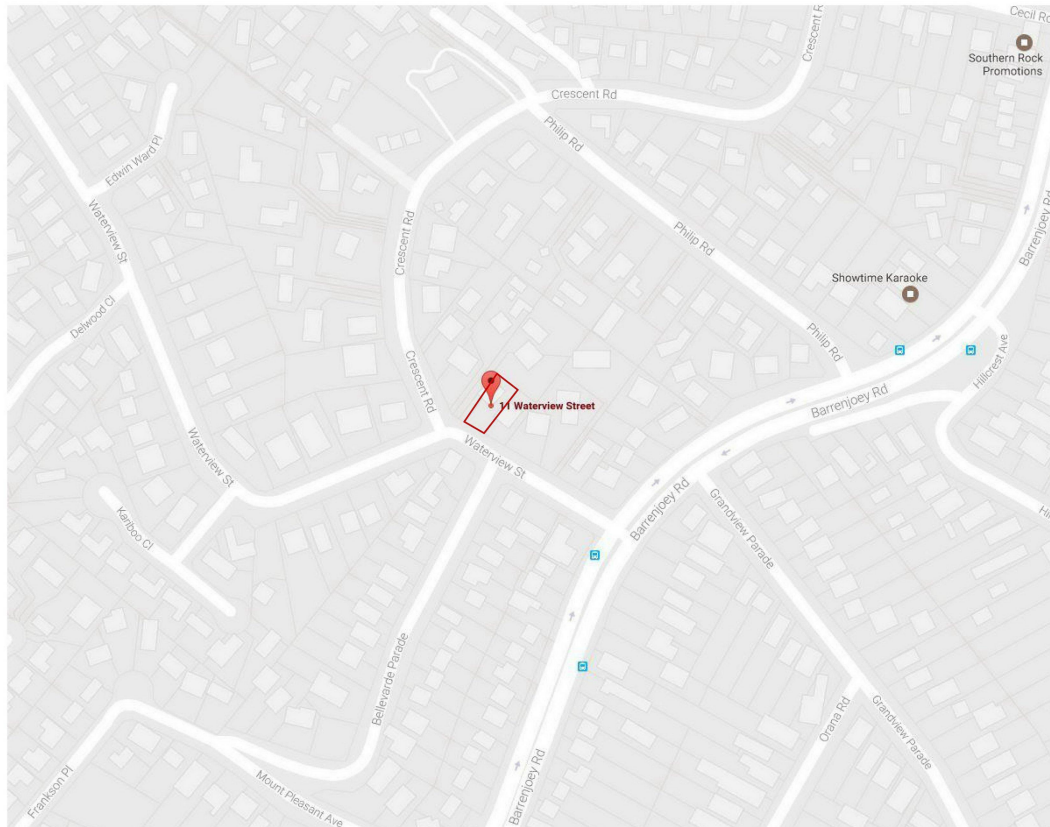
# ACTION PLANS

m: 0403957518  
e: design@actionplans.com.au  
w: www.actionplans.com.au

11 Waterview Street,  
Mona Vale  
NSW 2103

## COMPLYING DEVELOPMENT CERTIFICATE

DEVELOPMENT TO BE ASSESSED AGAINST SUBDIVISION 2  
(EXTERNAL ALTERATIONS TO DWELLING HOUSES) OF PART 4  
(HOUSING ALTERATIONS CODE) OF THE STATE  
ENVIRONMENTAL PLANNING POLICY (EXEMPT AND  
COMPLYING DEVELOPMENT CODES) 2008



SHEET NUMBER	SHEET NAME	DATE PUBLISHED
CDC00	COVER	18-May-17
CDC01	NOTATION	18-May-17
CDC02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT PLAN	18-May-17
CDC03	GROUND FLOOR PLAN	18-May-17
CDC04	FIRST FLOOR PLAN	18-May-17
CDC05	NORTH / EAST ELEVATION	18-May-17
CDC06	SOUTH / WEST ELEVATION	18-May-17
CDC07	LONG SECTION / AREA CALCULATIONS / WINDOW & DOOR SCHEDULE	18-May-17

### NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS: METHOD OF EXCAVATION AND FILL - PART 3.1.1 OF NCC
- SURFACE SUBSOIL-STORMWATER DRAINAGE - PART 3.1.2 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.3 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY CONSTRUCTION - PART 3.3 OF NCC INCLUDING AS3700
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- FRAMING - PART 3.4 OF NCC
- ROOF, WALL-CLADDING, GUTTERS & DOWNPIPES - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SEPARATION - PART 3.7.1 OF NCC
- SMOKE ALARMS - PART 3.7.2 OF NCC
- HEATING APPLIANCES - PART 3.7.3 OF NCC
- WET AREAS-PROTECTION OF WALLS & FLOORS - PART 3.8.1 OF NCC
- MINIMUM ROOF HEIGHTS - PART 3.8.3 OF NCC
- FACILITIES REQUIRED & SANITARY DOOR CONSTRUCTION - PART 3.8.3 OF NCC
- LIGHT: NATURAL AND ARTIFICIAL - PART 3.8.4 OF NCC
- VENTILATION & LOCATION OF TOILETS - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIR CONSTRUCTION INCLUDING DIMENSIONS - PART 3.9.1 OF NCC
- BALUSTRADES & OTHER BARRIERS - PART 3.9.2 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2004
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500
- SITE CLASSIFICATION AS TO AS 2870
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588-1998
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562-1992
- ALL SKYLIGHTS TO COMPLY WITH WITH AS 4285-2007
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS2047 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010,  
AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-1989 & AS 1170.4-1993
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2001
- ALL CONSTRUCTION TO COMPLY TO AS3959- 1991

