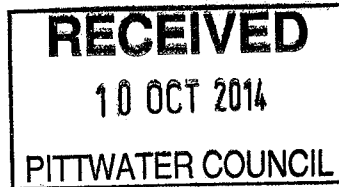


Pittwater Council
PO Box 882
MONA VALE NSW 1660



Dear Sir or Madam:

Re: Lodgement of CDC2014/230
Site Address: No. 112 Wakehust Parkway, ELANORA HEIGHTS NSW 2101

Please find attached all required documentation relied upon to issue Complying Development Certificate and Notice of Commencement for the above development:

- Part 4A Lodgement Fee \$36.00 payable to Council.
- Sydney Water Building Plan Approval
- 1 full set of Complying Development Certificate Plans.
- 1 Structural Engineer's Plans.
- 1 Hydraulic Engineers plan designed in accordance with Council's Stormwater Policy.
- 1 copy of Notification Map & Letter.
- Home Owners Warranty Insurance policy by Builder
- 1 Basix Certificate
- PCA in receipt of 149(2) Planning Certificate.
- Long Service Levy receipt.

Yours faithfully

A handwritten signature in black ink, appearing to be "ef" or "Craig Formosa".

Craig Formosa
Form Building Certifiers

336 REC: 368817 10/10/12

2/10/14



COMPLYING DEVELOPMENT CERTIFICATE # 2014-230

Approved 02/10/14

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 85, 85A & 87

Date Application Received	12/12/13	Certificate Lapse Date	5 yrs after approval date		
Council	Warringah	Relevant Planning Instrument	SEPP E & C Dev. 2008		
Certifying Authority	Craig Formosa - BPB0124	Accredited Certifier	Craig Formosa - BPB0124		
Accreditation Body	Building Professionals Board	BCA in force	2014		
APPLICANT DETAILS					
Name	Dave & Fiona Behan		Ph No.	0404 307 929	
Address	112 Wakehurst Parkway, Elanora Heights				
OWNER DETAILS					
Name	As above				
Address					
DEVELOPMENT DETAILS					
Subject Land	112 Wakehurst Parkway, Elanora Heights NSW 2101	Lot No.	110	DP	13152
Description of Development	Alterations & Additions to the existing dwelling		Zone	R2	
Class of Building	1a, 10a, 10b	Value of Work	\$205,000.00		
BUILDER DETAILS					
Name	Newark Constructions Pty Ltd				
Contact Number	0412 382 209	License No.	157205		
APPROVED PLANS & DOCUMENTS					
Plans Prepared By	High Design				
Drawing Numbers	1/2 & 2/2	Dated	June 2014		
Engineer Details Prepared By	Taylor Consulting Engineers – Structural & Hydraulic				
Drawing Numbers	23114-1 & 23114 - 2	Dated	01/08/14		
Basix Certificate No.	A196319	Dated	07/08/14		
This Certificate is approved subject to the prescribed conditions listed under Clauses: 133, 136A, 136D, 149 & 154B of the Environmental Planning and Assessment Act Regulations 2000.		Nos.	1 - 15		
This Certificate is approved subject to the attached conditions as contained in the SEPP Exempt and Complying Development 2008.					
CERTIFICATION					
I, Craig Formosa, as the certifying authority am satisfied that; The requirements of the regulations referred to in s81A (5) have been complied with. That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as referred to in section 81A (5) of the Act, and Long Service Levy has been paid where required under s34 of the Building & Construction Industry Long Service Payments Act 1986.					
Signed:		Date: 02/10/14			

Division 2A Conditions of complying development certificate

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.

(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.

136AB Notice to neighbours

(1) A complying development certificate for development on land that is not in a residential release area and that involves:

- (a) a new building, or
- (b) an addition to an existing building, or
- (c) the demolition of a building,

must be issued subject to a condition that the person having the benefit of the complying development certificate must give at least 7 days' notice in writing of the person's 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.

(2) A complying development certificate for development on land that is in a residential release area and that involves:

- (a) a new building, or
- (b) an addition to an existing building, or
- (c) the demolition of a building,

must be issued subject to a condition that the person having the benefit of the complying development certificate must give at least 2 days' notice in writing of the person's 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.

(3) In this clause:

residential release area means any land within:

- (a) an urban release area identified within a local environmental plan that has been prepared under the *Standard Instrument (Local Environmental Plans) Order 2006* and made as provided by section 33A (2) of the Act, or
- (b) a land release area identified under the *Eurobodalla Local Environmental Plan 2012*, or
- (c) any land subject to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, or
- (d) any area included in Parts 6, 26, 27, 28 and 29 of Schedule 3 to *State Environmental Planning Policy (Major Development) 2005*.

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.
 - (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).

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.

136D Fulfilment of BASIX commitments

(1) This clause applies to the following development:

- (a) BASIX affected development,
- (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.

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 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 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.

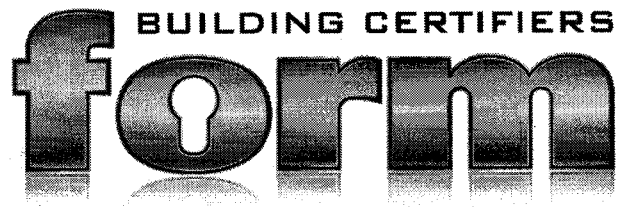
Note 3. Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Department of Environment, Climate Change and Water.

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*.

136F, 136G (Repealed)

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, 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.

(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.

136I Traffic generating development

If an application for a complying development certificate is required to be accompanied by a certificate of Roads and Maritime Services as referred to in clause 4 (1) (k) of Schedule 1, the complying development certificate must be issued subject to a condition that any requirements specified in the certificate of Roads and Maritime Services must be complied with.

136J Development on contaminated land

(1) If an application for a complying development certificate is required to be accompanied by a statement of a qualified person as referred to in clause 4 (1) (l) of Schedule 1, the complying development certificate must be issued subject to a condition that any requirements specified in the statement must be complied with.

(2) Subclause (1) does not apply to complying development carried out under the complying development provisions of *State Environmental Planning Policy (Port Botany and Port Kembla) 2013* in the Lease Area within the meaning of clause 4 of that Policy.

136K When complying development certificates must be subject to section 85A (9) condition

(1) This clause applies if a council's contributions plan provides for the payment of a monetary section 94 contribution or section 94A levy in relation to development for a particular purpose (whether or not it is classed as complying development under the contributions plan).

(2) The certifying authority must issue the relevant complying development certificate authorising development for that purpose subject to a condition requiring payment of such contribution or levy, as required by section 85A (9) of the Act.

(3) Subclause (2) applies despite any provision to the contrary in the council's contributions plan.

136L Contributions and levies payable under section 85A (9) must be paid before work commences

(1) A complying development certificate issued subject to a condition required by section 85A (9) of the Act must be issued subject to a condition that the contribution or levy must be paid before any work authorised by the certificate commences.

(2) Subclause (1) applies despite any provision to the contrary in the council's contributions plan.

136M Condition relating to payment of security

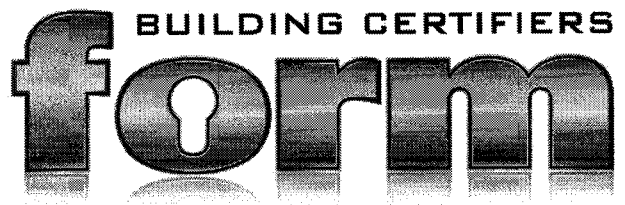
(1) This clause applies to a complying development certificate authorising the carrying out of development if:

(a) the development is demolition of a work or building, erection of a new building or an addition to an existing building and the estimated cost of the development (as specified in the application for the certificate) is \$25,000 or more, and

(b) the development is to be carried out on land adjacent to a public road, and

(c) at the time the application for the certificate is made, there is specified on the website of the council for the area in which the development is to be carried out an amount of security determined by the council that must be paid in relation to:

- (i) development of the same type or description, or
- (ii) development carried out in the same circumstances, or



- (iii) development carried out on land of the same size or description.
- (2) A complying development certificate to which this clause applies must be issued subject to a condition that the amount of security referred to in subclause (1) is to be provided, in accordance with this clause, to the council before any building work or subdivision work authorised by the certificate commences.
- (3) The security may be provided, at the applicant's choice, by way of:
 - (a) deposit with the council, or
 - (b) a guarantee satisfactory to the council.
- (4) 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.
- (5) Any balance of the funds realised from a security remaining after meeting the costs referred to in subclause (4) is to be refunded to, or at the direction of, the person who provided the security.

136N Principal certifying authority to be satisfied that preconditions met before commencement of work

- (1) This clause applies to building work or subdivision work that is the subject of a complying development certificate.
- (2) A principal certifying authority for building work or subdivision work to be carried out on a site, and over which the principal certifying authority has control, 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.

