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Manly Vale NSW 2093  
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Email: grant@pcaservices.com.au  
ABN: 63 701 967 756

30 September 2015

Our ref.: 150361



The General Manager  
Pittwater Council  
PO Box 882,  
Mona Vale NSW 1660

Dear Sir/Madam,

**Re: 711 Barrenjoey Road Avalon  
Complying Development Certificate No. 150361**

**Decision Made Under: State Environmental Planning Policy (Exempt and Complying  
Development Codes) 2008**

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

Please find enclosed the following documentation:

- Complying Development Certificate No. 150361
- Copy of application for Complying Development Certificate.
- Documentation used to determine the application for the Complying Development Certificate as detailed in Schedule 1 of the Certificate.
- Cheque for Council's registration fee.

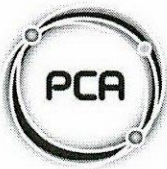
Our client has been advised of the necessity to submit to Council the Notice of Commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Grant Harrington.

Yours faithfully,

Grant Harrington  
Accredited Building Surveyor  
Private Certifiers Australia

836 REC: 385869 6/10/15



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ABN: 63 701 967 756

30 September 2015

Our ref.: 150361

Andrew Montgomery  
711 Barrenjoey Road  
Avalon NSW 2107

Dear Sir/Madam,

**Re: 711 Barrenjoey Road Avalon  
Complying Development Certificate No. 150361**

Enclosed are two (2) copies of the approved **Complying Development Certificate** for the subject development and two (2) copies of the stamped plans. One copy of each has been forwarded directly to Pittwater Council for their records.

The Notice of Appointment of Principal Certifying Authority and Commencement of Building Work form is required to be submitted to the Consent Authority (Council) 48 hours prior to commencement of building work. Private Certifiers Australia will *attach this information to your project file, you must also forward a copy of "Notice of Commencement" to Council and if the project is "residential" attach the "home owners warranty or Owner builder certificate"*. The lodgement of the notice of commencement form is the responsibility of the owner or applicant to fulfil.

The PCA role to be undertaken by Private Certifiers Australia will require inspections and certification. Please have the Owner/Builder liaise with our Accredited Building Surveyor Grant Harrington prior to commencement of the work.

Should you need to discuss any issues, please do not hesitate to contact the undersigned on the above numbers.

Yours faithfully,

Grant Harrington  
Accredited Building Surveyor  
Private Certifiers Australia





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## COMPLYING DEVELOPMENT CERTIFICATE 150361

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109 and 86

### APPLICANT DETAILS

**Applicant:** Andrew Montgomery  
**Address:** 711 Barrenjoey Road Avalon NSW 2107  
**Contact Details:** Phone: 9999 5111 Fax:

### OWNER DETAILS

**Name of person having benefit of the development consent:** Andrew Montgomery  
**Address:** 711 Barrenjoey Road Avalon NSW 2107  
**Contact Details:** Phone: 0416 131 667

### COMPLYING DEVELOPMENT CONSENTS

**Consent Authority/Local Government Area:** Pittwater Council  
**Decision Made Under:** State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

**CDC Number:** 150361

**Date issued:** 30/09/2015

**Lapse date:** 86a of the EPA Act 1979 stipulates that this certificate will lapse within 5 years if not physically commenced on the stated land to which this certificate applies. 81a of the Act is applicable.

### PROPOSAL

**Address of Development:** 711 Barrenjoey Road Avalon NSW 2107  
**Lot/DP/Zoning:** Lot 6 DP 12074 Zone: R2 - Low Density Residential  
**Building Classification:** Class 10a  
**Scope of building works covered by this Notice:** Additions and alterations to existing deck.  
**Value of Construction Certificate (Incl GST):** \$18,700  
**Plans and Specifications approved:** Schedule 1  
**Fire Safety Schedule:** N/A  
**Conditions:** See Conditions attached to this certificate  
**Exclusions:**  
**Critical stage inspections:** See attached Notice


### CERTIFYING AUTHORITY

**Certifying Authority:** Grant Harrington  
**Accreditation Body:** Building Professionals Board  
Registration No. BPB0170

*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 in Schedule 1 which were provided in connection with the application for this certificate.*

**Dated this:** 30/09/2015

  
Grant Harrington  
Accredited Building Surveyor

NB: Prior to the commencement of work S86 (1) and (a) of the Environment Planning and Assessment Act 1979 must be satisfied.

<input checked="" type="checkbox"/>	Scanned and uploaded to BF
<input checked="" type="checkbox"/>	Posted to council
<input checked="" type="checkbox"/>	Scanned and sent to client
<input checked="" type="checkbox"/>	No further action on file close
DATE: 30/9/15	
INITIAL: [Signature]	



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## SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

### 1. Endorsed Architectural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
A.C.W	Cover Sheet	WD00		1/07/2014
A.C.W	Site Plan	WD01		1/07/2014
A.C.W	GF Plan	WD04		1/07/2014
A.C.W	Roof Plan	WD05		1/07/2015
A.C.W	Elevations Sheet 1	WD06		1/07/2015
A.C.W	Elevations Sheet 2	WD07		1/07/2015
A.C.W	Elevations Sheet 3	WD08		1/07/2015
A.C.W	Elevations Sheet 4	WD09		1/07/2015

### 2. Endorsed Structural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Barrenjoey Consulting Engineers	Notes and Schedule	S5.00		30/09/2015
Barrenjoey Consulting Engineers	Roof Framing Plan	S5.01		30/09/2015
Barrenjoey Consulting Engineers	Roof Details 1	S5.02		30/09/2015
Barrenjoey Consulting Engineers	Roof Details 2	S5.03		30/09/2015
Barrenjoey Consulting Engineers	Roof Details 3	S5.04		30/09/2015

### 3. Endorsed Engineering plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
DP Surveying	Survey Plan	2029		28/08/2015

### 4. Endorsed Other documents

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
A Montgomery	CDC and OC Application Form	150361		18/09/2015
PCA Services	129b Pre Inspection	150361		16/09/2015
Pittwater Council	s149 Planning Certificate	2015/0098		24/08/2015
NSW LPI	Title Search	6/12074		1/09/2015





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## ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000-CONDITION

### 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





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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





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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).





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(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.

### **STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008**

#### **SCHEDULE 6 CONDITIONS APPLYING TO COMPLYING DEVELOPMENT CERTIFICATES UNDER THE GENERAL HOUSING CODE AND THE RURAL HOUSING CODE**

**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.





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

## PART 1 CONDITIONS APPLYING BEFORE WORKS COMMENCE

### 1 Protection of adjoining areas

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

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

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

### 2 Toilet facilities

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

(2) Each toilet must:

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

### 3 Garbage receptacle

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

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

### 4 Adjoining wall dilapidation report

(1) If a wall on a lot is to be built to a boundary and there is a wall (the adjoining wall) on the lot adjoining that boundary that is less than 0.9m from that boundary, the person having the benefit of the complying development certificate must obtain a dilapidation report on the adjoining wall.

(2) If the person preparing the report is denied access to the adjoining lot for the purpose of inspecting the adjoining wall, the report may be prepared from an external inspection of the adjoining wall.

### 5 Run-off and erosion controls

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

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

### 6 Tree protection measures

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

(2) The trunk of each of the following trees must be provided with a tree guard that is comprised of hardwood timber panels each having a minimum length of 2m, minimum width of 75mm and minimum thickness of 25mm and secured, but not permanently fixed or nailed, to the tree and spaced a maximum of 80mm apart:





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- (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





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Balgowlah  
Manly Vale NSW 2093  
Tel: 02 9907 6300  
Fax: 02 9907 6344  
Email: [grant@pcaservices.com.au](mailto:grant@pcaservices.com.au)  
ABN: 63 701 967 756

*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.



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ABN:

## MANDATORY AND CRITICAL STAGE INSPECTION REPORT - 129B PRE-APPROVAL INSPECTION

### OWNER DETAILS

Name of person having benefit of the development consent: Andrew Montgomery  
Address: 711 Barrenjoey Road Avalon NSW 2107  
Contact Details: 0416 131 667

### COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Pittwater Council  
Decision Made Under: State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
CDC Number: 150361 Date issued: ~~16/09/2015~~

### PROPOSAL

Address of Development: 711 Barrenjoey Road Avalon NSW 2107  
Zoning: R2 - Low Density Residential  
Building Classification: 1  
Type of Construction: n/a  
Scope of building works covered by this Notice: Additions and alterations to existing deck.

### INSPECTION DETAILS

Principal Certifying Authority: Grant Harrington No.: BPB0170  
Inspector: Richard Evans No.: BPB2333  
Inspection date and time: 16/09/2015 Inspection time: 3:30 PM

### INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ 129B Pre-Approval Inspection - Satisfactory

### ADDITIONAL COMMENTS

Richard Evans  
Inspector





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Fax: 02 9907 6344  
Email: grant@pcaservices.com.au  
ABN: 63 701 967 756

## NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(i) & 86(1)(a1)(i)

### OWNER DETAILS

Name of person having benefit of the development consent: Andrew Montgomery  
Address: 711 Barrenjoey Road Avalon NSW 2107  
Contact Details: Phone: 0416 131 667

### COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Pittwater Council  
Decision Made Under: State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
CDC Number: 150361 Date issued: 30/09/2015

### PROPOSAL

Address of Development: 711 Barrenjoey Road Avalon NSW 2107  
Scope of building works covered by this Notice: Additions and alterations to existing deck.

