

AMENDED COMPLYING DEVELOPMENT CERTIFICATE

Signature:



Dom Di Matteo

Complying Development Certificate Number:

XC2012-/02144A

Approval Date: 20/07/2012

Issued in accordance with the provisions of the Environmental & Assessment Act Regulation 2000

Date Application Received:

27/03/2012

Date of Lapse of Certificate: 20/07/2017

Council:

Pittwater Council

Name of Certifying Authority:

Fitzgerald Building Certifiers Pty. Ltd.

Corporate Accreditation No:

ABC2

Accreditation Body:

BUILDING PROFESSIONALS BOARD

Applicant:

Mark & Vanessa Hall C/- Core Strength Business Services

Address:

PO Box 667 Round Corner NSW 2158

Contact Number:

8853 9400

Owner:

Mark & Vanessa Hall

Address:

35 Warraba Rd Narrabeen NSW 2101

Contact Number:

Site Address:

L 14 DP 6462, 35 Warraba Rd Narrabeen NSW 2101

Description of Development:

Construction of a Secondary Dwelling
Amended: BASIX - Gas to Electric

Building Code of Australia Classification:

1a

Zoning:

2a

Value of Work: \$122000.00

Builder Details

Name:

Red Cedar Constructions Pty Ltd

Licence / Permit Number:

182962C

Address:

PO Box 3641 Rouse Hill NSW 2155

Contact Number:

0413 672 790

Approved Plans and Documents

Plans Prepared By	Drawing Nos.	Dated
ICR Design	Job no. 12073, Dwg No. CDC01-05, Sheets 1 to 5, Rev. A	11/07/2012
BASIX	433888S_02	19/07/2012
Engineer Details	Drawing Nos.	Dated

This Certificate is approved subject to the prescribed conditions listed under Division 2 of the State Environmental Planning Policy (Affordable Rental Housing Code) 2009

\$36

REC: 324584

24/7/12

Conditions of Consent

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

Conditions applying before works commence

Protection of adjoining areas

- (1) A temporary hoarding, fence or awning must be erected between the work site and the 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

Demolition

All demolition work must also comply with Australian standard AS 2601 - The demolition of structures.

Note. See the entry in the General Exempt Development Code for scaffolding, hoardings, and temporary construction fences.

Toilet Facilities

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

Garbage Receptacle

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

Notification to Neighbours

The person having benefit of the complying development certificate must give at least 2 days notice in writing of the intention to commence the works to the owner or occupier of each dwelling that is situated within 20m of the lot on which the works will be carried out.

Conditions applying during the works

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

Hours of Construction or Demolition

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

Compliance with Plans

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

Sedimentation and Erosion Controls

Run-off and erosion controls must be effectively maintained until the site has been stabilised and landscaped.

Maintenance of Site

- (1) Building materials and equipment must be stored wholly withing the work site unless an approval to store them elsewhere is held.
- (2) Demolition materials and waste materials must be disposed of at a waste management facility.
- (3) The work site must be left clear of waste and debris at the completion of works.

Construction Requirements

Staging Construction

- (1) If the complying development is the erection of, or alterations or additions to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof covering 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.
- (3) If the complying development involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the complying development on the site is obtained.

Utility Services

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

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

Condition Relating to shoring and adequacy of adjoining property

If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:

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

Compliance with Building Code of Australia and Insurance Requirements

(a) 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 with the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of the 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.

Erection of Signs

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.

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.

Development involving asbestos material

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

Fulfilment of Basix Commitments

If the development is BASIX affected, each commitment listed must be fulfilled prior to the issue of an occupation certificate.

Notification of Home Building Act 1989 Requirements

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 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.

If the builder's details are changed while the work is in progress then works are to stop until the principal certifying authority has been advised of this updated information and once council has been notified.

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 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.