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

(Clauses 3.37 and 3A.39)

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

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

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

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

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

Part 1 Conditions applying before works commence

1 Protection of adjoining areas

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

2 Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
- (2) Each toilet must:
 - (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

3 Garbage receptacle

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

4 Adjoining wall dilapidation report

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

5 Run-off and erosion controls

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

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

6 Tree protection measures

- (1) This clause applies to each protected tree and any other tree that is to be retained on a lot.
- (2) The trunk of each of the following trees must be provided with a tree guard that is comprised of hardwood timber panels each having a minimum length of 2m, minimum width of 75mm and minimum thickness of 25mm and secured, but not permanently fixed or nailed, to the tree and spaced a maximum of 80mm apart:
 - (a) each tree that is within 6m of a dwelling house or any ancillary development that is to be constructed, and
 - (b) each protected tree that is within 10m of a dwelling house or any ancillary development that is to be constructed.
- (3) Each protected tree that is within 6m of a dwelling house, outbuilding or swimming pool must have a fence or barrier that is erected:
 - (a) around its tree protection zone as defined by section 3.2 of AS 4970—2009, *Protection of trees on*

development sites, and

(b) in accordance with section 4 of that standard.

(4) The person having the benefit of the complying development certificate must ensure that:

(a) the activities listed in section 4.2 of that standard do not occur within the tree protection zone of any tree on the lot or any tree on an adjoining lot, and

(b) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained on the lot during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.

(5) The tree protection measures specified in this clause must:

(a) be in place before work commences on the lot, and

(b) be maintained in good condition during the construction period, and

(c) remain in place for the duration of the construction works.

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

Part 2 Conditions applying during the works

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

7 Hours for construction

Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday.

8 Compliance with plans

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

9 Maintenance of site

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

(2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.

(3) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.

(4) During construction:

(a) all vehicles entering or leaving the site must have their loads covered, and

(b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.

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

10 Earthworks, retaining walls and structural support

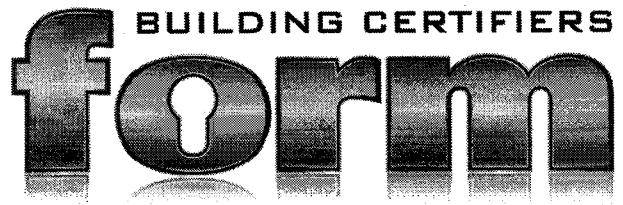
(1) Any earthworks (including any structural support or other related structure for the purposes of the development):

(a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and

(b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and

(c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*, and

(d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.



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

11 Drainage connections

(1) If the work is the erection of, or an alteration or addition to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof is installed.

(2) Any approval that is required for connection to the drainage system under the *Local Government Act 1993* must be held before the connection is carried out.

12 Archaeology discovered during excavation

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

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

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

13 Aboriginal objects discovered during excavation

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

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

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

Part 3 Conditions applying before the issue of an occupation certificate

14 Vehicular access

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

15 Utility services

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



To the Occupant:

ADVICE TO NEIGHBOURS – WORKS COMMENCING

This is to notify you that it is intended that work will soon be commenced on a development at a property near to you.

The work has been authorised by a complying development certificate issued under the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Particulars relating to the work and the complying development certificate are set out below.

1. Development Address

112 Wakehurst Parkway, Elanora Heights

Formal Particulars of Title

Lot: 110 DP: 13152

2. Name of Applicant

David Behan

3. Description of Development

Alterations and additions to an existing dwelling.

4. Council Area

Pittwater

5. Details of Complying Development Certificate

(a) Issued by* Craig Formosa

(b) Accreditation Number**BPB 0124

(c) Complying Development Certificate No: 2014/230

(d) Date of Certificate... 02/10/14

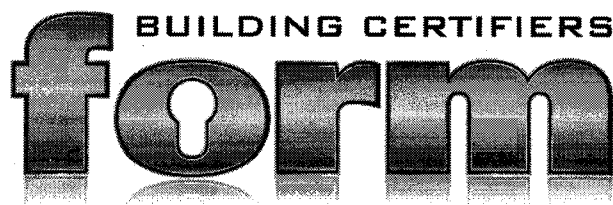
6. Date on/after work is intended to commence...06/10/14

Note A copy of the complying development certificate, including related plans and specifications, is available for inspection at the Council's principal office, free of charge, during the Council's ordinary office hours.

(Signed).....

Date.....

Owner's Signature



IMPORTANT ADVICE

Due to changes in planning laws, (Sect. S81A (2)C of the Act), **the critical stage inspections are mandatory and must** be inspected by Form Building Certifiers or the final occupancy certificate (Occupation Certificate) may not be able to be issued (causing complications and delays when selling/refinancing etc). **The critical stage inspections are listed on the Notice of Commencement part of this document.**

Also, **NO CHANGES** to the building, as detailed in the plans, can be made without notification to your PCA (**some changes will need a modified CDC issued prior to works commencing on those parts**). Please take note of any changes made in red to your plans, the builder will have to be provided with a copy of the approved Complying Development Certificate plans, specifications and documents so that compliance with the Building Code of Australia and Complying Development conditions is achieved first time.

Unauthorised changes may lead to fines and orders being issued by Council's Compliance Officers and prevent an Occupation Certificate being issued.

To arrange the mandatory inspections please give 48 hours notice by contacting Form Building Certifiers by telephone.

Please do not hesitate to ring me if there are any enquiries in respect of these matters.

Kind regards

A handwritten signature in black ink, appearing to be "CF" or "Craig Formosa", written over the "Kind regards" text.

Craig Formosa

Director

Form Building Certifiers

Bushfire Planning Services Pty Limited



Matthew Willis
(Grad Dip Design for Bushfire Prone Areas.)

15 Parkcrest Place

Kenthurst 2156

Tel: 02 96543228

Mob: 0428 408 577

Email: mattw@bushfireconsultants.com.au

14/08/2014

Bushfire Attack Level (BAL) Assessment

In relation to proposed development at:

112 Wakehurst Parkway Elanora Heights.

Bushfire Planning Services Pty Limited has undertaken a bushfire attack level [BAL] risk assessment in accordance with the requirements of AS3959-2009, Table 2.4.2 'Determination of Bushfire Attack Level [BAL] - FDI 100 1090K' for the above mentioned property.

Based on the site assessment contained in Table 1 of this document, this is to certify that the subject site on, lot 110, DP 13152, number 112 Wakehurst Parkway Elanora Heights has been assessed as not being BAL FZ or BAL 40 and is likely to have an anticipated radiant heat level of less than 12.5kw/m^2 and the subsequent BAL level is AS3959, 2009 BAL-12.5.

Table 1: Reference AS3959, 2009 Table 2.4.2

<i>Direction</i>	<i>Distance of APZ</i>	<i>Vegetation Classification</i>	<i>Assessment of Effective Slope</i>	<i>Bushfire Attack Level (BAL)</i>
North	50m	Managed land/forest	All upslopes and flat land	BAL-12.5
East	>100m	Managed land	N/A	BAL- LOW
South	52m	Managed land/forest	0-5 degrees downslope	BAL-19
West	>100m	Managed land	N/A	BAL- LOW

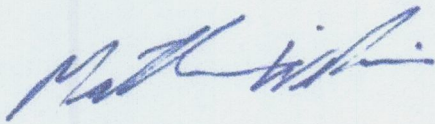
Determination of category of bushfire attack for the site and subsequent required building standards.

Bushfire Planning Services Pty Limited

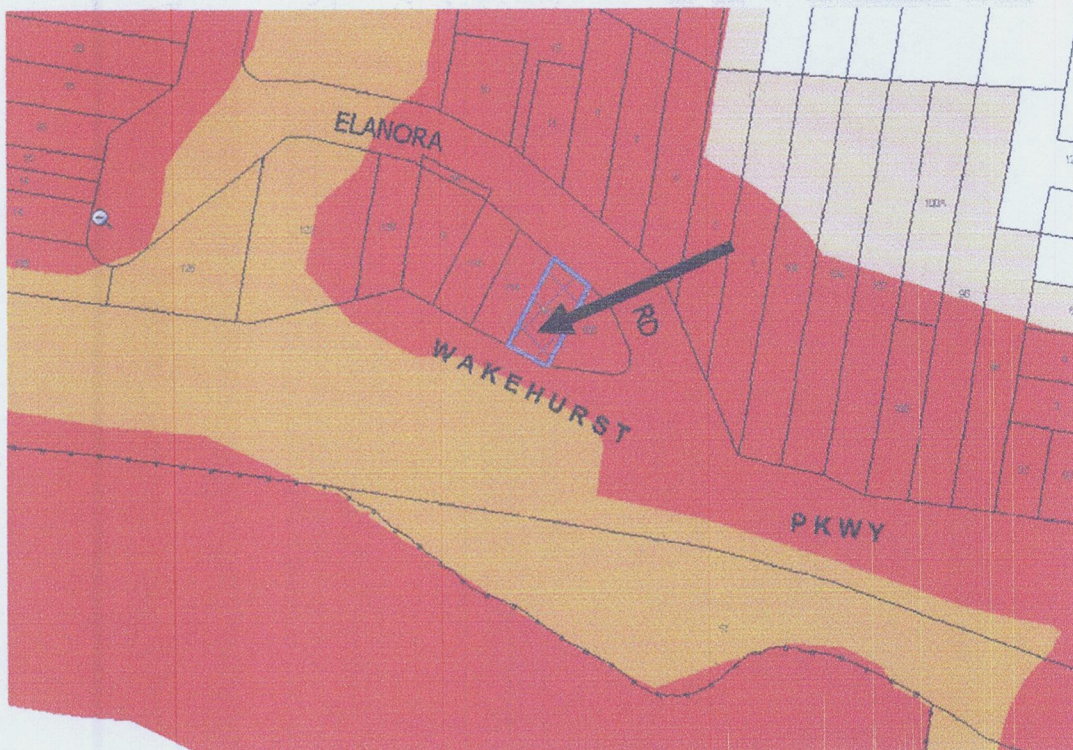
Notes:

1. This Certificate is valid for 12 months from the date of issue.
2. This certificate does not constitute construction advice. Its purpose is to satisfy the requirements of section 3.36B.2 b of the Exempt and Complying Development SEPP.
3. A level described as BAL-LOW in table 1 does not necessarily reflect the construction level **UNLESS ALL ASPECTS** are BAL-LOW.
4. Further consideration by other persons will need to be given regarding the proposals compliance with the other aspects of section 3.36B of the SEPP and specific requirements of AS 3959 2009 and the Rural Fire Service *that are not included* in this certificate.
5. The BAL level for this proposal has been calculated based on the plans supplied by High Design dated June 2014. (Attached)

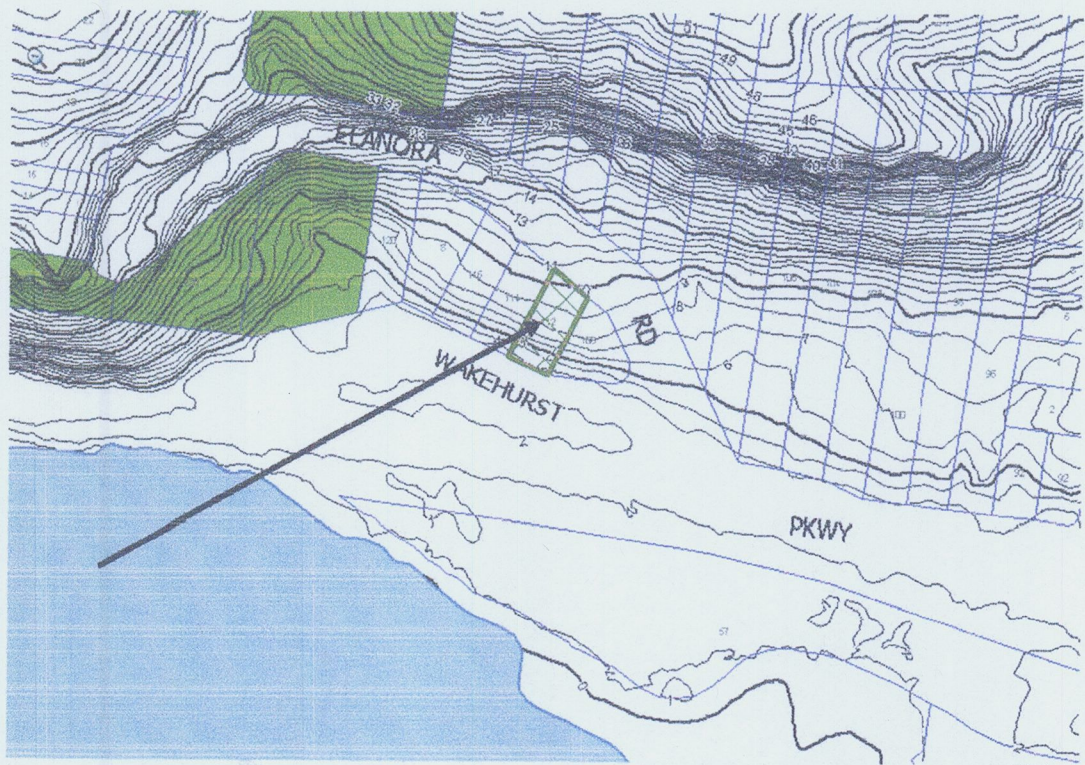
Matthew Willis



Grad Dip Building in Bushfire Prone Areas [UWS – 2005]
Corporate Member - Fire Protection Association Australia
FPAA 'BPAD- A' accredited consultant.



Map 1. The above is an extract of the local council's bushfire prone land map. The subject lot is indicated by the black arrow.



Map 2. The above map shows the topographical layout around the subject lot. The subject lot is indicated by the black arrow.

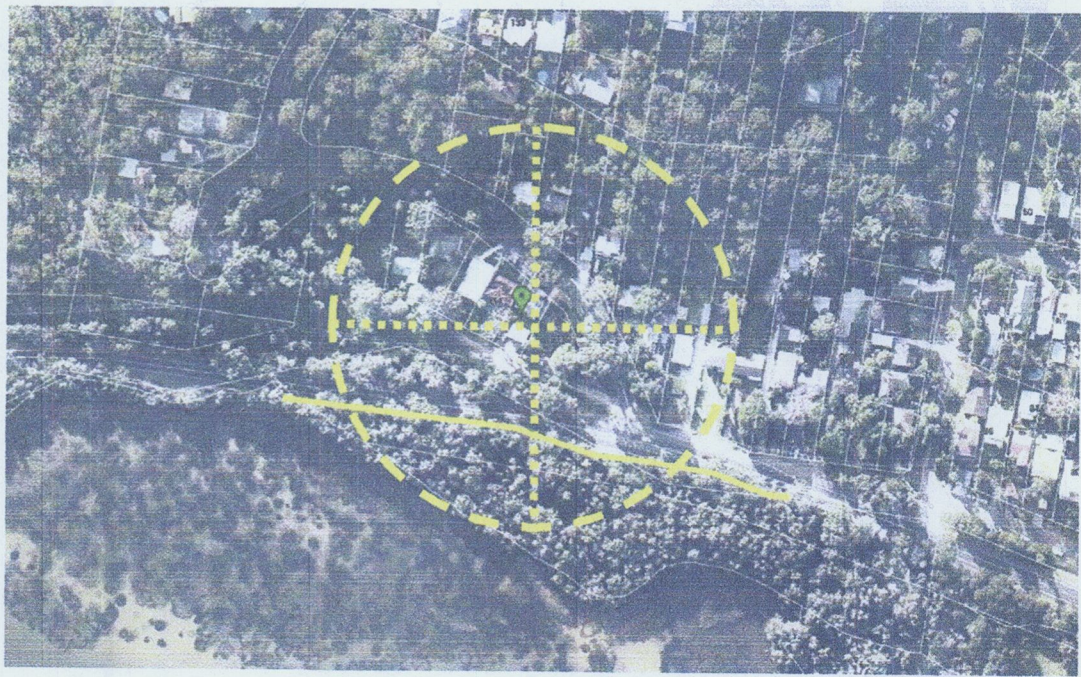


Photo 1. The yellow dashed circle on the aerial photograph above indicates the 100 m study area for this proposal. The yellow line indicates the start of the hazard.



25 August 2014
Our Ref: DMS

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir

Re: Alterations – 112 Wakehurst Parkway, Elanora Heights

With reference to the development application for the above property, please find enclosed four copies of the site Stormwater Management Plan, drawing No. 23114-2 your perusal.

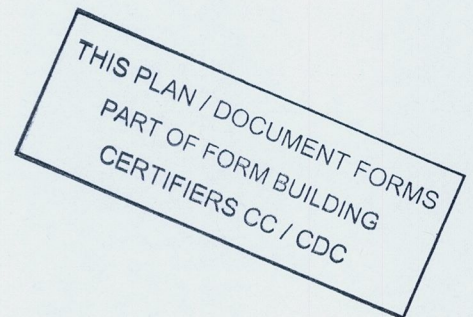
This plan shows the additional drainage elements to be provided as part of the proposed alterations to the existing dwelling.

This is to certify that the Stormwater Management Plan layout as shown on Plan No. 23114-2 by Taylor Consulting Civil & Structural Engineers has been designed in accordance with section 3.1.2, 'Drainage', of the Building Code of Australia Housing Provision, AS/NZS 3500.3.2 – Stormwater Drainage and Pittwater Council's D.C.P. 21.

Should you require any further information please contact the undersigned.