### PRINCIPAL CERTIFYING AUTHORITY

Certifying Authority: Grant Harrington  
Accreditation Body: Building Professionals Board  
Registration No. BPB0170

*The owner has appointed Grant Harrington as the Principal Certifying Authority as stated in the Complying Development Certificate Application lodged with Private Certifiers Australia for the building works identified in this Notice.*

*I, Grant Harrington, Accredited Building Surveyor of Private Certifiers Australia located at Suite 6/ 226 Condamine Street PO Box 907 Balgowlah Manly Vale NSW 2093 accept the appointment as the Principal Certifying Authority for the building works identified and covered under the relevant Complying Development Certificate as stated in this Notice.*

Dated: 30/09/2015

Grant Harrington  
Principal Certifying Authority



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ABN: 63 701 967 756

## NOTICE TO APPLICANT OF MANDATORY CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 86(a2)(i) (ii) (iii) b

### OWNER DETAILS

Name of person having benefit of the development consent: Andrew Montgomery  
Address: 711 Barrenjoey Road Avalon NSW 2107  
Contact Details: Phone: 0416 131 667

### COMPLYING DEVELOPMENT CONSENTS

Consent Authority/Local Government Area: Pittwater Council  
Decision Made Under: State Environmental Planning Policy (Exempt and Complying  
Development Codes) 2008  
CDC Number: 150361 Date issued: 30/09/2015

### PROPOSAL

Address of Development: 711 Barrenjoey Road Avalon NSW 2107  
Scope of building works covered by this Notice: Additions and alterations to existing deck.

### CERTIFICATION DETAILS

Principal Certifying Authority: Grant Harrington  
Accreditation Body: Building Professionals Board  
Registration No. BPB0170

Please telephone **9907-6300** to book a critical stage inspection. A minimum period of 48 hours is to be provided.

*I, Grant Harrington, Private Certifiers Australia located at Suite 6/ 226 Condamine Street PO Box 907 Balgowlah Manly Vale NSW 2093 acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.*

*The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(ii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.*

*To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.*

*Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.*

Dated: 30/09/2015

Grant Harrington  
Principal Certifying Authority





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## **SCHEDULE 1: MANDATORY CRITICAL STAGE INSPECTIONS**

NO	CRITICAL STAGE INSPECTION	INSPECTOR
1.	Prior to covering of the framework for any floor, wall, roof or other building element	Certifying Authority
2.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority



Received 24/9/15

*[Signature]*



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PO Box 907, Balgowlah NSW 2093  
Tel: 02 9907 6300  
Fax: 02 9907 6344  
[www.pcaservices.com.au](http://www.pcaservices.com.au)  
ACN: 121 634 642

## COMPLYING DEVELOPMENT & OCCUPATION CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979*  
Sections 85, 85A Class 1-10

### IDENTIFICATION OF BUILDING

Lot, DP/MPS etc lot 6 DP 1074

Address 711 BARRENTORY RD

Suburb/Town AVALON Post Code 2107

### DESCRIPTION OF DEVELOPMENT

Detailed Description:

NEW ROOF TO AN EXISTING DECK  
EXTENSION OF PRIVACY SCREEN  
TO UNDERSIDE OF ROOF + CLADDING  
TO MATCH EXISTING ON OUT SIDE.

### TYPE OF APPLICATION

Tick Appropriate Boxes

I apply for the following part 4a certificate

Under:

☒ SEPP (Exempt & Complying Development Codes) 2008

☐ SEPP (Affordable Rental Housing) 2009

- ☒ Complying Development Certificate  
☐ Interim Certificate  
☐ Final Certificate  
☐ Change of Building Use of an Existing Building  
☒ Occupation/Use of a New Building

Name A MONTGOMERY company \_\_\_\_\_

### APPLICANT

Address 711 BARRENTORY RD

Suburb or town AVALON Post Code 2107

Phone B/H \_\_\_\_\_ Fax No \_\_\_\_\_

Mobile 0416131067

Email ANDREW.MONTGOMERY@WBROTHERS.COM.AU

\* When are the works expected to start: MID NOVEMBER

As the owner / applicant, I/we hereby:

1. Submit this Complying Development & Occupation Certificate Application under the Environmental Planning & Assessment Act 1979, with Private Certifiers Australia.
2. Appoint Grant Harrington of Private Certifiers Australia as the Principal Certifying Authority for the building work identified in this application.
3. And allow Grant Harrington to submit the notice of commencement to council if required on my behalf

Signature of Applicant/Owner:

Sign *[Signature]* Date 24-9-15

OFFICE USE ONLY  
Part 3 General Housing Code  
☐ New  
☐ Adds & Alts  
☐ Outbuilding/Studios  
☐ Pool

OFFICE USE ONLY  
Part 4 Housing Alterations Code  
☐ Subdivision 1 – Internal Alterations  
☐ Subdivision 2 – External alterations to dwelling houses  
☐ Subdivision 2a – External alterations to residential accommodation other than dwelling houses  
☐ Subdivision 3 – Attic Conversions  
☐ Part 4A General Development Code  
☐ Part 7 Demolition





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#### POSTAL ADDRESS

All documentation should be posted to:

Name ANDREW MONTGOMERY

Company \_\_\_\_\_

Address 711 BARRENTORY RD

Suburb AVALON Post Code 2107

#### CONSENT TO ALL OWNER(S)

(As the owner or the owners representative am duly authorised to appoint the PCA under 109E of the EPA Act for a Complying Development & Occupation Certificate)

Name MONTGOMERY Company \_\_\_\_\_

Address 711 BARRENTORY RD

Suburb/Town AVALON Post Code 2107

Phone B/H 9999 5111 Fax No \_\_\_\_\_

Mobile 0416131067 Email \_\_\_\_\_

I/We as the owner of the above building/property,

1. Consent to the Appointment of Grant Harrington as the PCA (Principal Certifying Authority) and approve of the PCA or their representative to lodge the Notice of Commencement on our behalf with council to authorize the commencement of works on site. I am duly authorized under 109E of the EPA Act to appoint the PCA for the project;
2. Submit this Complying Development and Occupation Certificate Application under the Environmental Planning & Assessment Act 1979, for determination by the Principal Certifying Authority. OC applied for at completion of works.

Signature of Owner

Sign [Signature] Date 24-9-15

#### VALUE OF WORK

Estimated Cost of work:

\$ \$17,000

GST:

\$ 1,700

How did you hear about Private Certifiers Australia? (please tick one)

- ☐ Recommendation/referral
- ☐ Internet/website
- ☐ Hi-pages
- ☐ Print advertisement
- ☐ Building signage
- ☐ Existing client/repeat business
- ☐ Sensis/Yellow Pages
- ☐ Other .....





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---

**BUILDING CODE OF AUSTRALIA  
BUILDING CLASSIFICATION**

Nominated on the Development Consent

Class 1a

---

**RESIDENTIAL BUILDING WORK**

Relevant only to residential building work  
OB permits are relevant only to owners undertaking  
the works under the Owner Builder permit scheme  
issued by the office of fair trading. Also fill in contact  
details.

Owner-builder Permit No. \_\_\_\_\_

If you are using a licensed builder for residential  
works please provide the builder's home owner  
warranty

**OR**

Principal Contractor ROB CHANT

Address BILGOLA PLATEAU

Telephone 0418409144 Fax \_\_\_\_\_

Contractor License No. 82927C

---

**REQUIRED ATTACHMENTS**

- Note 1 details the information that must be submitted with an application for a complying Development certificate for proposed building works
- Note 2 details the additional information that may be submitted with an application for a complying Development certificate for proposed residential building work.

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

---

**Applicant:** ANDREW JAMES MONTGOMERY  
711 BARRENJOEY ROAD  
AVALON BEACH NSW 2107

**Cert. No:** 2/2015/0098  
**Cert. Date:** 24 August 2015  
**Fee:** \$53.00  
**Property No:** 14768

**Your Reference:**

**Address of Property:** 711 BARRENJOEY ROAD ✓  
AVALON BEACH NSW 2107

**Description of Property:** Lot 6 DP 12074 ✓

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

**County:** Cumberland

**Parish:** Narrabeen

**NOTE:**

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

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

---

Pittwater Council ABN 61 340 837 871

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

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

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



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## RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000  
Schedule 4 Clause 1

### LOCAL ENVIRONMENTAL PLAN

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

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

### PROPOSED LOCAL ENVIRONMENTAL PLANS

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

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

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

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

SEPP NO. 19 - Bushland in Urban Areas (gazetted 24.10.86)  
SEPP NO. 21 - Caravan Parks (gazetted 24.4.92)  
SEPP NO. 30 - Intensive Agriculture (gazetted 8.12.89)  
SEPP NO. 32 - Urban Consolidation (Redevelopment of Urban Land) (gazetted 15.11.91)  
SEPP NO. 33 - Hazardous and Offensive Development (gazetted 13.03.92)  
SEPP NO. 44 - Koala Habitat Protection (gazetted 6.01.95)  
SEPP NO. 50 - Canal Estate Development (gazetted 10.11.97)  
SEPP NO. 55 - Remediation of Land (gazetted 28.08.98)  
SEPP NO. 62 - Sustainable Aquaculture  
SEPP NO. 64 - Advertising and Signage (gazetted 16.3.2001)  
SEPP NO. 65 - Design Quality of Residential Flat Development (gazetted 26/07/2002)  
Amendment 2 (gazetted 4/07/2008)  
SEPP - (Housing for Seniors or People With a Disability) 2004 (gazetted 28.07.2007)  
SEPP - Building Sustainability Index: BASIX (gazetted 1.7.2004)  
SEPP - (Major Development) 2005 (gazetted 25.05.2005)  
SEPP - (Mining, Petroleum Production & Extractive Industries) 2007 (gazetted 16.02.2007)  
SEPP - (Miscellaneous Consent Provisions) 2007  
SEPP - (Infrastructure) 2007 (gazetted 21.12.2007)  
SEPP - (Affordable Rental Housing) 2009  
SEPP - (Exempt & Complying Development Codes) 2008 (gazetted 12.12.2008) As amended  
  
