



COMPLYING DEVELOPMENT CERTIFICATE No. 17/2308-1

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

Owner

Name: Emma May Love
Address: 28 Burrawong Road, Avalon Beach NSW 2107

Property details

Address: 28 Burrawong Road, Avalon Beach NSW 2107
Lot/Portion No: 67
Section: -
DP No: 9519
Municipality: Northern Beaches Council

Description and value of development

Description: Construction of a swimming pool.
Value of work: \$55,000

Building Code of Australia Classification

Use: Residential
BCA Classification (Proposed): 10b

Determination

Approved/Refused: Approved
Date of Determination: 05 April 2017

Plans and specifications approved

- Architectural Drawings No. SP01, ELEC01 prepared by Daniel Raymond dated 14.03.2017.
- Structural Drawings No. 17054, Sheets S-01, S-02 and S-03 prepared by GZ Consulting Engineers dated 30.03.2017.

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. Planning Certificate Section 149(2) (e149Pt2/17/0235) prepared by Northern Beaches Council dated 15.03.2017.
 6. Building Plan Approval (210554) prepared by Sydney Water dated 15.03.2017.
 7. Structural Design Certification prepared by GAZ Consulting Engineers dated 04.04.2017.
 8. Flood Control Statement prepared by Stephen Wyllie dated 16.03.2017.
 9. Design Statement (General Housing Code) prepared by Daniel Raymond dated 31.03.2017.
 10. BASIX Certificate Statement prepared by Daniel Raymond.
 11. Long Service Levy Receipt (278004) prepared by Long Service Corporation dated 21.03.2017.
 12. Title Search prepared by Land and Property Information dated 15.03.2017.
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Northern Beaches	North Sydney	Sydney & Eastern Suburbs	North Western Sydney	Western Sydney
Suite 2501, 4 Daydream Street, Warriewood NSW 2102 Phone: 02 9999 6490 Fax : 02 8079 6184	Suite 301, Level 3, 121 Walker Street, North Sydney NSW 2060 Phone: 02 9411 2113 Fax : 02 8079 6184	Level 3, 69 Reservoir Street Surry Hills NSW 2010 Phone: 02 9281 5061 Fax : 02 8079 6184	Suite 3.12, 29-31 Lexington Drive, Bella Vista NSW 2153 Phone: 02 9680 2464 Fax : 02 8079 6184	Level 1, 331 High Street Penrith NSW 2750 Phone: 02 9262 2790 Fax : 02 8079 6184

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 R2 – Low Density Residential

Complying Development Certificate

Certificate No.: 17/2308-1
Date of Determination: 05 April 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: 05.04.2017
Certificate Number: **17/2308-1**

Date this Certificate will lapse: 04.04.2022

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



SCHEDULE 6 GENERAL HOUSING CODE AND THE RURAL HOUSING 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

Protection of adjoining areas

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

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

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

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.

Adjoining wall dilapidation report

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

Run-off and erosion controls

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

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

Tree protection measures

- (1) This clause applies to each protected tree and any other tree that is to be retained on a lot.

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

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

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.

Maintenance of site

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

Earthworks, retaining walls and structural support

- (1) Any earthworks (including any structural support or other related structure for the purposes of the development):
 - (a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - (c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*, and
 - (d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.
- (2) Any excavation must be carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442), published in July 2012 by Safe Work Australia.

Drainage connections

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

Archaeology discovered during excavation

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

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

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

Aboriginal objects discovered during excavation

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

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

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

Conditions applying before the issue of an occupation certificate

Vehicular access

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

Utility services

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

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 (cl.136K & 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 EMMA MAY LOVE
Unit/Street no. 28 Street BURRAWONG ROAD
Suburb or town AVON BEACH State NSW Postcode 2107
Phone 0400 465 734 Mobile emma - love@hotmail.com.au Email

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

Unit/Street no. 28 Street BURRAWONG ROAD
Suburb or town AVON BEACH State NSW Postcode 2107
Lot 67 Section no. 9519 DP no.

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).

IN - GROUND SWIMMING POOL

BCA Building Classification(s) 10 B

SECTION D. Estimated cost of the development

\$55,000

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including 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) EMMA MAY LOVE Date 15.03.17.
Owners Signature(s) emma.

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

Name(s) EMMA AS ABOVE. Date 15.03.17.
Signature of Applicant(s)

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 31 March 2017 (Insert date).



INSPECTION REPORT – 172308 – General
28 Burrawong Road, Avalon Beach NSW 2107**OWNER DETAILS**

Owner: Ryan & Emma Love
Address: 28 Burrawong Road, Avalon Beach NSW 2107

COMPLYING DEVELOPMENT CONSENTS

Local Government Area: Northern Beaches Council
CDC Number 17/2308-1

PROPOSAL

Address of Development: 28 Burrawong Road, Avalon Beach NSW 2107
Lot / DP: 67 9519
Land Use Zoning: R2 - Low Density Residential

INSPECTION DETAILS

Inspector: Wayne Treble
Inspection date: 28/03/2017
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

**NORTHERN BEACHES
COUNCIL**

Pittwater

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

Applicant: DANIEL JOHN RAYMOND
13 BILAMBEE AVENUE
BILGOLA PLATEAU NSW 2107

Cert. No: e149Pt2/17/0235
Cert. Date: 15 March 2017
Fee: \$53.00
Property No: 18535

Your Reference: 28 Burrawong Road, Avalon Beach

Address of Property: 28 BURRAWONG ROAD
AVALON BEACH NSW 2107

Description of Property: Lot 67 DP 9519

**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
Email: pittwater_council@pittwater.nsw.gov.au

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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)

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 R2 Low Density Residential

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

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

4 Prohibited

Any 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 200m², 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

Yes, 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 of the purposes of group homes or seniors housing) is subject to flood related development controls.

Yes, development on the land or part of the land for any other purpose is subject to flood related development controls.

Yes, 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 of the purposes of group homes or seniors housing) is subject to flood related development controls.

Yes, development on the land or part of the land for any other purpose is subject to flood related development controls.

Yes, 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 of the purposes of group homes or seniors housing) is subject to flood related development controls.

Yes, development on the land or part of the land for any other purpose 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

Building plan assessment application

Application number: 210554

Property address: 28 Burrawong Rd, Avalon Beach 2107

Lot details: Lot 67, Deposited Plan 9519

15/03/2017

Dear Daniel Raymond

Your building plan assessment application has been

APPROVED

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

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

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

This approval is valid until 15/03/2018 (one year).

ANY QUESTIONS?

Email us

swtapin@sydneywater.com.au

Call us

1300 082 746

STRUCTURES

The structures and information you supplied are displayed below.

Structure(s) that will not impact Sydney Water infrastructure

Structure 1	Swimming pool	8.7 m x 6.3 m x 2.2 m
-------------	---------------	-----------------------

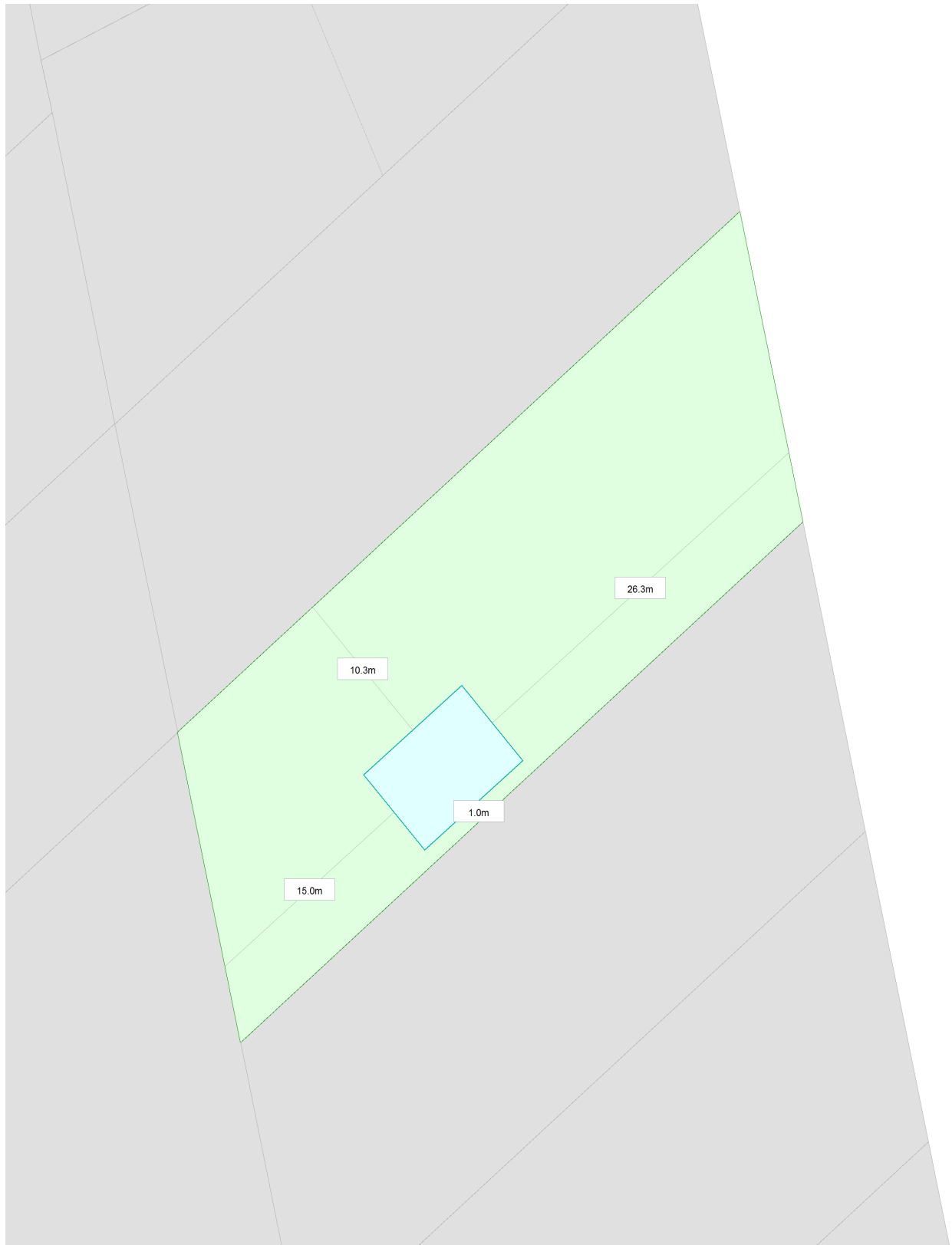
Structure 1 of 1: Swimming pool

Application number: 210554

Property address: 28 Burrawong Rd, Avalon Beach 2107

Lot details: Lot 67, Deposited Plan 9519

This structure will not impact Sydney Water infrastructure.