Yours faithfully
TAYLOR CONSULTING

D M SCHAEFER - Director
BE (Civil) MIEAust



GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – PART B – To be submitted with detailed design for Construction Certificate

PART B Declaration made by Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer (where applicable) in relation to the incorporation of the Geotechnical issues into the project design

I, Lachlan Taylor on behalf of Taylor Geotechnical Engineering Pty Limited

on this the 9 September 2014

certify that I am a Geotechnical Engineer or ~~Engineering Geologist and/or Coastal Engineer~~ as defined by the Geotechnical Risk Management Policy for Pittwater - 2009 and I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I also certify that I have reviewed the design plans and structural design plans for the Construction Certificate Stage and that I am satisfied that:

Please mark appropriate box

- ☒ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto.
☐ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy.

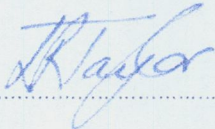
Geotechnical Report Details:

Report Title: TGE21020 Geotechnical Investigation 112 Wakehurst Parkway Elanora Heights
Report Date: 20 May 2010
Author: Lachlan Taylor

Documentation which relates to or is relied upon in report preparation:

Taylor Consulting – Structural Details Drawing No. 23114-1 dated 1 August 2014

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

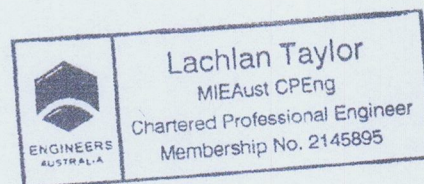
Signature 

Name ...LACHLAN TAYLOR.....

Chartered Professional Status...MIEAust.CPEng. NPER....

Membership No. ...2145895.....

Company...TAYLOR GEOTECHNICAL ENGINEERING PTY LIMITED



**THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC**

Levy Online Payment Receipt

Building and Construction



DAVE BEHAN
PO BOX 172
NARRABEEN NSW 2101

Application Details:

Applicant Name:	DAVE BEHAN
Levy Number:	5075846
Application Type:	CDC
Application Number:	2014/230
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	112 WAKEHURST PKWY ELANORA HEIGHTS NSW 2101
Value of work:	\$206,000
Levy Due:	\$717.00

Payment Details:

LSC Receipt Number:	178555
Payment Date:	22/09/2014 10:33:31 AM
Bank Payment Reference:	766267463
Levy Paid:	\$717.00
Credit card surcharge:	\$2.87
Total Payment Received:	\$719.87

THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC



Home Warranty Insurance Fund

calliden
group

NSWBIBHWI/183565-PermitAuthority

9/09/2014

Newark Constructions Pty Ltd trading as Newark Constructions Pty Ltd
116 Essilia Street
COLLAROY PLATEAU NSW 2097

Calliden Insurance Ltd
ABN 47 004 125 268 AFS Licence 234438
Level 9, 11-33 Exhibition Street
MELBOURNE VIC 3000
Phone: (03) 9637 1300 FAX: 1300 662 215

Certificate of Insurance RESIDENTIAL BUILDING WORK BY CONTRACTORS

A contract of insurance complying with sections 92 and 96A of the Home Building Act 1989 has been issued by **Calliden Insurance Limited** (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SiCorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund.

In respect of: Structural Alterations/Additions

At: 112 Wakehurst Parkway
ELANORA HEIGHTS NSW 2101

Carried out by: Newark Constructions Pty Ltd trading as Newark Constructions Pty Ltd

Licence Number: 157205C

ABN: 19 107 217 925

For: Dave Behan

In the amount of: \$205,000.00

Subject to the Act and the Home Building Regulation 2004 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,
- OR
- the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

Authorisation: Signed by Calliden Insurance Ltd (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SiCorp) (ABN 97 369 689 650)

Issued on the 9th day of September, 2014.



NOTICE: To download a copy of your insurance policy wording visit <http://www.policywording.com.au>.

BASIX® Certificate

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

Alterations and Additions

Certificate number: A196319

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 29/9/2006 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Thursday, 07, August 2014

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



Description of project

Project address	
Project name	HD/112 Wakehurst Pkwy, Eianora Heights NSW 2101
Street address	112 Wakehurst Pkwy Eianora Heights NSW 2101
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 13152
Lot number	110
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).

THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Zoran Cvetkovski
ABN (if applicable):	68011730976

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

Construction

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Insulation requirements

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

Construction	Additional insulation required (R-value)	Other specifications	✓	✓	✓
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)				
floor above existing dwelling or building.	nil				
external wall: brick veneer	R1.16 (or R1.70 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling: pitched roof	ceiling: R3.00 (up), roof: foilsarking	dark (solar absorptance > 0.70)			

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

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.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type	✓	✓	✓
W1	SW	10.3	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	NW	3.78	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3	SW	4.32	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	SE	3.24	0	0	none	standard aluminium, single clear, (or			

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W5	NE	0.72	0	0	eave/verandah/pergola/balcony >=900 mm	U-value: 7.63, SHGC: 0.75) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	SW	0.96	0	0	projection/height above sill ratio >=0.29	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	SW	7.92	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	SW	2.16	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	NE	2.88	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10	NE	0.96	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W11	NW	0.54	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W12	NW	0.54	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.

The following requirements must also be satisfied in relation to each skylight:

Each skylight 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.

✓	✓	✓
	✓	✓
	✓	✓

Skylights glazing requirements

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S1	0.36	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			