Deemed SEPP - Hawkesbury-Nepean River (No. 2 - 1977)

### DEVELOPMENT CONTROL PLANS

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

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

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



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

EP&A Regulations 2000  
Schedule 4 Clause 2

### **LAND ZONING MAP**

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

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

#### **Zone R2 Low Density Residential**

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

Home businesses; Home occupations

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

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

##### **4 Prohibited**

Any development not specified in item 2 or 3

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

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

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

### **FURTHER PLANNING CONTROLS**

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

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

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

EP&A Regulations 2000  
Schedule 4 Clause 2A

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

## COMPLYING DEVELOPMENT

EP&A Regulations 2000  
Schedule 4 Clause 3

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

### GENERAL HOUSING CODE

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

N/A

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

**3.1 Land to which code applies**

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

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

### RURAL HOUSING CODE

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

N/A

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

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

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

### HOUSING ALTERATIONS CODE

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

### GENERAL DEVELOPMENT CODE

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



### COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

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

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

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

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

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

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

### SUBDIVISION CODE

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

### DEMOLITION CODE

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

### FIRE SAFETY CODE

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

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

### **COASTAL PROTECTION**

EP&A Regulations 2000  
Schedule 4 Clause 4

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

**CERTAIN INFORMATION RELATING TO BEACHES AND COASTS**EP&A Regulations 2000  
Schedule 4 Clause 4A

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

**ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 2014 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS**EP&A Regulations 2000  
Schedule 4 Clause 4B

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

**MINE SUBSIDENCE**EP&A Regulations 2000  
Schedule 4 Clause 5

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

**ROAD WIDENING AND ROAD REALIGNMENT**EP&A Regulations 2000  
Schedule 4 Clause 6

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

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

**COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS**EP&A Regulations 2000  
Schedule 4 Clause 7

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

The property is not affected by any other policy adopted by any other planning authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates that restricts development



of the property because of the likelihood of land slip, bushfire, tidal inundation, subsidence or any other risk (other than flooding):

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

## **FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

EP&A Regulations 2000  
Schedule 4 Clause 7A

The land or part of the land in question is not subject to flood related development controls for the purposes (where permissible) of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings.

Also, the land or part of the land in question is not subject to flood related development controls for any other purpose.

## **LAND RESERVED FOR ACQUISITION**

EP&A Regulations 2000  
Schedule 4 Clause 8

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

## **CONTRIBUTIONS PLANS**

EP&A Regulations 2000  
Schedule 4 Clause 9

### **S.94 Plan No. 2 - Open Space Bushland and Recreation**

This Plan was approved by Council to levy monetary contributions to ensure that an adequate level of open space, bushland and recreation opportunities are provided as new development occurs.

### **S.94 Plan No. 3 - Public Library Services**

This Plan was approved by Council to levy monetary contributions to meet the recreational and informational needs of the potential incoming population as a result of residential subdivision of land; dual occupancy development; and medium density residential development. This will be achieved by increasing available library resources and equipment and improving the capacity of library infrastructure

### **S.94 Plan No. 18 - Community Service Facilities**

This Plan was approved by Council to levy monetary contributions for the provision of an adequate level of community service facilities to meet the demand as new residential development occurs.

### **S.94 Plan No. 19 - Village Streetscapes**

This Plan was approved by Council to levy contributions towards the provision, extension or augmentation of village streetscapes in Pittwater's main commercial areas which will be required as a consequence of development in the Pittwater Local Government Area.

## **BIODIVERSITY CERTIFIED LAND**

EP&A Regulations 2000  
Schedule 4 Clause 9A

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

## **BIOBANKING AGREEMENTS**

EP&A Regulations 2000  
Schedule 4 Clause 10

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

## **BUSH FIRE PRONE LAND**

EP&A Regulations 2000  
Schedule 4 Clause 11

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

## **PROPERTY VEGETATION PLANS**

EP&A Regulations 2000  
Schedule 4 Clause 12

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

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

EP&A Regulations 2000  
Schedule 4 Clause 13

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

## **DIRECTIONS UNDER PART 3A**

EP&A Regulations 2000  
Schedule 4 Clause 14

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

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

EP&A Regulations 2000  
Schedule 4 Clause 15

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

## **SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

EP&A Regulations 2000  
Schedule 4 Clause 16

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

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

EP&A Regulations 2000  
Schedule 4 Clause 17



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

## **PAPER SUBDIVISION INFORMATION**

EP&A Regulations 2000  
Schedule 4 Clause 18

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

## **SITE VERIFICATION CERTIFICATES**

EP&A Regulations 2000  
Schedule 4 Clause 19

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

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

Contaminated Land Management Act 1997  
Section 59 (2)

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

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

---

MARK FERGUSON  
General Manager

Land and Property Information Division

ABN: 84 104 377 806

GPO BOX 15

Sydney NSW 2001

DX 17 SYDNEY

Telephone: 1300 052 637



Land & Property  
Information

A division of the Department of Finance & Services

TITLE SEARCH

Title Reference: 6/12074

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 6/12074

SEARCH DATE	TIME	EDITION NO	DATE
1/9/2015	12:28 PM	7	23/2/2008

LAND

LOT 6 IN DEPOSITED PLAN 12074  
LOCAL GOVERNMENT AREA PITTWATER  
PARISH OF NARRABEEN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP12074

FIRST SCHEDULE

ANDREW JAMES MONTGOMERY  
MELANIE THOMAS  
AS JOINT TENANTS (T AD785388)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AD785389 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

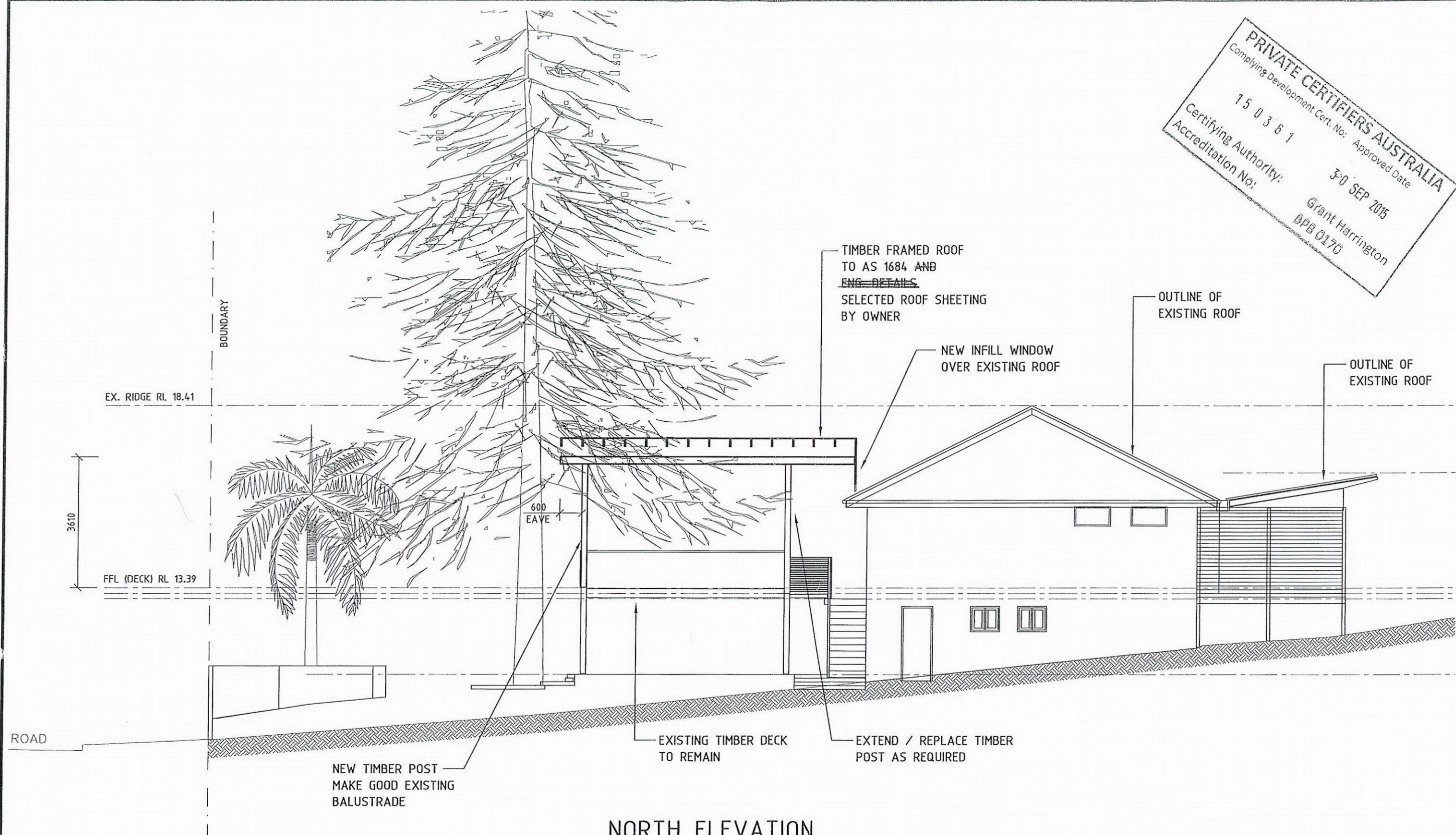
\*\*\* END OF SEARCH \*\*\*

PRINTED ON 1/9/2015

\* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE.  
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



