

# Peter J Boyce & Associates

Accredited Building Surveyors

Planning NSW Accreditation No: BPB0043  
ABN: 92 616 124 481

t 9868 2855 | f 9868 2655  
e info@boycecorp.com.au

PO Box 375, Strathfield NSW 2135  
Level 2, 41 Rawson Street, Epping NSW 2121

7 November 2015

Pittwater Council  
Attention: The General Manager  
PO Box 882  
MONA VALE NSW 1660



Dear Sir / Madam

**79 Woorarra Avenue, North Narrabeen**  
**Submission of Complying Development Certificate BP15529**

---

I have received application for a Complying Development Certificate ("CDC") in respect of the above property. The CDC has been approved.

As such, please find enclosed:

1. CDC with conditions
2. Cheque for \$36 for the registration of the CDC
3. Completed application form
4. Council / Long Service Levy Corp receipts etc
5. Title Search
6. Email re Asbestos
7. Sydney Water stamped plan
8. Home Warranty Insurance
9. Basix Certificate
10. Survey / Architectural plans
11. Structural Engineer's plans

Should any of the above documents not be received please advise me immediately.

Yours faithfully

A handwritten signature in cursive script, appearing to read "Peter Boyce".

**Peter Boyce**

PRVC \$36.00

Rec: 387480 10/11/15



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## Complying Development Certificate

Issued under Part 4 Housing Alterations code and Part 7 Demolition code of the SEPP (Exempt and complying codes) 2008

Certificate No.

**BP15529**

*This Certificate authorises the Applicant (or a person having the benefit of this Certificate) to carry out the development in accordance with the conditions set out in the Certificate and the plans and specifications that have been approved.*

### SECTION A. The Application

#### 1. Details of the Applicant

Name

Rafael Teles

Address

79 Woorarra Avenue

Suburb or town

North Narrabeen

State

NSW

Postcode

2101

#### 2. Details of the Property

Unit/Street no.

79

Street name

Woorarra Avenue

Suburb or town

North Narrabeen

State

NSW

Postcode

2101

Lot no.

Lot 12

Section

DP / SP no.

DP 13745

Volume/folio

#### 3. Description of the proposed development

Alterations to existing dwelling house including new external openings and minor internal alterations.

#### 4. Date of the Application for Complying Development Certificate

20 October 2015

#### 6. Date Application received by the Certifying Authority

21 October 2015



## SECTION B. Certifying Authority

Name

Peter Boyce

Accreditation no.

BPB0043

Address

Level 2, 41 Rawson Street, Epping NSW 2121

## SECTION C. Class of building

Note: To be completed if the development involves the "erection of a building" (which includes the rebuilding, alteration, enlargement or extension of a building- see definition at s.4(2)(b) Environmental Planning & Assessment Act 1979 ("the Act")).

Class of the proposed building under the Building Code of Australia.

Note: If parts of the building will have different classes, include all classes.

1a

## SECTION D. Conditions

This certificate is subject to the conditions set out in the attached conditions schedule (indicate if applicable)

Note: Conditions may only be those required to be imposed by legislation or an environmental planning instrument.

## SECTION E. Zoning

The land use zone within which the land is situated is

Note: To be completed for complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("the Policy").

E4 Environmental Living

The equivalent land use zone applicable to the land under the Policy is

Note: Also to be completed if the land is not zoned under a 'standard instrument' (ie. an environmental planning instrument made in a standard form, by order of the Governor under s.33A(2) of the EP&A Act). See-Clause 134(1A) EP&A Reg.

E4 Environmental Living

## SECTION F. Attachments (indicate as appropriate)

Plans endorsed by the Certifying Authority  
(as listed in Section H below)

Conditions schedule

Fire safety schedule

Fire link conversion schedule

## SECTION G. Dates

Date of this Certificate

9 NOV 2015

Date on which this Certificate lapses

9 NOV 2020

## SECTION H. Certification

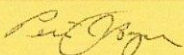
I certify that the proposed development is complying development, and if carried out as specified in this Certificate will comply with all development standards applicable to the development and with the requirements prescribed by the Environmental Planning & Assessment Regulation 2000 concerning the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

The issue of this Certificate has been endorsed on the documents listed below which were provided in connection with the application for this Certificate.

Note: List all plans, specifications and other documents approved and endorsed by the issue of the Certificate.

Drawings Sheet 1 to 4; Project X Solutions P/L Structural Engineers drawing nos IC-1505/S00, S20, S21, S30; BASIX Certificate no A228116.

## SECTION I. Signature (must be signed by the Certifying Authority)





# PETER J BOYCE & ASSOCIATES

COMPLYING DEVELOPMENT CERTIFICATE	BP15529
PROPERTY ADDRESS	79 Woorarra Avenue North Narrabeen

## NOTICE OF DETERMINATION AND CONDITIONS OF CONSENT

### DETERMINATION: *APPROVED*

The following conditions of consent are as prescribed by the Environmental Planning and Assessment Regulation 2000 and the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

#### 1. Payment of Fees

Payments must be made to Council for all fees, levies, and contributions as required by Council's relevant contributions plan or applicable environmental planning instrument. A receipt must be provided to the Principal Certifying Authority (PCA) before the commencement of work on site and a copy is to be forwarded to the Certifying Authority that issued the complying development approval. It is the responsibility of the applicant to ensure these fees have been paid prior to the commencement of work.

#### Conditions applying to complying development certificates under Part 4 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Note. Complying development must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Part.

Note. A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must, under section 94EC of the Act, impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan.

#### Conditions applying before works commence

#### 2. Toilet facilities

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

(2) Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or

1  
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79 Woorarra Avenue North Narrabeen, Lot Lot 12 DP 13745

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

#### 3. Garbage receptacle

(1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.

(2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

#### 4. 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.

#### 5. Compliance with plans

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

#### 6. Maintenance of site

(1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.

(2) Waste materials must be disposed of at a waste management facility.

(3) The work site must be left clear of waste and debris at the completion of the works.

#### Conditions as prescribed by the Environmental Planning and Assessment Regulation 2000

#### 7. 136A Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989

(cf clauses 78 and 78A of EP&A Regulation 1994)

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

- (a) that the work must be carried out in accordance with the requirements of the *Building Code of Australia*,
- (b) in the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

2  
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(1A) A complying development certificate for a temporary structure that is used as an entertainment venue must be issued subject to the condition that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia* (as in force on the date the application for the relevant complying development certificate is made).

(2) This clause does not limit any other conditions to which a complying development certificate may be subject, as referred to in section 85A (6) (a) of the Act.

(3) This clause does not apply:

- (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
- (b) to the erection of a temporary building, other than a temporary structure that is used as an entertainment venue.
- (4) In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant complying development certificate is made.

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

#### **8. 136B Erection of signs**

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

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

- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the site is prohibited.