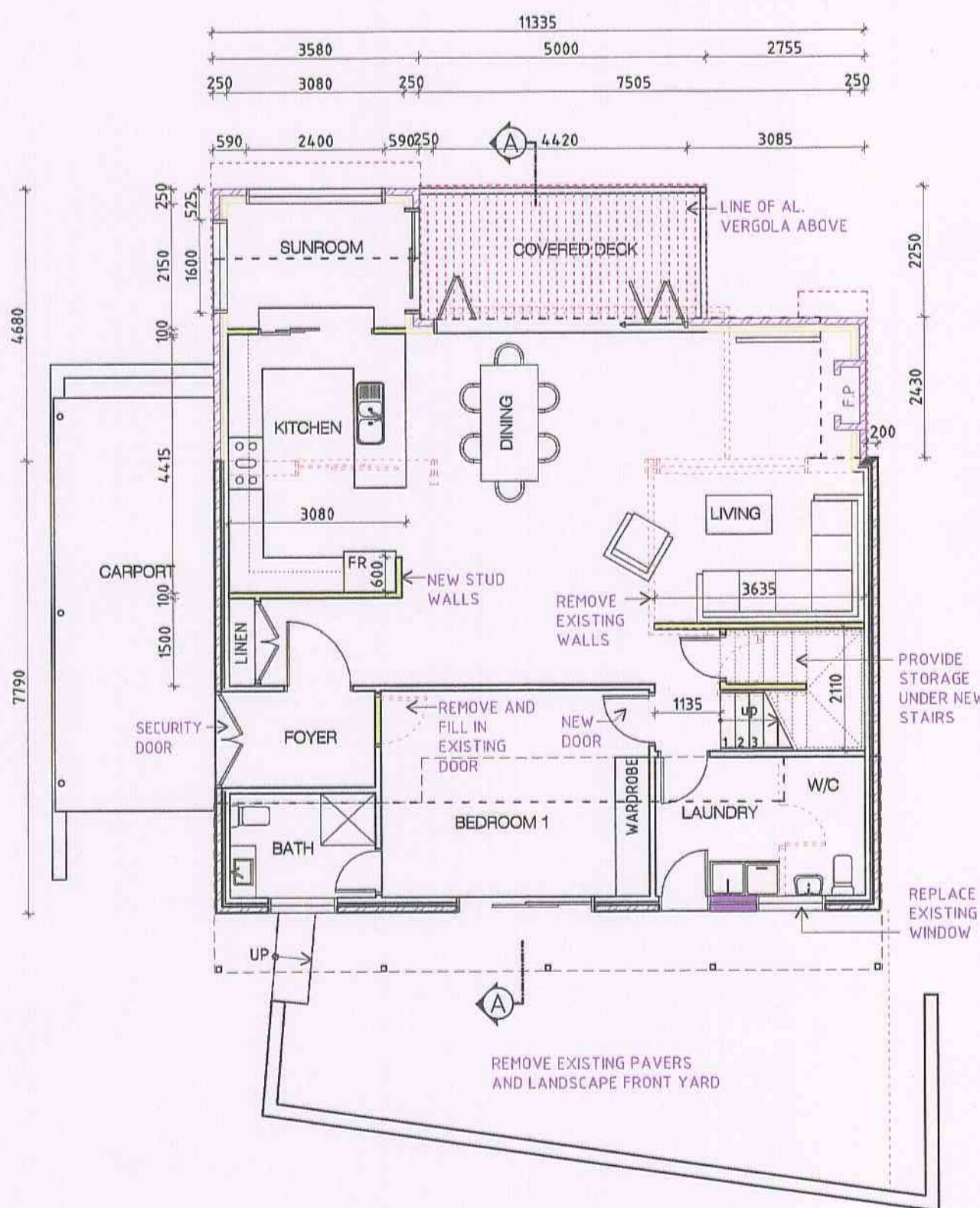
Legend

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

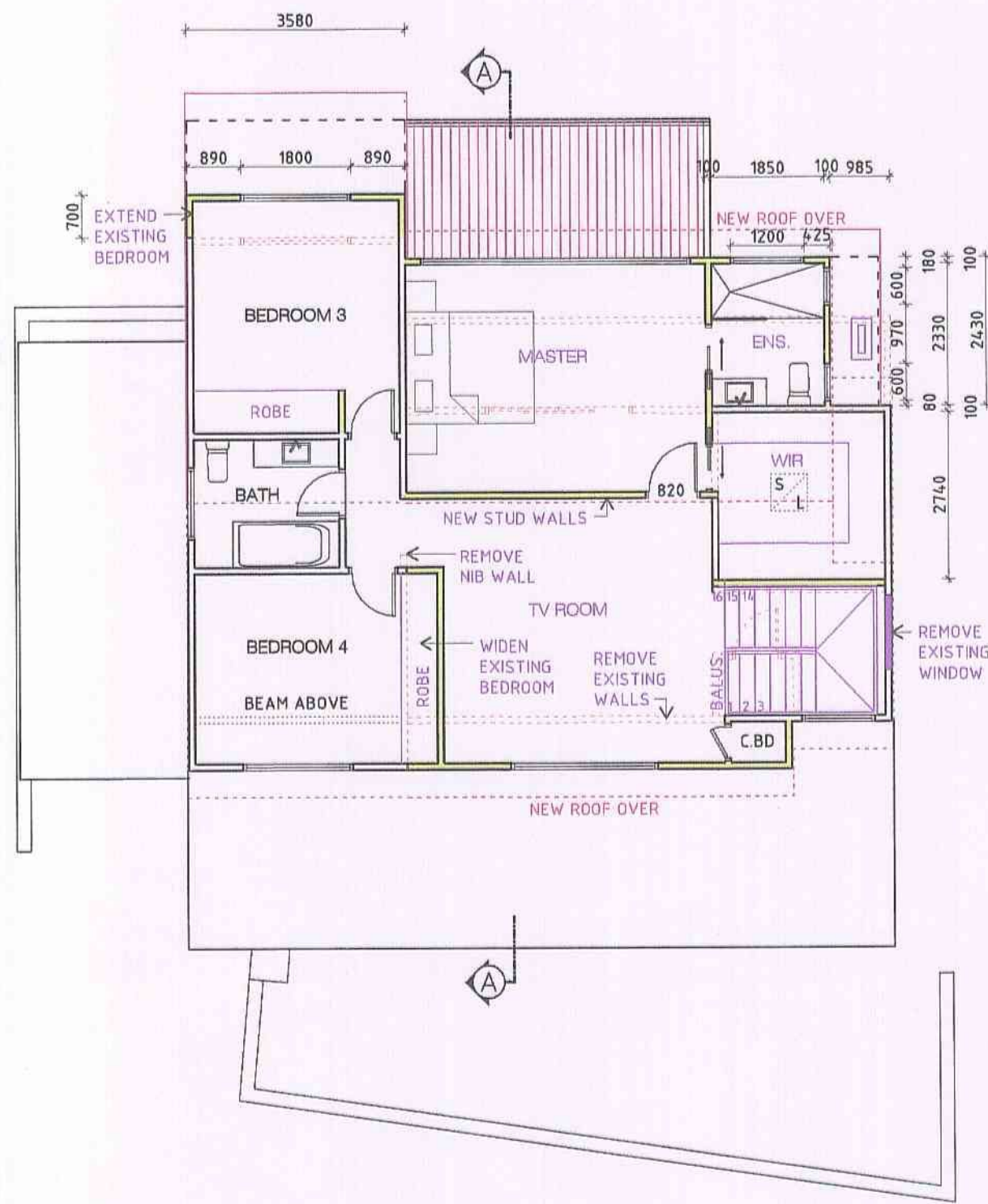
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

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

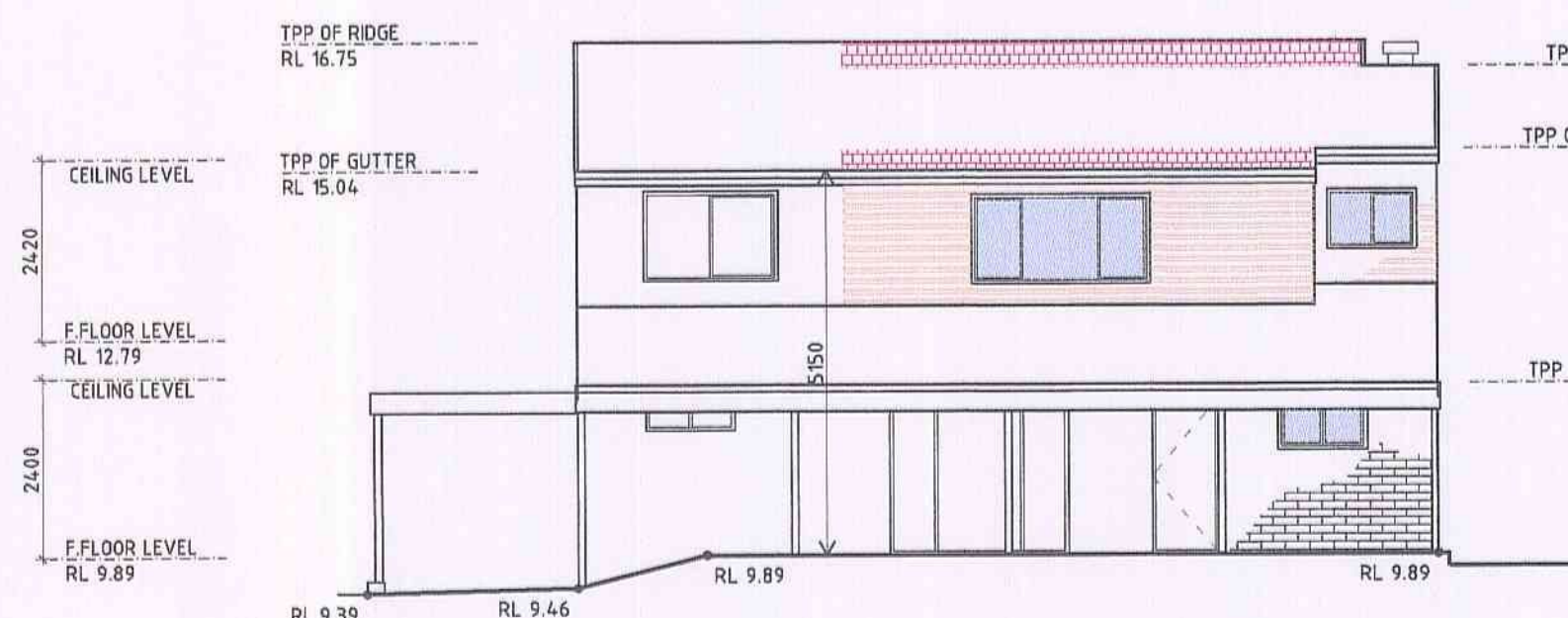
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



