

BUILDING CERTIFICATES AUSTRALIA PTY LTD

Building Regulations, Certification & Fire Safety Consultants
ABN 45 105 050 897

21 September 2015

The General Manager
Pitwater Council
PO Box 882
MONA VALE NSW 1660

Attention: Planning Department

Dear Sir/Madam,

**RE: PCA APPOINTMENT AND NOTICE OF COMMENCEMENT
14 BASSETT STREET, MONA VALE NSW 2103 - OUR CDC No.: 338/15**

This letter is provided to Council pursuant to Clause 86 of the EP&A Act, and is intended to:

- Notify Council of a Principal Certifying Authority (PCA) appointment pursuant to Clause 86 of the EP&A Act, and,
- Provide Council the Notice of Commencement of Building works for the above Complying Development Certificate (on behalf of the Applicant).

Accordingly we provide the following information:

Description of Work to be carried out:	Demolition of the existing dwelling.
The address of the land on which the work is to be carried out:	14 BASSETT STREET, MONA VALE NSW 2103
The registered number and date of issue of the relevant Complying Development Certificate:	CDC 338/15 issued 21 September 2015
The name of the PCA:	Mr. Orlando Da Silva
The address of the PCA:	Suite 505/64-76 Kippax Street, Surry Hills, NSW 2010
The person by whom PCA was appointed:	Mr Peter Cordony
PCA Accreditation number:	BPB 0081
PCA contact number:	(02) 8014 7720
Date on which works are intended to commence:	At any time after 2 days from the date Council received this Notice.

Further, pursuant to Part 7 Division 2 of the EP&A Regulations, I hereby state that as PCA for this development:

- I consent to being appointed as Principal Certifying Authority, and
- All conditions of the relevant complying development certificate that are required to be satisfied before the work commences, have been satisfied.

If you have any queries regarding the above or if Council requests additional information in relation to this development, please do not hesitate to contact our office on (02) 8014 7720 during business hours to attend to your concerns.

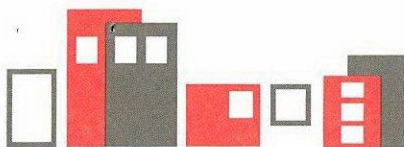
Yours faithfully,

Orlando Da Silva
Building Certificates Australia Pty Ltd

CC:- Mr P & M Cordony



- construction, compliance & occupation certificates
- fire safety inspections for building upgrades
- pre-development compliance advice
- principal certifying authority (PCA)
- liaising with local authorities
- BCA compliance reporting
- project management
- building approvals
- strata approval



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Complying Development Certificate

Issued under the Environmental Planning and Assessment Act 1979

Certificate No.	338/15
Subject Land	14 Bassett Street, Mona Vale NSW 2103 part Lot 23 Sec B DP 6195
Applicant Name: Address:	Mr Peter Cordony C/- 19/151 Foveaux Street, Surry Hills NSW 2010
Owner Name:	Mr P & M Cordony
Description of Building Works	Demolition of existing dwelling
BCA Classification	Class 1a (existing)
Cost of Works	\$15,000.00
Principal Contractor/Builder	Owner Builder – Peter Cordony
Complying Development Certificate Date of CDC Application: Determination: Date of Determination: Date of Lapse:	1/09/2015 Approved 21/09/2015 21/09/2020
Relevant Planning Instrument:	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - Part 7 Demolition Code
Land Use Zone:	Zone R2 – Low Density Residential
Approved plans:	Drawing No 040 "Demolition Plan" Rev G by Environa Studios dated 28/08/2015
Attachments:	- Appendix of Supporting Documents - Any conditions imposed on the development under this Regulation
Accredited Certifier Accreditation Level: Registration No.: Accreditation Body:	A1 - Accredited Certifier - Building Surveying Grade 1 BPB 0081 Building Professionals Board

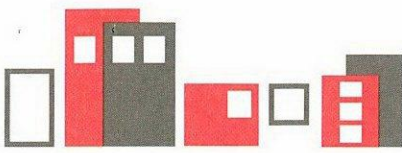
I certify that:

- the development is complying development and (if carried out as specified in the certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by this regulation concerning the issue of the certificate.

Signed:

Orlando Da Silva
Accredited Certifier

Date: 21/09/2015



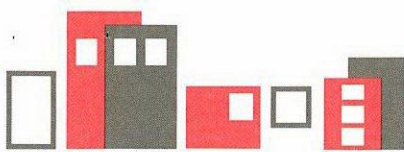
APPENDIX OF SUPPORTING DOCUMENTS FOR CDC 338/15

Attachments: Statutory Documents:

1. Application for a Complying Development Certificate,
2. Pre Complying Development Certificate inspection record,
3. Prescribed Conditions under the Regulations
 - 36A Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989
 - 136AB Notice to neighbours
 - 136B Erection of signs
 - 136C Notification of Home Building Act 1989 requirements
 - 136D Fulfilment of BASIX commitments
 - 136E Development involving bonded asbestos material and friable asbestos material
 - 136H Condition relating to shoring and adequacy of adjoining property
 - 136J Development on contaminated land
 - 136K When complying development certificates must be subject to section 85A (9) condition
 - 136L Contributions and levies payable under section 85A (9) must be paid before work commences
 - 136M Condition relating to payment of security
 - 136N Principal certifying authority to be satisfied that preconditions met before commencement of work
 - And, Schedule 9 Conditions applying to complying development certificates under the Demolition Code

Documents Relied upon:

4. Supporting Drawings and Design Statements;
 - 4.1. Stamped Approved Complying Development Architectural Plans;
 - 4.1.1. Drawing No 040 "Demolition Plan" Rev G by Environa Studios dated 28/08/2015
 5. Builder's details:
 - 5.1. Name: Owner Builder
 6. Owner Builders Permit: 422473P
 7. All other supporting documents
 8. Survey of Lands
 9. Planning Certificate 149 (2) and (5)
 10. Construction Management Plan
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BEFORE YOU BEGIN WORK - YOU MUST!

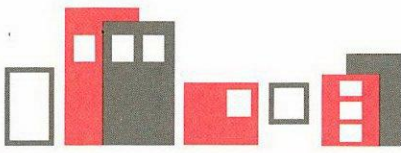
1. Appoint a PCA if not already done;
2. This Complying Development Consent does **Not** approve any works outside this Lot and DP no. Where your development results in the necessity to upgrade or connect to footpaths, roads and public drainage systems you will need further approval from Council before you undertake such works. You may also need approval for hoarding and construction (work) zones.
3. Two days before any site works, building or demolition begins, the applicant must: (if not already done)
 - a) forward a Notice of Commencement of Work and Appointment of Principal Certifying Authority to the Council;
 - b) notify PCA that you intend to commence work; (Have you a PCA?)

When you notify your PCA, you must demonstrate that all Pre-Commencement Conditions have been satisfied within your consent. Ensure that;

1. Protection of adjoining areas
 2. Toilet Facilities
 3. Waste Management
 4. Adjoining wall dilapidation report
 5. Run-off and erosion controls
 6. Tree Protection Measures
4. 7 days before works commence, inform the adjoining owners in writing that work will commence, (We have attached a letter for you to use) *You must keep a record of **when** and **who** you notified;*
5. Before any site works, building or demolition begins;
 - a) notify the council of the name, address, phone number and licence number of the builder; and
 - b) erect a sign at the front of the property with the builder's name, licence number, site address and the number given by the Council to the application for the complying development certificate; and
 - c) provide a temporary on-site toilet if access to existing toilets is not adequate; and
 - d) protect and support any neighbouring buildings and land; and
 - e) protect any public land or place from obstruction, inconvenience or damage due to the carrying out of the development; and
 - f) prevent any substance from falling onto any public land or place; and
 - g) pay any section 94 or 94A contributions if required by a contributions plan applying to the land; and
 - h) pay any damage or security deposits to Council; and;
 - i) Obtained any road opening permits under the Local Government Act
 - j) comply with any other conditions prescribed by the *Environmental Planning and Assessment Regulation 2000 and State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

NOTE: This item does not impose a requirement on an applicant if it is complied with by the builder.