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

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

3

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

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

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

#### **9. 136C Notification of Home Building Act 1989 requirements**

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

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

- (a) in the case of work for which a principal contractor is required to be appointed:
  - (i) the name and licence number of the principal contractor, and
  - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
- (b) in the case of work to be done by an owner-builder:
  - (i) the name of the owner-builder, and
  - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

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

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

#### **10. 136D Fulfillment of BASIX commitments**

(1) This clause applies to the following development:

- (a) BASIX affected development,

4

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

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

#### **11. 136E Development involving bonded asbestos material and friable asbestos material**

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

(a) work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 318 of the *Occupational Health and Safety Regulation 2001*.

(b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,

(c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered,

(d) if the contract indicates that 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.

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

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

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

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

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

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

#### **12. 136F, 136G (Repealed)**

#### **13. 136H Condition relating to shoring and adequacy of adjoining property**

(1) A complying development certificate for development must be issued subject to a condition that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:

- (a) protect and support the adjoining premises from possible damage from the excavation, and
- (b) where necessary, underpin the adjoining premises to prevent any such damage.

(2) The condition referred to in subclause (1) does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

#### **ADVISORY CONDITIONS**

#### **14. Critical Stage Inspections**

Critical stage inspections as required under Clause 162A of the Environmental Planning and Assessment Regulation 2000 are to be carried out where applicable. The Principal Certifying Authority (PCA) is to be given at a minimum 24 hours notice to book in an inspection. Failure to carry out the required critical stage inspections may prevent the issue of a final occupation certificate.

Prior to a Final Occupation Certificate being issued if any critical stage inspections have been missed written explanation must be submitted to the PCA to determine whether or not the missed inspections were unavoidable as outlined under Clause 162C of the regulations.

#### **15. Modifications to Complying Development Approval**

Amendments to the approved design may be made upon application to the certifying authority in accordance with section 87 of the Environmental Planning and Assessment Act 1979.



**16. Demolition of Structures**

The demolition work shall comply with the provisions of Australian Standard AS2601: 2001 The Demolition of Structures.

**17. Smoke alarms**

Smoke alarms are to be installed in accordance with the Building Code of Australia.

**18. Mechanical ventilation**

Mechanical ventilation is to be provided to sanitary compartments in accordance with the Building Code of Australia (BCA) volume 2.

- END OF CONDITIONS -

7



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## Application for a complying development certificate

RECEIVED 21 OCT 2015

### Information for the Applicant

- This form may be used to apply for a complying development certificate ("CDC") to carry out development classed as "complying development". To complete this form, please place a cross in the relevant boxes, fill out the white sections as appropriate and attach copies of all documents indicated in the form as being required to be provided. To minimise delays in receiving a decision about the Application, please ensure that all relevant information and documents are provided.

- Once completed, this Application form should be submitted to Peter J Boyce & Associates for determination.

- A single application for a CDC maybe made for development comprising the concurrent construction of new single storey or two storey dwelling houses if each is to be erected on existing adjoining lots.

- If the certifying authority issues a CDC, the Applicant (or a subsequent owner of the land on which the development is proposed to be carried out) has permission to carry out the development without the need to obtain further development consent.

However, depending upon factors such as the type of development, the location of the development and whether there will be external work or activities involved (eg. road opening, use of footpath areas) there may still be a need to obtain other approvals in order for the work involved to be performed. In order to avoid potential delays in commencing any work, Applicants should ascertain whether other approvals will be needed, and if so, the stage at which they will be required.

### SECTION A. Details of the Applicant

i) Where the Applicant is a natural person or persons:

Applicant 1:

Mr  Ms  Mrs  Dr  Other \_\_\_\_\_

First name

RAFAEL

Family name

TELES

Applicant 2:

Mr  Ms  Mrs  Dr  Other \_\_\_\_\_

First name

Family name

ii) Where the Applicant is a corporate entity:

Company (if applicable)

ABN (if applicable)

Unit/Street no.

79

Street Name

Woorarra Ave.

Suburb or town

NORTH NARRABEEN

State

NSW

Postcode

2101

Daytime telephone

0427-948-910

Fax

Mobile

0427-948-910

Email

rafael.teles@stockland.com.au



**SECTION B. Location and title details of the land where the development is to be carried out**

Unit/Street no. <input type="text" value="79"/>	Street Name <input type="text" value="WOORARRA AVENUE"/>		
Suburb or town <input type="text" value="NORTH NARRABEEN"/>	State <input type="text" value="NSW"/>	Postcode <input type="text" value="2101"/>	
Lot no. <input type="text" value="12"/>	Section <input type="text" value="13745"/>		
DP / SP no. <input type="text"/>	Volume/folio <input type="text"/>		

**SECTION C. Describe the development proposed to be carried out**

Provide a brief description of the development. For example, if a dwelling is proposed, include information such as the type of building (house, townhouse, villa etc), the number of floors, the number of bedrooms, the major building material (brick, brick veneer, timber clad etc).


**SECTION D. Estimated cost of the development**

\$

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including the cost of construction of any building and the preparation of a building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment). GST is also to be included.

**SECTION E. Environmental planning instrument**

Provide the name of the "environmental planning instrument" (\*see - definition below) under which the development is complying development.

If the development is specified as complying development by a "development control plan" (\*see - definition below) referred to in an environmental planning instrument, also provide the name of that development control plan.

**Note:** The criteria for complying development may vary between environmental planning instruments. You must nominate which instrument this Application is to be assessed under.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

OR

Other environmental planning instrument (EPI)

Name of EPI

Name of Development Control Plan (if applicable)

*\*Environmental planning instruments (EPI) are State Environmental Planning Policies and Local Environmental Plans. Complying development is commonly, but not always, authorised under either the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, or a Local Environmental Plan of the Council for the area where the development is to be carried out.*

*Development Control Plan. An EPI may refer to another instrument called a "Development Control Plan" (DCP) which contains more detailed provisions which support the EPI. A DCP may specify certain development as being complying development under the EPI.*



## SECTION F. Asbestos

If any bonded asbestos material or friable asbestos material will be disturbed, repaired or removed in carrying out the development, what is the estimated area of the material?  square metres

## SECTION G. Attachments relating to the proposed development

Applicants must provide the documents listed below that are relevant to the type of development that is proposed. Please confirm that documents relating to the requirements below have been attached by placing a cross in the appropriate box(s). Please confirm with our office how many copies of each document are required prior to lodging this Application.

### 1. Attachments for fire link conversions

Does the Application relate ONLY to a fire link conversion?  Yes  No

If 'Yes' provide a document that describes the design and construction, and mode of operation, of the new fire alarm communication link.

### 2. Attachments for developments other than fire link conversions.

**As site plan of the land**

Provide a site plan indicating:

- the location, boundary dimensions, site area and north point of the land,
- existing vegetation and trees on the land,
- the location and uses of existing buildings on the land,
- existing levels of the land in relation to buildings and roads,
- the location and uses of buildings on sites adjoining the land.