**PRIVATE CERTIFIERS AUSTRALIA**  
 Complying Development Cert. No: 15 0361  
 Approving Authority: 3-0 SEP 2015  
 Accreditation No: Grant Harrington  
 BPB 0170



# **NORTH ELEVATION**

A	ISSUED FOR CONSTRUCTION	??
Client		
<b>Mr A &amp; Mrs M MONTGOMERY</b>		

Project

**ALTERATIONS AND ADDITIONS**  
**711 BARRENJOEY RD**  
**AVALON, NSW**

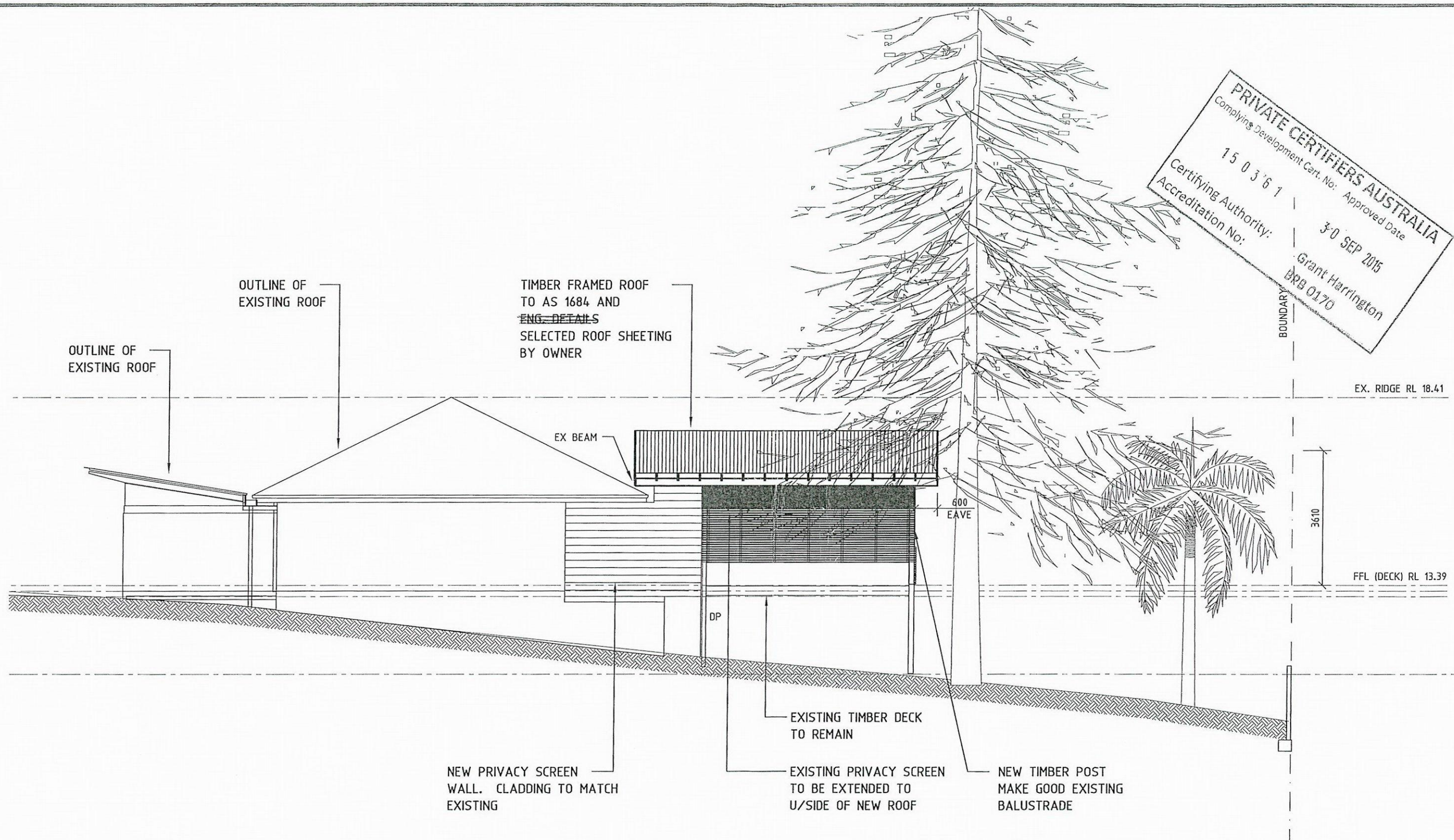
Title

**ELEVATIONS SHEET 1**

Date	Scale	Drawn
JUL. 2014	1:100	A.C.W.
Job Number	Drawing	Rev
09/14	WD06	A



**PRIVATE CERTIFIERS AUSTRALIA**  
 Complying Development Cert. No: 15 0361  
 Certifying Authority: Grant Harrington  
 Accreditation No: BRB 0170  
 Approved Date: 3-0 SEP 2015

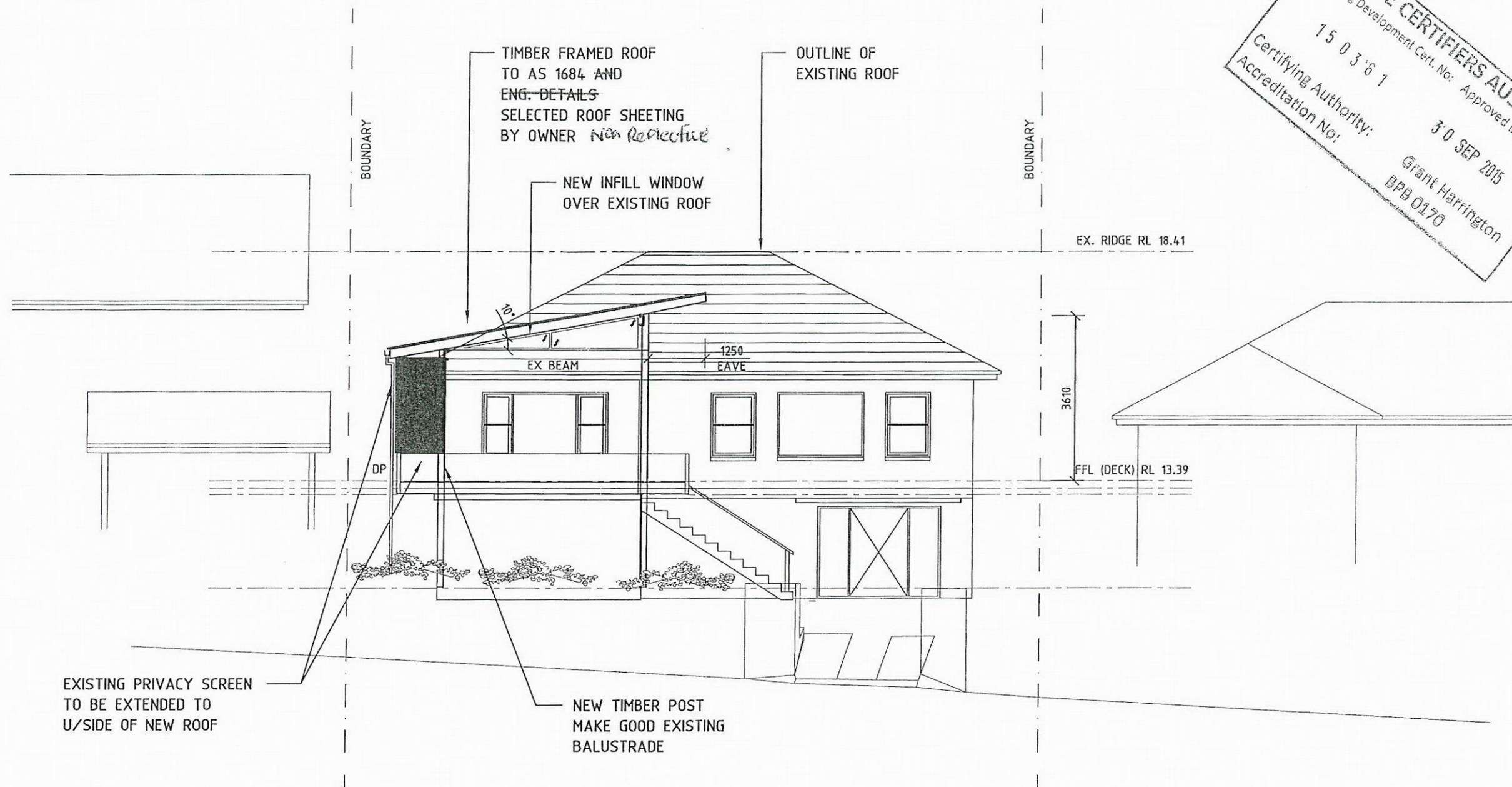


**SOUTH ELEVATION**

			Project		Title	
			<b>ALTERATIONS AND ADDITIONS</b>		<b>ELEVATIONS SHEET 2</b>	
A	ISSUED FOR CONSTRUCTION	??	<b>711 BARRENJOEY RD</b>		Date	Scale
Client			<b>711 BARRENJOEY RD</b>		JUL. 2014	1:100
<b>Mr A &amp; Mrs M MONTGOMERY</b>			<b>AVALON, NSW</b>		Job Number	Drawing
					09/14	WD07
					Drawn	Rev
					A.C.W.	A



**PRIVATE CERTIFIERS AUSTRALIA**  
 Complying Development Cert. No: 15 0 3 6 1  
 Certifying Authority: Grant Harrington  
 Accreditation No: BPB 0170  
 Approved Date: 30 SEP 2015