# NOTES

- APPROVED MEANS BY THE 'RELEVANT LOCAL AUTHORITY' OR COUNCIL
- THE OWNER WILL DIRECTLY PAY THE FEES ASSOCIATED WITH THE FOLLOWING:  
BUILDING APPROVAL FROM COUNCIL, FOOTPATH AND KERB DEPOSITS WITH THE LOCAL COUNCIL, INSURANCE FEE TO BUILDING SERVICES CORPORATION, LONG SERVICE LEAVE SERVICE LEVY FEE AND APPROVAL FEE BY WATER AND SEWERAGE AUTHORITY. ALL OTHER FEES ARE TO BE PAID BY THE BUILDER. THE AMOUNT OF ANY LOCAL AUTHORITY DEPOSITS WHICH ARE FORFEITED DUE TO DAMAGE OR OTHER CAUSE WILL BE DEDUCTED FROM THE PAYMENTS DUE TO THE BUILDER.
- THE BUILDER IS TO PROVIDE AT HIS/HER OWN EXPENSE ADEQUATE PUBLIC RISK INSURANCE AND ARRANGE INDEMNIFICATION UNDER THE WORKERS COMPENSATION ACT. WORKS INSURANCE TO BE STATED IN THE CONTRACT CONDITIONS.
- ALL WORK TO BE CARRIED OUT IN A TRADESMEN LIKE MANNER AND IN ACCORDANCE WITH THE STANDARDS CODES AND REGULATIONS OF THE STANDARDSS ASSOCIATION OF AUSTRALIA, BUILDING CODE OF AUSTRALIA AND ANY STATUTORY AUTHORITY HAVING JURISDICTION OVER THE WORK.
- ALL TENDERERS ARE TO VISIT THE SITE TO SATISFY THEMSELVES AS TO THE NATURE AND EXTENT OF THE WORKS, FACILITIES AVAILABLE AND DIFFICULTIES ENTAILED IN THE WORKS AS VARIATIONS WILL NOT BE ALLOWED DUE TO WORK ARISING OWING TO NEGLIGENCE OF THIS CLAUSE.
- ALL WORK AND MATERIALS TO COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS AT THE TIME OF COMMENCEMENT WERE APPLICABLE.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL STRUCTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH ANY SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
- SET OUT DIMENSIONS SHOWN ON THIS DRAWING SHALL BE VARIFIED BY THE BUILDER ON SITE BEFORE COMMENCEMENT OF ANY WORK. DIMENSIONS SHOULD NOT BE OBTAINED BY SCALING THE DRAWINGS. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETRES.
- THE BUILDER IS TO ENSURE ALL CONSTRUCTION, LEVELS AND OTHER ITEMS COMPLY WITH THE CONDITIONS OF THE BUILDING APPROVAL.
- THE BUILDER IS TO COMPLY WITH ALL ORDINANCES, LOCAL AUTHORITY REGULATIONS AND THE REQUIREMENTS OF ALL SERVICES SUPPLY AUTHORITIES HAVING JURISDICTION OVER THE WORKS.
- ALL PLUMBING AND DRAINAGE WORK TO BE INSTALLED AND COMPLETED BY A LICENCED TRADESMAN AND IN ACCORDANCE WITH THE STATUTORY BODY HAVING AUTHORITY OVER THE WORKS. CONNECT ALL WASTE TO SYDNEY WATER SEWER LINE
- ALL NEW DOWNPIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM.
- ALL POWER AND STORMWATER OUTLET LOCATIONS SHALL BE DETERMINED ONSITE BY THE OWNER.
- SMOKE DETECTOR ALARM TO BE INSTALLED IN ACCORDANCE WITH AS3786 AND THE BUILDING CODE OF AUSTRALIA.
- ELECTRICAL WORK TO BE IN ACCORDANCE WITH SAA WIRING RULES AND BE DONE BY A LICENCED TRADESMAN
- ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER TO THE OWNERS APPROVAL, EXCEPT FOR ANY STRUCTURAL DETAILS OR DESIGN WHICH IS SUPPLIED BY THE ENGINEER.
- ALL TIMBER SIZES AND CONCRETE DETAILS TO BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL STRUCTURAL WORK IS TO BE IN ACCORDANCE WITH THE STRUCTURAL DETAILS PREPARED BY A STRUCTURAL ENGINEER (i.e.) PIERS, FOOTINGS, CONCRETE SLABS, RETAINING WALLS, STEELWORK, FORMWORK, UNDERPINNING, ADDITIONAL STRUCTURAL LOADS, TIMBER FRAMING, WIND BRACING AND ASSOCIATED CONNECTIONS. BUILDER TO OBTAIN PRIOR TO FINALISING TENDER.
- ANY WORK INDICATED ON THE PLANS BUT NOT SPECIFIED, AND ANY ITEM NOT SHOWN ON THE PLAN WHICH IS OBVIOUSLY NECESSARY AS A PART OF CONSTRUCTION AND/OR FINISH IS TO BE CONSIDERED AS SHOWN AND SPECIFIED, AND IS TO BE DONE AS PART OF THE CONTRACT. VARIATIONS WILL NOT BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- THE BUILDER SHALL PROVIDE SEDIMENT AND SILTRATION CONTROL MEASURES AS REQUIRED BY COUNCIL AND MAINTAIN THEM THROUGH THE DURATION OF THE WORKS.
- A LEGIBLE COPY OF THE PLANS BEARING APPROVAL STAMPS MUST BE MAINTAINED ON THE JOB AT ALL TIMES. HOURS OF CONSTRUCTION WILL BE RESTRICTED TO THE TIMES AS REQUIRED BY THE BUILDING APPROVAL.
- THE BUILDER IS TO ARRANGE FOR ALL INSPECTIONS REQUIRED BY THE AUTHORITIES AND LENDING INSTITUTIONS TO THEIR REQUIREMENTS.
- THE BUILDER IS TO OBTAIN APPROVAL FOR INTERRUPTIONS TO EXISTING SERVICES AND MINIMISE THE DURATION AND NUMBER OF INTERRUPTIONS. ANY INTERRUPTIONS WITH EXISTING SERVICES AND EQUIPMENT TO BE ATTENDED TO BY THE APPROPRIATELY SKILLED TRADESMEN.
- THE BUILDER SHALL RESTORE, REINSTATE OR REPLACE ANY DAMAGE CAUSED TO EXISTING STRUCTURES OR LANDSCAPING BY CONSTRUCTION WORK OR WORKMEN. PROVIDE PROTECTION TO EXISTING TREES TO REMAIN AS REQUIRED BY APPROVAL CONDITIONS.
- ALL BRICKWORK IS TO BE SELECTED BY OWNER AND IS TO COMPLY WITH AS1640
- ALL MASONRY TO COMPLY WITH AS3700
- ALL METALWORK AND FLASHING ITEMS NECESSARY TO SATISFACTORY COMPLETE WORK SHALL BE PROVIDED.
- ALL GUTTERS, DOWNPIPES TO BE COLORBOND.
- ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARD 1684 "TIMBER FRAMING CODE"
- ALL GLAZING INSTALLED TO COMPLY WITH AS1288, 2047 AND IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION
- ALL WALL AND CEILING LININGS TO BE PLASTERBOARD OR CEMENT RENDER AS SELECTED AND VILLA BOARD IN WET AREAS, TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS OR INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.
- ALL BATHROOMS AND WET AREAS TO BE ADEQUATELY WATERPROOFED TO MANUFACTURERS SPECIFICATION AND AS3740 AND PART 3.8.1 OF THE BUILDING CODE OF AUSTRALIA HOUSING PROVISIONS
- TRAIRS AND BALISTRADES TO COMPLY WITH PART 3.9.1 & 3.9.2 OF THE BUILDING CODE OF AUSTRALIA HOUSING PROVISION.
- TERMITE PROTECTION MEASURES TO COMPLY WITH AS 3660 AND BE INSTALLED TO MANUFACTURERS SPECIFICATION.
- ANY DETAILING ADDITIONAL TO THAT SUPPLIED, SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER TO THE OWNERS APPROVAL. EXCEPT FOR ANY STRUCTURAL DETAILS OR DESIGN WHICH IS TO BE SUPPLIED BY THE STRUCTURAL ENGINEER.



**Note 1.** Complying development under the Housing Alterations 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

- Toilet facilities**
  - 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.
  - Each toilet must:
    - be a standard flushing toilet connected to a public sewer, or
    - have an on-site effluent disposal system approved under the Local Government Act 1993, or
    - be a temporary chemical closet approved under the Local Government Act 1993.

- Garbage receptacle**
  - A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
  - The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

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.

- 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.