**Sketch of the development**

Provide a sketch which indicates:

- the location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development,
- floor plans of any proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building,
- elevations and sections showing proposed external finishes and heights of any proposed buildings (other than temporary structures),
- elevations and sections showing heights of any proposed temporary structures and the materials of which any such structures are proposed to be made (using the abbreviations set out in SECTION P),
- proposed finished levels of the land in relation to existing and proposed buildings and roads,
- proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate),
- proposed landscaping and treatment of the land (indicating plant types and their height and maturity),
- proposed methods of draining the land,
- in respect of BASIX affected development, such other matters as any BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section)
- in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section)



Does the development involve subdivision work?

Yes  No

If 'Yes' provide appropriate subdivision work plans and specifications, which are to include:

- (a) details of the existing and proposed subdivision pattern (including the number of lots and the location of roads),
- (b) details as to which public authorities have been consulted with as to the provision of utility services to the land concerned,
- (c) detailed engineering plans as to the following matters:
  - (i) earthworks,
  - (ii) roadworks,
  - (iii) road pavement,
  - (iv) road furnishings,
  - (v) stormwater drainage,
  - (vi) water supply works,
  - (vii) sewerage works,
  - (viii) landscaping works,
  - (ix) erosion control works,
- (d) copies of any compliance certificates to be relied on.

Does the development involve any change of use of a building (other than a dwelling) or a building of a structure or works that relate to a building or structure that is a dwelling house?

Yes  No

If 'Yes' provide:

- (a) a list of the Category 1 fire safety provisions that currently apply to the existing building,
- (b) a list of the Category 1 fire safety provisions that are to apply to the building following its change of use.

Does the development involve building work (including work done in connection with the construction of a building or structure that is a dwelling house)?

Yes  No

If 'Yes' provide:

- (1) A detailed description of the development by completing SECTION P.
- (2) Appropriate building work plans and specifications, which are to include:
  - (a) detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show:
    - (i) a plan of each floor section, and
    - (ii) a plan of each elevation of the building, and
    - (iii) the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground, and
    - (iv) the height, design, construction and provision for fire safety and fire resistance (if any),
  - (b) specifications for the development:
    - (i) that describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and
    - (ii) that state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used,
  - (c) a statement as to how the performance requirements of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),



- (d) a description of any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Environmental Planning and Assessment Act 1979\*\*,
- (e) copies of any compliance certificate to be relied on,
- (f) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building,
- (g) in respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)
- (h) in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)

\*\* S.85A(4) EP&A Act provides that a certifying authority must not refuse an Application on the ground that any building product or system does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the EP&A Regulation 2000.

Does the development involve building work (other than work in relation to a dwelling house or a building of structure that is ancillary to a dwelling house)?  Yes  No

If 'Yes' provide:

- (a) a list of any existing fire safety measures provided in relation to the land or any existing building on the land, and
- (b) a list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

Does the development involve the erection of a wall to a boundary that has a wall less than 0.9m from the boundary?  Yes  No

If 'Yes' provide:

A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of supporting the adjoining wall.

Does the development involve the demolition or removal of a wall to a boundary that has a wall less than 0.9m from the boundary?  Yes  No

If 'Yes' provide:

A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of maintaining support for the adjoining wall after the demolition or removal.

Does the development involve the erection of a temporary structure?  Yes  No

If 'Yes' provide:

- (a) documentation that specifies the live and dead loads the temporary structure is designed to meet,
- (b) a list of any proposed fire safety measures to be provided in connection with the use of the temporary structure,
- (c) in the case of a temporary structure proposed to be used as a place of public entertainment--a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),
- (d) documentation describing any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Act,
- (e) copies of any compliance certificates to be relied on.

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?  Yes  No

If 'Yes' complete the relevant portion(s) of the following statement:



The maximum number of persons proposed to occupy, at any one time, that part of the building used as:

- an entertainment venue is ..... persons.
- a function centre is ..... persons.
- a pub is ..... persons.
- a registered club is ..... persons.
- a restaurant is ..... persons.

Does the proposed development involve building work (see note below) in respect of which an alternative solution under the Building Code of Australia (BCA) in respect of fire safety requirements is proposed?  Yes  No

If 'Yes' provide:

Either or both of the following from a "fire safety engineer" (i.e. a private accredited certifier holding Category C10 accreditation):

- (a) a compliance certificate (as referred to in s.109C(1)(a)(v) EP&A Act) that certifies that the alternative solution complies with the relevant performance requirements of the BCA.
- (b) a written report that includes a statement that the alternative solution complies with the relevant performance requirements of the BCA.

**NOTE**

The above requirement only applies to building work in respect of:

- (a) a class 9a building that is proposed to have a total floor area of 2000 square metres or more, and
- (b) any building (other than a class 9a building) that is proposed to have:
  - (i) a fire compartment with a total floor area of more than 2000 square meters, or
  - (ii) a total floor area of more than 6000 square meters,

that involves an alternative solution under the BCA in respect of the requirements set out in EP1.4, EP2.1, EP2.2, DP4 and DP5 in Volume 1 of the BCA:

Does the proposed development involve building work (see note below) in respect of which an alternative solution under the Building Code of Australia (BCA) in respect of fire safety requirements is proposed?  Yes  No

If 'Yes' provide:

A written report by another accredited certifier who is accredited for the purpose of issuing a CDC for a building of that kind, which includes a statement that the proposed development is consistent with that alternative solution.

Does the Application involve BASIX for the development, or is BASIX optional development for which BASIX is not required?  Yes  No

If 'Yes' provide:

- (a) the BASIX certificate(s) for the development (being a certificate(s) that has been issued no earlier than 3 months before the date of the Application being made, and
- (b) such other documents as the BASIX certificate(s) for the development requires to accompany the Application.

(See-BASIX NOTES at the end of this Section)



## **BASIX NOTES**

BASIX (the Building Sustainability Index) is a system introduced by the NSW Government to ensure that homes are built to be more energy and water efficient.

BASIX is an on-line program that assesses a building's design, and compares it against energy and water reduction targets. The design must meet these targets before a BASIX Certificate can be printed from the on-line facility.

Any changes made to a building's design after a BASIX Certificate has been issued means that another BASIX assessment must be completed and a new BASIX Certificate obtained.

Buildings which are affected by the BASIX system ("***BASIX affected buildings***") are those that contain one or more dwellings (but do not include hotels or motels).

A BASIX Certificate **MUST** be obtained for every "***BASIX affected development***", which are any of the following developments (other than development that is "***BASIX excluded development***"-see below):

- (a) development that involves the erection (but not the relocation) of a BASIX affected building,
- (b) development that involves a change of building use by which a building becomes a BASIX affected building,
- (c) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is \$50,000 or more,
- (d) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000 litres or more.