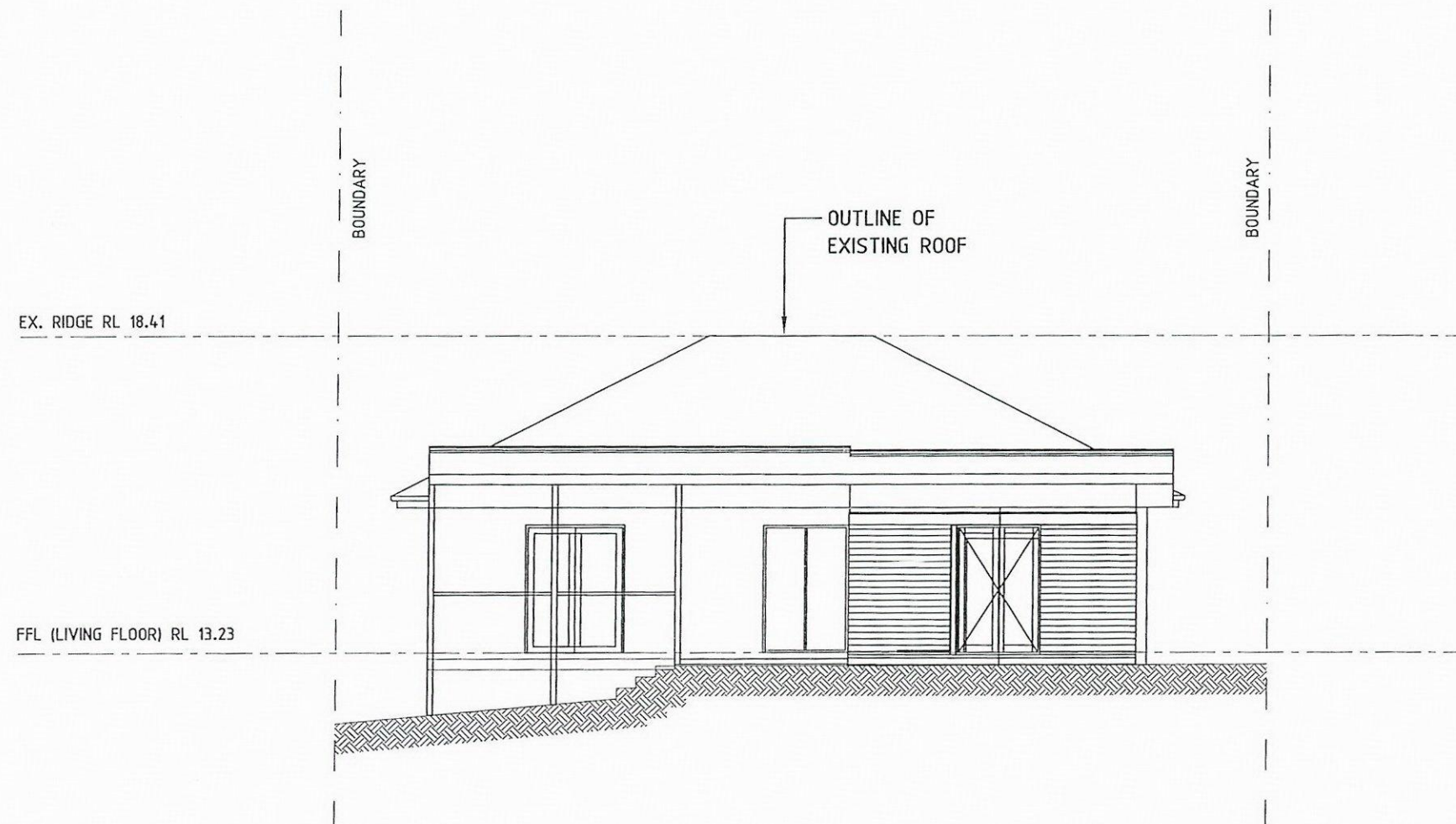
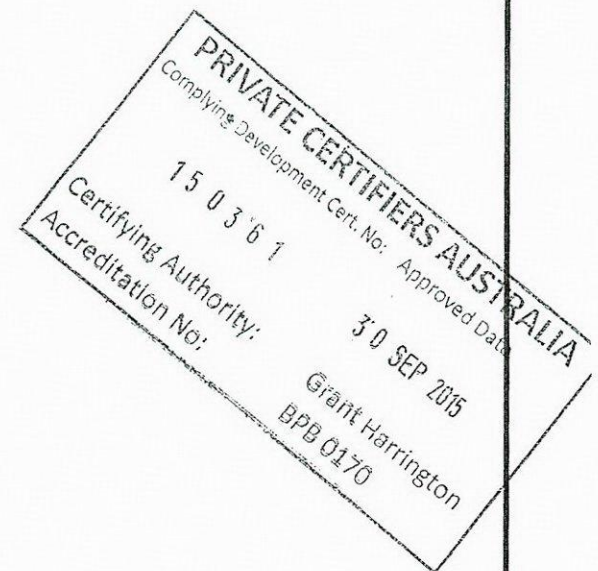
**EAST ELEVATION**

A	ISSUED FOR CONSTRUCTION	??
Client <b>Mr A &amp; Mrs M MONTGOMERY</b>		

Project  
**ALTERATIONS AND ADDITIONS**  
**711 BARRENJOEY RD**  
**AVOLON, NSW**

Title <b>ELEVATIONS SHEET 3</b>		
Date JUL. 2014	Scale 1:100	Drawn A.C.W.
Job Number 09/14	Drawing WD08	Rev A

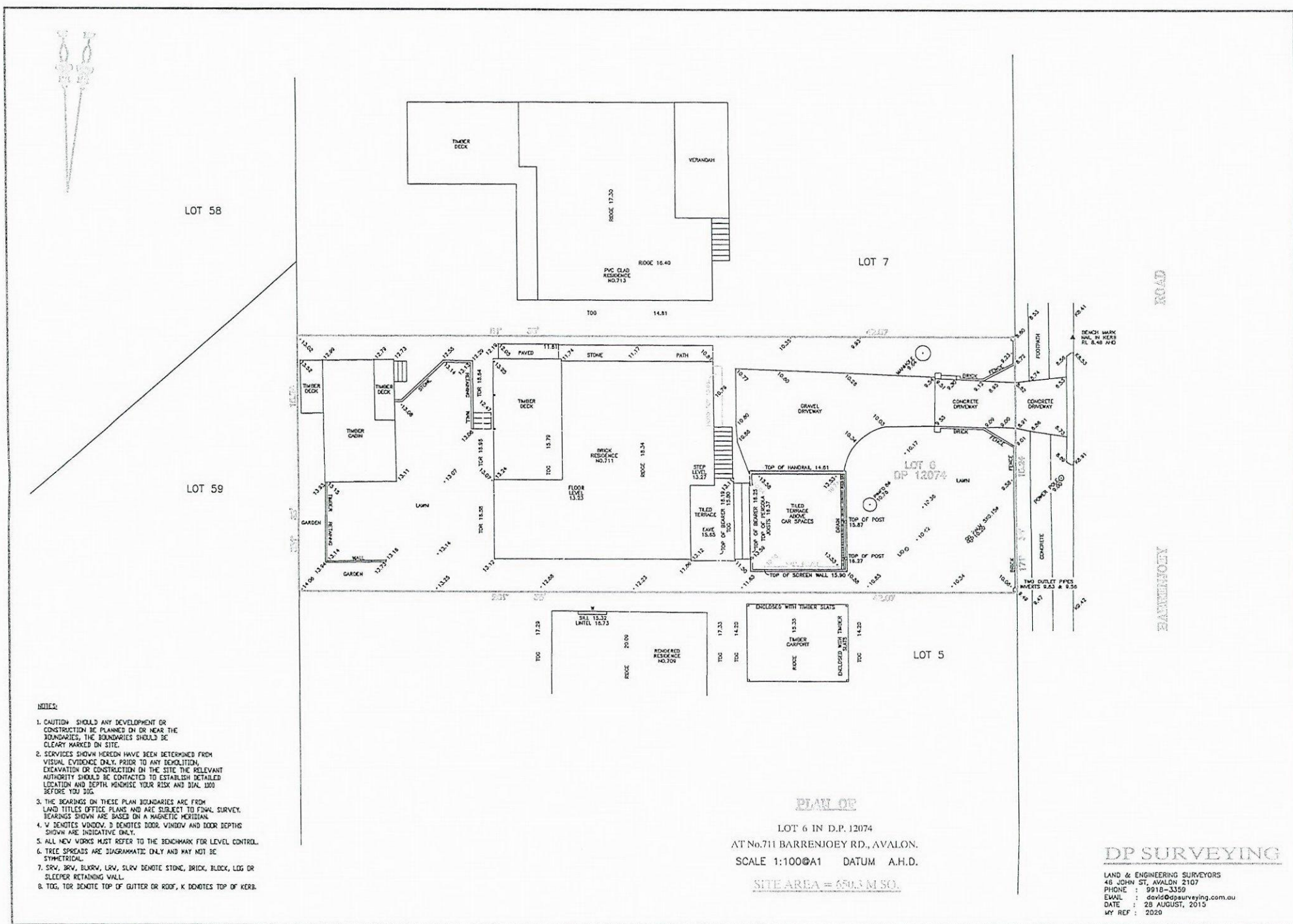




WEST ELEVATION

			Project	Title		
			ALTERATIONS AND	ELEVATIONS SHEET 4		
			ADDITIONS			
A	ISSUED FOR CONSTRUCTION	??	711 BARRENJOEY RD	Date	Scale	Drawn
Client			AVALON, NSW	JUL. 2014	1:100	A.C.W.
Mr A & Mrs M MONTGOMERY				Job Number	Drawing	Rev
				09/14	WD09	A







# GENERAL NOTES

## GENERAL

- G1 - These drawings are to be read in conjunction with all architectural and other consultants drawings and specifications. Any discrepancies are to be referred to all parties and rectified before proceeding with the works.
- G2 - Dimensions shall not be obtained by scaling from these drawings.
- G3 - During construction the structure shall be kept in a stable condition and no part shall be over stressed.
- G4 - All materials and workmanship are to be in accordance with the current Australian Standards, OH&S requirements, and the by-laws and ordinances of any relevant statutory authority.
- G5 - Barrenjoey Consulting Engineers are responsible for the items detailed within these documents only. The design, installation, certification and safety of any adjacent/supporting/supported/complementary items are the responsibility of others.
- G6 -The plans are only valid if signed and dated.