NOTE: The Applicant and Builder must be aware of all development Consent Conditions.



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Conditions of Complying Development Certificate

(Prescribed Conditions under the Regulations) (22/02/2014)

The person having the benefit of the complying development certificate (i.e. The Applicant) must give at least 7 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.

A notice to advise the neighbours has been provided from us to you, it is your responsibility and you must **BY LAW** provide the attached notification letter to all adjoining dwellings, if additional notification letters are required, please call our office for additional copies.

You must also keep a record of when and who you notified, if you can't demonstrate this to Council or the PCA, Fines may be issued upon you for breaching the mandatory conditions of this consent.

Fines will be issued by Council if neighbours advise Council that they have not been notified of your development or even have your development challenged in court. For your protection, keep a record and time of delivery dates of this notification letter.

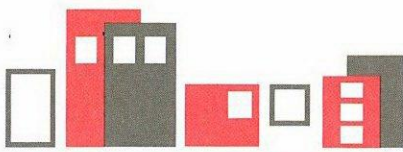
Division 2A Conditions of complying development certificate

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

- (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.

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,



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must be issued subject to a condition that the person having the benefit of the complying development certificate must give at least 2 days' notice in writing of the person's intention to commence the work authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out.

(3) In this clause:

residential release area means any land within:

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

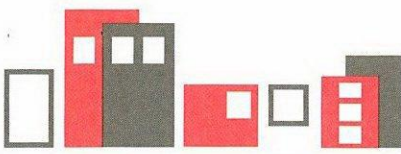
136B Erection of signs

- (1) A complying development certificate for development that involves any building work, subdivision work or demolition work must be issued subject to a condition that the requirements of subclauses (2) and (3) are complied with.
- (2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the site is prohibited.
- (3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building.
- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.
- (6) This clause applies to a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

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

136C Notification of Home Building Act 1989 requirements

- (1) A complying development certificate for development that involves any residential building work within the meaning of the Home Building Act 1989 must be issued subject to a condition that the work is carried out in accordance with the requirements of this clause.
- (2) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
 - (a) in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
 - (b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- (3) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.
- (4) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.



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136D Fulfilment of BASIX commitments

- (1) This clause applies to the following development:
 - (a) BASIX affected development,
 - (b) any BASIX optional development in relation to which a person has made an application for a complying development certificate that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A of Schedule 1 for it to be so accompanied).
- (2) A complying development certificate for development to which this clause applies must be issued subject to a condition that the commitments listed in each relevant BASIX certificate for the development must be fulfilled.

136E Development involving bonded asbestos material and friable asbestos material

- (1) A complying development certificate for development that involves building work or demolition work must be issued subject to the following conditions:
 - (a) work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the Work Health and Safety Regulation 2011,
 - (b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,
 - (c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered,
 - (d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.
- (2) This clause applies only to a complying development certificate issued after the commencement of this clause.
- (3) In this clause, ***bonded asbestos material***, ***bonded asbestos removal work***, ***friable asbestos material*** and ***friable asbestos removal work*** have the same meanings as in clause 317 of the Occupational Health and Safety Regulation 2001.

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

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

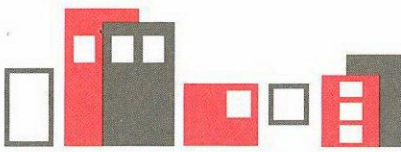
Note 3. Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Department of Environment, Climate Change and Water.

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

136F, 136G (Repealed)

136H Condition relating to shoring and adequacy of adjoining property

- (1) A complying development certificate for development must be issued subject to a condition that if the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the certificate must at the person's own expense:
 - (a) protect and support the building, structure or work from possible damage from the excavation, and
 - (b) where necessary, underpin the building, structure or work to prevent any such damage.
- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.



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136I Traffic generating development

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

136J Development on contaminated land

- (1) If an application for a complying development certificate is required to be accompanied by a statement of a qualified person as referred to in clause 4 (1) (l) of Schedule 1, the complying development certificate must be issued subject to a condition that any requirements specified in the statement must be complied with.
- (2) Subclause (1) does not apply to complying development carried out under the complying development provisions of State Environmental Planning Policy (Port Botany and Port Kembla) 2013 in the Lease Area within the meaning of clause 4 of that Policy.

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

- (1) This clause applies if a council's contributions plan provides for the payment of a monetary section 94 contribution or section 94A levy in relation to development for a particular purpose (whether or not it is classed as complying development under the contributions plan).
- (2) The certifying authority must issue the relevant complying development certificate authorising development for that purpose subject to a condition requiring payment of such contribution or levy, as required by section 85A (9) of the Act.
- (3) Subclause (2) applies despite any provision to the contrary in the council's contributions plan.

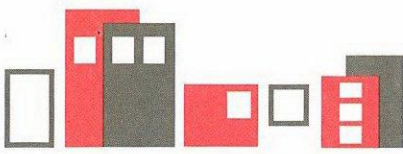
You are required to present this approval to the Local Council of this Land, Council will assess as to the amount payable in relation to section 94 contribution or section 94A levy in relation to development.

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.



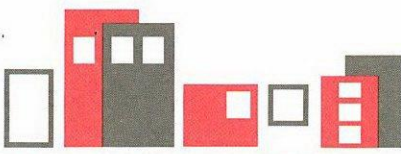
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136N Principal certifying authority to be satisfied that preconditions met before commencement of work

- (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.



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Conditions of Complying Development Certificate

*(Prescribed Conditions under the State Environmental Planning Policy
(Exempt and Complying Development Codes) 2008 (22/2/2014))*

Schedule 9 Conditions applying to complying development certificates under the Demolition Code

(Clause 7.3)

Note 1. Complying development under the Demolition 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 to be complying development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.

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

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

Part 1 Conditions applying before works commence

1 Protection of adjoining areas

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

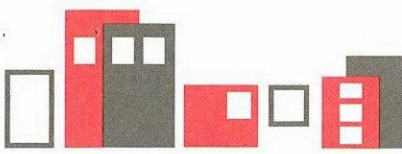
Note. Clauses 2.67 and 2.68 of this Policy specify which scaffolding, hoardings and temporary construction site fences are exempt development and state the applicable standards for that development.

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 Waste management

- (1) A waste management plan for the work must be submitted to the principal certifying authority at least 2 days before work commences on the site.
- (2) The waste management plan must:
 - (a) identify all waste (including excavation, demolition and construction waste material) that will be generated by the work on the site, and
 - (b) identify the quantity of waste material, in tonnes and cubic metres, to be:
 - (i) reused on-site, and
 - (ii) recycled on-site and off-site, and
 - (iii) disposed of off-site, and
 - (c) if waste material is to be reused or recycled on-site—specify how the waste material will be reused or recycled on-site, and
 - (d) if waste material is to be disposed of or recycled off-site—specify the contractor who will be transporting the material and the waste facility or recycling outlet to which the material will be taken.
- (3) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.



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- (4) 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 building to be demolished is within 900mm of a boundary, and there is a wall (the **adjoining wall**) on the lot adjoining that boundary that is less than 900mm 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.

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.