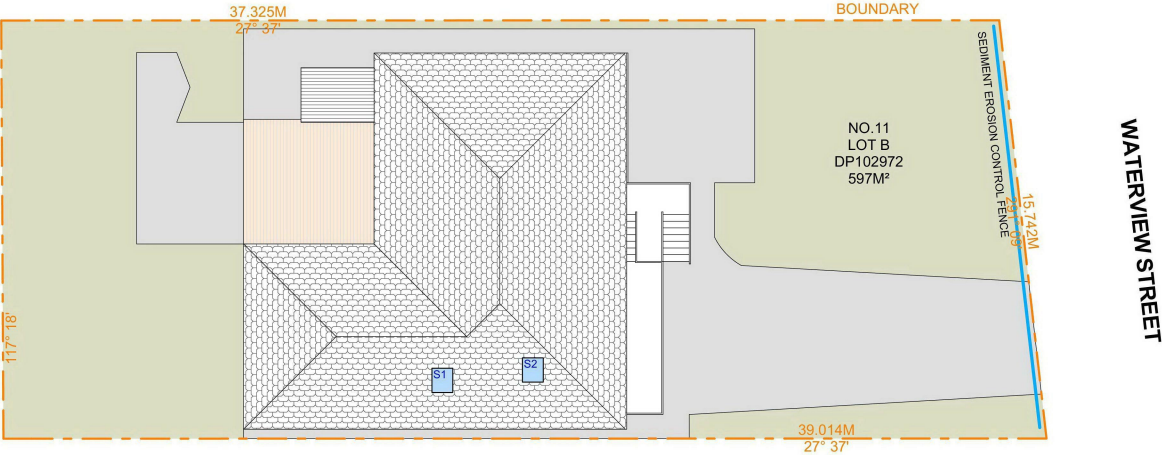
- Compliance with plans**

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

- Demolition**

Any demolition must be carried out in accordance with AS 2601—2001, The demolition of structures.

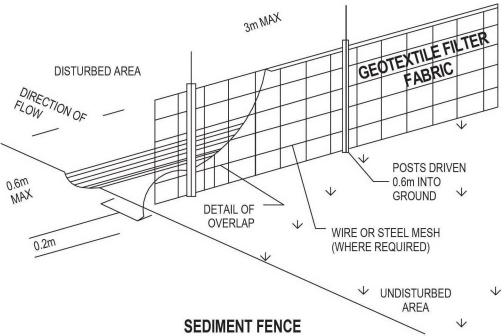
- Maintenance of site**
  - All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
  - Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
  - At the completion of the works, the work site must be left clear of waste and debris.



SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT PLAN

1:200

1



**DUST CONTROL :**  
 TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

**SEDIMENT NOTE :**  
 1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.  
 2. MINIMISE DISTURBED AREAS. REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.  
 3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.  
 4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.  
 5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

**STOCKPILES :**  
 ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.  
 ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES.  
 IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.  
**GUTTER PROTECTION :**  
 PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