CONDITIONS AND IMPORTANT INFORMATION

Conditions and Important Information

Attention: You must read the information below.

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

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

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

Pittwater Data Services Pty Ltd
ABN 360988815537
165 Darley Street West Mona Vale, 2103
Mobile: 0422088032
Email: pittwaterdataservices@live.com.au
Our Reference: PDS 16032017:28BURR:AVA

Dan Raymond
C/-28 Burrawong Road
North Avalon, 2107 NSW.

Re: Compliance Development at 28 Burrawong Road, North Avalon

Dear Sir,

I refer to a proposed development at 28 Burrawong Road, North Avalon (Lot 67 DP9519 referred to as the *site*). Northern Beaches Council has identified the *site* as potentially exposed to overland minor flows. The relevant controls under this category as specified in the Development Control Plan (DCP) is Section B3.24 Flood Hazard Flood Category 3.

The Careel Creek Catchment was studied by three flood investigations commissioned by Council and Pittwater Data Services Pty Ltd (PDS) for individual property developments in the catchment. Council studies are:

1. Cardno (NSW), 2013 Pittwater Overland Flow Mapping and Flood Study.
2. WMA water, July 2013, *Careel Creek Catchment Flood Study*.
3. Manly Hydraulics Laboratory, Avalon to Palm Beach Floodplain Risk Management Study and Plan MHL 2321 dated February 2016 DRAFT.

A review of these studies and a general understanding of the flood processes at the *site*, it is concluded that the site is **not** a flood control lot. That is the *site* is not any of the following:

a flood storage area, a floodway area, a significant flow path, a high hazard area or a high risk area.

The proposed development as detailed in Dan Raymond Dwg series SP01 and ELE01 dated 14th March 2017 does not alter the topography of the *site* and therefore its impact on the flooding processes in the area.

These flood processes are the basis of the definition of a control lot under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 NSW Part 3 General Housing Section 3.36c **Development standards for flood control lots**.

Yours Sincerely


Stephen Wyllie Bsc (Eng)

Director

16/03/2017

DESIGN STATEMENT

General Housing Code

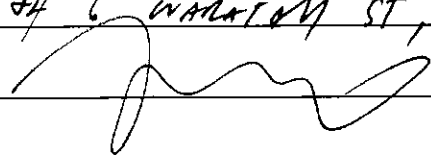
SEPP (Exempt and Complying Development Codes) 2008

ADDRESS:	28 BURRAWONG ROAD, AVON BEACH. NSW.
PROJECT:	NEW INGROUND SWIMMING POOL

Design for this project complies with the NCC and Relevant Australian Standards and the following:

- Part 1 – General; and
- Part 3 – General Housing Code
 - ☒ 3.8 Lot requirements
 - ☒ 3.9 Maximum site coverage of all development
 - ☒ 3.10 Maximum floor area
 - ☒ 3.11 Maximum floor area for outbuildings
 - ☒ 3.12 Setbacks and maximum floor area for balconies, decks, patios, terraces and verandahs
 - NA ☒ 3.13 Maximum height of dwelling houses and outbuildings
 - ☒ 3.14 Setbacks of dwelling houses and ancillary development from roads other than classified roads
 - ☒ 3.15 Setbacks of dwelling houses and ancillary development from classified roads
 - NA ☒ 3.16 Setbacks of dwelling houses and outbuildings from side boundaries and built to boundary walls
 - ☒ 3.17 Setbacks of dwelling houses from rear boundaries
 - ☒ 3.18 Setbacks of outbuildings from rear boundaries
 - ☒ 3.19 Exceptions to setbacks
 - ☒ 3.20 Calculating setbacks
 - NA ☒ 3.20A Protecting adjoining walls
 - NA ☒ 3.21 Building articulation
 - NA ☒ 3.22 Building elements within an articulation zone to a primary road
 - ☒ 3.23 Privacy
 - ☒ 3.24 Landscaped area
 - ☒ 3.24A Setbacks of dwelling houses and ancillary development from protected trees
 - ☒ 3.25 Principal private open space
 - NA ☒ 3.26 Car parking requirements
 - NA ☒ 3.27 Garages, carports and car parking spaces
 - NA ☒ 3.28 Vehicle access
 - NA ☒ 3.29 Earthworks, retaining walls and structural support
 - ☒ 3.32 Drainage
 - NA ☒ 3.33 Development standards for detached studios
 - ☒ 3.34 Swimming pools
 - NA ☒ 3.36B Bushfire Prone Land
 - ☒ 3.36C Flood Control Lots
- Schedule 6 – Conditions

Applicant Details:

Name:	DANIEL RAYMOND.		
Company:	DANIEL RAYMOND ARCHITECT. NSW REG. # 9788		
Address:	127 C WARRIOR ST, MARRAGE. NSW.		
Signature:		Date:	31.03.17



SUITE 1 & 2/ 6 WARATAH ST
MONA VALE. NSW. 2103
ACN 612 713 425

DANIEL RAYMOND
NSW Reg. # 9788
Bachelor of Architecture. Usyd

e. dan@danielraymond.co
m. 0409 369 275

www.danielraymond.co

CONFIRMATION STATEMENT

I confirm that the Swimming Pool designed for 28 Burrawong Road, Avalon. NSW. Dated 14.03.2017 in Architectural Drawings SP01, GFP01 & ELE01 is less than 40,00Lt and therefore does not require a BASIX certificate.

Yours Sincerely,

Daniel Raymond.
Architect
NSW. Reg.# 9788

Levy Online Payment Receipt

Building and Construction



EMMA LOVE
28 BURRAWONG RD
AVALON BEACH NSW 2107

Application Details:

Applicant Name:	EMMA LOVE
Levy Number:	5159985
Application Type:	CDC
Application Number:	17/2308-1
Approving Authority:	NORTHERN BEACHES COUNCIL-NORTH

Work Details:

Site Address:	28 BURRAWONG RD AVALON BEACH NSW 2107
Value of work:	\$55,000
Levy Due:	\$192.00

Payment Details:

LSC Receipt Number:	278004
Payment Date:	21/03/2017 2:07:40 PM
Bank Payment Reference:	984554979
Levy Paid:	\$192.00
Credit card surcharge:	\$0.77
Total Payment Received:	\$192.77

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 67/9519

SEARCH DATE -----	TIME -----	EDITION NO -----	DATE -----
15/3/2017	9:11 AM	8	5/5/2016

LAND

LOT 67 IN DEPOSITED PLAN 9519
AT CAREEL
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP9519

FIRST SCHEDULE

EMMA MAY LOVE (T AK405288)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AK405289 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 15/3/2017

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

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SAI Global Property Division an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.

- Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.

- BCA Part 3.3 applies in New South Wales to the technical construction requirements for barriers to restrict access to swimming pools, subject to the walls of out of ground pools and above ground pools, including inflatable pools, not being considered to be effective barriers.
 - Note: The Swimming Pools Act 1992 and the Swimming Pools Regulation 2008, applicable to swimming pools with a depth of water of more than 300 mm, regulate the circumstances in which a barrier is required and prevail in the case of any inconsistency.
 - Access to pools are required to be restricted by a child resistant barrier in accordance with the regulation prescribed in all relevant Acts, Regulations and Australian Standards including:
 - Swimming Pools Act 1992
 - Swimming Pools Regulation 2008
 - Australian Standard AS1926 Swimming Pool Safety
 - Australian Standard AS1926.1 Part 1: Safety Barriers for swimming pool
 - Australian Standard AS1926.2 Part 2: Location of Safety Barriers for Swimming Pool
 - A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.
 - Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewered areas or managed on-site in unsewered areas in a manner that does not cause pollution, erosion or run off, separate from the irrigation area for any wastewater system and is separate from any on-site stormwater management system.
 - Swimming pools and spas must be registered with the Division of Local Government.
 - Swimming pools must have a Water Recirculation System in accordance with AS1926.3-2010.
- All Works to comply with BCA and Australian Standards

- 3.1 Termite Protection – AS3660.1
 - 3.2 Footing & Slabs – AS2870.1 & AS3600
 - 3.3 Masonry – AS3700
 - 3.4 Framing – AS1684
 - 3.6 Glazing – Glass in Buildings – AS1288
 - 3.7 Fire Safety – Hardwire Smoke Alarms – AS3786
 - 3.8.1 Waterproofing in wet areas – AS3740
 - 3.8.2 – Ceiling Heights
 - 3.8.5 Ventilation – Bathroom & Laundry – AS1668.2
 - 3.9.1 – Stair Construction
 - 3.9.2 – Balustrade Construction
 - 3.9.3 – Swimming Pool Access – AS1926.1
 - Plumbing Works – AS3500 and Sydney Water Requirements
 - Electrical Works – AS3000
- 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: 31 March 2017

PRIVATE BUILDING CERTIFIERS

Complying Development Cert. No: Approved Date: 17/2308-1 05 April 2017

Certifying Authority: Wayne Treble

Accreditation No: BPB 0413

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 site workers and the general public.