6 Hours for demolition

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

7 Compliance with plans

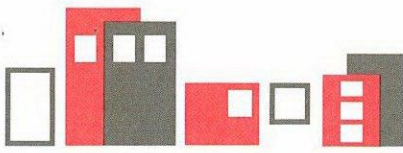
Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

8 Demolition

Any demolition must be carried out in accordance with AS 2601—2001, *The demolition of structures*.

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) Copies of receipts stating the following must be given to the principal certifying authority:
 - (a) the place to which waste materials were transported,
 - (b) the name of the contractor transporting the materials,
 - (c) the quantity of materials transported off-site and recycled or disposed of.
- (4) 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.
- (5) 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.
- (6) At the completion of the works, the work site must be left clear of waste and debris.



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OTHER ADVISINGS:

SYDNEY WATER – REFERRAL REQUIREMENTS

The plans approved as part of the Complying Development Certificate shall be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Waters assets, sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. If the development complies with Sydney Waters requirements, the approved plan will be stamped appropriately.

WORKCOVER REQUIREMENTS

The applicant, owner and builder is advised to ensure that the relevant requirements of WorkCover New South Wales are complied with, in relation to Occupational Health and Safety, including the handling of hazardous materials (i.e. materials containing asbestos).

SITE MANAGEMENT

6. Run-off and erosion controls must be implemented before construction to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
 - a) divert uncontaminated run-off around cleared or disturbed areas;
 - b) erect a silt fence to prevent debris escaping into drainage systems or waterways;
 - c) prevent tracking of sediment by vehicles onto roads;
 - d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.
7. Removal or disturbance of vegetation and topsoil must be confined to within 3 metres of the proposed building.

DEMOLITION

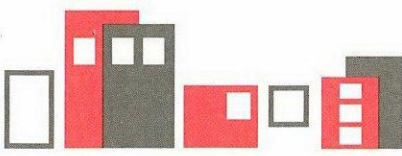
8. Any demolition works authorised by the certificate are to be carried out in accordance with Australian Standard AS 2601 – 1991 – The Demolition of Structures and comply with any Council policy on Waste Management.
9. Dust Mitigation must be implemented in accordance with “Dust Control- Do it right on site” published by the Southern Sydney Regional Organisation of Councils.

DRAINAGE

10. The completed building is to have a drainage system so that:
 - a) the land surrounding any structure is graded to divert surface water to the street, and is clear of existing and proposed structures and adjoining premises;
 - b) Is complaint with Councils Stormwater Management codes and Policies;
and
 - c) if the water drains to the rear of the property, it is collected and drained via a gravity system to a Council stormwater line or disposed of in a manner consistent with the Council’s Soil and Water Management Policy.

SURVEY CERTIFICATE

11. Prior to the commencement of any work the principal contractor must ensure that a surveyor registered under the Surveying Act 2002 sets out:
 - The boundaries of the site by permanent marks (including permanent recovery points)
 - The location and level of foundation excavations, footings, walls and slabs by permanent marks, pegs or profiles relative to the boundaries of the land and relative to Australian Height Datum (“ADH”) in compliance with the approved plans
 - Establishes a permanent datum point (bench mark) within the boundaries of the site relative to AHD, and
 - Provides the following reports to the Principal Certifying Authority at the following stages:
 - (a) Set out before commencing works
 - (b) Before the concrete is poured for the ground floor slab or before the sub-floor formwork is completed, showing the location of the structure to the boundaries.



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- (c) At completion of the lowest floor, confirming that levels are in accordance with the certificate (and those levels must relate to the datum on the certificate).
 - (d) Completion of any roof framing, and
 - (e) Completion of all work- detailing the location of the structure (including eaves/gutters) relative to adjacent boundaries and its height relative to the datum shown on the approved plans. A Final Check Survey must indicate the reduced level of the main ridge.
12. Driveways are to be constructed in accordance with any relevant requirements of AS2890.1–1993 Parking facilities Part 1: Off-street car parking, with appropriate transition zones.

DIVIDING FENCES

The erection of dividing fences under this complying development consent does not affect the provisions of the Dividing Fences Act 1991.

The Principal Certifying Authority (PCA) does not adjudicate civil disputes relating to the provision of, or payment for, or the erection of dividing fences.

NOISE CONTROL

Noise arising from demolition/ excavation/ construction works shall be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997* and guidelines contained in the *NSW EPA Environmental Noise Control Manual*.

SWIMMING & SPA POOLS- PERMANENT CHILD RESISTANT BARRIERS AND OTHER MATTERS

To minimise the impact of the swimming pool on the amenity of adjoining properties and to ensure the safety of the pool area, the design and construction of the swimming pool and associated equipment shall comply with the following requirements:

- The Swimming Pool Act 1992 & Regulations
- Australian Standard 1926 Swimming Pool Safety
- Councils Swimming Pool Codes and Policies
- Protection of the Environment Operations Act 1997, and
- The swimming pool/spa pump and associated equipment shall be sound insulated and /or isolated so that the noise emitted does not exceed an LAeq(15min) of not more than 5db(A) above the ambient background level in any octave band at the allotment boundaries.

Prior to any occupation or use of the development and prior to filling any swimming pool as defined by the Swimming Pool Act 1992:

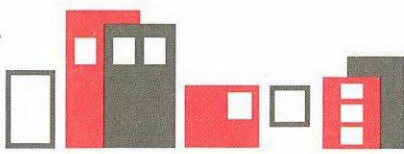
- Permanent child-resistant barriers must be installed in compliance with the Swimming Pools Act 1992
- The principal Contractor or owner must apply and obtain a Compliance Certificate under Section 24 of the Swimming Pool Act 1992
- Public Pools must comply with the NSW Health Public Swimming Pool and Spa Pool Guidelines in force at that time and private pools are encouraged to comply with the same standards as applicable
- Water recirculation and filtration systems must be installed in compliance with AS1926.3-2003: Swimming Pool Safety-Water Recirculation and Filtration Systems
- Backwash from any swimming pool or spa as defined by the Swimming Pools Act 1992 must be discharged to the sewer in compliance with Clause 10.9 (Figure 10.2) of AS/NZS3500.2.2:1996
- Water recirculation and filtration systems must be connected to the electricity supply by a timer that limits the systems operation such that it does not operate;
 - before 8am or after 8pm on any Sunday or Public Holiday, or
 - before 7am or after 8pm on any other day

CERTIFICATE OF COMPLIANCE

Before a building is occupied, a certificate of compliance, if required, must be obtained from the Local Water Supply and Sewer Authority.

ANCILLARY ASPECTS OF THE DEVELOPMENT

This Complying Development Consent does **Not** give approval to works and/or structures over, on or under public roads/laneways, parks or footpaths.



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Levels of driveways, paths and fences or other construction works adjacent to the street alignment are to be designed to match the fence alignment (also known as design alignment or driveway property boundary alignment) levels issued by Council (details of which are available from Council).

The owner must procure the repair, replacement or rebuilding of all road pavement, kerb, gutter, footway, footpaths adjoining the site or damaged as a result of work under this consent or as a consequence of work under this consent. Such work must be undertaken to the satisfaction of Council.