These plans form part of and are to be read in conjunction with the conditions of Complying Development Approval. Please make yourself aware of your legal position. Mandatory inspections are applicable. Received on: 12 May 2017  
 PRIVATE BUILDING CERTIFIERS  
 Complying Development Cert. No: Approved Date: 17/2567-1 18 May 2017  
 Certifying Authority: Wayne Treble  
 Accreditation No: BPB 0413  
 All Works to comply with BCA and Australian Standards  
 3.1 Terms Protection - AS1881.1  
 3.2 Fencing & Signs - AS1937.1 & AS1937.2  
 3.3 Safety - AS1937.3  
 3.4 Planning - AS1937.4  
 3.5 Safety - Glass in Buildings - AS1937.5  
 3.6 Safety - Glass in Buildings - AS1937.6  
 3.7 Fire Safety - Fire Safety - AS1937.7  
 3.8 Safety - Glass in Buildings - AS1937.8  
 3.9 Safety - Glass in Buildings - AS1937.9  
 3.10 Safety - Glass in Buildings - AS1937.10  
 3.11 Safety - Glass in Buildings - AS1937.11  
 3.12 Safety - Glass in Buildings - AS1937.12  
 3.13 Safety - Glass in Buildings - AS1937.13  
 3.14 Safety - Glass in Buildings - AS1937.14  
 3.15 Safety - Glass in Buildings - AS1937.15  
 3.16 Safety - Glass in Buildings - AS1937.16  
 3.17 Safety - Glass in Buildings - AS1937.17  
 3.18 Safety - Glass in Buildings - AS1937.18  
 3.19 Safety - Glass in Buildings - AS1937.19  
 3.20 Safety - Glass in Buildings - AS1937.20  
 3.21 Safety - Glass in Buildings - AS1937.21  
 3.22 Safety - Glass in Buildings - AS1937.22  
 3.23 Safety - Glass in Buildings - AS1937.23  
 3.24 Safety - Glass in Buildings - AS1937.24  
 3.25 Safety - Glass in Buildings - AS1937.25  
 3.26 Safety - Glass in Buildings - AS1937.26  
 3.27 Safety - Glass in Buildings - AS1937.27  
 3.28 Safety - Glass in Buildings - AS1937.28  
 3.29 Safety - Glass in Buildings - AS1937.29  
 3.30 Safety - Glass in Buildings - AS1937.30  
 3.31 Safety - Glass in Buildings - AS1937.31  
 3.32 Safety - Glass in Buildings - AS1937.32  
 3.33 Safety - Glass in Buildings - AS1937.33  
 3.34 Safety - Glass in Buildings - AS1937.34  
 3.35 Safety - Glass in Buildings - AS1937.35  
 3.36 Safety - Glass in Buildings - AS1937.36  
 3.37 Safety - Glass in Buildings - AS1937.37  
 3.38 Safety - Glass in Buildings - AS1937.38  
 3.39 Safety - Glass in Buildings - AS1937.39  
 3.40 Safety - Glass in Buildings - AS1937.40  
 3.41 Safety - Glass in Buildings - AS1937.41  
 3.42 Safety - Glass in Buildings - AS1937.42  
 3.43 Safety - Glass in Buildings - AS1937.43  
 3.44 Safety - Glass in Buildings - AS1937.44  
 3.45 Safety - Glass in Buildings - AS1937.45  
 3.46 Safety - Glass in Buildings - AS1937.46  
 3.47 Safety - Glass in Buildings - AS1937.47  
 3.48 Safety - Glass in Buildings - AS1937.48  
 3.49 Safety - Glass in Buildings - AS1937.49  
 3.50 Safety - Glass in Buildings - AS1937.50  
 3.51 Safety - Glass in Buildings - AS1937.51  
 3.52 Safety - Glass in Buildings - AS1937.52  
 3.53 Safety - Glass in Buildings - AS1937.53  
 3.54 Safety - Glass in Buildings - AS1937.54  
 3.55 Safety - Glass in Buildings - AS1937.55  
 3.56 Safety - Glass in Buildings - AS1937.56  
 3.57 Safety - Glass in Buildings - AS1937.57  
 3.58 Safety - Glass in Buildings - AS1937.58  
 3.59 Safety - Glass in Buildings - AS1937.59  
 3.60 Safety - Glass in Buildings - AS1937.60  
 3.61 Safety - Glass in Buildings - AS1937.61  
 3.62 Safety - Glass in Buildings - AS1937.62  
 3.63 Safety - Glass in Buildings - AS1937.63  
 3.64 Safety - Glass in Buildings - AS1937.64  
 3.65 Safety - Glass in Buildings - AS1937.65  
 3.66 Safety - Glass in Buildings - AS1937.66  
 3.67 Safety - Glass in Buildings - AS1937.67  
 3.68 Safety - Glass in Buildings - AS1937.68  
 3.69 Safety - Glass in Buildings - AS1937.69  
 3.70 Safety - Glass in Buildings - AS1937.70  
 3.71 Safety - Glass in Buildings - AS1937.71  
 3.72 Safety - Glass in Buildings - AS1937.72  
 3.73 Safety - Glass in Buildings - AS1937.73  
 3.74 Safety - Glass in Buildings - AS1937.74  
 3.75 Safety - Glass in Buildings - AS1937.75  
 3.76 Safety - Glass in Buildings - AS1937.76  
 3.77 Safety - Glass in Buildings - AS1937.77  
 3.78 Safety - Glass in Buildings - AS1937.78  
 3.79 Safety - Glass in Buildings - AS1937.79  
 3.80 Safety - Glass in Buildings - AS1937.80  
 3.81 Safety - Glass in Buildings - AS1937.81  
 3.82 Safety - Glass in Buildings - AS1937.82  
 3.83 Safety - Glass in Buildings - AS1937.83  
 3.84 Safety - Glass in Buildings - AS1937.84  
 3.85 Safety - Glass in Buildings - AS1937.85  
 3.86 Safety - Glass in Buildings - AS1937.86  
 3.87 Safety - Glass in Buildings - AS1937.87  
 3.88 Safety - Glass in Buildings - AS1937.88  
 3.89 Safety - Glass in Buildings - AS1937.89  
 3.90 Safety - Glass in Buildings - AS1937.90  
 3.91 Safety - Glass in Buildings - AS1937.91  
 3.92 Safety - Glass in Buildings - AS1937.92  
 3.93 Safety - Glass in Buildings - AS1937.93  
 3.94 Safety - Glass in Buildings - AS1937.94  
 3.95 Safety - Glass in Buildings - AS1937.95  
 3.96 Safety - Glass in Buildings - AS1937.96  
 3.97 Safety - Glass in Buildings - AS1937.97  
 3.98 Safety - Glass in Buildings - AS1937.98  
 3.99 Safety - Glass in Buildings - AS1937.99  
 4.00 Safety - Glass in Buildings - AS1937.100  
 4.01 Safety - Glass in Buildings - AS1937.101  
 4.02 Safety - Glass in Buildings - AS1937.102  
 4.03 Safety - Glass in Buildings - AS1937.103  
 4.04 Safety - Glass in Buildings - AS1937.104  
 4.05 Safety - Glass in Buildings - AS1937.105  
 4.06 Safety - Glass in Buildings - AS1937.106  
 4.07 Safety - Glass in Buildings - AS1937.107  
 4.08 Safety - Glass in Buildings - AS1937.108  
 4.09 Safety - Glass in Buildings - AS1937.109  
 4.10 Safety - Glass in Buildings - AS1937.110  
 4.11 Safety - Glass in Buildings - AS1937.111  
 4.12 Safety - Glass in Buildings - AS1937.112  
 4.13 Safety - Glass in Buildings - AS1937.113  
 4.14 Safety - Glass in Buildings - AS1937.114  
 4.15 Safety - Glass in Buildings - AS1937.115  
 4.16 Safety - Glass in Buildings - AS1937.116  
 4.17 Safety - Glass in Buildings - AS1937.117  
 4.18 Safety - Glass in Buildings - AS1937.118  
 4.19 Safety - Glass in Buildings - AS1937.119  
 4.20 Safety - Glass in Buildings - AS1937.120  
 4.21 Safety - Glass in Buildings - AS1937.121  
 4.22 Safety - Glass in Buildings - AS1937.122  
 4.23 Safety - Glass in Buildings - AS1937.123  
 4.24 Safety - Glass in Buildings - AS1937.124  
 4.25 Safety - Glass in Buildings - AS1937.125  
 4.26 Safety - Glass in Buildings - AS1937.126  
 4.27 Safety - Glass in Buildings - AS1937.127  
 4.28 Safety - Glass in Buildings - AS1937.128  
 4.29 Safety - Glass in Buildings - AS1937.129  
 4.30 Safety - Glass in Buildings - AS1937.130  
 4.31 Safety - Glass in Buildings - AS1937.131  
 4.32 Safety - Glass in Buildings - AS1937.132  
 4.33 Safety - Glass in Buildings - AS1937.133  