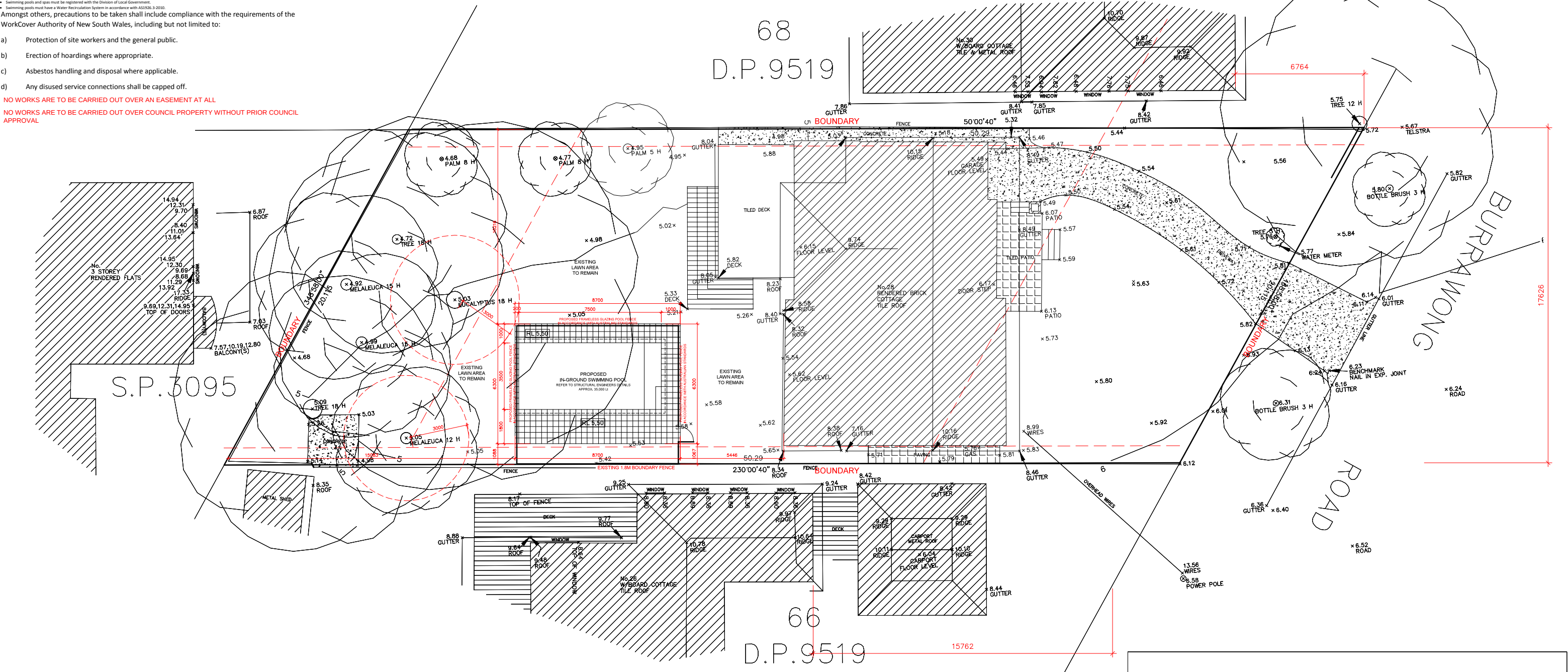
b) Erection of hoardings where appropriate.

c) Asbestos handling and disposal where applicable.

d) Any disused service connections shall be capped off.

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



SITE PLAN 1:200

NSW GENERAL HOUSING CODE / COMPLYING DEVELOPMENT SUMMARY TABLE OF CONTROLS FOR NEW SWIMMING POOL												
PROPERTY CONTROL NO. 28 BURRAWONG ROAD, AVALON, NSW / LOT 67 DP 9519												
REQUIRED:	LOT SIZE	MAX SITE COVERAGE	MAX FLOOR AREA	MAX FLOOR AREA (OUTBUILDING)	MIN REAR SETBACK	MIN FRONT SETBACK	SIDE SETBACKS	MIN LSCAPE AREA	LSCAPE AREA IN FRONT OF BUILDING LINE	DISTANCE FROM PROTECTED TREE	CAR PARKING	SWIMMING POOL
LOT AREA: 885.2 SQ.M LOT WIDTH: 17.0M (15-18M)	450 SQ.M UP TO 900 SQ.M	50%	380 SQ.M	60 SQ.M	3 M < 4.5M 8M > 4.5M	11.26M	0.9 M < 4.5M	30%	25%		1 X OFF ST. 1M BEHND BUILDING LINE 2.0 X 5.8M	1M SIDE / REAR SETBACK NO THAN 1.4M ABOVE EX. GROUND
PROPOSED DEVELOPMENT:		LESS THAN 50%	NA	NA	NA	NA	1.5 M	GREATER THAN 30%	GREATER THAN 25%	GREATER THAN 3.0M	NA	GREATER THAN 1.0M
COMPLYING (YES/NO):		YES					YES	YES	YES	YES		YES

LEGEND:

RL 7.10

- Denotes existing spot level

Denotes proposed level

Denotes area of additions

Denotes area of alterations

- Denotes proposed walls

Denotes existing walls to remain

Denotes outline of existing dwelling to be removed

DEVELOPMENT CALCULATIONS:

TOTAL SITE AREA: _SQ.M
TOTAL GROUND FLOOR AREA: _ SQ.M
TOTAL FIRST FLOOR AREA: _SQ.M
GARAGE FLOOR AREA: _ SQ.M
TOTAL EXTERNAL DECK AREA: _ SQ.M
TOTAL ROOF AREA: _ SQ.M
TOTAL POOL VOLUME: _ LT
TOTAL SOFT LANDSCAPED AREA: _SQ.M

PROJECT:
PROPSD IN-GROUND SWIMMING POOL

CLIENT:
RYAN & EMMA LOVE

LOCATION:
28 BURRAWONG ROAD, AVALON BEACH, NSW

PROJECT STAGE:
CDC

DRAWING TITLE:
SITE PLAN

SCALE:
1:200 @ A3

DATE OF ISSUE:
14.03.2017

DRAWING NO.
SP01

REVISION:
-

Daniel Raymond
Residential Design & Interiors
& Architecture Pty Ltd
NSW REG. 80198

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MONA VILLE, NSW 2103
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Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works:

- ICA Part 3.9.3 applies in New South Wales to the technical construction requirements for barriers to restrict access to swimming pools, subject to the walls of out of ground pools and above ground pools, including inflatable pools, not being considered to be effective barriers.
- Note: The Swimming Pools Act 1992 and the Swimming Pools Regulation 2008, applicable to swimming pools with a depth of water of more than 300 mm, regulate the circumstances in which a barrier is required and prevail in the case of any inconsistency.
- Access to pools are required to be restricted by a child resistant barrier in accordance with the regulation prescribed in all relevant Acts, Regulations and Australian Standards including:
 - Swimming Pools Act 1992
 - Swimming Pools Amendment Act 2012
 - Swimming Pools Regulation 2008
 - Australian Standard AS1926 Swimming Pool Safety
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- A 'KEEP WATER' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.
- Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewerage areas or managed on-site in an unsewered area in a manner that does not cause pollution, erosion or run off, separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.
- Swimming pools and spas must be registered with the Division of Local Government.
- Swimming pools must have a Water Recirculation System in accordance with AS1926.3:2010.