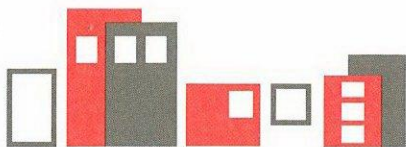
DEVELOPMENT CONSENT IS NOT GRANTED IN RELATION TO THESE MATTERS

13. This approval does not give consent to air conditioning condenser units and associated equipment. A separate Development Consent or Complying Development Certificate and Part 4A Certificates, as appropriate, will need to be obtained prior to the such development work commencing
14. This approval does not give consent to the removal and/or pruning of any trees on site. All persons must comply with Councils Tree Preservation Order.
15. This approval does not authorise any trespass, encroachment or carrying out of any works upon any adjoining land or building whether private or public. Where any access, underpinning, shoring or any other works are proposed to be carried out upon any adjoining land, the owner must obtain:
 - (a) the consent of the owners of the adjoining land to access, carry out works or encroach upon their land, or otherwise affect an easement, right-of-way or other restriction on the certificate, or
 - (b) an access order under the Access to Neighbouring Land Act 2000, or
 - (c) an easement under section 88K of the Conveyancing Act 1919, or
 - (d) an easement under section 40 of the Land & Environment Court Act 1979 as appropriate.
16. This approval does not give consent to the placement of any articles, materials or waste containers in a public place or to hoist or use a crane over a footpath or any other land whether public or private outside the allotment boundary. A separate application is to be submitted to and approved by Council in accordance with Section 68 of the Local Government Act 1993.

OCCUPATION CERTIFICATE

A person must not commence occupation or use of the whole or any part of a new building (within the meaning of section 109H(4) of the Act) unless an Occupation Certificate has been issued by the Principal Certifying Authority (PCA) in relation to the building or part.

- All work undertaken comply and satisfy the relevant Australian Standards, Building Code of Australia and all CDC Conditions have been satisfied,
- Any variations to the building design, as approved under the Construction Certificate, Complying Development Certificate, which may be contrary to the requirements of the CDC consent and the Building Code of Australia, have been appropriately disclosed to the PCA in writing.



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- construction, compliance & occupation certificates
- fire safety inspections for building upgrades
- pre-development compliance advice
- principal certifying authority (PCA)
- liaising with local authorities
- BCA compliance reporting
- project management
- building approvals
- strata approval

21 September 2015

The General Manager
Pitwater Council
PO Box 882
MONA VALE NSW 1660

Attention: Planning Department

Dear Sir/Madam,

**RE: APPROVAL OF COMPLYING DEVELOPMENT CERTIFICATE 14 BASSETT STREET,
MONA VALE NSW 2103 - OUR CDC No.: 338/15**

Please find attached a copy of the Complying Development Certificate for the proposed development. This Complying Development Certificate relates to the Demolition of the existing dwelling at the above address.

A Complying Development Certificate has been approved by:

- Accredited Certifier, Mr. Orlando Da Silva.

Council, when possible, please advise the Applicant of this Certificate the following Sec 94A and Security Payment obligations as to facilitate commencement.

1. Sec 94A Payments (Sec 85A (9) and Clause 136K)

Pursuant to section 94EC (1) of the Act we have included a condition requiring the applicant to pay any section 94 contributions applicable under Councils Section 94 Contributions plan.

If payment is required under your Contribution Control Plan, please forward to us and the applicant a quote as to the Sec 94/A amount payable or cost summary details for the applicants action.

2. Payment of Security (Clause 136M)

Please advise the Applicant as to Council current policies and amount of security payable as a deposit or guarantee to the satisfaction of Council.

Please note that No PCA has been Appointed as yet for this Certificate.

Please note that the Applicant has been advised that works are not to commence until the above items have been confirmed in writing via Council along with other per commencement items.

We have enclosed the following documents for Council's record:

1. An Approved Complying Development Certificate with the supporting documentation;

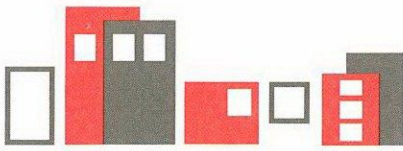
We have attached a cheque for the registration of this certificate. In forwarding the receipt for this cheque it is requested that reference be made to the address of the premises.

If you have any queries regarding the above or if Council requests additional information in relation to this development, please do not hesitate to contact our office on (02) 8014 7720 during business hours to attend to your concerns.

Yours faithfully,

Scott Kitching
Building Certificates Australia Pty Ltd

CC:- Mr P & M Cordony



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21 September 2015

Mr P & M Cordony
C/- 19/151 Foveaux Street,
Surry Hills NSW 2010

**RE: NOTIFICATION OF PCA APPOINTMENT & CRITICAL STAGE INSPECTIONS
14 BASSETT STREET, MONA VALE NSW 2103 - OUR CDC No.: 338/15**

This letter is provided pursuant to clause 135A of the EP&A Regulations and its purpose is to advise you that Mr. Orland Da Silva has now accepted the role of PCA for the above development, which has been approved under registered Complying Development CDC no. 338/15, dated 21 September 2015

The work to be carried out is described as follows: Demolition of the existing dwelling.

Our acceptance of the PCA role follows confirmation that all pre-commencement conditions have been complied with, pursuant to 136 of the EP&A Regulations.

Notice under Section 86 of the EP&A Act of Critical Stage Inspections

You are advised as the person with the benefit of the consent, that Mr. Scott Kitching is to be called on our office number (see footer for contact details) for the following required critical stage & other inspections.

Critical Stage Inspections - Section 109E (3) (d) of the Act & Clause 162A of the Regulations

In case of class 1 or 10 buildings:

- Prior to commencement of Building Work; (Undertaken)
- Final Inspection prior to issuance of an occupation certificate

We must be given at least 48 hours notice of inspections and works must be ready at the time of inspection or a re-inspection fee will be charged

Obtain an Occupation Certificate prior to Use/Occupation

The provisions of section 109M of the EP&A Act state that a person must not commence occupation or use of the whole or any part of a 'new building' ('new building' includes an altered portion of, or an extension to, an existing building) unless the PCA has issued an Occupation Certificate for the relevant part.

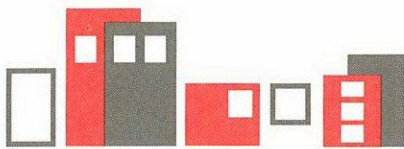
Furthermore, works must not proceed beyond each critical stage until the PCA is satisfied that that work is proceeding in accordance with the development consent.

If you have any queries regarding the above please do not hesitate to contact the undersigned on (02) 8014-7720 during business hours.

Yours faithfully,


Scott Kitching
Building Certificates NSW Pty Ltd

CC:- Pittwater Council



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ABN 45 105 050 897

21 September 2015

- construction, compliance & occupation certificates
- fire safety inspections for building upgrades
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- principal certifying authority (PCA)
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- strata approval

Mr P & M Cordony
C/- 19/151 Foveaux Street,
Surry Hills NSW 2010

**RE: APPROVAL FOR COMPLYING DEVELOPMENT CERTIFICATE
14 BASSETT STREET, MONA VALE NSW 2103 - OUR CDC No.: 338/15**

You will be pleased to know that all the Pre-Construction Documentation for the above project has now been finalised. Accordingly, please find attached the documentation.

This Complying Development Certificate relates to the Demolition of the existing dwelling at the above address.

Your Complying Development Certificate has been approved by:

- Accredited Certifier, Mr. Orlando Da Silva.

Please find attached the following documentation for your records

- Complying Development Certificate No. CDC 338/15.
 - Appendix of supporting documentation
 - Complying Development Certificate Conditions of Consent
- Approved Construction Plans

PCA NOT YET APPOINTED - WORKS CANNOT COMMENCE

No PCA has been appointed and works cannot commence until this has occurred. This may occur after:

- All applicable Section 94 Contributions and security payment obligations have been paid and receipts have been provided to this office
- the 'notification for intention to commence works' period as prescribed under Clause 130AB and 136AB of the *Environmental Planning and Assessment Regulation 2000* has lapsed (In this regard please find enclosed, letters to be sent to all residential allotments within 20m of the boundary. Please note this notification period goes for a period of 7 days, the PCA cannot be appointed until the expiry of these 7 days).
- Confirmation that all pre-commencement conditions have been fulfilled and inspected by this office.