### ***BASIX excluded development is***

- (a) development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning,
- (b) alterations, enlargements or extensions to a building listed on the State Heritage Register under the *Heritage Act 1977*,
- (c) alterations, enlargements or extensions that result in a space that cannot be fully enclosed (for example, a veranda that is open or enclosed by screens, mesh or other materials that permit the free and uncontrolled flow of air), other than a space can be fully enclosed but for a vent needed for the safe operation of a gas appliance,
- (d) alterations, enlargements or extensions that the Director-General has declared, by order published in the Gazette, to be BASIX excluded development.

A BASIX Certificate **MAY** be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called "***BASIX optional development***".

***BASIX optional development*** means any of the following development that is not BASIX excluded development:

- (a) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than \$50,000
- (b) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.

If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Further information about BASIX and to obtain a BASIX Certificate, go to <http://www.basix.nsw.gov.au>. You should review the website to determine whether your development is affected or exempt from the BASIX provisions.

## **SECTION H. List of Documents**

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



### SECTION I. Copyright

*Information for the Applicant:* Upon an application being made for a complying development certificate, the Applicant (not being entitled to copyright) is taken to have indemnified all persons using the application and any accompanying documents in accordance with the Act against any claim or action in respect of breach of copyright (See-Cl.129 EP&A Regulation 2000).

### SECTION J. Authority to enter and inspect land

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

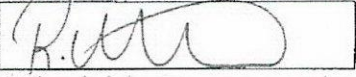
By signing this Application, the Applicant, and if the Applicant is not the owner of the property, the owner also, authorise the certifying authority, or an accredited certifier or council, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this Application. The Applicant and the owner undertake to take all necessary steps make access available to the property to enable the inspection to be carried out.

### SECTION K. Long Service Payment Levy

*Information for the Applicant:* Where a certifying authority completes a complying development certificate, that certificate must not be forwarded or delivered to the Applicant unless any long service payment levy payable under s.34 of the Building and Construction Industry Long Service Payments Act 1986 (or, where such a levy is payable by instalments, the first instalment of the levy) has been paid.

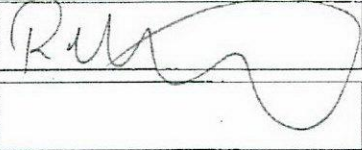
The Applicant should attach a copy of a receipt for any long service payment levy that has been made or make arrangements for a copy to be available to be provided to the certifying authority in the event that a complying development certificate is completed.

### SECTION L. Signature of Applicant(s)

Signature of Applicant(s)		Name(s)	RAFAEL TELES
Date	20/10/2015.		

### SECTION M. Consent of owner(s)

*Note:* If the Applicant is not the owner of the property, the owner(s) must sign the following statement.  
As the owner(s) of the above property, I/we consent to this Application.

Signature of owner(s)		Name(s)	
Date	20/10/2015.		

### SECTION N. Delivery of the Application

*Information for the Applicant.* Applications for complying development certificates must be delivered by hand, by post or transmitted electronically to this office at:

- Level 2, 41 Rawson Street, Epping NSW 2121; or
- PO Box 375, Strathfield NSW 2135; or
- [info@boycecorp.com.au](mailto:info@boycecorp.com.au)

Applications MAY NOT be sent by facsimile transmission.



## SECTION O. Date of Receipt of Application

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

This Application was received on

21 05 2015

(insert date).

## SECTION P. Description of the development

### 1. For each proposed new building, indicate:

The number of storeys (including underground storeys) in the building

The gross floor area of the building (in square metres)

The gross site area of the land on which the building is to be erected (in square metres)

### 2. For each proposed new residential building, indicate:

The number of existing dwellings on the land on which the new building is to be erected

The number of those existing dwellings that are to be demolished in connection with the erection of the new building

The number of dwellings to be included in the new building

Whether the new building is to be attached to any existing building

Whether the new building is to be attached to any other new building

Whether the land contains a dual occupancy

The materials to be used in the construction of the new building by completing the table below.

Place a cross in each appropriate box.

Walls	Code	Roof	Code	Floor	Code	Frame	Code
<input checked="" type="checkbox"/> Brick (double)	11	<input checked="" type="checkbox"/> Tiles	10	<input checked="" type="checkbox"/> Concrete/slate	20	<input type="checkbox"/> Timber	40
<input type="checkbox"/> Brick (vaneer)	12	<input type="checkbox"/> Concrete/slate	20	<input type="checkbox"/> Timber	40	<input type="checkbox"/> Steel	60
<input type="checkbox"/> Concrete/stone	20	<input type="checkbox"/> Fibre cement	30	<input type="checkbox"/> Other	80	<input type="checkbox"/> Aluminium	70
<input type="checkbox"/> Fibre cement	30	<input type="checkbox"/> Steel	60	<input type="checkbox"/> Not specified	90	<input type="checkbox"/> Other	80
<input type="checkbox"/> Timber	40	<input type="checkbox"/> Aluminium	70			<input type="checkbox"/> Not specified	90
<input type="checkbox"/> Curtain glass	50	<input type="checkbox"/> Other	80				
<input type="checkbox"/> Steel	60	<input type="checkbox"/> Not specified	90				
<input type="checkbox"/> Aluminium cladding	70						
<input type="checkbox"/> Timber/weatherboard	40						
<input type="checkbox"/> Other	80						
<input type="checkbox"/> Not specified	90						



## Peter J Boyce & Associates

Ph 0412 928 500

Ph 9868 2855

Level 2, 41 Rawson Street, Epping 2121

Building Surveyor Acc. No BPB0043

Email: [info@boycecorp.com.au](mailto:info@boycecorp.com.au)

Fax 9868 2655

Summary of compliance with State Environmental Planning Policy (Exempt and Complying Development) 2008 Part 3 General Housing Code.

The following document is to assist in the assessment of your application for a Complying Development Certificate (CDC). This checklist is designed for single or two storey dwelling houses.

**\*PROVIDE A 149(2) CERTIFICATE\* - If not already provided (ensure it is issued after the 25<sup>th</sup> of February 2011)**

Below, please indicate the type of development. (X)

1. New Development	<input type="checkbox"/>
2. Alterations and Additions	<input checked="" type="checkbox"/>
3. Internal Alterations only - refer to PART 4 of the Codes SEPP	<input type="checkbox"/>
4. External Alterations - refer to PART 4 of the Codes SEPP	<input type="checkbox"/>

If Alterations and additions please ensure your architectural plans clearly distinguish between existing and new. *Colour or hatching differentiation is preferred.*

If internal alterations or External alterations only, please disregard the remaining documentation, and ensure you comply with Part 4 of the Codes SEPP.

Important to note; under Part 4 housing Alteration Code, generally no change to the buildings floor area is permissible; with the exception of an Attic Conversion.

*If the internal alteration is being carried out in an apartment please provide our office with a copy of the strata title of the building - please note after review of the title it may be determined that complying development is not possible.*

With your application, please also provide us with a Title search. *This is to ensure that there are no easements on your site, or that the easements will not affect the development.*

Please provide details for the following and provide notation on the architectural plans.