 4.34 Safety - Glass in Buildings - AS1937.134  
 4.35 Safety - Glass in Buildings - AS1937.135  
 4.36 Safety - Glass in Buildings - AS1937.136  
 4.37 Safety - Glass in Buildings - AS1937.137  
 4.38 Safety - Glass in Buildings - AS1937.138  
 4.39 Safety - Glass in Buildings - AS1937.139  
 4.40 Safety - Glass in Buildings - AS1937.140  
 4.41 Safety - Glass in Buildings - AS1937.141  
 4.42 Safety - Glass in Buildings - AS1937.142  
 4.43 Safety - Glass in Buildings - AS1937.143  
 4.44 Safety - Glass in Buildings - AS1937.144  
 4.45 Safety - Glass in Buildings - AS1937.145  
 4.46 Safety - Glass in Buildings - AS1937.146  
 4.47 Safety - Glass in Buildings - AS1937.147  
 4.48 Safety - Glass in Buildings - AS1937.148  
 4.49 Safety - Glass in Buildings - AS1937.149  
 4.50 Safety - Glass in Buildings - AS1937.150  
 4.51 Safety - Glass in Buildings - AS1937.151  
 4.52 Safety - Glass in Buildings - AS1937.152  
 4.53 Safety - Glass in Buildings - AS1937.153  
 4.54 Safety - Glass in Buildings - AS1937.154  
 4.55 Safety - Glass in Buildings - AS1937.155  
 4.56 Safety - Glass in Buildings - AS1937.156  
 4.57 Safety - Glass in Buildings - AS1937.157  
 4.58 Safety - Glass in Buildings - AS1937.158  
 4.59 Safety - Glass in Buildings - AS1937.159  
 4.60 Safety - Glass in Buildings - AS1937.160  
 4.61 Safety - Glass in Buildings - AS1937.161  
 4.62 Safety - Glass in Buildings - AS1937.162  
 4.63 Safety - Glass in Buildings - AS1937.163  
 4.64 Safety - Glass in Buildings - AS1937.164  
 4.65 Safety - Glass in Buildings - AS1937.165  
 4.66 Safety - Glass in Buildings - AS1937.166  
 4.67 Safety - Glass in Buildings - AS1937.167  
 4.68 Safety - Glass in Buildings - AS1937.168  
 4.69 Safety - Glass in Buildings - AS1937.169  
 4.70 Safety - Glass in Buildings - AS1937.170  
 4.71 Safety - Glass in Buildings - AS1937.171  
 4.72 Safety - Glass in Buildings - AS1937.172  
 4.73 Safety - Glass in Buildings - AS1937.173  
 4.74 Safety - Glass in Buildings - AS1937.174  
 4.75 Safety - Glass in Buildings - AS1937.175  
 4.76 Safety - Glass in Buildings - AS1937.176  
 4.77 Safety - Glass in Buildings - AS1937.177  
 4.78 Safety - Glass in Buildings - AS1937.178  
 4.79 Safety - Glass in Buildings - AS1937.179  
 4.80 Safety - Glass in Buildings - AS1937.180  
 4.81 Safety - Glass in Buildings - AS1937.181  
 4.82 Safety - Glass in Buildings - AS1937.182  
 4.83 Safety - Glass in Buildings - AS1937.183  
 4.84 Safety - Glass in Buildings - AS1937.184  
 4.85 Safety - Glass in Buildings - AS1937.185  
 4.86 Safety - Glass in Buildings - AS1937.186  
 4.87 Safety - Glass in Buildings - AS1937.187  
 4.88 Safety - Glass in Buildings - AS1937.188  
 4.89 Safety - Glass in Buildings - AS1937.189  
 4.90 Safety - Glass in Buildings - AS1937.190  
 4.91 Safety - Glass in Buildings - AS1937.191  
 4.92 Safety - Glass in Buildings - AS1937.192  
 4.93 Safety - Glass in Buildings - AS1937.193  
 4.94 Safety - Glass in Buildings - AS1937.194  
 4.95 Safety - Glass in Buildings - AS1937.195  
 4.96 Safety - Glass in Buildings - AS1937.196  
 4.97 Safety - Glass in Buildings - AS1937.197  
 4.98 Safety - Glass in Buildings - AS1937.198  
 4.99 Safety - Glass in Buildings - AS1937.199  
 5.00 Safety - Glass in Buildings - AS1937.200  
 5.01 Safety - Glass in Buildings - AS1937.201  
 5.02 Safety - Glass in Buildings - AS1937.202  
 5.03 Safety - Glass in Buildings - AS1937.203  
 5.04 Safety - Glass in Buildings - AS1937.204  
 5.05 Safety - Glass in Buildings - AS1937.205  
 5.06 Safety - Glass in Buildings - AS1937.206  
 5.07 Safety - Glass in Buildings - AS1937.207  
 5.08 Safety - Glass in Buildings - AS1937.208  
 5.09 Safety - Glass in Buildings - AS1937.209  
 5.10 Safety - Glass in Buildings - AS1937.210  
 5.11 Safety - Glass in Buildings - AS1937.211  
 5.12 Safety - Glass in Buildings - AS1937.212  
 5.13 Safety - Glass in Buildings - AS1937.213  
 5.14 Safety - Glass in Buildings - AS1937.214  
 5.15 Safety - Glass in Buildings - AS1937.215  
 5.16 Safety - Glass in Buildings - AS1937.216  
 5.17 Safety - Glass in Buildings - AS1937.217  
 5.18 Safety - Glass in Buildings - AS1937.218  
 5.19 Safety - Glass in Buildings - AS1937.219  
 5.20 Safety - Glass in Buildings - AS1937.220  
 5.21 Safety - Glass in Buildings - AS1937.221  
 5.22 Safety - Glass in Buildings - AS1937.222  
 5.23 Safety - Glass in Buildings - AS1937.223  
 5.24 Safety - Glass in Buildings - AS1937.224  
 5.25 Safety - Glass in Buildings - AS1937.225  
 5.26 Safety - Glass in Buildings - AS1937.226  
 5.27 Safety - Glass in Buildings - AS1937.227  
 5.28 Safety - Glass in Buildings - AS1937.228  
 5.29 Safety - Glass in Buildings - AS1937.229  
 5.30 Safety - Glass in Buildings - AS1937.230  
 5.31 Safety - Glass in Buildings - AS1937.231  
 5.32 Safety - Glass in Buildings - AS1937.232  
 5.33 Safety - Glass in Buildings - AS1937.233  
 5.34 Safety - Glass in Buildings - AS1937.234  
 5.35 Safety - Glass in Buildings - AS1937.235  
 5.36 Safety - Glass in Buildings - AS1937.236  
 5.37 Safety - Glass in Buildings - AS1937.237  
 5.38 Safety - Glass in Buildings - AS1937.238  
 5.39 Safety - Glass in Buildings - AS1937.239  
 5.40 Safety - Glass in Buildings - AS1937.240  
 5.41 Safety - Glass in Buildings - AS1937.241  
 5.42 Safety - Glass in Buildings - AS1937.242  
 5.43 Safety - Glass in Buildings - AS1937.243  
 5.44 Safety - Glass in Buildings - AS1937.244  
 5.45 Safety - Glass in Buildings - AS1937.245  
 5.46 Safety - Glass in Buildings - AS1937.246  
 5.47 Safety - Glass in Buildings - AS1937.247  
 5.48 Safety - Glass in Buildings - AS1937.248  
 5.49 Safety - Glass in Buildings - AS1937.249  
 5.50 Safety - Glass in Buildings - AS1937.250  
 5.51 Safety - Glass in Buildings - AS1937.251  
 5.52 Safety - Glass in Buildings - AS1937.252  
 5.53 Safety - Glass in Buildings - AS1937.253  
 5.54 Safety - Glass in Buildings - AS1937.254  
 5.55 Safety - Glass in Buildings - AS1937.255  
 5.56 Safety - Glass in Buildings - AS1937.256  
 5.57 Safety - Glass in Buildings - AS1937.257  
 5.58 Safety - Glass in Buildings - AS1937.258  
 5.59 Safety - Glass in Buildings - AS1937.259  
 5.60 Safety - Glass in Buildings - AS1937.260  
 5.61 Safety - Glass in Buildings - AS1937.261  
 5.62 Safety - Glass in Buildings - AS1937.262  
 5.63 Safety - Glass in Buildings - AS1937.263  
 5.64 Safety - Glass in Buildings - AS1937.264  
 5.65 Safety - Glass in Buildings - AS1937.265  
 5.66 Safety - Glass in Buildings - AS1937.266  
 5.67 Safety - Glass in Buildings - AS1937.267  
 5.68 Safety - Glass in Buildings - AS1937.268  
 5.69 Safety - Glass in Buildings - AS1937.269  
 5.70 Safety - Glass in Buildings - AS1937.270  
 5.71 Safety - Glass in Buildings - AS1937.271  
 5.72 Safety - Glass in Buildings - AS1937.272  