Yours faithfully

Scott Kitching
Building Certificates Australia Pty Ltd

CC:- Pittwater Council



**Fair
Trading**

Tel 13 32 20
TTY 02 9338 4943
ABN 81 913 830 179
www.fairtrading.nsw.gov.au

OWNER BUILDER PERMIT

HOME BUILDING ACT 1989

Peter Cordony
14 Bassett St
MONA VALE NSW 2103

Permit: 422473P
Issued: 17/07/2015

Receipt: 10000335120-01
Amount: \$171.00

BUILDING SITE: 14 Bassett St, MONA VALE, NSW 2103 AUSTRALIA

AUTHORISED BUILDING WORK Demolition of existing structures and construction of
a new dwelling house

AUTHORITY NUMBER: DC-338/15

COUNCIL AREA: PITTWATER (S) COUNCIL

PERSONS WITH A PRESCRIBED INTEREST IN THE LAND:

Rod Stowe
Commissioner for Fair Trading

Issuing officer

COUNCIL COPY

CAUTION: AS THE HOLDER OF AN OWNER-BUILDER PERMIT YOU MUST NOW ADVISE YOUR CERTIFYING AUTHORITY (COUNCIL OR PRIVATE CERTIFIER) OF YOUR OWNER-BUILDER PERMIT NUMBER AND DATE OF ISSUE

This permit is only valid when an official receipt has been imprinted.
If payment is made by cheque, the permit is conditional on the cheque being met on presentation.
*GST amount included in total fee: \$0.00

AUSTRALIAN CERTIFICATES AUSTRALIA	
COMPLYING DEVELOPMENT CERTIFICATE	
Certificate No.	Date
338-15	21 SEP 2015
FOR INFORMATION	
This information has been provided to us and relied on in good faith to confirm that works will comply to BCA Australian Standards.	

PERMIT CONDITIONS

Construction and Site Management Plan

14 Bassett Street, Mona Vale NSW 2103

1. Site Safety

- a) All excavations associated with the proposed works will be protected with appropriate fencing or the like to prevent any possible damage to life and property.
- b) The contractor will ensure that any fencing during the course of the works is maintained and in working order at all times.
- c) The site will be kept clean of construction debris and any trenches etc will be marked.
- d) Warning signs would be placed on the street boundary at appropriate locations clearly highlighting;
 - i. Unauthorised access to the site is prohibited.
 - ii. A name and telephone number of the person in charge of the work who can be contacted outside of work hours.

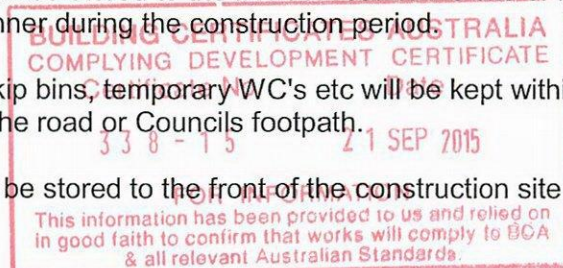
2. Access to the Site

- a) Access to the site is permissible from the rear and of the site.
- b) A formalised kerb crossing will be constructed to ensure the existing street kerb is not damaged.
- c) No parking will be possible on the allotment during construction, therefore cars will park along the street in designated parking areas to ensure the traffic flow is not interrupted.

COUNCIL COPY

3. Storage of Materials on the Site

- a) Construction materials and waste will be stored to the front or rear of the site or in the dwellings in a neat and tidy manner during the construction period.
- b) All construction materials, sheds, skip bins, temporary WC's etc will be kept within the property boundary, and not on the road or Councils footpath.
- c) Waste and recycling containers will be stored to the front of the construction site.



4. Construction Measures

- a) Hours of work will be during those designated by Council in the development application conditions.
- b) Noise levels during the demolition and construction stages will comply with the Environmental Protection Authorities Environmental Noise Control Manual and the Protection of the Environment Operations Act 1997.

5. Demolition and Removal of Waste

- a) All demolition will be carried out in accordance with AS2601-1991.
- b) A waste plan has been prepared in accordance with the Waste Planning Guide for Development Applications by the Regional Waste Boards, detailing
 - a. Estimations of quantities and types of materials to be reused, recycled, or left over for the removal from site
 - b. Identification on a plan of on site material storage areas, during construction, waste storage, recycling and composting areas
 - c. Details of the construction materials and methods to be used to minimise the production of water in the completion of the new building work.
- c) Prior to the demolition is undertaken, the Contractor will submit a work plan prepared in accordance with AS2601-1991. The work plan will identify any hazardous materials, the method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- d) Hazardous and/or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of the relevant statutory Authorities, and receipts will be available for verification by Council if required.
- e) Hazardous dust will not leave the site, and fine mesh dust proof screens or other approved methods shall be installed.
- f) No demolition materials will be burnt off or on the site.
- g) All contractors and employers directly involved in the removal of hazardous dusts and substances shall wear protective equipment conforming to AS 1716 Respiratory Protective Devices and shall adopt work practices in accordance with the requirements of Work Safe Australia Standards.
- h) Dust in ceilings and wall cavities will be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter.
- i) All dusty surfaces and dust created from the work is to be suppressed by a fine water spray.

- j) Water will not be allowed to enter the street and stormwater systems.
- k) Demolition will not be carried out during periods of high winds that may cause the dust to spread beyond the site boundaries.

6. Excavation

- a) As necessary, any excavation adjacent to the adjoining properties or to the road reserve will be designed by a Chartered Civil Engineer, with the National Professional Engineering Registration in construction of civil works or a survey company of Registered Surveyors with preliminary accreditation from the Institute of Surveyors NSW Inc or an accredited certifier.
- b) Any top soil will be collected and stored for use prior to the excavation is undertaken. Top soil will be stored to the rear of the site.

7. Asbestos Removal

- a) If asbestos is found, the following procedures shall be adhered to in the removal of any asbestos;
 - i. All windows and doors on the building must be closed, in the case of houses and similar buildings.
 - ii. Workers must wear overalls and an approved dust respirator.
 - iii. No power tools other than drills for the removal of any roofing screws should be used on the asbestos cement sheeting.
 - iv. The asbestos cement sheets should be wetted. High water pressure must not be used.
 - v. On home sites, plastic sheeting should be laid in the wet area where the removed sheets are to be stacked.
 - vi. All asbestos cement sheets must be removed with minimal breakage and lowered to the ground.
 - vii. All asbestos cement residues should be cleaned from the roof space, where applicable and the site, using an approved vacuum cleaner or wet methods.
 - viii. All asbestos containing waste must be wetted when removed from the site as soon as possible in covered bins or on a covered truck.

8. Lead Removal

- a) If lead is discovered, any contaminated material is to be disposed of in accordance with the NSW Environmental Protection Authorities requirements.
- b) If necessary the existing soil will be tested by a person with suitable experience to ensure the soil lead levels are below acceptable health levels for residential areas.

9. Pollution Control Measures

- a) As vehicle access is limited on the site, there is minimal concern for vehicles tracks depositing soil and excavated material to the surrounding roadways.
- b) Excavation works will though require the utilisation of bulldozers and trucks for the removal of the excess fill. This will be carried out in a neat and tidy manner, ensuring that no vehicle tracks deposit soil or excavated material on to the surrounding roadway.
- c) Debris and rubbish will be hosed down and kept damp to prevent dust nuisance, and waste materials will not be burnt on site.
- d) When dust nuisance occurs, suitable screens and/or barricades shall be erected during demolition and excavation of building works to reduce the emission of dust, water effluent or other materials from leaving the site. Screening shall consist of a minimum two metres height of shade cloth or similar material secured to a chain wire fence of the like.
- e) Materials from the site will not be tracked onto the road by vehicles entering or leaving the site.
- f) At the end of each day any dust or other sediment shall be swept off the road and contained on the site and not washed down any stormwater pit or gutter.