What is the Site Area? (minimum 200m <sup>2</sup> )	877.2 m <sup>2</sup>
When completed, will there be only one dwelling house on the lot?	YES.
What is the lot width (to the primary road frontage - measured at the building line) Minimum 6m.	6.0m



# Tax Invoice

## Official Receipt

AEN: 61340837871

9/10/2015

Receipt No:

386143

To: R Teles  
79 Wookorra Ave  
Nth Narrabeen 2101

Applic	Reference	Amount
CB Receipt		
QBCH-Comp Dev Bussd 152086		\$1,000.00
ESTC-EdgCompDevInsp		\$352.00
CCGST-CCOrd +GST 1		\$13.52
Transaction Total:		\$1,365.52
Includes GST of:		\$0.00

### Amounts Tendered

Cash	\$0.00
Cheque	\$0.00
DD/Cr Card	\$1,365.52
Money Order	\$0.00
Agency	\$0.00
Total	\$1,365.52
Rounding	\$0.00
Change	\$0.00
Nett	\$1,365.52



# Levy Online Payment Receipt

Building and Construction

RAFAEL TELES  
79 WOORARRA AVE  
NORTH NARRABEEN NSW 2101

## Application Details:

Applicant Name:	RAFAEL TELES
Levy Number:	5107792
Application Type:	CDC
Application Number:	153086
Approving Authority:	PITTWATER COUNCIL

## Work Details:

Site Address:	79 WOORARRA AVE NORTH NARRABEEN NSW 2101
Value of work:	\$81,000
Levy Due:	\$283.00

## Payment Details:

LSC Receipt Number:	217132
Payment Date:	7/10/2015 8:25:04 PM
Bank Payment Reference:	832156063
Levy Paid:	\$283.00
Credit card surcharge:	\$1.13
<b>Total Payment Received:</b>	<b>\$284.13</b>





# TITLE SEARCH

Title Reference: 12/13745

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 12/13745

SEARCH DATE	TIME	EDITION NO	DATE
8/10/2015	9:08 PM	9	12/12/2013

LAND

LOT 12 IN DEPOSITED PLAN 13745  
AT NARRABEEN  
LOCAL GOVERNMENT AREA PITTWATER  
PARISH OF NARRABEEN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP13745

FIRST SCHEDULE

RAFAEL TELES  
FABIOLA PERDIZ TELES  
AS JOINT TENANTS (T AI234298)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 AI234299 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

PRINTED ON 8/10/2015



## Kelly Smith

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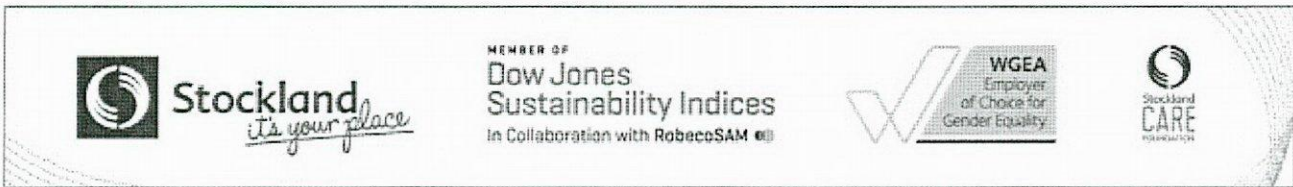
**From:** Rafael Teles <Rafael.Teles@stockland.com.au>  
**Sent:** Thursday, 5 November 2015 10:13 AM  
**To:** Kelly Smith  
**Subject:** 79 Woorarra Avenue, North Narrabeen: No Asbestos Removal

Kelly,

I confirm that there is no asbestos removal as part of the proposed basement alterations and additions at 79 Woorarra Avenue North Narrabeen.

Regards

Rafael Teles  
0427 948 910



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Stockland Notice: If this communication has been sent to you by mistake, please delete and notify us. If it has been sent to you by mistake, legal privilege is not waived or lost and you are not entitled to use it in any way. Stockland and its subsidiaries reserve the right to monitor e-mail communication through its networks.



**PLAN OF**

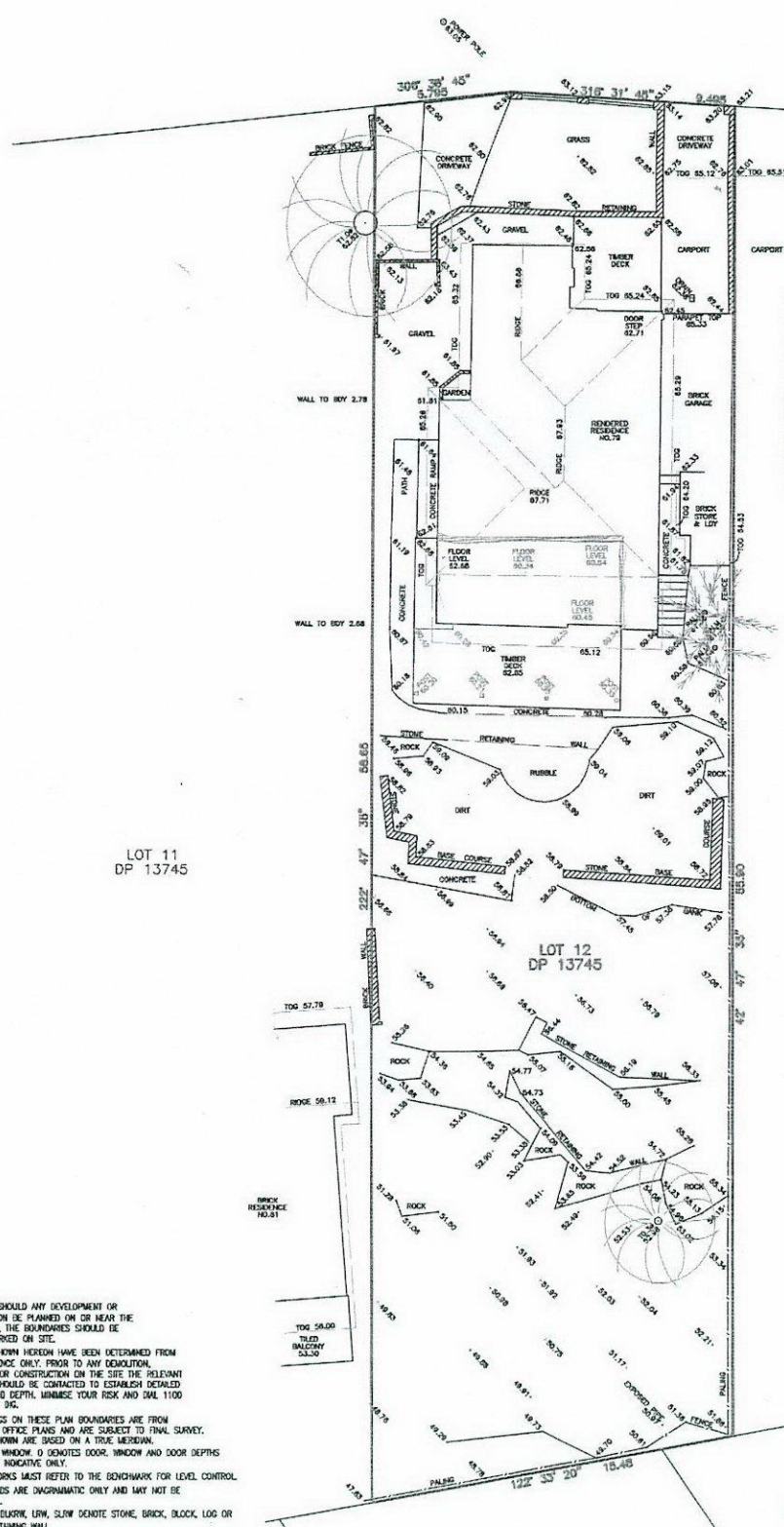
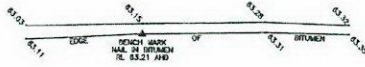
LOT 12 IN D.P. 13745