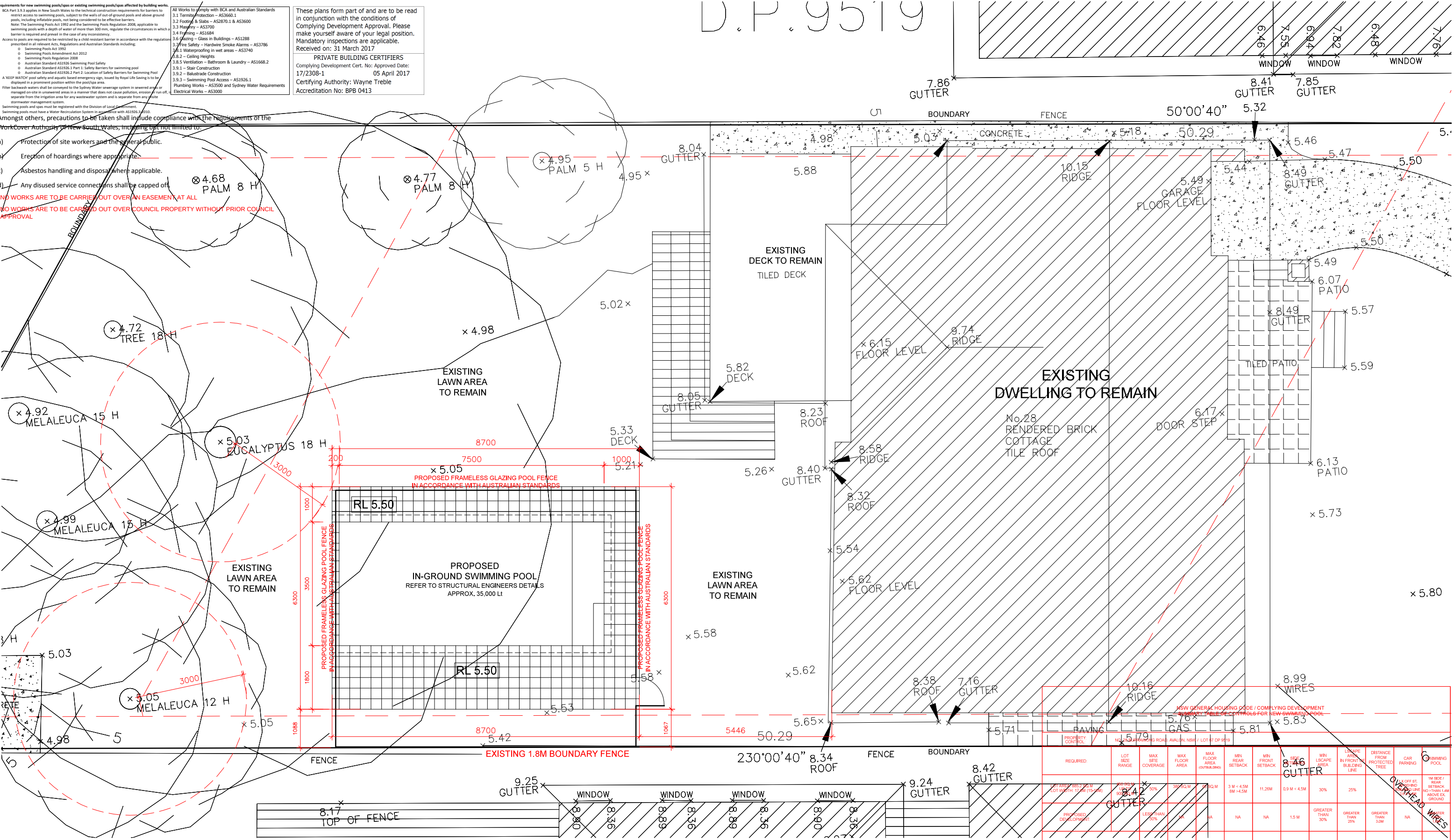
Amongst others, precautions to be taken shall include compliance with the requirements of the WorkCover Authority of New South Wales, including but not limited to:

- a) Protection of site workers and the general public.
- b) Erection of hoardings where appropriate.
- c) Asbestos handling and disposal where applicable.
- d) Any disused service connections shall be capped off.

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

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: 31 March 2017

PRIVATE BUILDING CERTIFIERS
Complying Development Cert. No: Approved Date:
17/2308-1 05 April 2017
Certifying Authority: Wayne Treble
Accreditation No: BPB 0413



GROUND FLOOR PLAN 1:100

NSW GENERAL HOUSING CODE / COMPLYING DEVELOPMENT MINIMUM TABLE SETBACKS FOR NEW SWIMMING POOL											
REQUIRED:	LOT SIZE RANGE	MAX SITE COVERAGE	MAX FLOOR AREA (OUTBUILDINGS)	MIN REAR SETBACK	MIN FRONT SETBACK	SITE SETBACK	MIN LSCARE AREA	LOCATE AREA IN FRONT BUILDING LINE	DISTANCE FROM PROTECTED TREE	CAR PARKING	SWIMMING POOL
LOT AREA > 2,000 SQM LOT WIDTH > 10M (15.0M)	LESS THAN 50%	30% < 50%	300 SQM	3.0 M	3.0 M < 4.5M 3.0M < 4.5M	11.20M	0.9 M < 4.5M	30%	25%	1.5 M < 4.5M 1.5 M < 4.5M	1.5 M < 4.5M 1.5 M < 4.5M
PROPOSED DEVELOPMENT	LESS THAN 50%	NA	NA	NA	NA	NA	GREATER THAN 30%	GREATER THAN 25%	GREATER THAN 3.0M	NA	NA
COMPLYING (YES/NO)	YES						YES	YES	YES		YES

LEGEND:

DENOTES EXISTING SPOT LEVEL

DENOTES PROPOSED LEVEL

DENOTES AREA OF ADDITIONS

DENOTES AREA OF ALTERATIONS

DEVELOPMENT CALCULATIONS:

TOTAL SITE AREA: _ SQ.M

TOTAL GROUND FLOOR AREA: _ SQ.M

TOTAL FIRST FLOOR AREA: _ SQ.M

GARAGE FLOOR AREA: _ SQ.M

TOTAL EXTERNAL DECK AREA: _ SQ.M

TOTAL ROOF AREA: _ SQ.M

TOTAL POOL VOLUME: _ LT

TOTAL SOFT LANDSCAPED AREA: _ SQ.M

PROJECT:
PROPOSED IN-GROUND SWIMMING POOL

CLIENT:
RYAN & EMMA LOVE

LOCATION:
28 BURRAWONG ROAD, AVALON BEACH, NSW

PROJECT STAGE:
CDC

DRAWING TITLE:
SWIMMING POOL GROUND FLOOR PLAN

SCALE:
1:100 @ A3

DATE OF ISSUE:
14.03.2017

DRAWING NO.
SPGFP01

REVISION:
-

DANIEL RAYMOND
RESIDENTIAL DESIGN & INTERIORS
8 ARCHITECTURE/US/VO
NSW REG. #2018

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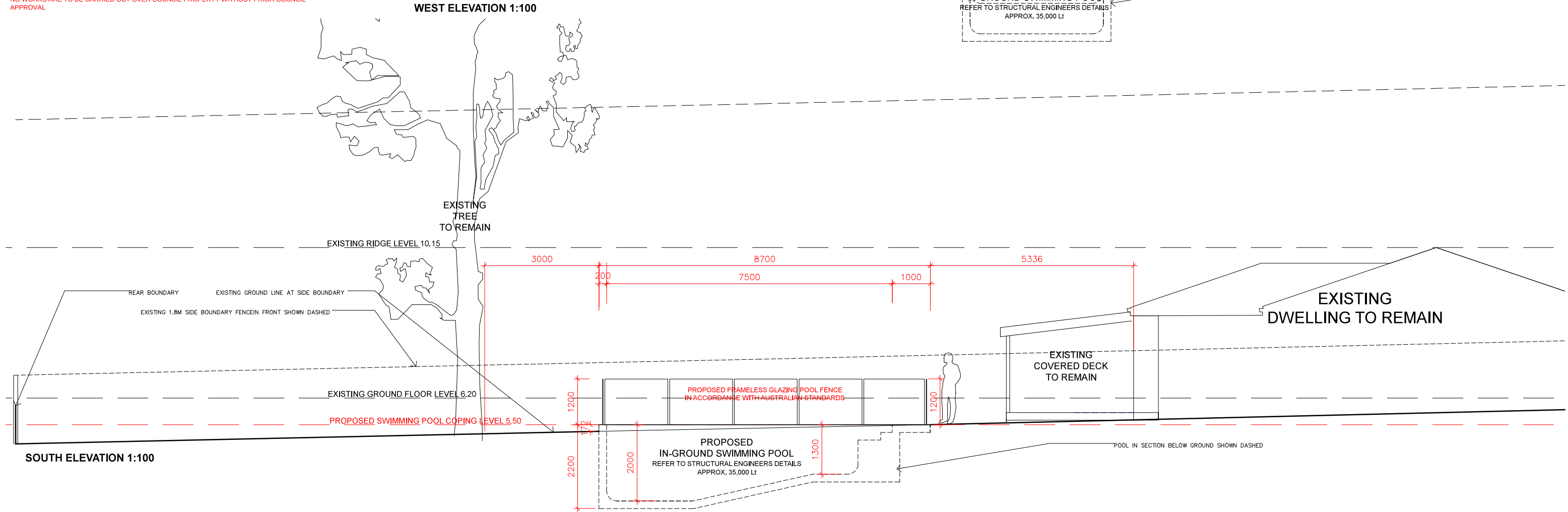
Requirements for new swimming pools or existing swimming pools/risks affected by building works • BCA Part 3.9 applies in New South Wales to the technical construction requirements for barriers to restrict access to swimming pools, subject to the walls of out-of-ground pools are made of masonry pools, including inflatable pools, with depth of water considered to be effective barriers. • New pools must comply with the Australian Standard for Swimming Pool Regulations 2008, applicable to swimming pools with a depth of more than 300mm, requiring the circumstances in which a barrier is required and prevent in the case of any inconsistency. • Access pools are required to be supervised by a child restraint barrier in accordance with the legislation prescribed in relevant Acts, Regulations and Australian Standards including: - o Swimming Pools Act 1999 - o Swimming Pools Amendment Act 2012 - o Swimming Pool Regulations 2008 - o Australian Standard AS1936 Swimming Pool Safety - o Australian Standard AS1936 Part 2 – Safety barriers for swimming pool - o Australian Standard AS1936 Part 2 – Location of Safety Barriers for Swimming Pool • A LEEP WATER pool safety and signage based emergency sign, issued by Royal Life Saving is to be displayed on the poolside. • Barriers/bath waters shall be conveyed to the Sydney Water sewerage system in sewered areas or flushed down to its unsewered areas in a manner that does not cause pollution, erosion or run off, and shall not impinge area for any wastewater system and be separated from any other stormwater management system. • Swimming pools and spas must be registered with the Division of Local Government. • Swimming pools must have a Water Recirculation System in accordance with AS1926-3:2010.		All Works to comply with BCA and Australian Standards 1. Termite Protection – AS3601.1 2. Footing & Slabs – AS2870.1 & AS3600 3. Masonry – AS3700 4. Swimming Pool Safety – AS1936 6. Glazing – Glass in Buildings – AS1288 7. Fire Safety – Hardwired Smoke Alarms – AS3786 8. Waterproofing in wet areas – AS3740 9.3-2 – Calling Hoisting 8.3.5 Ventilation – Bathroom & Laundry – AS1668.2 9.1 – Sair – Construction 9.1 – Sair – Construction 9.3 – Swimming Pool Safety – AS1926.1 Plumbing Works – AS3500 and Sydney Water Requirements Electrical Works – AS3000	These plans form part of and are to be read in conjunction with the conditions of Compiling Development Approval. Please make yourself aware of the legal position. Mandatory inspections are applicable. Received on: 31 March 2017 PRIVATE BUILDING CERTIFIERS Compiling Development Cert. No: Approved Date: 17/2018/01 05 April 2017 Accreditation Authority: Wayne Trebe Accreditation No: BFB 0413
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a) Protection of site workers and the general public. _____ EXISTING GROUND FLOOR

b) Erection of hoardings where appropriate.