10. Erosion and Sedimentation Control Measures

- a) A sedimentation and erosion control plan will be prepared and identify appropriate measures for bunding and siltation fencing if required. Any such erosion and sedimentation controls shall also include the protection of the stormwater inlets or gutter systems within the immediate vicinity of the site.
- b) Erosion and sedimentation control will be carried out in accordance with Part 4 of the 'Pollution Control Manual for Urban Stormwater' as recommended by the Environmental Protection Authority.
- c) The stormwater and erosion control will also be designed with consideration of the following publications:
 - i. 'Sedimentation and Erosion Control' by the Department of Conservation and Land Management.
 - ii. 'Soil and Water Management for Urban Development' by the Department of Housing.
- d) All stormwater runoff collected from the site will be treated in accordance with the guidelines, before discharge off the site to comply with the Clean Waters Act, or any other subsequent Act.

- e) At the rear of the property, it is anticipated all pollutants will be contained within the site during the construction of the works, thus erosion and sedimentation control measures proposed in this area of site will be minimal.
- f) Any erosion and sedimentation control measures will be consistent with the technical requirements set out in the Sydney Coastal Councils 'Stormwater Pollution Control Code for Local Government'.
- g) The steep grade to the front of the allotment will necessitate the need for either an erosion or sedimentation control fence, straw bales or equivalent along the street boundary to ensure that sediment is restrained from leaving the site.
- h) Additional sand bags may be required along the street gutter to ensure no siltation that does escape from the site will be stopped prior to entry into the Councils Stormwater drainage system.
- i) Daily checks will be carried out to ensure the erosion and sedimentation control measures are not defective and repaired if necessary.

11. Permit requirements

- a) Any permit requirements such as the following will be applied for prior to the commencement of those works;
 - i. New opening of public Road – 138 of Roads Act
 - ii. Pump concrete from a public reserve or laneway
 - iii. Stand a mobile crane within the public road reserve or laneway
 - iv. Use part of Councils road or footpath area
 - v. Pump stormwater from the site to Councils stormwater drains
 - vi. Store waste and recycling containers, skips, bins and/or building materials on part of Councils footpath or roadway.

12. Landscape Management

- a) No removal of trees will occur unless approved.
- b) Prior to the onset of works, all trees approved by Council to be removed, shall be removed in a manner so as to prevent damage to those trees which are to be retained. Trees to be removed will be felled section by section or removed by a crane.
- c) All stumps shall be ground out or removed in a manner so as not to damage the trees that are to be retained.
- d) Those trees shown on the plan to be retained and protected will be provided with protective fencing around the tree. The fencing shall encompass the maximum possible area around the dripline of the canopy.

- e) All preservation/root zones of existing vegetation shall be cleared of weed species and competitive vegetation (excluding desirable ornamental shrubs, grasses and groundcovers).
- f) All preservation zones shall be mulched to a depth of not less than 70-100mm using suitable organic mulch.

Note: The preservation zone is defined as the root zone within the drip line of the tree. This drip line encompasses the area under the tree from the trunk to the outer extremity of the foliage. This is the minimum area of the preservation zone.

- g) Remaining trees, including neighbouring trees, shall not have their root zone affected by:
 - vii. Storage of building materials, site sheds, paving or other impervious materials
 - viii. Excavation or increased soil level.
 - ix. Installation of underground services, eg plumbing, power, gas, etc.
 - x. d) Dumping of refuse.
 - xi. e) Chemical run-off (including concrete wash, paint wash etc).

New planting will be watered frequently and shall be covered with mulch to a depth of not less than 70-100mm using suitable organic mulch.

Any defective plant material during the first 3 months of planting shall be replaced with new plant material.

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

Applicant: ENVIRONA STUDIO
19/151 FOVEAUX STREET
SURREY HILLS NSW 2010

Cert. No: e149Pt2/15/0701
Cert. Date: 26 August 2015
Fee: \$53.00
Property No: 15043

Your Reference: [es835]

Address of Property: 14 BASSETT STREET
MONA VALE NSW 2103

Description of Property: Part Lot 23 Sec B DP 6195

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



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

RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1

LOCAL ENVIRONMENTAL PLAN

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

Pittwater Local Environmental Plan 2014

PROPOSED LOCAL ENVIRONMENTAL PLANS

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

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

STATE ENVIRONMENTAL PLANNING POLICIES AND PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES

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

SEPP NO. 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*.

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

3.1 Land to which code applies

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

- (a) has an area of at least 200m², and
- (b) has a width, measured at the building line fronting a primary road, of at least 6m.

RURAL HOUSING CODE

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

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

3A.1 Land to which code applies

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

HOUSING ALTERATIONS CODE

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

GENERAL DEVELOPMENT CODE

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

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

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

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

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

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

5A.1 Land to which code applies

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

SUBDIVISION CODE

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

DEMOLITION CODE

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

FIRE SAFETY CODE

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

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

COASTAL PROTECTION

EP&A Regulations 2000
Schedule 4 Clause 4

The Council has not been notified by the Department of 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.*

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

MARK FERGUSON
General Manager

EROSION AND SEDIMENT CONTROL PLAN

GENERAL NOTES

1. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN IN THIS PLAN ARE CONCEPT MEASURES ONLY AND IT IS THE RESPONSIBILITY OF THE SITE SUPERINTENDENT TO ENSURE THAT ALL CONSTRUCTION WORKS PROCEED IN ACCORDANCE WITH THE RELEVANT CODES INCLUDING "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION, VOLUME 1" (THE BLUE BOOK, LANDCOM, 2004) AND THE LOCAL COUNCIL'S EROSION CONTROL POLICY AND THE DEVELOPMENT CONSENT IRRESPECTIVE OF THE MEASURES SHOWN IN THIS PLAN.
2. ALL SUBCONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN REDUCING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.
3. THIS SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERING PLANS RELATING TO THIS DEVELOPMENT.

LAND DISTURBANCE NOTES

1. DISTURBANCE TO BE LIMITED TO 2 METRES MINIMUM AND 5 METRES MAXIMUM FROM ESSENTIAL WORKS.
2. ACCESS TO THE SITE TO BE LIMITED TO A SINGLE LOCATION WHICH IS CLEARLY MARKED AND FENCED AS REQUIRED.
3. ENTRY TO LAND NOT AFFECTED BY ESSENTIAL WORKS TO NOT BE PERMITTED AND BE SUITABLY PROTECTED BY BARRIER FENCING AS REQUIRED.
4. WORKS ARE TO GENERALLY PROCEED IN THE FOLLOWING SEQUENCE:
 - A. INSTALL ALL BARRIER AND SEDIMENT FENCING WHERE SHOWN ON THE PLAN.
 - B. CONSTRUCT THE STABILISED SITE ACCESS.
 - C. CONSTRUCT DIVERSION DRAINS AS REQUIRED.
 - D. INSTALL MESH AND GRAVEL INLETS FOR ANY ADJACENT KERN INLETS.
 - E. CLEAR SITE AND STRIP AND STOCKPILE TOPSOIL IN LOCATIONS SHOWN ON PLAN.
 - F. UNDERTAKE ALL ESSENTIAL CONSTRUCTION WORKS ENSURING THAT ROOF AND/OR PAVED AREA STORMWATER SYSTEMS ARE CONNECTED TO PERMANENT DRAINAGE AS SOON AS POSSIBLE.
 - G. GRADE LOT AREAS TO FINAL GRADES AND APPLY PERMANENT STABILISATION (LANDSCAPING) WITHIN 20 DAYS OF COMPLETION OF CONSTRUCTION WORKS.
 - H. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER THE PERMANENT LANDSCAPING HAS BEEN COMPLETED.
 - I. REVIEW, REPAIR, UPGRADE OR ADD EROSION CONTROL MEASURES WEEKLY AND AFTER EVERY STORM EVENT.
5. ON COMPLETION OF MAJOR WORKS LEAVE DISTURBED AREAS WITH A SCARIFIED SURFACE TO ENCOURAGE WATER INFILTRATION AND ASSIST WITH KEYING TOPSOIL LATER.