AT No.79 WOORARRA AVE., NORTH NARRABEEN.

SCALE 1:100@A1 DATUM A.H.D.

SITE AREA = 877.2 M SQ.

WOORARRA AVENUE



**SYDNEY WATER APPROVED**

1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licenced plumber/drafter.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of practice.
5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
6. Property No. 3466033

Reece, Brookvale,  
Quick Check Agent on behalf of  
SYDNEY WATER

Per: Reece 9/10/15

LOT 13  
DP 13745

LOT 37  
DP 11547

LOT 38  
DP 11547

**DP SURVEYING**

LAND & ENGINEERING SURVEYORS  
48 JOHN ST, AVALON 2107  
PHONE : 9919-3399  
EMAIL : david@dpurveying.com.au  
DATE : 28 APRIL 2015  
MY REF : 2736

**NOTES**

1. CAUTION- SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL CHECKS ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH. MINIMISE YOUR RISK AND DIG 1100 BEFORE YOU DIG.
3. THE BEARINGS ON THESE PLAN BOUNDARIES ARE FROM LAND TITLES OFFICE PLANS AND ARE SUBJECT TO FINAL SURVEY. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
4. W DENOTES WINDOW, D DENOTES DOOR, WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
6. TREE SYMBOLS ARE DIAGNOSTIC ONLY AND MAY NOT BE SYMMETRICAL.
7. SW, BRK, BLK, LW, SLW DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD CUTTER.





Policy Number : HBCF15011485

Policy Date : 05/10/2015

## Statement of Cover

JAMES MANGLESON

MBA INSURANCE SERVICES PTY LTD

42 Alleyne Avenue  
North Narrabeen NSW 2101

LEVEL 4, 332 ALBERT STREET  
EAST MELBOURNE VIC 3002

Note: This document contains an extract of details kept on the HBCF Certificates Register. To confirm the authenticity of this document as proof of a valid contract of insurance, please visit the Certificates Register at [www.hbcf.nsw.gov.au](http://www.hbcf.nsw.gov.au). The Certificates Register will also notify you if any claims have been made on this insurance cover and any other relevant information.

### CERTIFICATE IN RESPECT OF INSURANCE RESIDENTIAL BUILDING WORKS BY CONTRACTORS

A contract of insurance complying with sections 92 and 96 of the *Home Building Act 1989* (the Act) has been issued by the NSW Self Insurance Corporation who is responsible for management of the Home Building Compensation Fund.

In respect of	Single Dwelling Alterations / Additions - Structural
At	79 Woorarra Avenue NORTH NARRABEEN
Homeowner	Rafael Teles & Fabiola Teles
Carried out by	JAMES MANGLESON
Licence Number	193157C
Contract Sum	\$80,304.00
Contract Date	24/09/2015
Premium Paid	\$582.71

Subject to the Act, the Home Building Regulation 2014 and the conditions of the insurance contract, cover will be provided to a beneficiary described in the contract and successors in title to the beneficiary.

This Certificate is to be read in conjunction with the policy wording current as at the policy date and available at the Home Building Compensation Fund website at [www.hbcf.nsw.gov.au](http://www.hbcf.nsw.gov.au)

Issued on the 05/10/2015

Issued by QBE Insurance (Australia) Limited

On behalf of **NSW Self Insurance Corporation (ABN 97 369 689 650)**



# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Alterations and Additions

Certificate number: A228116

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

Director-General

Date of issue: Wednesday, 07, October 2015

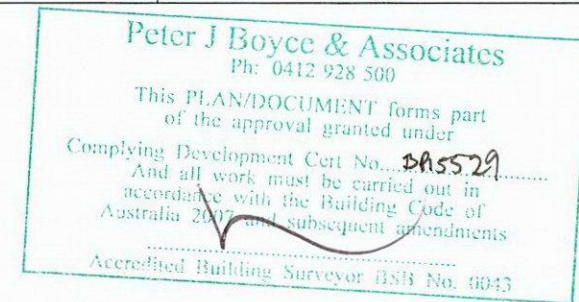
To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning &  
Infrastructure

Description of project

Project address	
Project name	Modifications to lower level floor
Street address	79 Woorarra Avenue North Narrabeen 2101
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 13745
Lot number	12
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).



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

Name / Company Name: Rafael Teles

ABN (if applicable): N/A



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



Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Insulation requirements</b>					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m <sup>2</sup> , b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor.	nil				



Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Windows and glazed doors</b>								
<p>The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <p>Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.</p> <p>For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.</p> <p>Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.</p> <p>Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.</p> <p>Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.</p>						✓	✓	✓
<b>Windows and glazed doors glazing requirements</b>								
Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W1	SW	13.2	2.4	4	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	✓	✓



## Legend

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

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

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

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



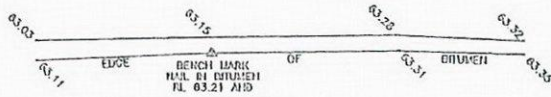
PLAN OF

LOT 12 IN D.P. 13745  
AT No.79 WOORARRA AVE., NORTH NARRABEEN.  
SCALE 1:100@A1 DATUM A.H.D.