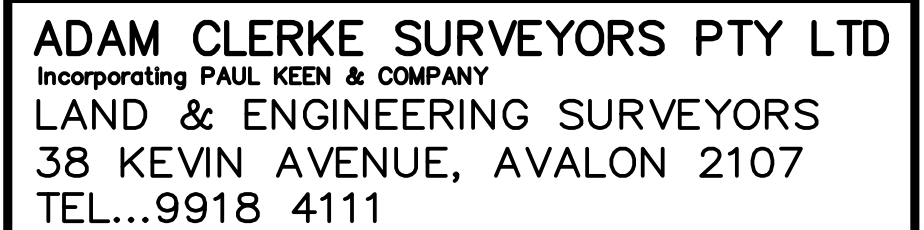
c) Asbestos handling and disposal where applicable. _____ PROPOSED SWIMMING POOL

d) Any disused service connections shall be capped off.



LEGEND: >.03 DENOTES EXISTING SPOT LEVEL RL 7.10 DENOTES PROPOSED LEVEL DENOTES AREA OF ADDITIONS DENOTES AREA OF ALTERATIONS		DEVELOPMENT CALCULATIONS: DENOTES PROPOSED WALLS DENOTES EXISTING WALLS TO REMAIN DENOTES OUTLINE OF EXISTING DWELLING TO BE REMOVED TOTAL SITE AREA: _SQ.M TOTAL GROUND FLOOR AREA: _ SQ.M TOTAL FIRST FLOOR AREA: _SQ.M GARAGE FLOOR AREA: _ SQ.M TOTAL EXTERNAL DECK AREA: _ SQ.M TOTAL ROOF AREA: _ SQ.M TOTAL POOL VOLUME: _ LT TOTAL SOFT LANDSCAPED AREA: _SQ.M PROJECT: PROPOSED IN-GROUND SWIMMING POOL CLIENT: RYAN & EMMA LOVE LOCATION: 28 BURRAWONG ROAD, AVALON BEACH. NSW PROJECT STAGE: CDC DRAWING TITLE: PROPOSED WEST & SOUTH ELEVATIONS SCALE: 1:100 @ A3 DATE OF ISSUE: 14.03.2017 DRAWING NO. ELE01 REVISION: D IR DANIEL RAYMOND RESIDENTIAL DESIGN & INTERIORS E-ARCHITECTURELTD NSW REG. #2181 1 / 6 WARRATAH ST. MONA VALE. NSW. 2103 www.danielraymond.com.au e. info@danielraymond.com.au m. 0409 389 275 ABN 3628203162	
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- TREE SPREADS & HEIGHTS ARE INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN SHOWN.
- UNDERGROUND SERVICES HAVE NOT BEEN LOCATED.
- NOTIFICATION OF ALL RELEVANT AUTHORITIES SHOULD BE UNDERTAKEN, BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- THIS SURVEY HAS BEEN CARRIED OUT FOR INFORMATION PURPOSES ONLY AND SURVEY MARKS SHOULD BE PLACED IF STRUCTURES ARE TO BE ERECTED ON OR NEAR THE BOUNDARIES. BOUNDARIES ARE NOT TO BE ESTABLISHED FROM INFORMATION SHOWN ON DRAWING.
- CONTOUR INTERVAL – 1 METRE. CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE ADOPTED FOR DESIGN AND CALCULATION PURPOSES. CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- ORIGIN OF LEVELS: P.M.6900 R.L.11.546 A.H.D. (SCIMS)
- COPYRIGHT © ADAM CLERKE SURVEYORS PTY LTD 2015



28 BURRAWONG ROAD, AVALON

DATE... 31/5/16	REF... 6516
SCALE...1:100	DATUM...A.H.D

SWIMMING POOL NOTES & DETAILS

GENERAL

1. DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURALS (SETOUT, LEVELS, FALLS ETC.).
2. WRITTEN DIMENSIONS TO BE TAKEN IN REFERENCE TO SCALE.
3. SKIMMER TO BE POSITIONED BY BUILDER.
4. STEP & FILTER LOCATION TO BE DISCUSSED WITH CLIENTS DURING CONSTRUCTION
5. PLUMBING IS TO BE IN ACCORDANCE WITH WRITTEN RECOMMENDATIONS OF FILTER MANUFACTURER.
6. THIS DRAWING IS A STANDARD SPECIFICATION: ITEMS SHOWN ARE INCLUDED ONLY WHEN INDICATED IN CONTRACT.
7. PLANS ARE ONLY APPROVED WHEN BEARING AN ORIGINAL SIGNATURE OF THE ENGINEER.
8. POOL SETOUT ONSITE TO BE CONFIRMED WITH OWNER BEFORE COMMENCING TO DIG.
9. POOL FENCE AS PER APPROVAL DOCUMENTS TO BE 1200 HIGH CHILD SAFETY POOL FENCE AND SELF (LATCHING) CLOSING GATE TO AS1926-86 BY OTHERS (NOTE: POOL FENCING IS OWNER'S RESPONSIBILITY.)

CONCRETE AND REINFORCEMENT NOTES

1. CONCRETE TO HAVE A MINIMUM DESIGN STRENGTH OF $f'c = 25$ MPA AT 28 DAYS (32MPA WHERE WITHIN ONE KILOMETRE OF SEA OR OUT OF GROUND) USING 10mm MAXIMUM AGGREGATE SIZE (POOL MIX) SLUMP 75MM. ADDITIVES NOT PERMITTED WITHOUT APPROVAL. UPON COMPLETION OF CONCRETING THE HYDROSTATIC VALVE IS TO BE CHECKED TO ENSURE EFFECTIVE AND SUFFICIENT OPERATION
2. CONCRETE TO BE CURED BY HOISING TWICE DAILY FOR SEVEN DAYS SEEK ADDITIONAL ADVICE FOR SITES NOT CONNECTED TO TOWN WATER SUPPLY
3. REINFORCEMENT TO BE STRUCTURAL GRADE 250 DEFORMED BAR TO AS1302 LAPPED 450MM AS REQUIRED, TIED SECURELY WITH 1.2MM ANNEALED WIRE AND SHALL BE SUPPORTED ON APPROVED TYPE BAR CHAIRS AT 900MM CENTRES BOTH WAYS
4. ALTERNATIVE REINFORCEMENT TO BE TEMCORE BARS IN ACCORDANCE WITH AS 1302 410 Y
5. SPLICES IN BOND BEAM BARS SHALL BE STAGGERED
6. WATER FACE REINFORCEMENT TO HAVE 65MM CONCRETE COVER REAR FACE REINFORCEMENT HAVE 50MM COVER FROM REAR REAR FACE IF FORMED AND 65MM COVER IS SPRAYED AGAINST GROUND

POOL DESIGN

1. WALKWAYS ARE NOT DESIGNED TO SUPPORT MASONRY WALLS UNLESS OTHERWISE NOTED
2. DESIGN LIVE LOAD FOR WALKWAYS AND CONCOURSES 3 KPA
3. GEOTECHNICAL ENGINEER TO VERIFY THE SAFE BEARING CAPACITY OF FOUNDATION MATERIAL PRIOR TO CONSTRUCTION.
4. NOTE POOL IS NOT DESIGNED FOR DIVING.
5. DESIGN COMPLIES WITH RELEVANT SECTIONS OF AS3600 AND AS2783 ISSUE 1992 FOR PNEUMATICALLY APPLIED CONCRETE FOR USE IN REINFORCED SWIMMING POOLS.
6. NO ALLOWANCE HAS BEEN MADE FOR SURCHARGE LOADING FROM ANY STRUCTURE, UNLESS INDICATED ON PLAN.