 5.73 Safety - Glass in Buildings - AS1937.273  
 5.74 Safety - Glass in Buildings - AS1937.274  
 5.75 Safety - Glass in Buildings - AS1937.275  
 5.76 Safety - Glass in Buildings - AS1937.276  
 5.77 Safety - Glass in Buildings - AS1937.277  
 5.78 Safety - Glass in Buildings - AS1937.278  
 5.79 Safety - Glass in Buildings - AS1937.279  
 5.80 Safety - Glass in Buildings - AS1937.280  
 5.81 Safety - Glass in Buildings - AS1937.281  
 5.82 Safety - Glass in Buildings - AS1937.282  
 5.83 Safety - Glass in Buildings - AS1937.283  
 5.84 Safety - Glass in Buildings - AS1937.284  
 5.85 Safety - Glass in Buildings - AS1937.285  
 5.86 Safety - Glass in Buildings - AS1937.286  
 5.87 Safety - Glass in Buildings - AS1937.287  
 5.88 Safety - Glass in Buildings - AS1937.288  
 5.89 Safety - Glass in Buildings - AS1937.289  
 5.90 Safety - Glass in Buildings - AS1937.290  
 5.91 Safety - Glass in Buildings - AS1937.291  
 5.92 Safety - Glass in Buildings - AS1937.292  
 5.93 Safety - Glass in Buildings - AS1937.293  
 5.94 Safety - Glass in Buildings - AS1937.294  
 5.95 Safety - Glass in Buildings - AS1937.295  
 5.96 Safety - Glass in Buildings - AS1937.296  
 5.97 Safety - Glass in Buildings - AS1937.297  
 5.98 Safety - Glass in Buildings - AS1937.298  
 5.99 Safety - Glass in Buildings - AS1937.299  
 6.00 Safety - Glass in Buildings - AS1937.300  
 6.01 Safety - Glass in Buildings - AS1937.301  
 6.02 Safety - Glass in Buildings - AS1937.302  
 6.03 Safety - Glass in Buildings - AS1937.303  
 6.04 Safety - Glass in Buildings - AS1937.304  
 6.05 Safety - Glass in Buildings - AS1937.305  
 6.06 Safety - Glass in Buildings - AS1937.306  
 6.07 Safety - Glass in Buildings - AS1937.307  
 6.08 Safety - Glass in Buildings - AS1937.308  
 6.09 Safety - Glass in Buildings - AS1937.309  
 6.10 Safety - Glass in Buildings - AS1937.310  
 6.11 Safety - Glass in Buildings - AS1937.311  
 6.12 Safety - Glass in Buildings - AS1937.312  
 6.13 Safety - Glass in Buildings - AS1937.313  
 6.14 Safety - Glass in Buildings - AS1937.314  
 6.15 Safety - Glass in Buildings - AS1937.315  
 6.16 Safety - Glass in Buildings - AS1937.316  
 6.17 Safety - Glass in Buildings - AS1937.317  
 6.18 Safety - Glass in Buildings - AS1937.318  
 6.19 Safety - Glass in Buildings - AS1937.319  
 6.20 Safety - Glass in Buildings - AS1937.320  
 6.21 Safety - Glass in Buildings - AS1937.321  
 6.22 Safety - Glass in Buildings - AS1937.322  
 6.23 Safety - Glass in Buildings - AS1937.323  
 6.24 Safety - Glass in Buildings - AS1937.324  
 6.25 Safety - Glass in Buildings - AS1937.325  
 6.26 Safety - Glass in Buildings - AS1937.326  
 6.27 Safety - Glass in Buildings - AS1937.327  
 6.28 Safety - Glass in Buildings - AS1937.328  
 6.29 Safety - Glass in Buildings - AS1937.329  
 6.30 Safety - Glass in Buildings - AS1937.330  
 6.31 Safety - Glass in Buildings - AS1937.331  
 6.32 Safety - Glass in Buildings - AS1937.332  
 6.33 Safety - Glass in Buildings - AS1937.333  
 6.34 Safety - Glass in Buildings - AS1937.334  
 6.35 Safety - Glass in Buildings - AS1937.335  
 6.36 Safety - Glass in Buildings - AS1937.336  
 6.37 Safety - Glass in Buildings - AS1937.337  
 6.38 Safety - Glass in Buildings - AS1937.338  
 6.39 Safety - Glass in Buildings - AS1937.339  
 6.40 Safety - Glass in Buildings - AS1937.340  
 6.41 Safety - Glass in Buildings - AS1937.341  
 6.42 Safety - Glass in Buildings - AS1937.342  
 6.43 Safety - Glass in Buildings - AS1937.343  
 6.44 Safety - Glass in Buildings - AS1937.344  
 6.45 Safety - Glass in Buildings - AS1937.345  
 6.46 Safety - Glass in Buildings - AS1937.346  
 6.47 Safety - Glass in Buildings - AS1937.347  
 6.48 Safety - Glass in Buildings - AS1937.348  
 6.49 Safety - Glass in Buildings - AS1937.349  
 6.50 Safety - Glass in Buildings - AS1937.350  
 6.51 Safety - Glass in Buildings - AS1937.351  
 6.52 Safety - Glass in Buildings - AS1937.352  
 6.53 Safety - Glass in Buildings - AS1937.353  
 6.54 Safety - Glass in Buildings - AS1937.354  
 6.55 Safety - Glass in Buildings - AS1937.355  
 6.56 Safety - Glass in Buildings - AS1937.356  
 6.57 Safety - Glass in Buildings - AS1937.357  
 6.58 Safety - Glass in Buildings - AS1937.358  
 6.59 Safety - Glass in Buildings - AS1937.359  
 6.60 Safety - Glass in Buildings - AS1937.360  
 6.61 Safety - Glass in Buildings - AS1937.361  
 6.62 Safety - Glass in Buildings - AS1937.362  
 6.63 Safety - Glass in Buildings - AS1937.363  
 6.64 Safety - Glass in Buildings - AS1937.364  
 6.65 Safety - Glass in Buildings - AS1937.365  
 6.66 Safety - Glass in Buildings - AS1937.366  
 6.67 Safety - Glass in Buildings - AS1937.367  
 6.68 Safety - Glass in Buildings - AS1937.368  
 6.69 Safety - Glass in Buildings - AS1937.369  
 6.70 Safety - Glass in Buildings - AS1937.370  
 6.71 Safety - Glass in Buildings - AS1937.371  
 6.72 Safety - Glass in Buildings - AS1937.372  
 6.73 Safety - Glass in Buildings - AS1937.373  
 6.74 Safety - Glass in Buildings - AS1937.374  
 6.75 Safety - Glass in Buildings - AS1937.375  
 6.76 Safety - Glass in Buildings - AS1937.376  
 6.77 Safety - Glass in Buildings - AS1937.377  
 6.78 Safety - Glass in Buildings - AS1937.378  
 6.79 Safety - Glass in Buildings - AS1937.379  
 6.80 Safety - Glass in Buildings - AS1937.380  
 6.81 Safety - Glass in Buildings - AS1937.381  
 6.82 Safety - Glass in Buildings - AS1937.382  
 6.83 Safety - Glass in Buildings - AS1937.383  
 6.84 Safety - Glass in Buildings - AS1937.384  
 6.85 Safety - Glass in Buildings - AS1937.385  
 6.86 Safety - Glass in Buildings - AS1937.386  
 6.87 Safety - Glass in Buildings - AS1937.387  
 6.88 Safety - Glass in Buildings - AS1937.388  
 6.89 Safety - Glass in Buildings - AS1937.389  
 6.90 Safety - Glass in Buildings - AS1937.390  
 6.91 Safety - Glass in Buildings - AS1937.391  
 6.92 Safety - Glass in Buildings - AS1937.392  
 6.93 Safety - Glass in Buildings - AS1937.393  
 6.94 Safety - Glass in Buildings - AS1937.394  
 6.95 Safety - Glass in Buildings - AS1937.395  
 6.96 Safety - Glass in Buildings - AS1937.396  
 6.97 Safety - Glass in Buildings - AS1937.397  
 6.98 Safety - Glass in Buildings - AS1937.398  
 6.99 Safety - Glass in Buildings - AS1937.399  
 7.00 Safety - Glass in Buildings - AS1937.400  
 7.01 Safety - Glass in Buildings - AS1937.401  
 7.02 Safety - Glass in Buildings - AS1937.402  
 7.03 Safety - Glass in Buildings - AS1937.403  
 7.04 Safety - Glass in Buildings - AS1937.404  
 7.05 Safety - Glass in Buildings - AS1937.405  
 7.06 Safety - Glass in Buildings - AS1937.406  
 7.07 Safety - Glass in Buildings - AS1937.407  
 7.08 Safety - Glass in Buildings - AS1937.408  
 7.09 Safety - Glass in Buildings - AS1937.409  
 7.10 Safety - Glass in Buildings - AS1937.410  
 7.11 Safety - Glass in Buildings - AS1937.