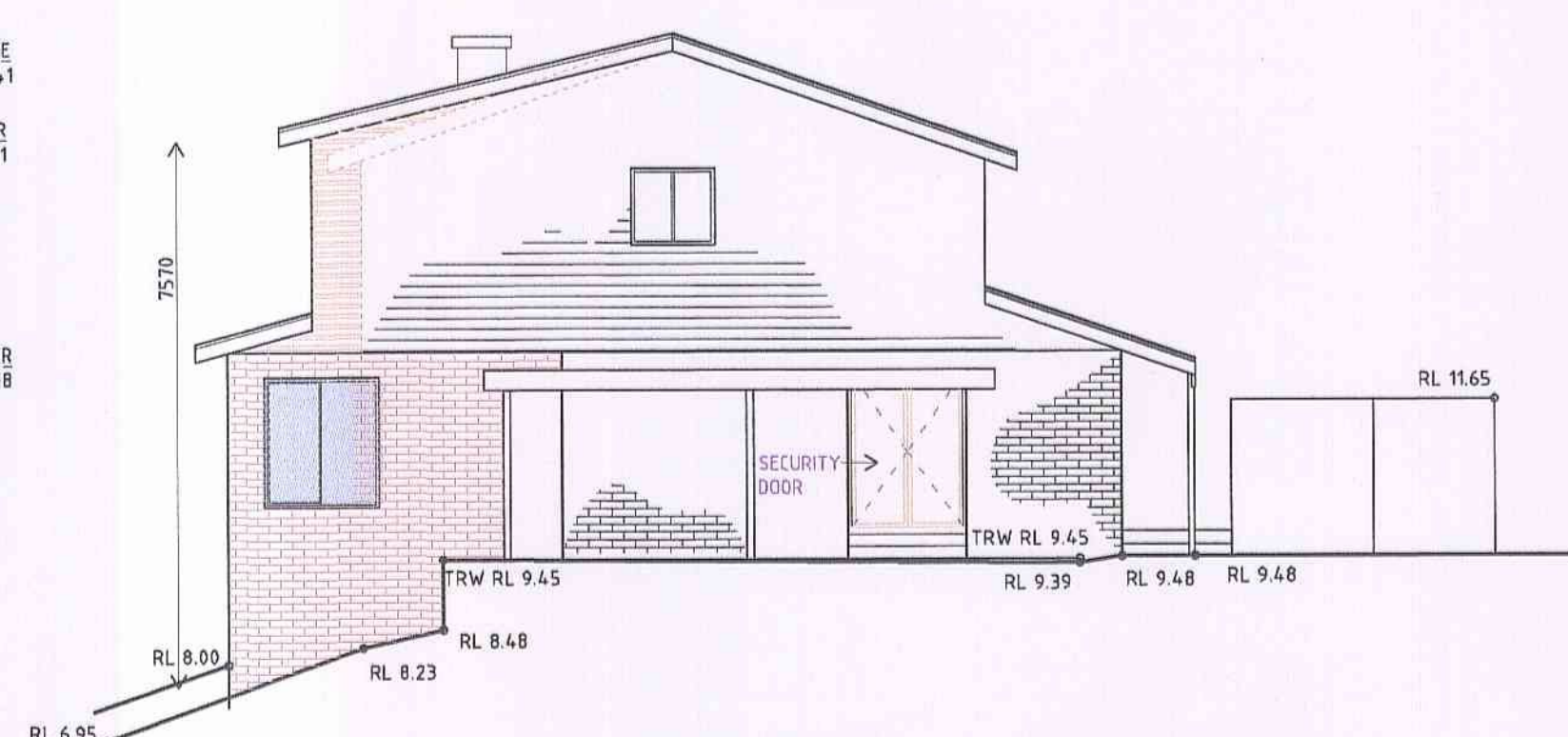
PROPOSED FIRST FLOOR PLAN
SCALE 1:100



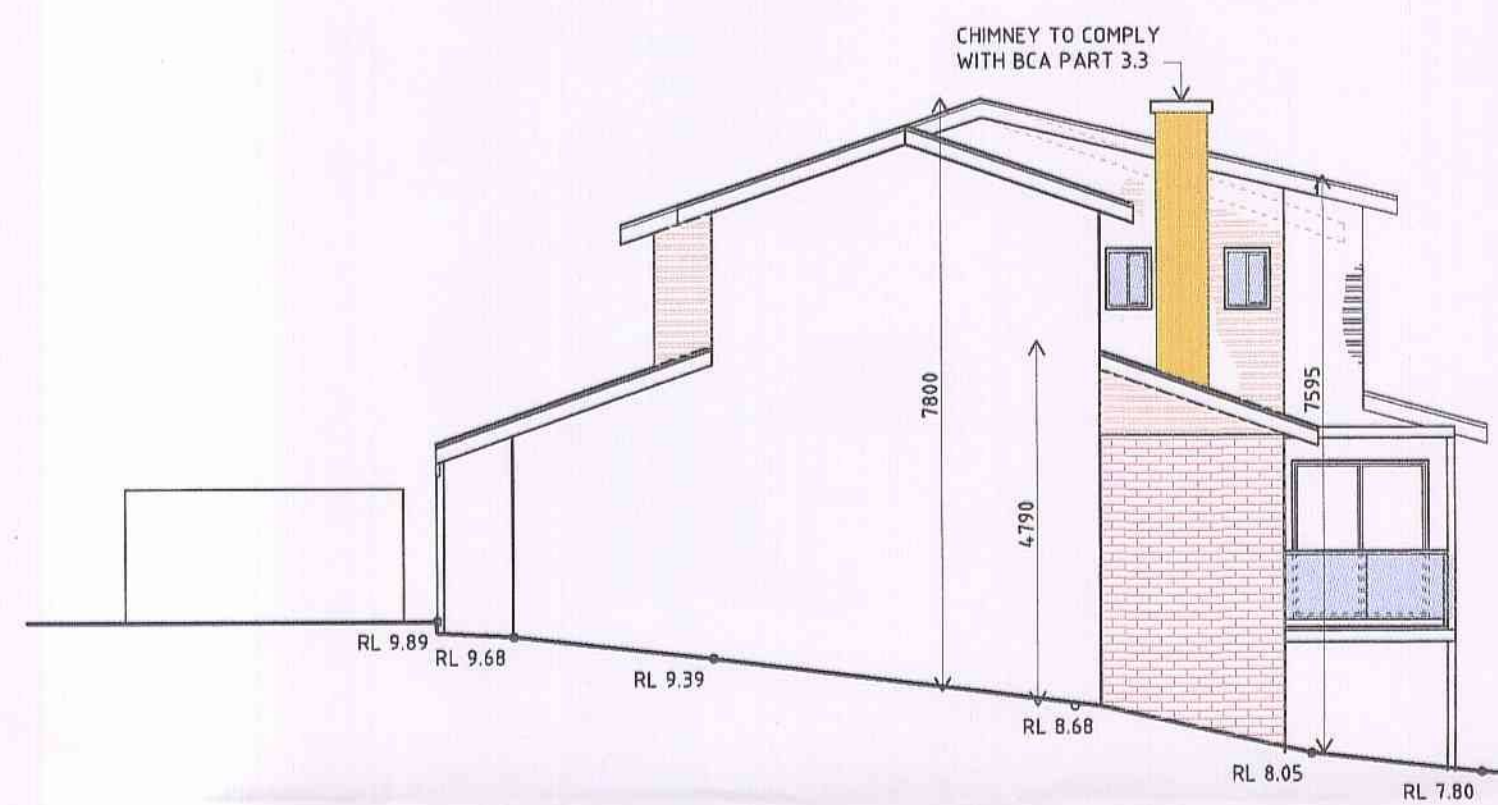
NORTH ELEVATION
SCALE 1:100



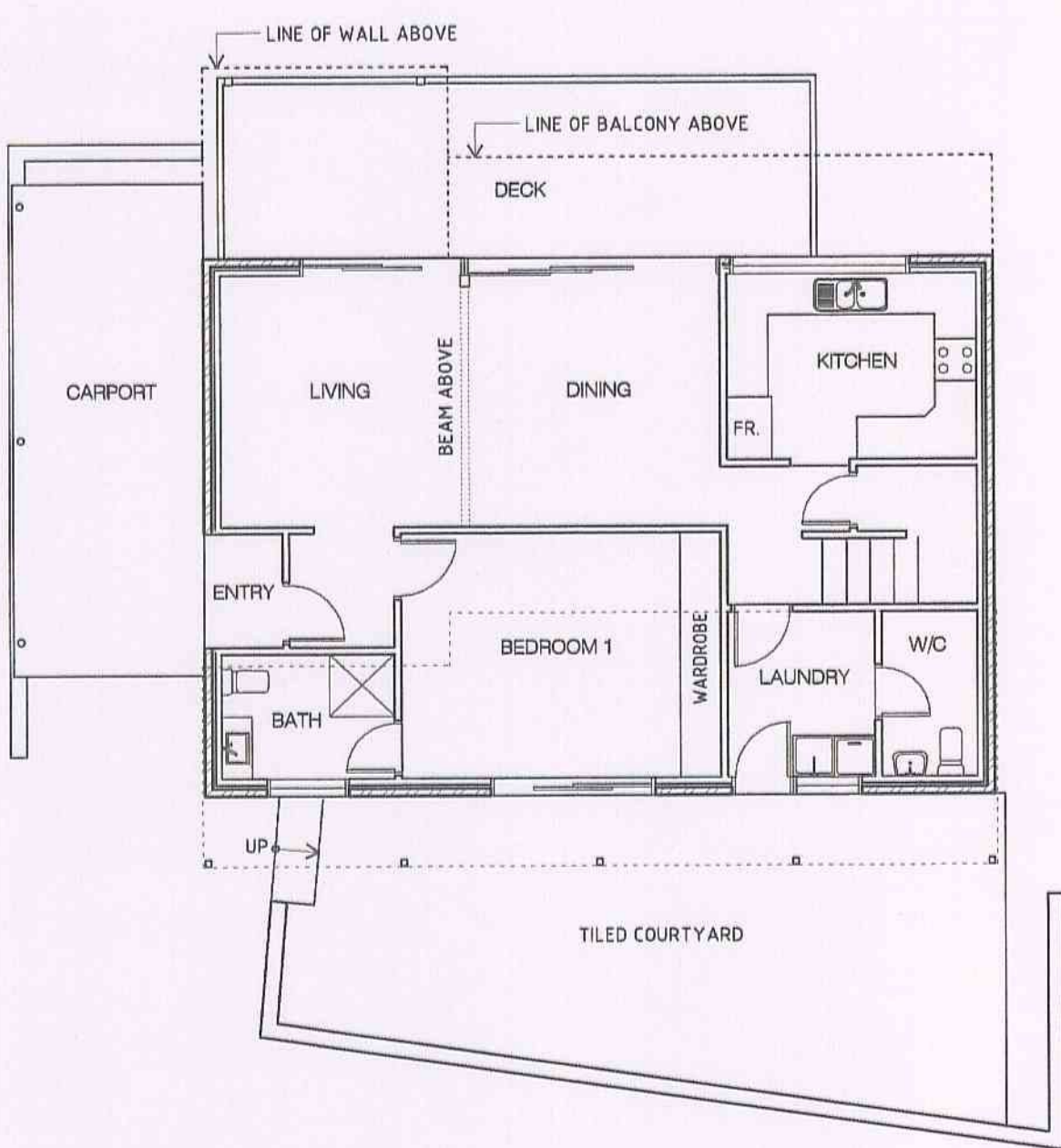
SOUTH ELEVATION
SCALE 1:100



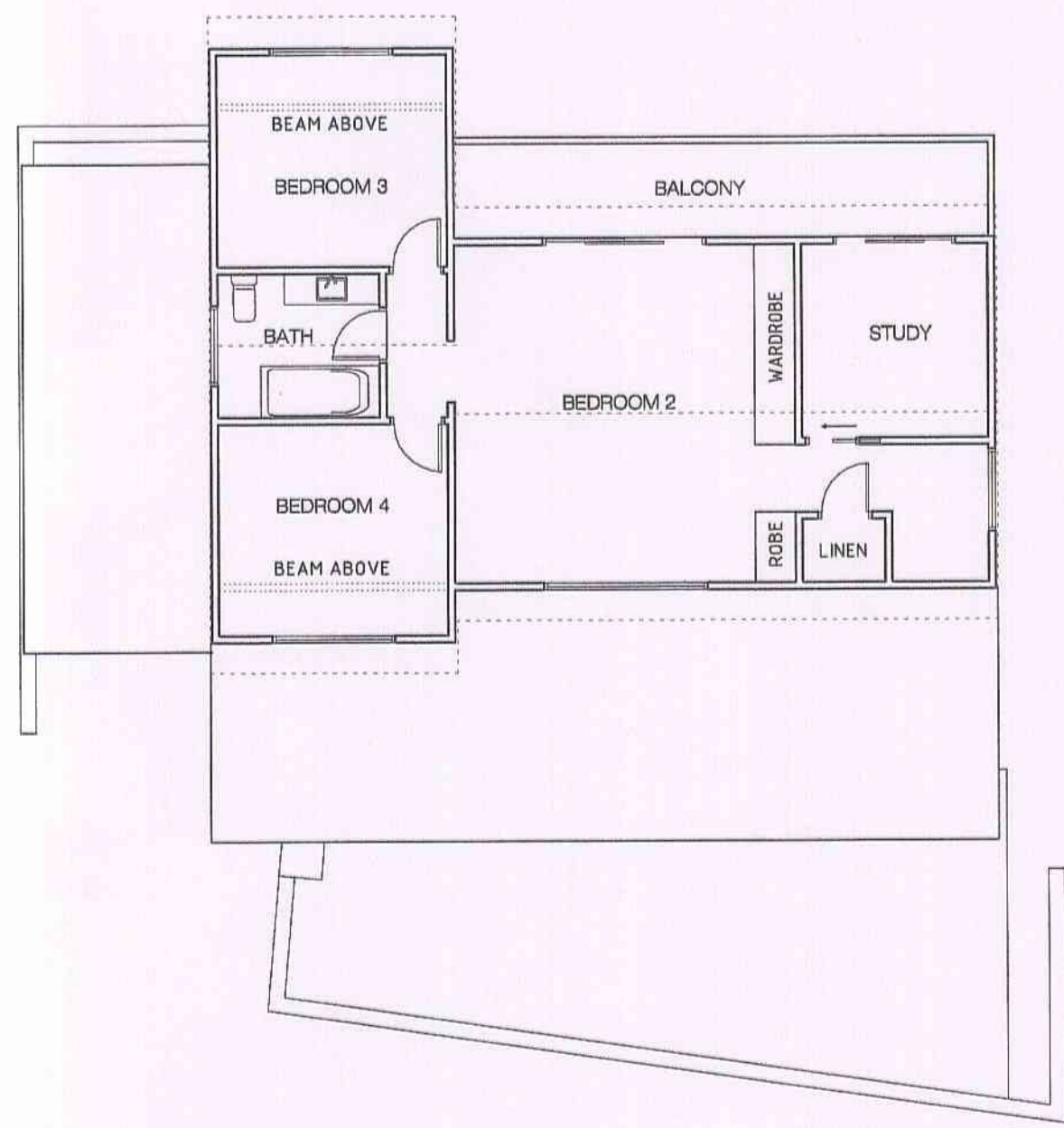
EAST ELEVATION
SCALE 1:100



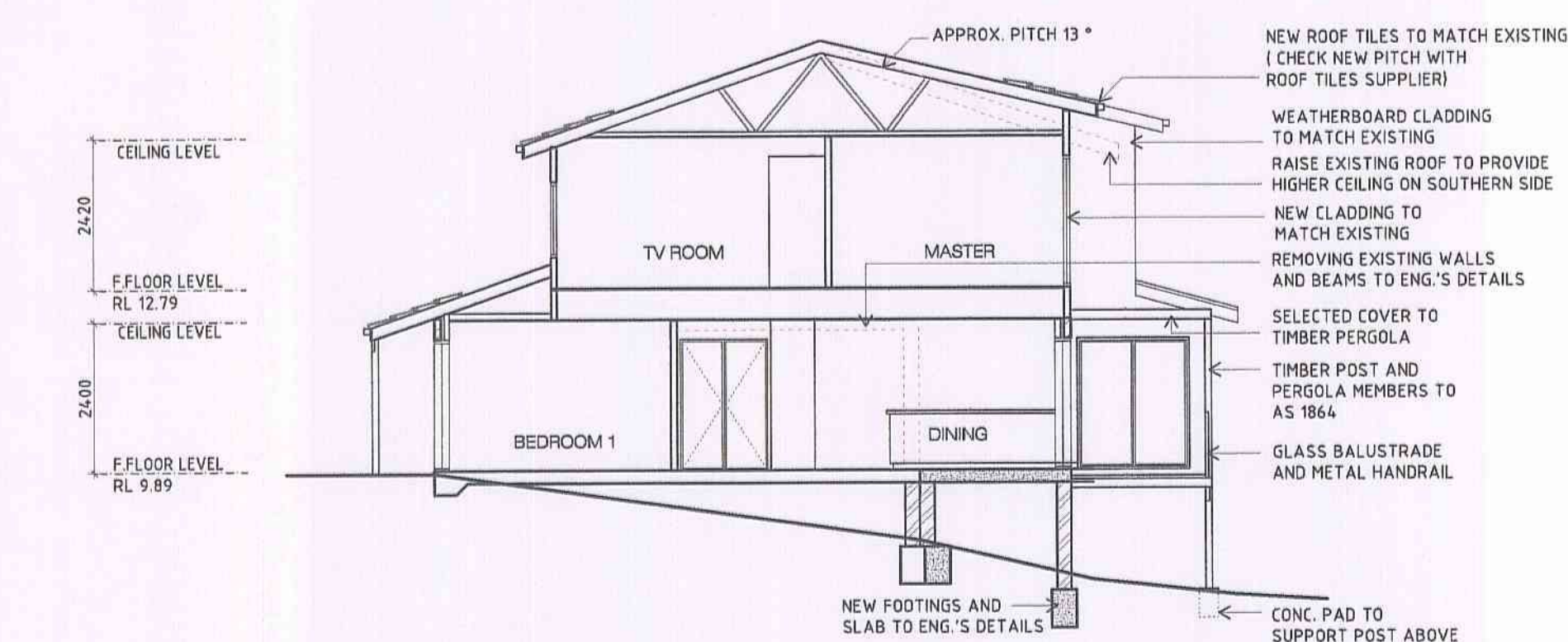
WEST ELEVATION
SCALE 1:100



EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100



SECTION A-A
SCALE 1:100

BASIC COMMENTS

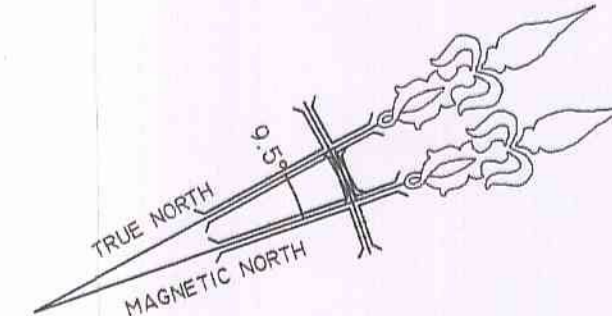
LIGHTING
THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.
THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR WATER RATING.
THE 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.
ADDITIONAL INSULATION REQUIREMENTS
CONSTRUCTION/ADDITIONAL INSULATION REQUIREMENT (R-VALUE) SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR:
CONCRETE (R0.6) R0.70 (DOWN) (OR R1.30 INCLUDING CONSTRUCTION) FLOOR ABOVE EXISTING DWELLING OR BUILDING/EXTERNAL WALL: BRICK VENEER (R0.5) R0.16 (OR R1.76 INCLUDING CONSTRUCTION) EXTERNAL WALL: FRAMED WEATHERBOARD, FIBRO, METAL CLAD (R0.4) R0.30 (OR R1.70 INCLUDING CONSTRUCTION) CEILING: PITCHED ROOF/CEILING R3.00 (UP), ROOF/FOIL/SARKING/WINDOWS (THROUGHOUT)
STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)

1. BUILDER TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWING.
2. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES, SETBACKS AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY.