CONSTRUCTION NOTES

1. WHERE IT IS CONSIDERED THAT GROUND WATER CAN BUILD UP TO A LEVEL 500MM ABOVE THE FLOOR OF THE EXCAVATION ADEQUATE DRAINAGE SHALL BE PROVIDED UNDER THE POOL FLOOR
2. PVC PLUMBING PIPES TO BE 50MM FROM STEEL REINFORCEMENT, OR IF TIED TO STEEL REINFORCEMENT TO BE FULLY ENCASED WITH AT LEAST 50MM CONCRETE COVER.
3. CONCRETE SIZES SHOWN ARE EXCLUSIVE OF RENDER OR OTHER INTERNAL FINISH AND SHALL NOT BE VARIED OR PENETRATED BY HOLES UNLESS SHOWN ON PLAN OR APPROVED BY ENGINEER.
4. PROVIDE 10MM CONTROL JOINTS AT MAXIMUM 3500MM CENTRES AND AT ALL POINTS OF CONTRA-CURVATURE IN PLAN VIEW OF WALKWAY FINISH. PROVIDE 10MM CONTROL AT JUNCTION OF ANY ADDITIONAL PAVING TO POOL STRUCTURE AND/OR POOL FINISHES.
5. TILE PAVEMENTS IN POOL AREA TO BE LAID IN ACCORDANCE WITH AS3958-1 AND AS3958-2.
6. PROVIDE 10MM EXPANSION JOINT MATERIAL BETWEEN POOL CONCRETE AND ALL EXISTING RIGID STRUCTURES ON THE SITE INCLUDING BRICK WALLS OF HOUSE, DRIVEWAY SLAB ETC.
7. WHERE POOL WALKWAY/COPING LEVEL IS IN PART BELOW ADJOINING GROUND LEVEL, PROVIDE SURFACE CATCH DRAINS AND/OR SUB-SURFACE DRAINS TO DIVERT STORMWATER AND/OR GROUND WATER AWAY FROM POOL

NOTIFY ENGINEER

1. STRUCTURAL ENGINEER TO BE NOTIFIED TO INSPECT STEEL PLACEMENT 48 HRS PRIOR TO CONCRETE PLACEMENT. (FEE APPLICABLE AT TIME OF INSPECTION)
2. ENGINEER TO BE ADVISED IF EXCAVATION IS IN FILL OR IF EXCESSIVE GROUND WATER IS ENCOUNTER.
3. POOL WALLS NOT TO PROJECT MORE THAN 600MM OUT OF GROUND SUPPORTING MATERIAL (AT LEAST 200KPA MATERIAL) OR SEEK ENGINEERING ADVICE.
4. IF POOL IN ZONE OF INFLUENCE OF EXISTING STRUCTURE, UNDERPINNING OF MAYBE REQUIRED, ENGINEER TO CONFIRM ON SITE

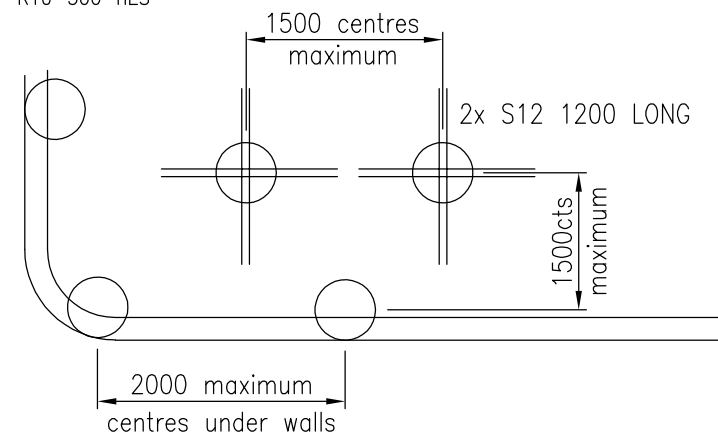
PIERING NOTES (IF REQUIRED):

PIERS REQUIRED IF:

- POOL FOUND IN INADEQUATE STRATA or NON-VIRGIN MATERIAL (IE. FILL)
- BASE OF POOL FOUND IN STRATA THAT REVEALS DISSIMILAR MATERIAL (POOL TO HAVE EVEN BEARING THROUGHOUT)

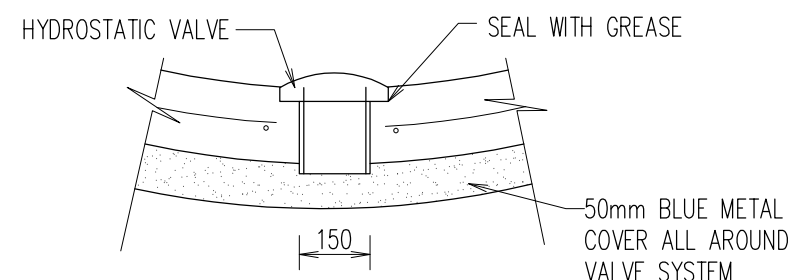
TYPE OF PIERS TO BE USED WHERE REQUIRED:

- 300Ø PIERS TO ROCK,
- 450Ø PIERS TO STIFF CLAY OF 300Kpa BEARING CAPACITY,
- 600Ø PIERS TO NATURAL GROUND OF 200Kpa BEARING CAPACITY.
- PIER DEEPER THAN 1500mm or OUT OF GROUND, TO BE REINFORCED WITH 6N12 VERTICAL + R10-300 TIES

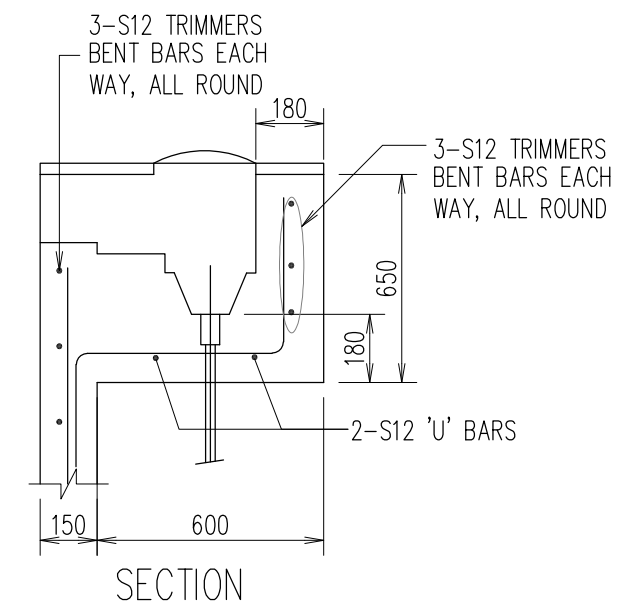
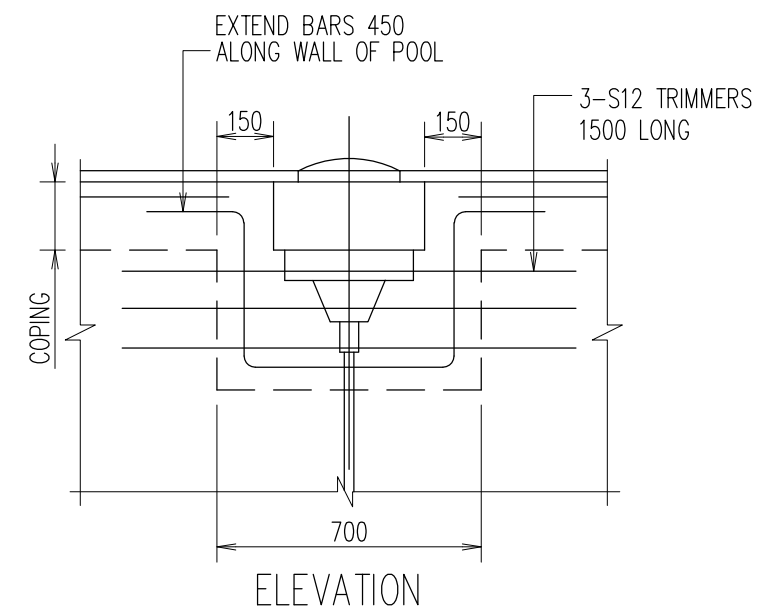