INSPECTION AND MAINTENANCE NOTES

1. SITE SUPERINTENDENT TO INSPECT SITE WEEKLY AND AFTER EVERY STORM EVENT FOR:
 - i. EROSION CONTROL MEASURES IN WORKING ORDER.
 - ii. ASSESS AND REMOVE SEDIMENT ACCUMULATION.
 - iii. DISTURBED/REHABILITATED AREAS HAVE ADEQUATE GROUND COVER.
 - iv. ASSESS EFFECTIVENESS AND INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS REQUIRED.

SEDIMENT CONTROL NOTES

1. INSTALL SEDIMENT FENCES AS SHOWN ON PLAN AND/OR WHERE REQUIRED AS DETERMINED BY SITE SUPERINTENDENT.
2. SEDIMENT FENCES TO HAVE MAXIMUM CATCHMENT AREA OF 900 SQUARE METRES AND MINIMUM STORAGE DEPTH OF 600mm.
3. DO NOT PLACE STOCKPILES OR DISTURB LAND WITHIN 5 METRES OF AREAS SUBJECT TO HIGH VELOCITY CONCENTRATED OVERLAND FLOW.
4. EARTH BATTERS TO HAVE MINIMUM PRACTICABLE GRADIENT.

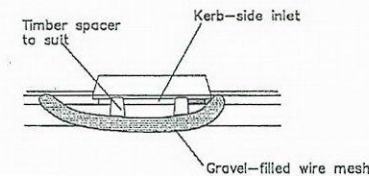
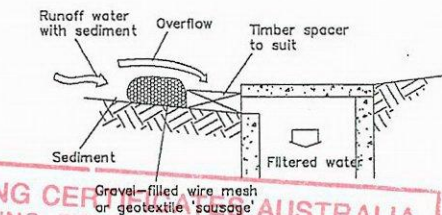
REHABILITATION NOTES

1. STOCKPILES TO HAVE MINIMUM GROUND COVER OF 60% WITHIN 10 WORKING DAYS OF PLACEMENT.
2. ALL DISTURBED LAND TO HAVE MINIMUM GROUND COVER OF 50% WITHIN 20 WORKING DAYS OF EXPOSURE.
3. FOR DISTURBED LAND SUBJECT TO SHEET FLOW USE TEMPORARY GROUND COVER SPECIES SUCH AS JAPANESE MILLET AND OATS AT 20 kg/ha.
4. EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTED, THAN:
 - A. 2(H) : 1(V) WHERE SLOPE LENGTH LESS THAN 12 m.
 - B. 2.5(H) : 1(V) WHERE SLOPE LENGTH BETWEEN 12 AND 16 m.
 - C. 3(H) : 1(V) WHERE SLOPE LENGTH BETWEEN 16 AND 20 m.
 - D. 4(H) : 1(V) WHERE SLOPE LENGTH GREATER THAN 20m.
5. ALL WATERWAYS, DRAINS, SPILLWAYS AND OUTLETS TO BE CONSTRUCTED TO BE STABLE UP TO 20 YEAR ARI EVENT.
6. REVEGETATION SHOULD BE AIMED AT ESTABLISHING NATURAL SPECIES. NATURAL SOIL SURFACES SHOULD BE REPLACED AND NON-PERSISTENT ANNUAL COVER CROPS SHOULD BE USED.

WASTE CONTROL NOTES

1. PROVIDE WATERTIGHT CHEMICAL RESISTANT RECEPTACLES FOR LIQUID WASTE DISPOSAL SUCH AS CONCRETE AND MORTAR SLURRIES, ACIDS AND PAINTS. ALSO PROVIDE GENERAL WASTE RECEPTACLES.
2. WASTE REMOVAL SERVICES TO BE PROVIDED AT LEAST WEEKLY.
3. ALL WASTE TO BE PLACED WITHIN CONTAINMENT BUNDS OR FENCING TO PREVENT POLLUTION RUNOFF.
4. PROVIDE VEHICLE WASHDOWN AND MAINTENANCE AREA CONTAINED WITHIN SUITABLE BUNDS/FENCING.
5. ALL SITE STAFF AND SUB-CONTRACTORS ARE TO BE INFORMED OF THEIR OBLIGATION TO USE WASTE CONTROL FACILITIES.

PLACE GRAVEL 'SAUSAGE' AROUND THE NEAREST DOWNSTREAM COUNCIL STORMWATER PIT IN CRAIG AVENUE.



BUILDING CERTIFICATE
COMPLYING DEVELOPMENT CERTIFICATE
Certificate No.

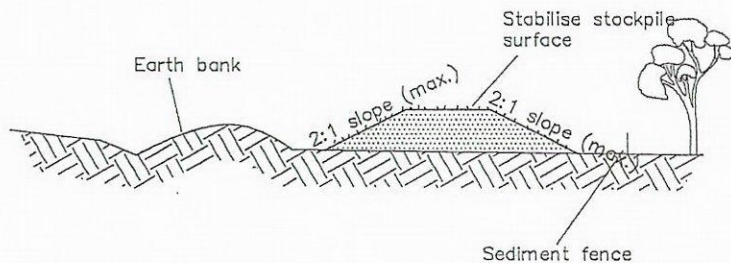
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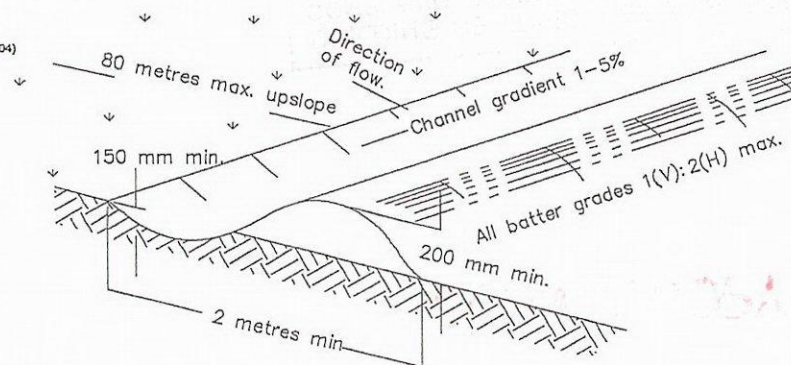
GRAVEL AND MESH INLET FILTER

(SOURCE: "SOILS AND CONSTRUCTION", LANDCOM, 2004)

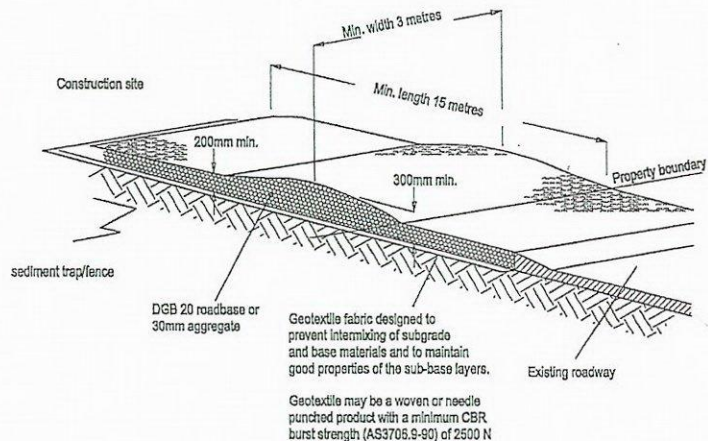
FOR INFORMATION
This information has been provided to us and relied on
in good faith to confirm that works will comply to BCA
& all relevant Australian Standards.