**Note 1.**  
Complying development under the Housing Alterations 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 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.

**2 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.

**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.

**3 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.

**4 Compliance with plans**

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

**5 Demolition**

Any demolition must be carried out in accordance with AS 2601—2001, The demolition of structures.

**6 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) At the completion of the works, the work site must be left clear of waste and debris.



1

**GROUND FLOOR PLAN**

1:100

These plans form part of and are to be read in conjunction with the conditions of Complying Development Approval. Please make yourself aware of your legal position. Mandatory inspections are applicable. Received on: 12 May 2017

PRIVATE BUILDING CERTIFIERS  
Complying Development Cert. No: Approved Date:  
17/2567-1 18 May 2017  
Certifying Authority: Wayne Treble  
Accreditation No: BPB 0413

All Works to comply with RGA and Australian Standards  
3.1.1 Termite Protection - AS3685.1  
3.1.2 Roofing & Tiles - AS3700 & AS3700  
3.1.3 Masonry - AS3700  
3.1.4 Framing - AS1684  
3.1.5 Glazing - Glass in Buildings - AS1288  
3.1.6 Fire Safety - Smoke Alarm - AS1591  
3.1.7 Waterproofing in wet areas - AS3740  
3.1.8.1 Ceiling Height  
3.1.8.2 Ventilation - Bathroom & Laundry - AS1686.2  
3.1.9.1 Stair Construction  
3.1.9.2 Staircase Construction  
3.1.9.3 Swimming Pool Access - AS1926.1  
3.1.10 Plumbing Works - AS3000 and Sydney Water Requirements  
3.1.11 Electrical Works - AS3000  
NO WORKS ARE TO BE CARRIED OUT OVER AN EASEMENT AT ALL  
NO WORKS ARE TO BE CARRIED OUT OVER COUNCIL PROPERTY WITHOUT PRIOR COUNCIL APPROVAL

Amongst others, precautions to be taken shall include compliance with the requirements of the WorkCover Authority of New South Wales, including but not limited to:  
a) Protection of the workers and the general public.  
b) Direction of footings where appropriate.  
c) Subsoil testing and disposal where appropriate.  
d) Any shared service connections shall be capped off.

10/COMPLYING DEVELOPMENT CERTIFICATE  
TO COMPLY WITH AS3000 AND COUNCIL'S DCP



**ACTION PLANS**

m: 0403957518  
e: design@actionplans.com.au  
w: www.actionplans.com.au

**NOTES**

This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.  
All levels and dimensions are to be checked and verified on site prior to commencement of any work, making of shop drawings or fabrication of components.  
Do no scale on drawings. Use figured dimensions.

**LEGEND**

	TIMBER		CONCRETE
	GLASS		EXISTING WALLS
	BRICKWORK		TO BE DEMOLISHED
	METAL		SEDIMENT EROSION FENCE

**CLIENT**

Rebecca Hamilton

**PROJECT ADDRESS**

11 Waterview Street,  
Mona Vale NSW 2103

**DRAWING NO.**

**CDC03**

**DATE**

Thursday, May 18,  
2017

**DRAWING NAME**

GROUND FLOOR PLAN

**SCALE**

1:100 @A3





1 EXISTING FIRST FLOOR PLAN 1:100



② FIRST FLOOR PLAN  
1:100









[illegible]

**ACTION PLANS**  
m: 0403957518  
e: [design@actionplans.com.au](mailto:design@actionplans.com.au)  
w: [www.actionplans.com.au](http://www.actionplans.com.au)

## NOTES

This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. All levels and dimensions are to be checked and verified on site prior to commencement of any work, making of shop drawings or fabrication of components. Do no scale on drawings. Use figured dimensions.

### LEGEND

-  TIMBER
  CONCRETE
-  GLASS
  EXISTING WALLS
-  BRICKWORK
  TO BE DEMOLISHED
-  METAL
  SEDIMENT EROSION FENCE

**CLIENT**  
Rebecca Hamilton

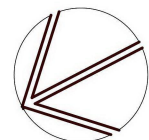
**PROJECT ADDRESS**  
11 Waterview Street,  
Mona Vale NSW 2103

DRAWING NO.  
**CDC04**

**DATE**  
Thursday, May 18,  
2017

**DRAWING NAME**  
FIRST FLOOR PLAN

**SCALE**  
1:100 @A3





**Note 1.**  
Complying development under the Housing Alterations 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 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.
- 2 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.

#### Part 2 Conditions applying during the works

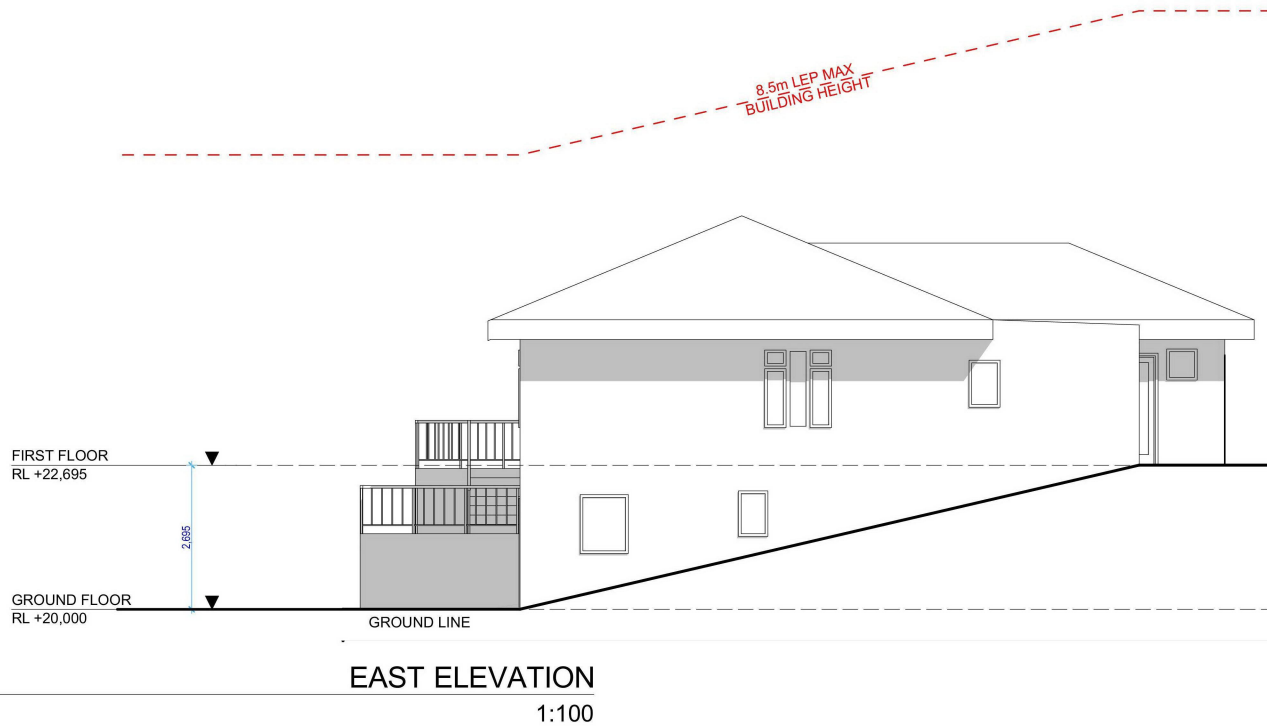
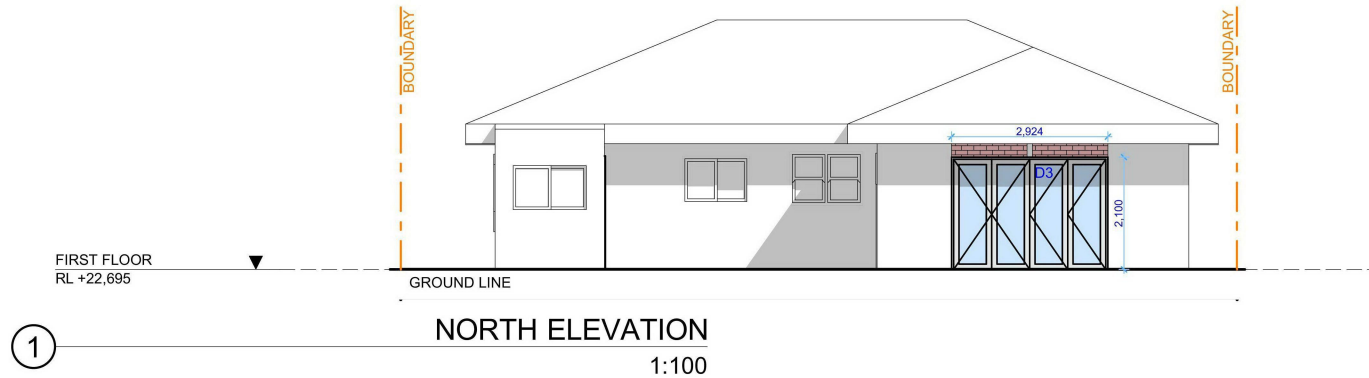
**Note.**  
The Protection of the Environment Operations Act 1997 and the Protection of the Environment Operations (Noise Control) Regulation 2008 contain provisions relating to noise.