## FOUNDATIONS

- F1 -The foundation material is to be ROCK 1000KPa bearing capacity.
- F2 -The foundation material is to be inspected, verified and approved by a Geotechnical Consultant as being in accordance with the above and that it is sound and consistent with minimal possibility of differential settlement across the development.
- F3 - Should variable foundation material be encountered the engineer is to be contacted and it is likely all foundations are to be piered to similar material of the greatest bearing capacity and that additional detailing of the foundation reinforcement will be required.
- F4 - Any excavation works are to include measures to ensure the temporary and long term stability of any existing structure within its vicinity.
- F5 - All foundations shall be a minimum 300mm into the approved material unless otherwise noted.
- F6 - Foundation depth dimensions are a minimum only and final depth will be dependent on the adequacy of the bearing material.
- F7 - All organic matter and top soil shall be removed from the underside of all slabs and foundations.
- F8 - Any soft or questionable excavated areas are to be brought to the attention of the Geotechnical Consultant and may require controlled filling.
- F9 - Any filling shall be to the approval of the Geotechnical Consultant and will generally be granular material compacted in not more than 150mm layers to a minimum dry density ratio of 98%.

## CONCRETE

- C1 - All workmanship and materials shall be in accordance with AS3600.
- C2 - Concrete quality shall be verified by tests.
- C3 - All concrete shall have a slump of 80mm and maximum aggregate size of 20mm.
- C4 - Concrete strength and cover shall be as detailed on the plans.
- C5 - Size of concrete members do not include thickness of applied finishes.
- C6 - Beam depths are written first and include slab thickness if any.
- C7 - No penetrations are to be made to the concrete members without the written approval of the engineer.
- C8 - No water is to be added to the concrete prior to placement.
- C9 - All construction joints shall be located to the approval of the engineer.
- C10 - Fire rating requirements and adequacy is to be reviewed and specified by others.

- C11 - All concrete members are to be cured by keeping the surfaces continuously wet for a period of 3 days followed by the prevention of loss of moisture for a further 7 days.
- C12 - All concrete elements shall be compacted to form a dense homogenous mass using mechanical vibrators.
- C13 - All formwork shall be installed and stripped in accordance with AS3610.
- C14 - All formwork is to be free of debris prior to pouring of concrete.
- C15 - Exposed finished concrete surfaces (such as polished floors etc) will require additional top reinforcement (SL102) and specialist curing / shrinkage controlling additives as per the concrete suppliers recommendations.
- C16 - All parties are to acknowledge that exposed finished concrete surfaces (such as polished floors etc) will be susceptible to cracking.

## REINFORCEMENT

- R1 - All reinforcement shall be Grade D500.
- R2 - Top reinforcement is to be continuous over supporting elements and lapped between supporting elements only.
- R3 - Bottom reinforcement is to be continuous between supporting elements and lapped at supporting elements only.
- R4 - Reinforcement is represented diagrammatically only and is not necessarily shown in its true projection.
- R5 - Welding of reinforcement is not permitted.
- R6 - All reinforcement shall be supported on bar chairs at max 750mm spacing.
- R7 - Reinforcement shall be tied at alternate intersections.
- R8 - Reinforcement bars are to lap a minimum length equal to 40 times the bar diameter (ie min 480mm for N12 bars, 640mm for N16 bars) .
- R9 - Reinforcement fabric is to lap 1 complete square plus 25mm.

## MASONRY

- M1 - All workmanship and materials shall be in accordance with AS3700.
- M2 - An approved slip joint material is to be placed over all load bearing masonry supporting a concrete slab and laid on smooth brick work or a trowed mortar finish, this material may constitute two layers of greased metal.
- M3 - Masonry shall be constructed on suspended concrete structures only after all propping has been removed and the concrete has achieved its specified strength.
- M4 - Control joints are to be placed in all walls at a maximum of 8m centres and between new and existing structures or closer as deemed necessary by the engineer. The joints are to be 10mm wide and sealed with an approved flexible sealant, with ties at 600mm centres vertical.
- M5 - Concrete blocks shall have a minimum compressive strength of 15 MPa.
- M6 - Core filling shall be 20 MPa concrete with 10mm aggregate, 230mm slump and compacted adequately.
- M7 - Concrete blocks used in retaining wall construction are to be Double Web H blocks.
- M8 - Maximum pour height for unrestrained blockwork is 1.8m.
- M9 - All masonry components are to be tied at not more than 600mm centres to adjacent steel or concrete columns.

## STEEL

- S1 - All workmanship and materials shall be in accordance with AS4100.
- S2 - Hot rolled plates shall comply with AS 3678.

- S3 - Hot rolled sections shall comply with AS3679.
- S4 - Cold formed sections shall comply with AS4600.
- S5 - Welded and seamless hollow sections shall comply with AS1163.
- S6 - Unless noted otherwise all welds shall be 6mm continuous fillet from E4xx electrodes, unless noted otherwise.
- S7 - Unless noted otherwise all bolts shall be M16 high strength structural bolts grade 8.8, snug tightened, uno.
- S8 - Unless noted otherwise all connections shall be 3M16 bolts, 10mm plate and 6mm continuous weld.
- S9 - All structural steel work shall have the following level of corrosion protection (coatings listed below by *DULUX Group Australia p/l* maybe substituted with a certified equivalent) All coatings/finishes shall be applied in accordance with the manufacturers specifications and recommendations including surface preparation.
- Internal elements  
not visible - a single coat (75 microns) of Zincanode 402.  
visible - a first coat (75 microns) of Zincanode 402 and a second coat (100 microns) of Weathermax HBR.
- External elements (> 100m from waterfront including members within external cavity or within 1m of a significant opening)  
not visible - a first coat (75 microns) of Zincanode 402 and a second coat (40 microns) of Ferreko No 5 and a third coat (40 Microns) of Ferreko No 5. or Hot Dipped Galvanised to AS 4680.  
visible - a first coat (75 microns) of Zincanode 402 and a second coat (125 microns) of Ferreko No 3 and a third coat (125 microns) of Ferreko No 3 or Hot Dipped Galvanised to AS 4680 and a decorative coating (75 microns).  
External elements (marine environment ie < 100m from waterfront)  
Specialist specification from paint manufacturers is to be applied to all members
- S10 - All work shop drawings are to be reviewed and approved by the Engineer.

## TIMBER

- T1 - All workmanship and materials shall be in accordance with AS1720 and AS1684.
- T2 - All exposed timber shall be H3 treated or of durability class 1.
- T3 - All timber in contact with the ground shall be H4 treated or of durability class 1.
- T4 - All exposed cuts shall be treated to achieve H3 or H4 requirements.
- T5 - All softwood shall be minimum F7.
- T6 - All hardwood shall be a minimum F14.
- T7 - All bolt hole s shall be exact size and washers shall be 2.5 x the bolt diameter.

## DESIGN LIFE OF THE STRUCTURE

- D1 - The design life of all elements as specified within these documents correspond to that equired by the Building Code of Australia and the relevant Australian Standard.
- D2 - The Design Life of elements relevant to slope stability maybe extended to that required by Pittwater Councils Interim Risk Management Policy by the implementation of a rigorous maintenance and inspection schedule together with additional concrete strength and cover specifications as detailed within these plans.

## DESIGN WIND SPEED

Wind loads are in accordance with AS 1170 as follows :  
Basic wind velocity = 41 m/s

## INSPECTIONS

- I1 - Barrenjoey Consulting Engineers shall only inspect works within its capacity as an Engineering Consultancy and will not carry out Mandatory Critical Stage Inspections.
- I2 - Barrenjoey Consulting Engineers will not inspect or certify foundation material adequacy, see F2.
- I3 - All inspections are to be carried out at the request of the projects Principal Certifying Authority, or should independent certification be required at the request of the client or builder.
- I4 - Typical inspections include -  
Foundation reinforcement  
Slab on ground reinforcement  
Suspended concrete reinforcement  
Steel and Timber structures  
Completed Stormwater Management systems
- I5 - The client shall be responsible for any fees for inspections regardless of whom requested them.
- I6 - All re inspection required due to no compliance with issued drawings or that deemed necessary by Barrenjoey Consulting Engineers shall be charged to the client.
- I7 - No certification will be given for works not inspected by Barrenjoey Consulting Engineers.
- I8- 48 Hrs notice is required for any inspection within the Sydney region and 72 Hrs notice is required for any inspection outside of this region.