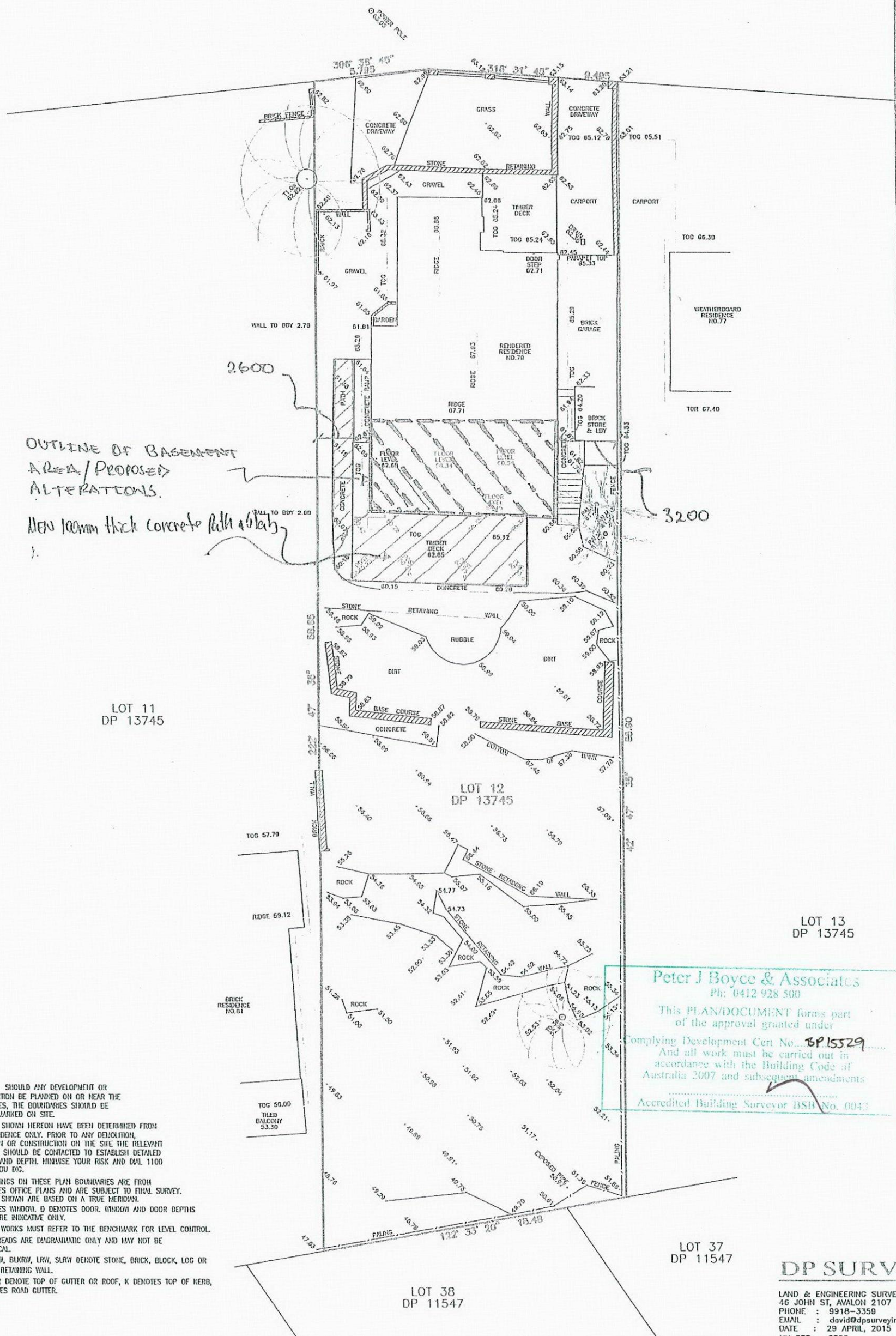
SITE AREA = 877.2 M SQ.

WOORARRA

AVENUE



SITE PLAN  
SHEET 1 OF 4



OUTLINE OF BASEMENT AREA / PROPOSED ALTERATIONS.  
NEW 100mm thick concrete with 46kPa

DATE: 08.10.2013  
SCALE: 1:100 @ A1

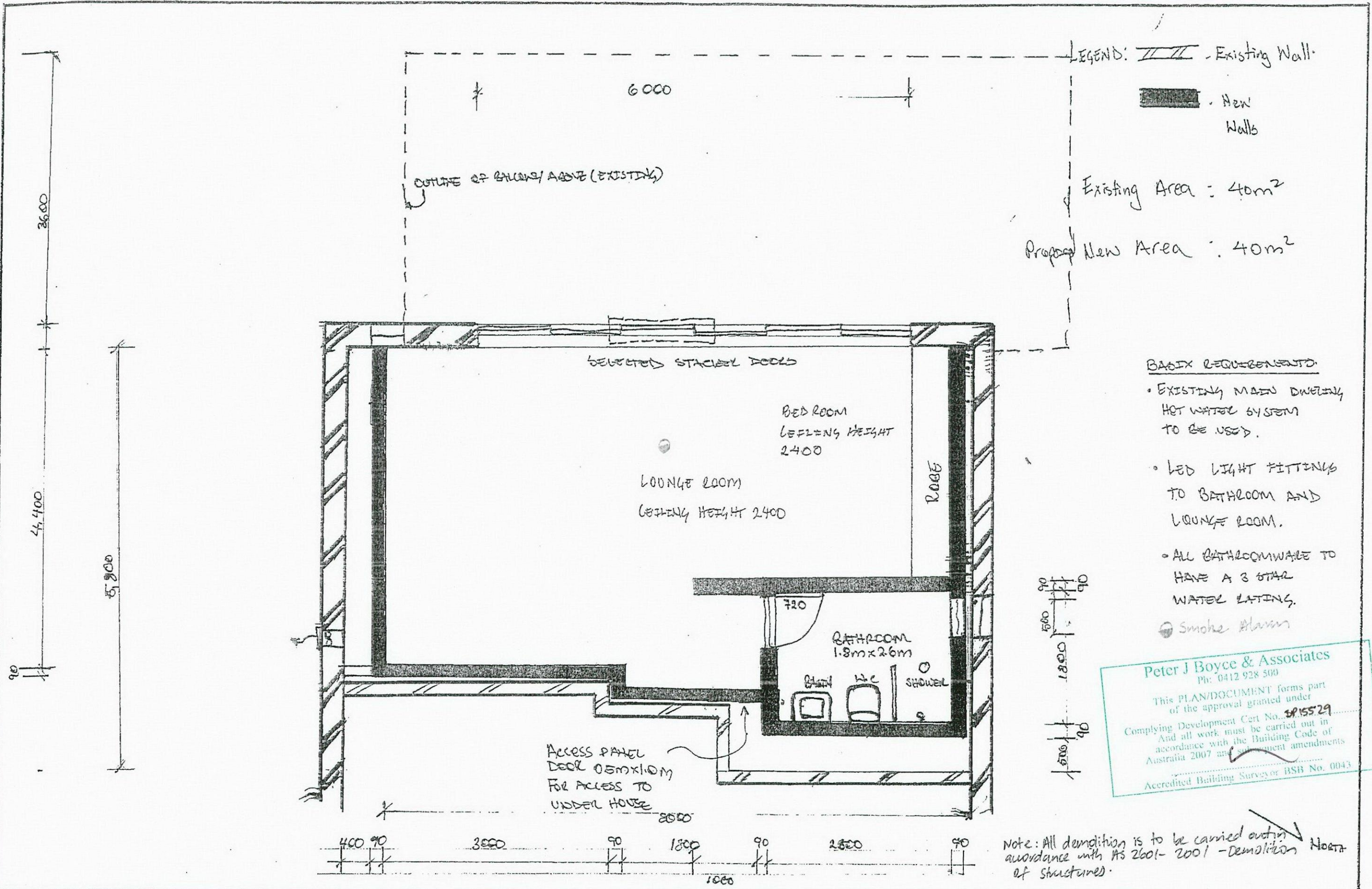
PROPOSED ALTERATIONS TO EXISTING BASEMENT AREA  
AT: 79 WOORARRA AVENUE NORTH NARRABEEN NSW 2101