**3 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.

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

**5 Demolition**  
Any demolition must be carried out in accordance with AS 2601—2001, The demolition of structures.

- 6 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) At the completion of the works, the work site must be left clear of waste and debris.



These plans form part of and are to be read in conjunction with the conditions of Complying Development Approval. Please make yourself aware of your legal position. Mandatory inspections are applicable. Received on: 12 May 2017	PRIVATE BUILDING CERTIFIERS Complying Development Cert. No: Approved Date: 17/2567-1 18 May 2017 Certifying Authority: Wayne Treble Accreditation No: BPB 0413	These plans form part of and are to be read in conjunction with the conditions of Complying Development Approval. Please make yourself aware of your legal position. Mandatory inspections are applicable. Received on: 12 May 2017	PRIVATE BUILDING CERTIFIERS Complying Development Cert. No: Approved Date: 17/2567-1 18 May 2017 Certifying Authority: Wayne Treble Accreditation No: BPB 0413
---	---	---	---



**ACTION PLANS**

m: 0403957518  
e: design@actionplans.com.au  
w: www.actionplans.com.au

#### NOTES

This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.  
All levels and dimensions are to be checked and verified on site prior to commencement of any work, making of shop drawings or fabrication of components.  
Do no scale on drawings. Use figured dimensions.

#### LEGEND

	TIMBER		TERRACOTTA ROOF TILES
	GLASS		CONCRETE
	BRICKWORK		TILES
	METAL		EXISTING WALLS

#### CLIENT

Rebecca Hamilton

#### PROJECT ADDRESS

11 Waterview Street, Mona Vale  
NSW 2103

#### DRAWING NO.

**CDC05**

#### DATE

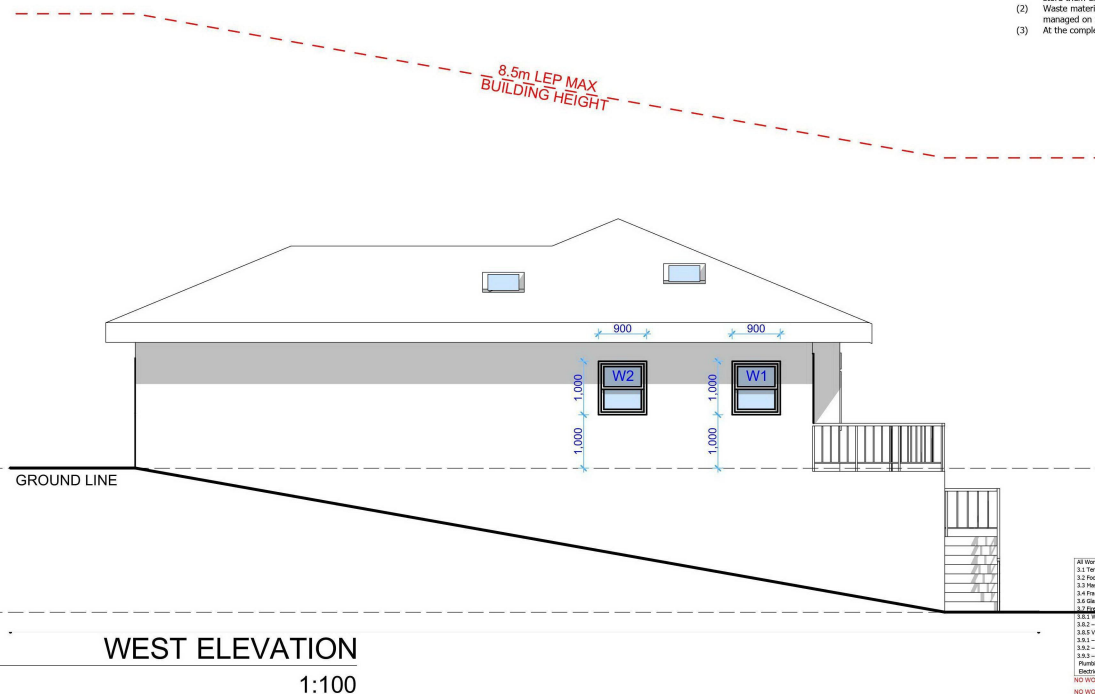
Thursday, May 18,  
2017

#### DRAWING NAME

NORTH / EAST ELEVATION

#### SCALE

1:100 @A3



<p> <b>AI Works to comply with ASCE Accredited Standards</b>  <b>3.1 Terminate Protection – BSC601 and ASCE601</b>  <b>3.2 Firearm – ASCE701 and ASCE400</b>  <b>3.3 Inventory – ASCE601</b>  <b>3.4 Framing – ASCE604</b>  <b>3.5 Glazing – Glass in Buildings – ASCE601</b>  <b>3.6 Glazing – Windows – Harpless Single Assembly – ASCE706</b>  <b>3.7 Waterproofing in wet areas – ASCE740</b>  <b>3.8 Ceiling – Hangers</b>  <b>3.9 Ventilation – Bathroom &amp; Laundry – ASCE608.2</b>  <b>3.9.1 – Drain Construction</b>  <b>3.9.2 – Sealable Connection</b>  <b>3.9.3 – Swimming Pool Access – ASCE61.6</b>  <b>Plumbing Works – ASCE600 and Sydney Water Requirements</b>  <b>Decorative Works – ASCE600</b>    <b>NO WORKS ARE TO BE CARRIED OUT OVER AN EASEMENT AT ALL</b>    <b>NO WORKS ARE TO BE CARRIED OUT ON COUNCIL PROPERTY WITHOUT PRIOR COUNCIL APPROVAL</b> </p>	<p>           Arrange others, organisations to be taken care of take compliance with the requirements of the Workforce Australia of New South Wales, including but not limited to:              a) Direction of the workers and the general good            b) Location of handling where appropriate            c) Actions handling and disposal where applicable            d) Any fixed service connections that be capped off.              SUSTAINABLE DRAINAGE CONNECTION            TO COMPLY WITH REGIONAL COUNCIL DEP         </p>
---	---