## DRAWING SCHEDULE

- S5.00 - CONSTRUCTION NOTES AND DRAWING SCHEDULE  
S5.01 - ROOF FRAMING PLAN  
S5.02 - ROOF FRAMING DETAILS SHEET 1  
S5.03 - ROOF FRAMING DETAILS SHEET 2  
S5.04 - ROOF FRAMING DETAILS SHEET 3

Barrenjoey Consulting Engineers Pty Ltd  
Stormwater Structural Civil  
PO Box 672  
Avalon NSW 2107  
P : 9918 6264  
M : 0418 620 330  
E : lucasbce@bigpond.com  
ABN : 13 124 694 917  
ACN : 124 694 917

Project :

ALTERATIONS AND ADDITIONS  
711 BARRENJOEY ROAD  
AVALON N.S.W.  
for Mr A & Mrs M MONTGOMERY

Drawing :

CONSTRUCTION NOTES AND  
DRAWIG SCHEDULE

Job No :

080301

Drawing No :

S5.00

Document certification

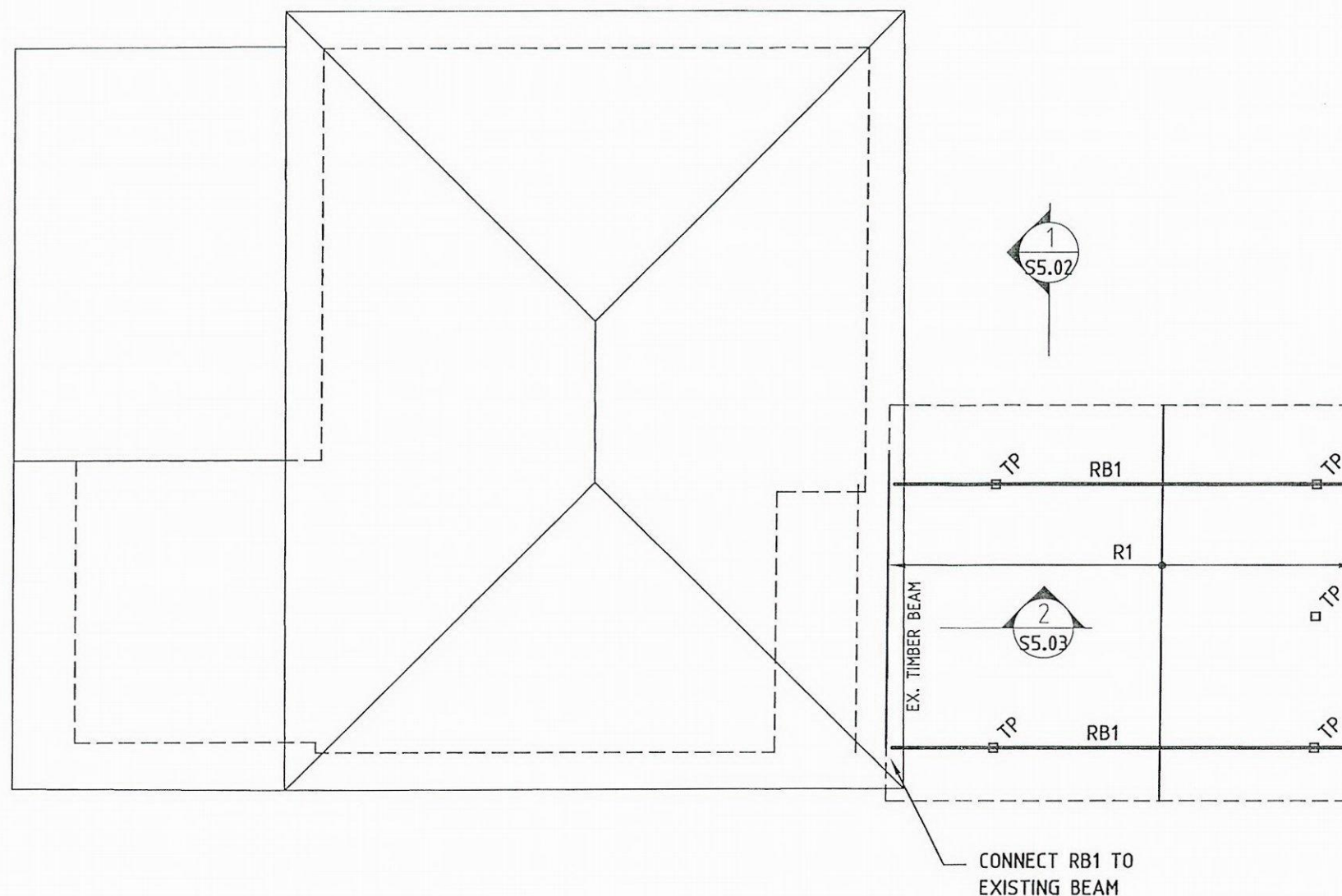
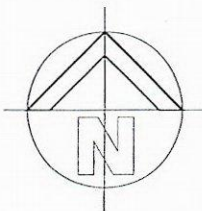
Barrenjoey Consulting Engineers Pty Ltd

Lucas 30/09/2015

PER

Lucas Molloy MIEA CPEng NPER Director





**NOTE :**

- R1 200 x 45 HYSPAN LVL AT 600 CTS  
RB1 200 PFC GALVANISED  
TP EXISTING H'WD POST TO BE EXTENDED

**ROOF FRAMING PLAN**

Barrenjoey Consulting Engineers Pty Ltd  
Stormwater Structural Civil

PO Box 672  
Avalon NSW 2107  
P : 9918 6264  
M : 0418 620 330  
E : lucasbce@bigpond.com  
ABN : 13 124 694 917  
ACN : 124 694 917

Project :

ALTERATIONS AND ADDITIONS  
711 BARRENJOEY ROAD  
AVALON N.S.W.  
for Mr A & Mrs M MONTGOMERY

Drawing :

ROOF FRAMING PLAN

Job No :

080301

Drawing No :

S5.01

Document certification

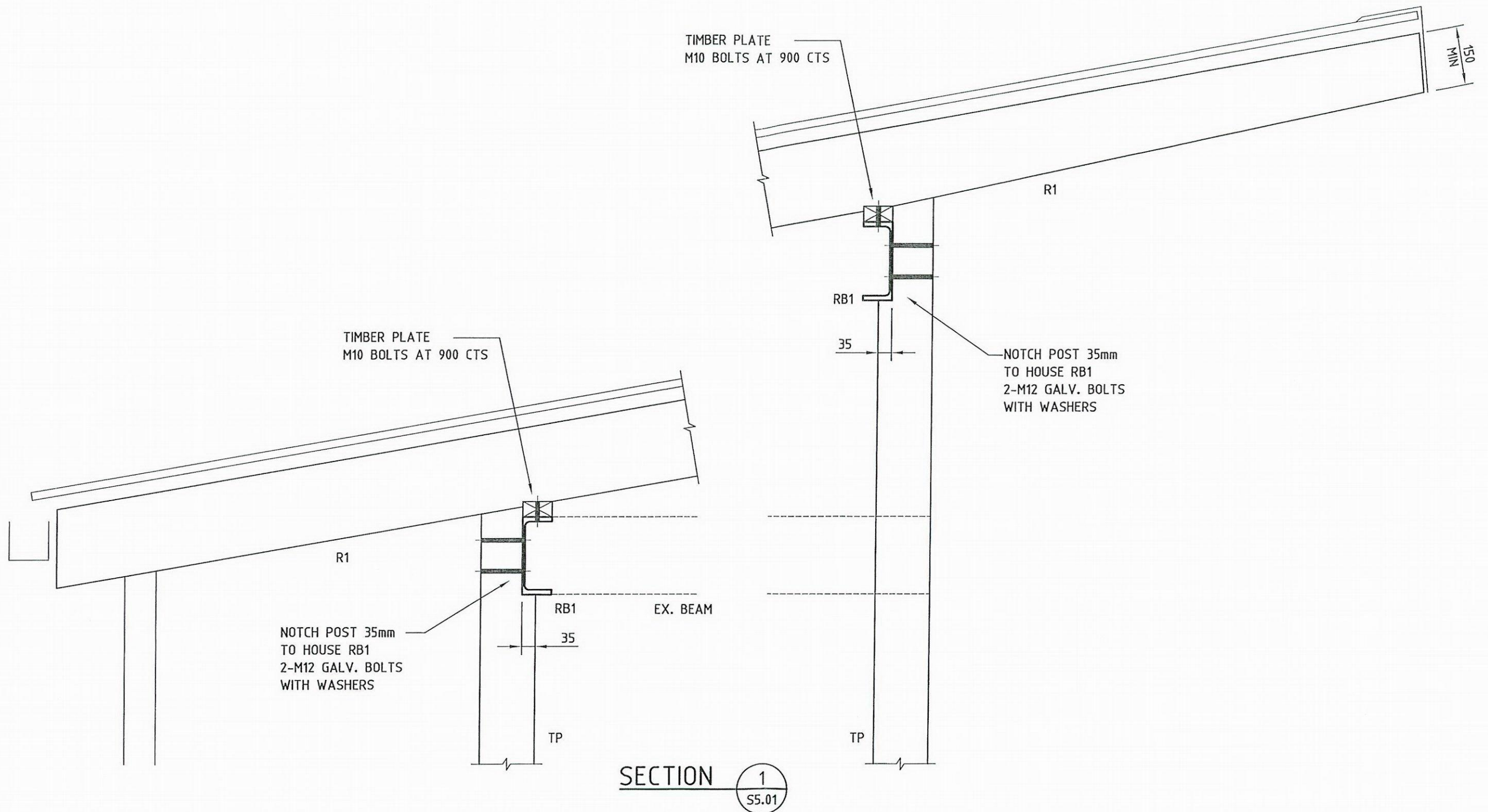
Barrenjoey Consulting Engineers Pty Ltd

Lucas 30/09/2015

PER

Lucas Molloy MIEA CPEng NPER Director





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Stormwater Structural Civil

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ABN : 13 124 694 917  
ACN : 124 694 917

Project :

ALTERATIONS AND ADDITIONS  
711 BARRENJOEY ROAD  
AVALON N.S.W.  
for Mr A & Mrs M MONTGOMERY

Drawing :

ROOF DETAILS  
SHEET 1

Job No :