PIER LAYOUT WHERE REQUIRED

SCALE: 1:50



HYDROSTATIC RELIEF VALVE



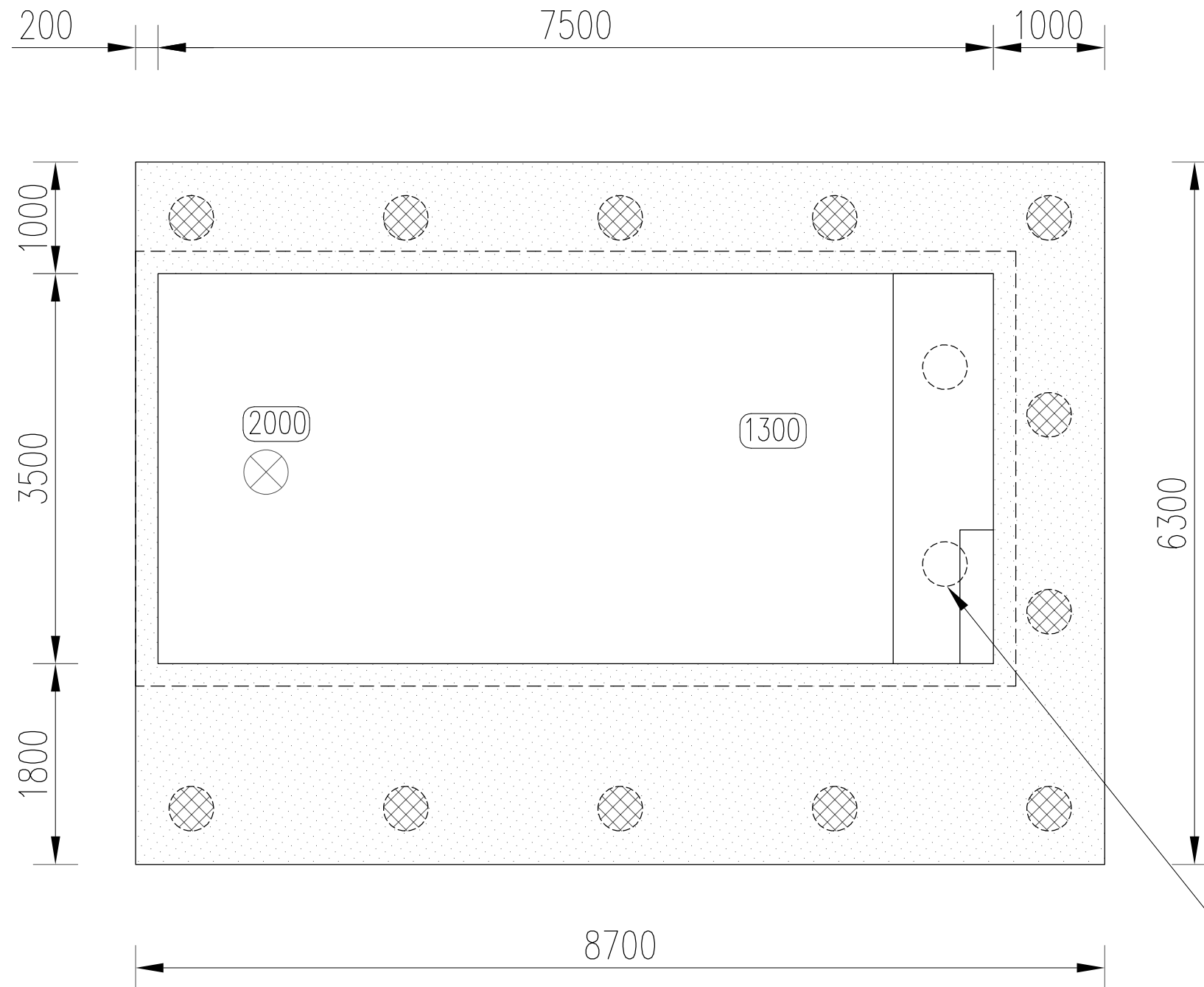
SKIMMER BOX DETAIL

SCALE 1:20

NOTE:

- LOCATION TO SUIT PUMP MANUFACTURER'S SPECIFICATION
- ALL PVC PIPE TO BE MIN 50mm FROM STEELWORK, UNLESS FULLY ENCASED IN 50mm CONCRETE COVER
- SKIMMER BOX & OUTLET SYSTEMS TO COMPLY WITH AS1926.3

REVISIONS	This drawing is confidential and shall only be used for the purposes of this project.					Scale	THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE GZ QUALITY ASSURANCE SYSTEM					GZ consulting engineers A.B.N 69 168 996 585 68a Anzac Avenue Collaroy, NSW 2097 mobile: 0403 071 853 office: (02) 9401 4014 info@gzengineers.com.au		Swimming Pool Notes & Details						
							DESIGNED	BS	CHECKED	GZ		28 Burrawong Rd Avalon, NSW								
							DRAWN	BS	CHECKED	GZ										
							APPROVED		DATE											
	0	BS	30/03/17	Construction Certificate Issue									Status		Construction Certificate Issue/ Not for construction		Drg No.	17054-S-01	Rev.	0
	No.	BY	DATE	DESCRIPTION			APPD													



POOL PLAN

SCALE: 1:50

NOTES:

- $f'_c = 25$ Mpa (32 Mpa WHERE WITHIN ONE KILOMETRE OF SEA or OUT OF GROUND)
- DESIGN SUITABLE FOR CLASS M SITE CLASSIFIED UNDER AS2870-1996
- SUPPORTING FOUNDATION MATERIAL TO BE STIFF CLAY OF UNIFORM MOISTURE CONTENT WITH SAFE BEARING CAPACITY OF 300 kPa. (POOL BASE TO BE FOUND INTO VIRGIN MATERIAL.)
- IF POOL IS TO BE FOUND IN 'H' CLASS MATERIAL, DROPPERS ARE TO BE PROVIDED RIGHT AROUND POOL.
- TYPICAL WALL & FLOOR REINFORCEMENT TO BE S12-300 IN EACH DIRECTION. WHERE POOL WALL EXTENDS MORE THAN 600mm ABOVE UNDISTURBED SUBSOIL (300Kpa MATERIAL) AND/OR WHERE DEPTH OF EXCAVATION IN OTHER THAN ROCK EXCEEDS MORE THAN 1500mm, PROVIDE ADDITIONAL DROPPERS (S12-300 VERTICAL TO BE 450mm FROM TOP OF WALL & 1200mm INTO BASE OF POOL.)
- PROVIDE AN EXPANSION JOINT BETWEEN THE SWIMMING POOL STRUCTURE AND ANY OTHER STRUCTURE SUCH AS CONCRETE WALKWAYS, FOOTING, ETC

LEGEND

	COPING/PATHWAY
	POOL DEPTH
	H.R. VALVE
	ø450 CONCRETE PIER

POTENTIAL BORED PIERS
UNDER BENCH SECTION
REFER S-03 FOR DETAILS

This drawing is confidential and shall only be used for the purposes of this project.

Scale

THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE GZ QUALITY ASSURANCE SYSTEM

DESIGNED	BS	CHECKED	GZ
DRAWN	BS	CHECKED	GZ
APPROVED		DATE	



GZ consulting engineers

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office: (02) 9401 4014
info@gzengineers.com.au