3. ALL WORK TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA & TO THE SATISFACTION OF LOCAL COUNCIL REQUIREMENTS.
4. ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE TO TIMBER FRAMING CODE.
5. ROOF WATER & SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL COUNCIL.
6. ALL ELECTRICAL POWER & LIGHT OUTLETS TO BE DETERMINED BY OWNER.
7. MAKE GOOD AND REPAIR ALL EXISTING FINISHES DAMAGED BY NEW WORK. REUSE EXISTING MATERIAL WHERE POSSIBLE.
8. ALL NEW DOWN PIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM.
9. COPYRIGHT OF ALL PLANS BELONGS TO HIGH DESIGN - Architectural Design

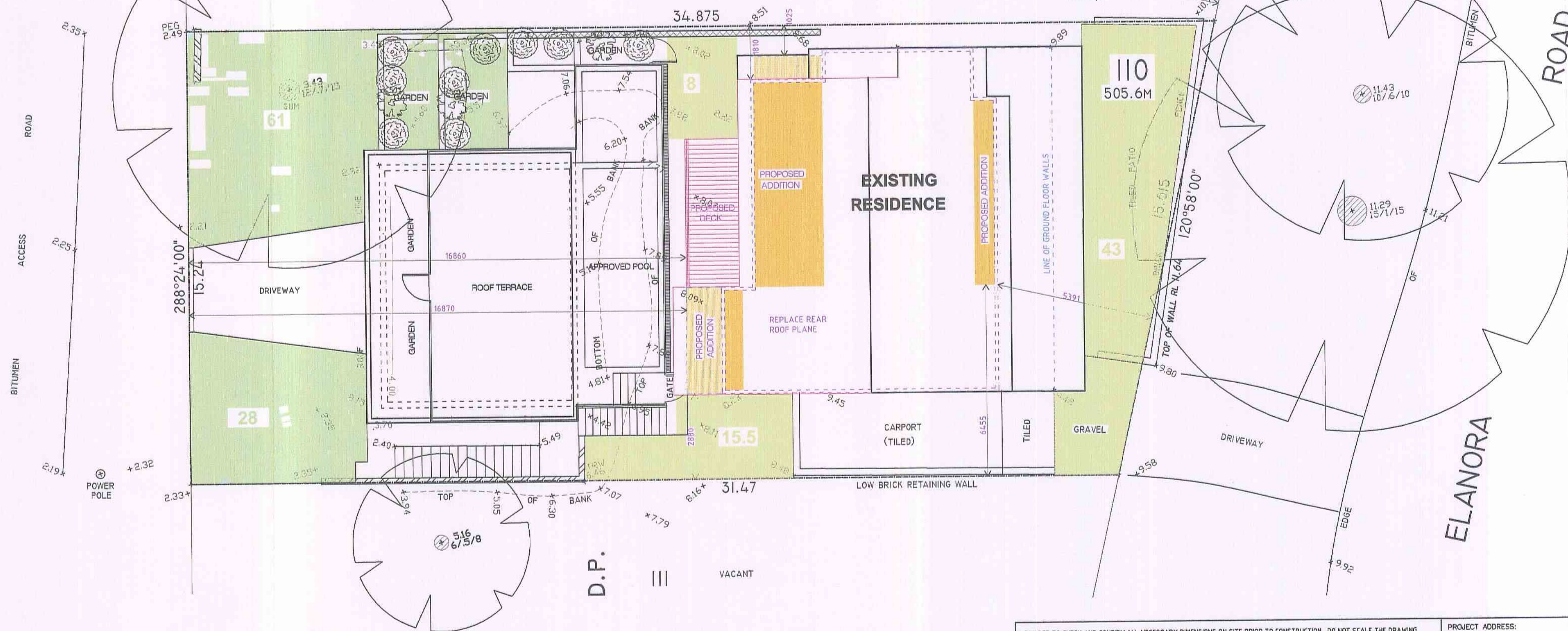
PROJECT ADDRESS:
112 WAKEHURST PARKWAY
ELANORA HEIGHTS
CLIENT:
Dave Behan
DATE:
JUNE, 2014
DRAWN BY:
B. V.
CHECKED:
DRAWING NO:
2-2 516 14 HD
ISSUE:
15.10.13 - FOR DDC AGREEMENT
16.01.14 - REVISION SIDE SETBACK INCREASED
20.08.14 - FINAL PLANS

CONTROLS	PERMISSIBLE/REQUIRED	PROPOSED/EXISTING	CLAUSE
	m/sqm	%	
SITE AREA	200	505.8	N/A
SITE WIDTH (at building line)	6.0	15.24	clause 3.1 (a)
SITE COVERAGE	80	251	149.6
HOUSE FLOOR AREA	330	276.5	clause 3.9 (d)
OUTBUILDING FLOOR AREA	45	N/A	clause 3.11 (b)
BALCONY AREA	12 sqm if higher than 2m	1.2	clause 3.12
BUILDING HEIGHT	8.5	7.8	clause 3.13 (i)
FRONT SETBACK	AVERAGE 4.385	8.391	clause 3.14 (a)
SECONDARY SETBACK	2 m	N/A	clause 3.14 (2)(a)
HOUSE GROUND FLOOR SIDE SETBACK - WEST	0.9 for 4.5 high walls	10.87	clause 3.14(2)(b)(i)