Development Address

L 14 DP 6462, 35 Warraba Rd Narrabeen NSW 2101

Name of Applicant

Mark & Vanessa Hall C/- Core Strength Business Services

Description of Development

Construction of a Secondary Dwelling
Amended: BASIX - Gas to Electric

Council Area

Pittwater Council

Details of Complying Development Certificate

Issued By:	Fitzgerald Building Certifiers Pty. Ltd.
Corporate Accreditation No:	ABC2
Accreditation Body:	BUILDING PROFESSIONALS BOARD
Complying Development Certificate No:	XC2012-/02144A
Date of Certificate:	20/07/2012

Date from which works can commence:

Note: A copy of the complying development certificate, including related plans and specifications, is available for inspection at the Councils Principal office free of charge, during the Councils ordinary office hours.

Signed: _____ Date: _____

Single Dwelling

Certificate number: 433888S_02

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 Definitions" dated 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Thursday, 19 July 2012

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



Planning &
Infrastructure

Project summary	
Project name	Mr HALL_02
Street address	35 Warraba Road NARRABEEN 2101
Local Government Area	Pittwater Council
Plan type and plan number	deposited 6462
Lot no.	14
Section no.	3
Project type	separate dwelling house
No. of bedrooms	2
Project score	
Water	✓ 40 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 40 Target 40

Certificate Prepared by	
Name / Company Name:	TERRENCE C CHAPMAN
ABN (if applicable):	64 431 930 965

Description of project

Project address	
Project name	Mr HALL_02
Street address	35 Warraba Road NARRABEEN 2101
Local Government Area	Pittwater Council
Plan type and plan number	Deposited Plan 6462
Lot no.	14
Section no.	3
Project type	
Project type	separate dwelling house
No. of bedrooms	2
Site details	
Site area (m²)	335
Roof area (m²)	84
Conditioned floor area (m2)	52
Unconditioned floor area (m2)	4
Total area of garden and lawn (m2)	246

Assessor details and thermal loads	
Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m².year)	n/a
Area adjusted heating load (MJ/m².year)	n/a
Other	
none	n/a
Project score	
Water	✓ 40 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 40 Target 40

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape				
The applicant must plant indigenous or low water use species of vegetation throughout 140 square metres of the site.		✓	✓	
Fixtures				
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.			✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.			✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.			✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.			✓	
Alternative water				
Rainwater tank				
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.		✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 84.2 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).			✓	✓
The applicant must connect the rainwater tank to:				
• all toilets in the development			✓	✓
• the cold water tap that supplies each clothes washer in the development			✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)			✓	✓

Thermal Comfort Commitments				
Floor, walls and ceiling/roof				
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.		✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications		
floor - suspended floor above enclosed subfloor, framed	0.60 (or 1.3 including construction) (down)			
external wall - framed (weatherboard, fibre cement, metal clad)	1.50 (or 1.90 including construction)			
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.25 (up), roof: foil/sarking	unventilated; light (solar absorptance < 0.475)		

Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
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Thermal Comfort Commitments				
Windows, glazed doors and skylights		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.		✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.		✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓	✓
- Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. - The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table. - Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. - Unless they have adjustable shading, pergolas must have fixed 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.		✓	✓	✓
		✓	✓	✓
		✓	✓	✓

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W1	NE	1.26	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W2	SE	1.26	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W3	SE	1.26	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W4	SW	1.26	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W5	SW	0.36	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W6	SW	1.08	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
D1	NE	5.04	standard aluminium, single pyrolytic low-e (U-value:5.7, SHGC:0.47)	eave/verandah/ pergola/balcony 451-600 mm	not overshadowed
D5	NW	5.04	standard aluminium, single pyrolytic low-e (U-value:5.7, SHGC:0.47)	eave/verandah/ pergola/balcony 751-900 mm	not overshadowed

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water				
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 26 to 30 RECs or better.		✓	✓	✓
Cooling system				
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5			✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5			✓	✓
Heating system				
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5			✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5			✓	✓
Ventilation				
The applicant must install the following exhaust systems in the development:				
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off			✓	✓
Kitchen: individual fan, not ducted; Operation control: manual switch on/off			✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a			✓	✓
Natural lighting				
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.		✓	✓	✓
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.		✓	✓	✓
Other				
The applicant must install a fixed outdoor clothes drying line as part of the development.			✓	

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 and 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 (either interim or final) for the development may be issued.