Peter J Boyce & Associates  
Ph: 0412 928 500  
This PLAN/DOCUMENT forms part of the approval granted under  
Complying Development Cert No. BP15529  
And all work must be carried out in accordance with the Building Code of Australia 2007 and subsequent amendments  
Accredited Building Surveyor BSB No. 0045

- NOTES:
1. CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
  2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH. MINIMIZE YOUR RISK AND CALL 1100 BEFORE YOU DIG.
  3. THE BEARINGS ON THESE PLAN BOUNDARIES ARE FROM LAND TITLES OFFICE PLANS AND ARE SUBJECT TO FINAL SURVEY. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
  4. W DENOTES WINDOW, D DENOTES DOOR. WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
  5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
  6. TREE SPREADS ARE DIAGNOSTIC ONLY AND MAY NOT BE SYMMETRICAL.
  7. SRW, BRW, BLKRW, LRW, SLRW DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
  8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.

DP SURVEYING  
LAND & ENGINEERING SURVEYORS  
46 JOHN ST, AVALON 2107  
PHONE : 9918-3358  
EMAIL : david@dpsurveying.com.au  
DATE : 29 APRIL, 2015  
MY REF : 2736





PROPOSED ALTERATIONS TO EXISTING BASEMENT AREA

DATE: 08.10.2015

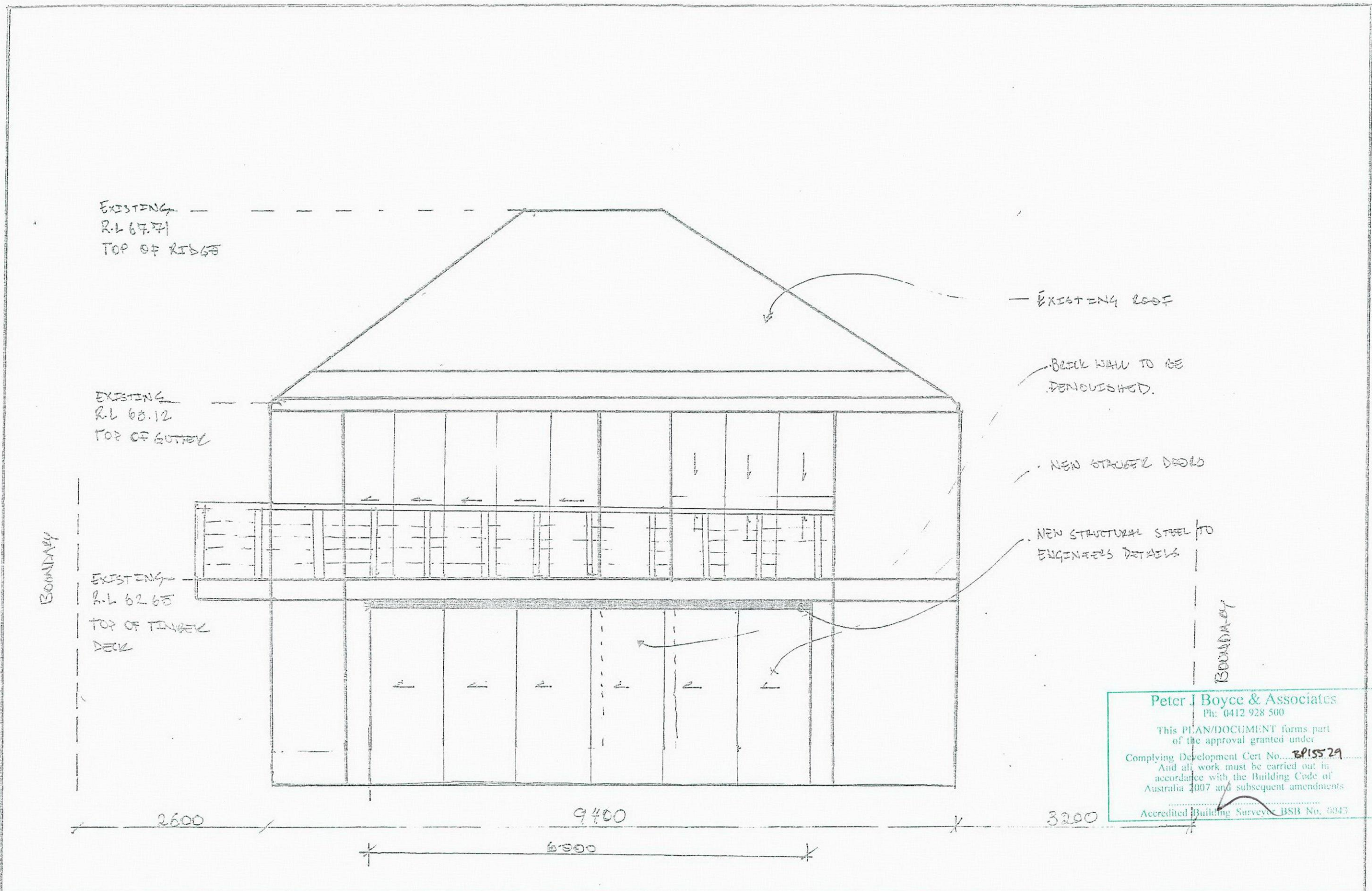
FLOOR PLAN

AT. 79 WOPARUA AVENUE NORTH NARRABEEN NSW 2101

SCALE: 1:50

SHEET 2 OF 4





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PROPOSED ALTERATIONS TO EXISTING BASEMENT AREA	DATE: 08.10.2015	SOUTH ELEVATION
PT. 79 WOOPARRA AVENUE NORTH MARRARBEN NSW 2101	SCALE: 1:50	SHEET 3 OF 4



NORTH ELEVATION - NOT APPLICABLE. NO MODIFICATIONS TO THIS ELEVATION.

WEST ELEVATION - NOT APPLICABLE. NO MODIFICATIONS TO THIS ELEVATION.

EAST ELEVATION - NOT APPLICABLE. NO MODIFICATIONS TO THIS ELEVATION.

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PROPOSED ALTERATIONS TO LOWER BASEMENT	SCALE 1:50	NORTH, WEST, EAST ELEVATIONS
79 WOODRARA AVENUE NORTH NARRABEEN NSW 2101	DATE: 08.10.2015	SHEET 4 OF 4