HOUSE FIRST FLOOR SIDE SETBACK - WEST	0.9+1/4 >4.5m	10.87	clause 3.14(2)(b)(ii)
HOUSE GROUND FLOOR SIDE SETBACK - EAST	0.9 for 4.5 high walls	10.87	clause 3.14(2)(b)(i)
HOUSE FIRST FLOOR SIDE SETBACK - EAST	0.9+1/4 >4.5m	10.87	clause 3.14(2)(b)(ii)
HOUSE REAR SETBACK - gr. floor	3.0 m up to 4.5m high walls	10.86	clause 3.17 (2)(a)
HOUSE REAR SETBACK - first floor	0 m if over 4.5m	10.87	clause 3.17 (2)(b)
ARTICULATION ZONE	25 % & 1.5 m	N/A	clause 3.21
PRIVACY SCREEN	WINDOWS & BALCONY	N/A	clause 3.23 (1)(2)
TOTAL LANDSCAPE AREA	101	20 %	155.5
LANDSCAPE AREA - front of building line	25% of area or 10 sqm	43	clause 3.24 (3)
LANDSCAPE AREA - REAR	25.5	25% of 20%	112.5
PRINCIPAL PRIVATE OPEN SPACE	24	N/A	clause 3.25
CAR PARKING SPACES	1 (required)	Y	clause 3.26
GARAGE DOOR MAX. WIDTH	6.0m	N/A	clause 3.27 (2)(b)

"HIGH DESIGN" - ABN 61 476 054 183
architectural design and drafting service
mobile : 041 3399 036 fax : 0981 55 56
E-mail: hd@highdesign.com.au
Web: highdesign.com.au



BENCHMARK
G.I. NAIL IN ROAD
RL 2.22 AHD



SITE PLAN
SCALE 1:100

THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / GDC

1. BUILDER TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWING.
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8. ALL NEW DOWN PIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM.
9. COPYRIGHT OF ALL PLANS BELONGS TO HIGH DESIGN - Architectural Design.

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