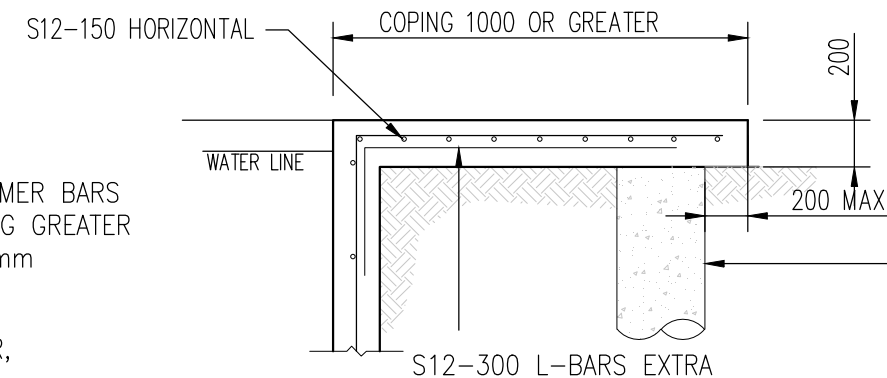
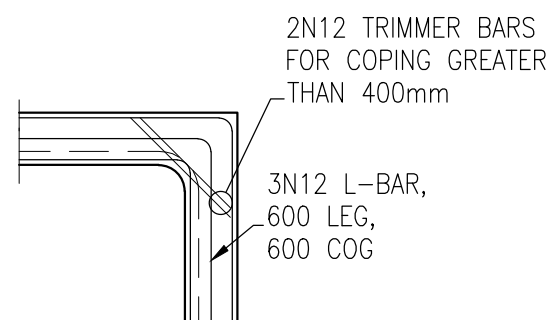
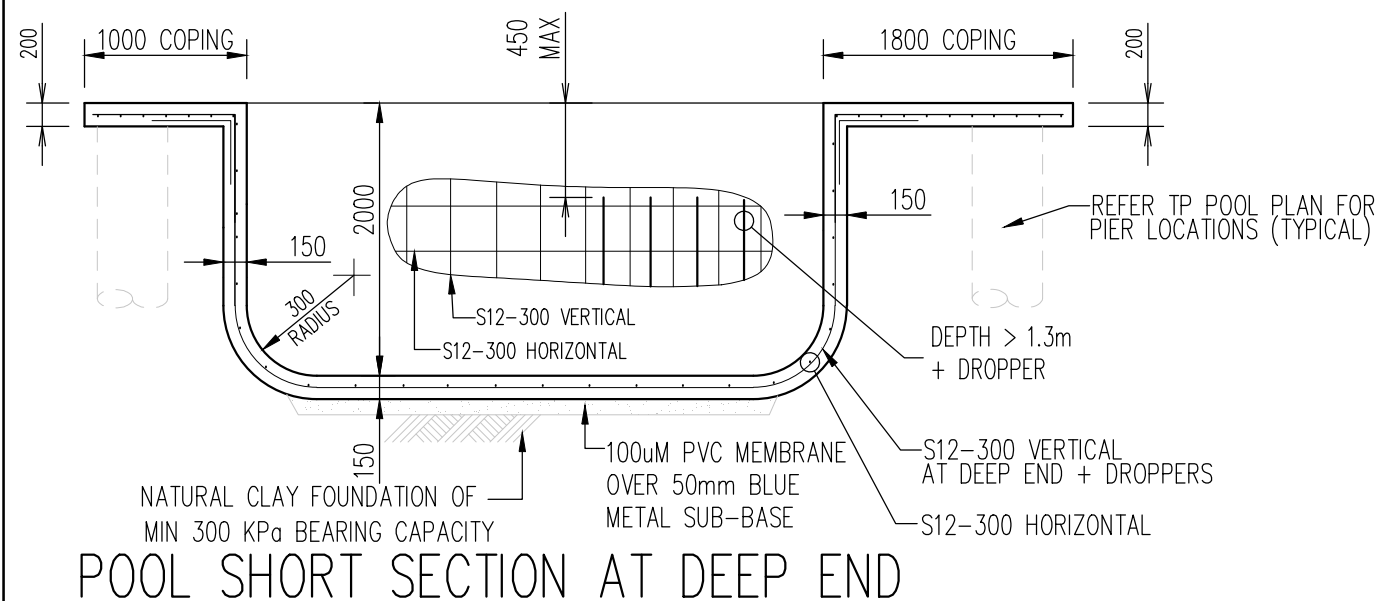
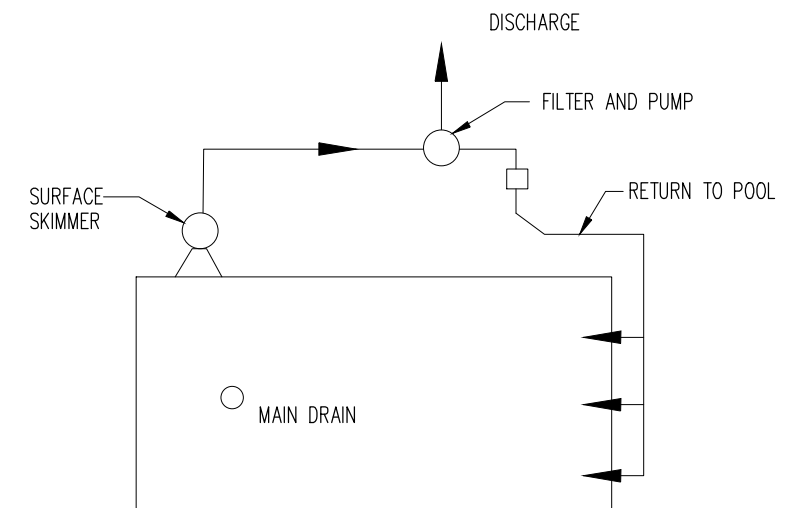
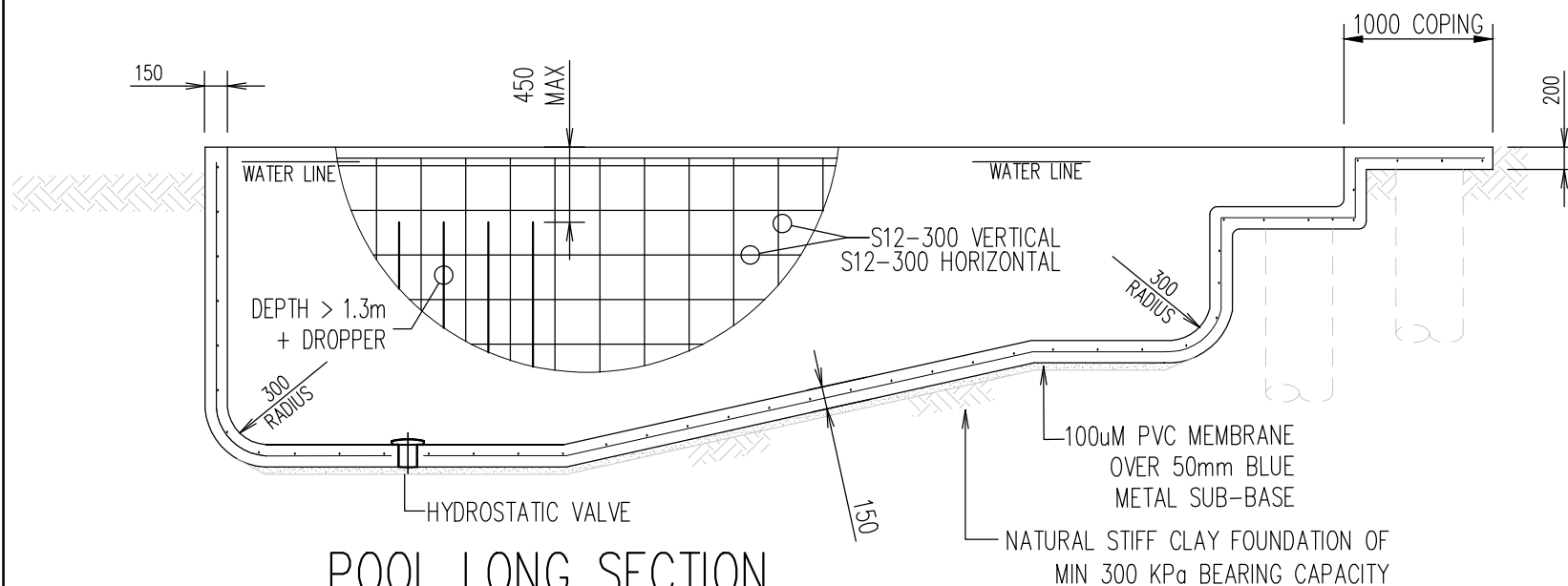
In-Ground Concrete Swimming Pool Plan & Details

28 Burrawong Rd
Avalon, NSW

Status	Construction Certificate Issue/ Not for construction	Dwg No.	17054-S-02	Rev.	0
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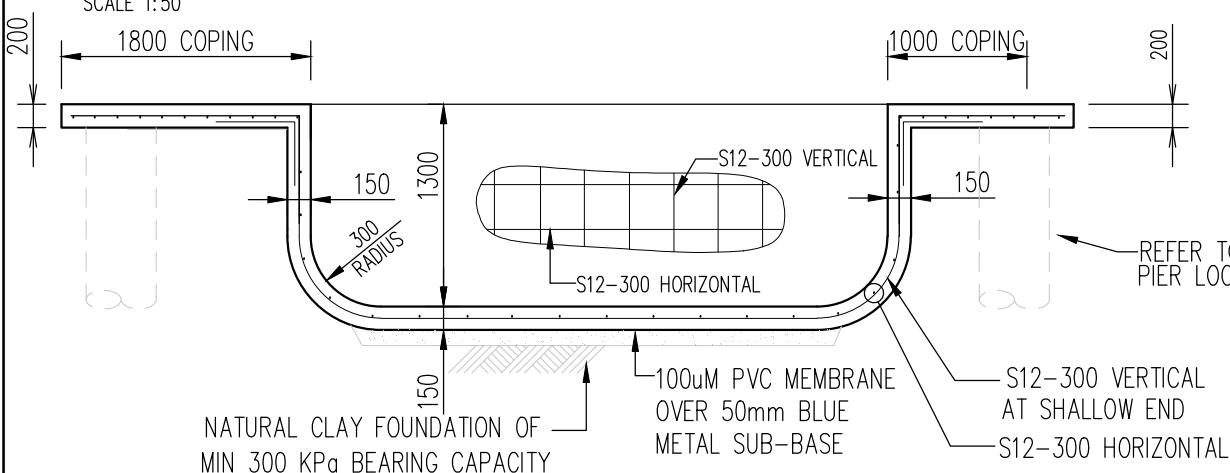
REVISIONS

No.	BY	DATE	DESCRIPTION	APPD
0	BS	30/03/17	Construction Certificate Issue	

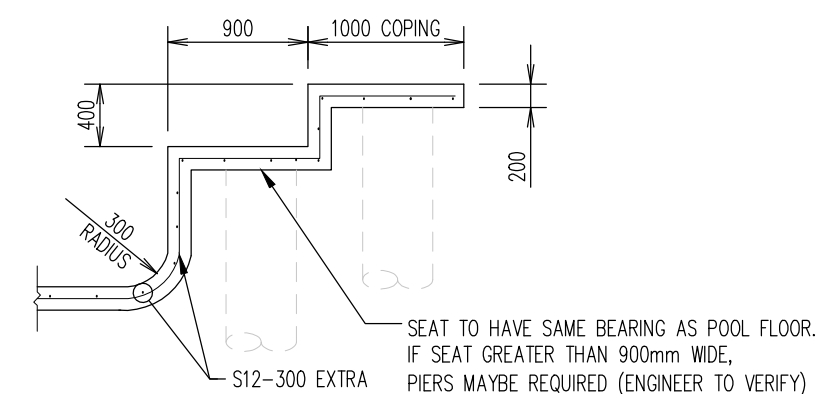
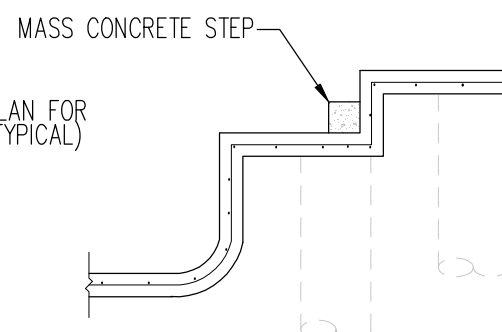


- PIER OPTION
- 450Ø PIERS @ 2000 MAX GRID CENTERS.
 - PIERS TO BE FOUND AT SAME STRATA AS BASE OF POOL
 - PIERS LENGTH SHALL BE LIMITED UNLESS ROCK ENCOUNTERED HIGHER

PIERS REQUIRED IF SLAB NOT FOUND ON ADEQUATE STRATA (ENGINEER TO CONFIRM DURING EXCAVATION STAGE)



COPING (BOND BEAM) DETAIL



REVISIONS				
No.	BY	DATE	DESCRIPTION	APPD.
0	BS	30/03/17	Construction Certificate Issue	

THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE GZ QUALITY ASSURANCE SYSTEM				
DESIGNED	BS	CHECKED	GZ	
DRAWN	BS	CHECKED	GZ	
APPROVED		DATE		



GZ consulting engineers

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In-Ground Concrete Swimming Pool Sections & Details				
28 Burrarong Rd Avalon, NSW				
Status	Construction Certificate Issue/ Not for construction		Org No.	17054-S-03
Rev.	0			