080301

Drawing No :

S5.02

Document certification

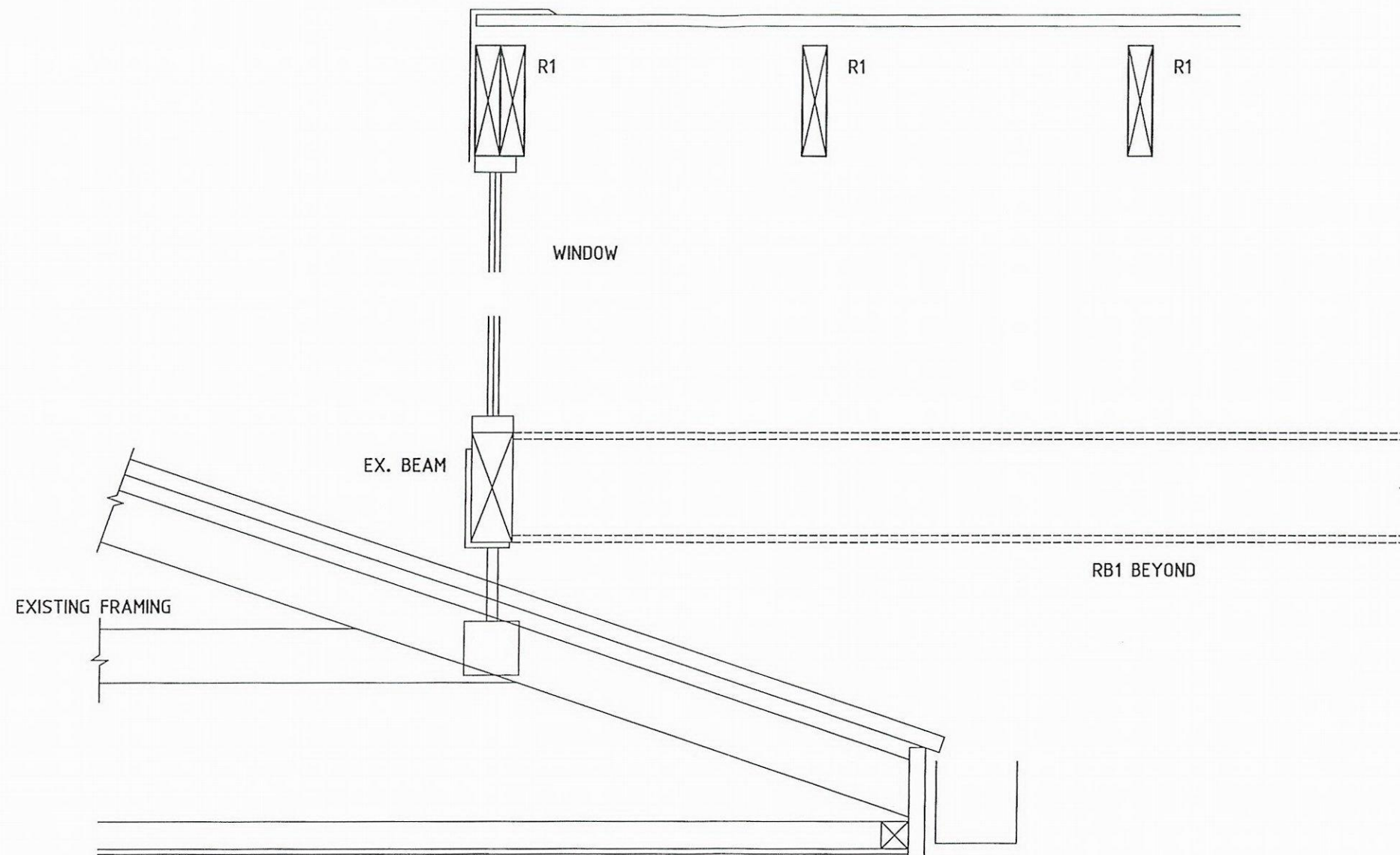
Barrenjoey Consulting Engineers Pty Ltd

Lucas 30/09/2015

PER

Lucas Molloy MIEA CPEng NPER Director





SECTION 2  
S5.01

Barrenjoey Consulting Engineers Pty Ltd  
Stormwater Structural Civil

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Project :

ALTERATIONS AND ADDITIONS  
711 BARRENJOEY ROAD  
AVALON N.S.W.  
for Mr A & Mrs M MONTGOMERY

Drawing :

ROOF DETAILS  
SHEET 2

Job No :

080301

Drawing No :

S5.03

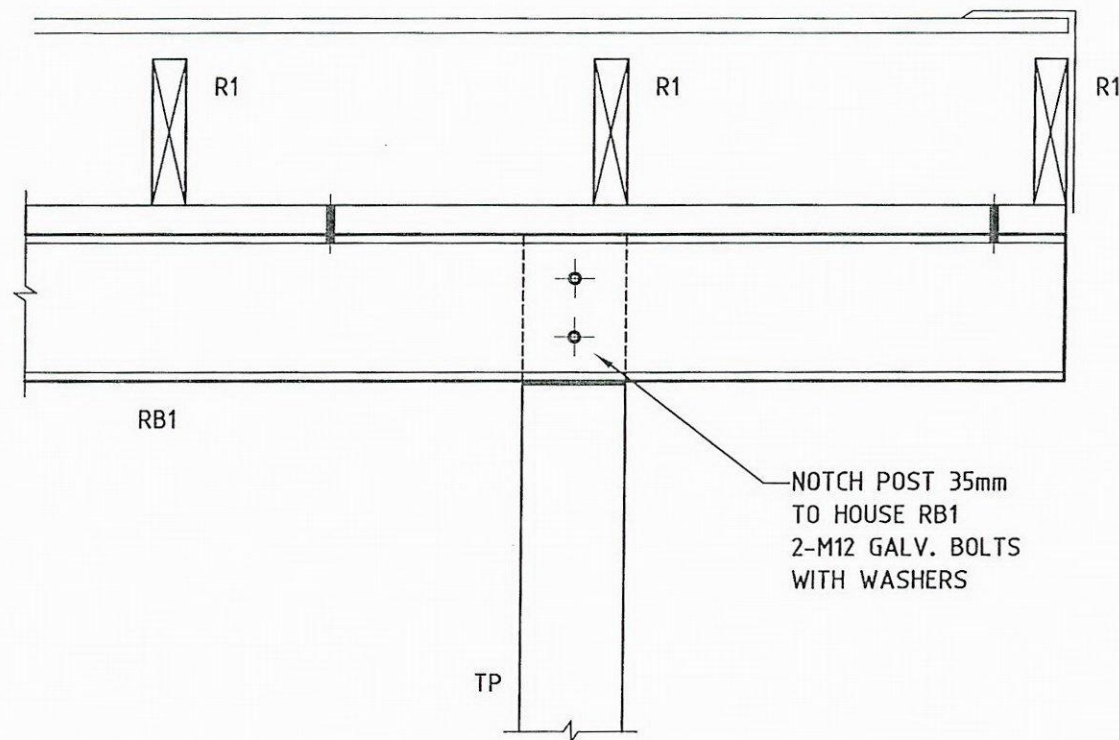
Document certification

Barrenjoey Consulting Engineers Pty Ltd  
Lucas 30/09/2015

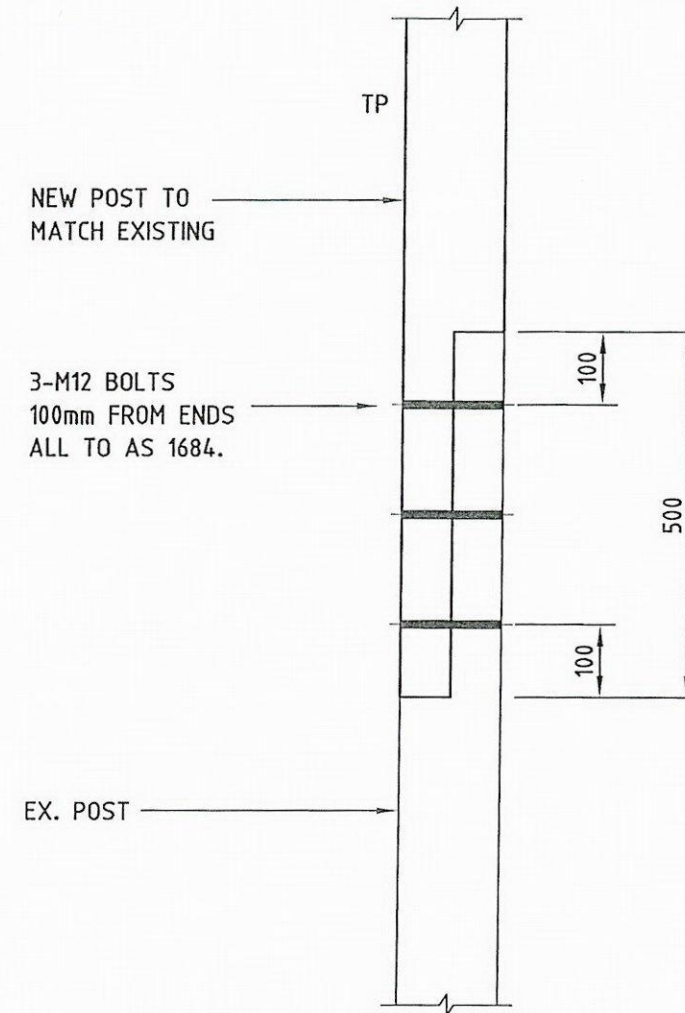
PER

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SECTION 3  
S5.01



TYPICAL TIMBER POST SPLICE DETAIL

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Stormwater Structural Civil

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