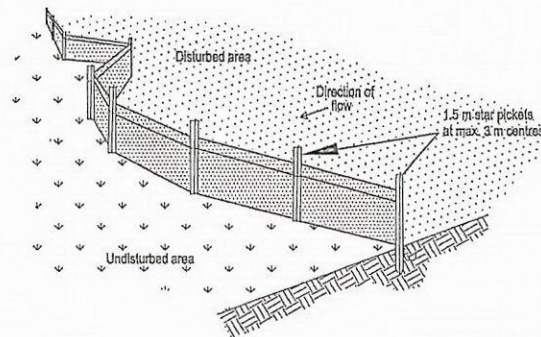
TYPICAL STOCKPILE DETAIL
(SOURCE: "SOILS AND CONSTRUCTION", LANDCOM, 2004)



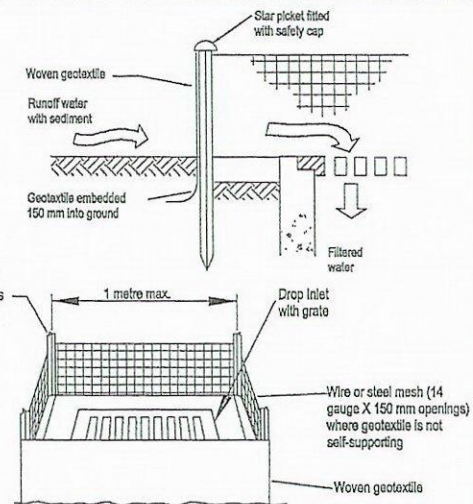
TYPICAL DIVERSION DRAIN
(SOURCE: "SOILS AND CONSTRUCTION", LANDCOM, 2004)



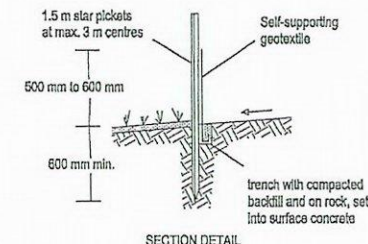
DETAIL - STABILISED SITE ACCESS
(SOURCE: "SOILS AND CONSTRUCTION", LANDCOM, 2004)



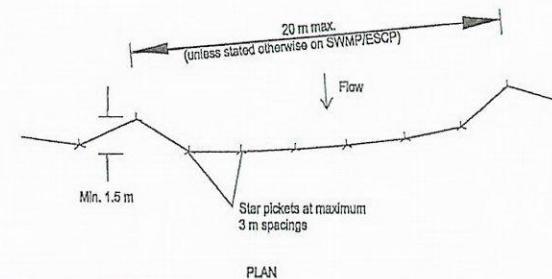
DETAIL - SEDIMENT FENCING
(SOURCE: "SOILS AND CONSTRUCTION", LANDCOM, 2004)



DETAIL PIT PROTECTION
(SOURCE: "SOILS AND CONSTRUCTION", LANDCOM, 2004)



SECTION DETAIL



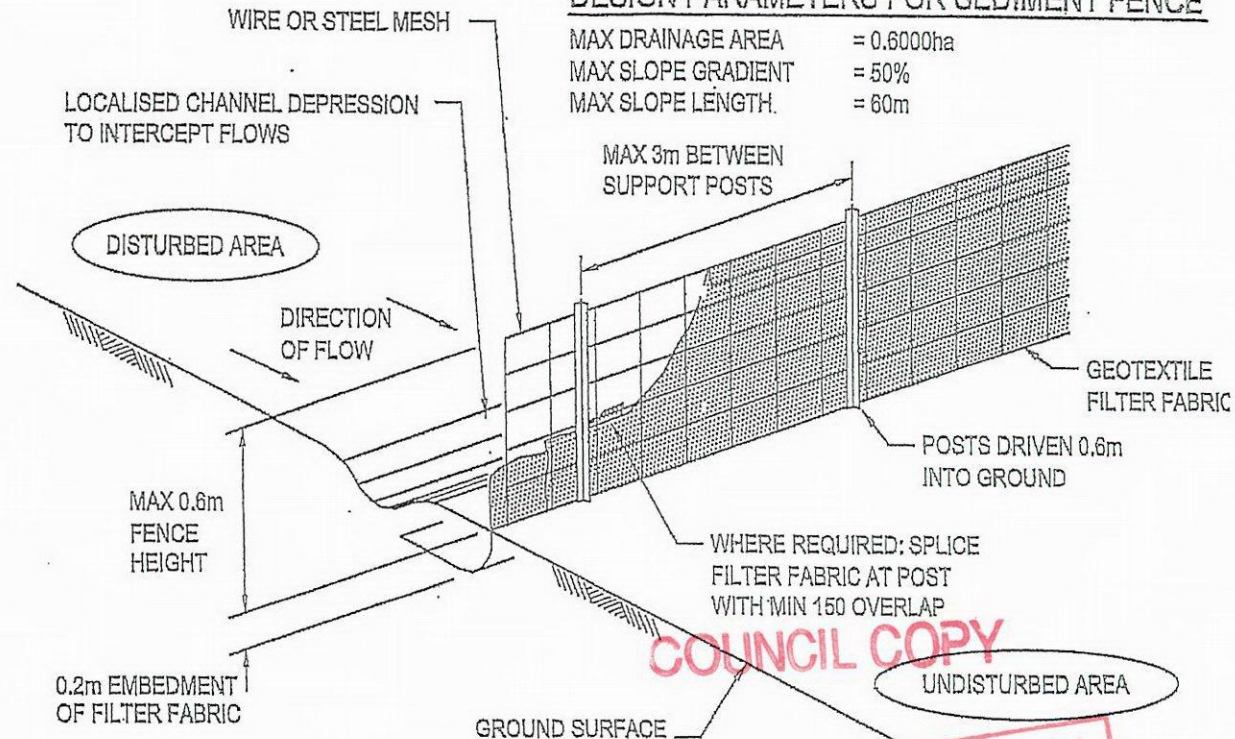
PLAN

SOIL & WATER MANAGEMENT NOTES:

1. REFER TO DETAIL D1 FOR CONSTRUCTION OF SEDIMENT FENCE.
2. ALL PITS & PIPEWORK ASSOCIATED WITH PROPOSED DRAINAGE SYSTEMS SHALL BE KEPT FREE OF SOIL, WATER & DEBRIS FOR THE DURATION OF THE CONSTRUCTION WORKS.
3. ALL LOOSE IMPORTED FILL AND EXCAVATED MATERIAL SHALL BE STOCKPILED AS FAR AS POSSIBLE FROM SEDIMENT FENCES PRIOR TO FINAL PLACEMENT, COMPACTION OR REMOVAL FROM SITE.
4. EXCESSIVE SEDIMENT BUILDUP SHALL BE AVOIDED BY REGULAR MAINTENANCE OF SEDIMENT FENCES.
5. WHERE APPLICABLE, APPROVED LANDSCAPING & REVEGETATION OF DISTURBED AREAS SHALL COMMENCE AT THE EARLIEST OPPORTUNITY AFTER COMPLETION OF EARTHWORKS OPERATIONS.

DESIGN PARAMETERS FOR SEDIMENT FENCE

MAX DRAINAGE AREA = 0.6000ha
 MAX SLOPE GRADIENT = 50%
 MAX SLOPE LENGTH = 60m

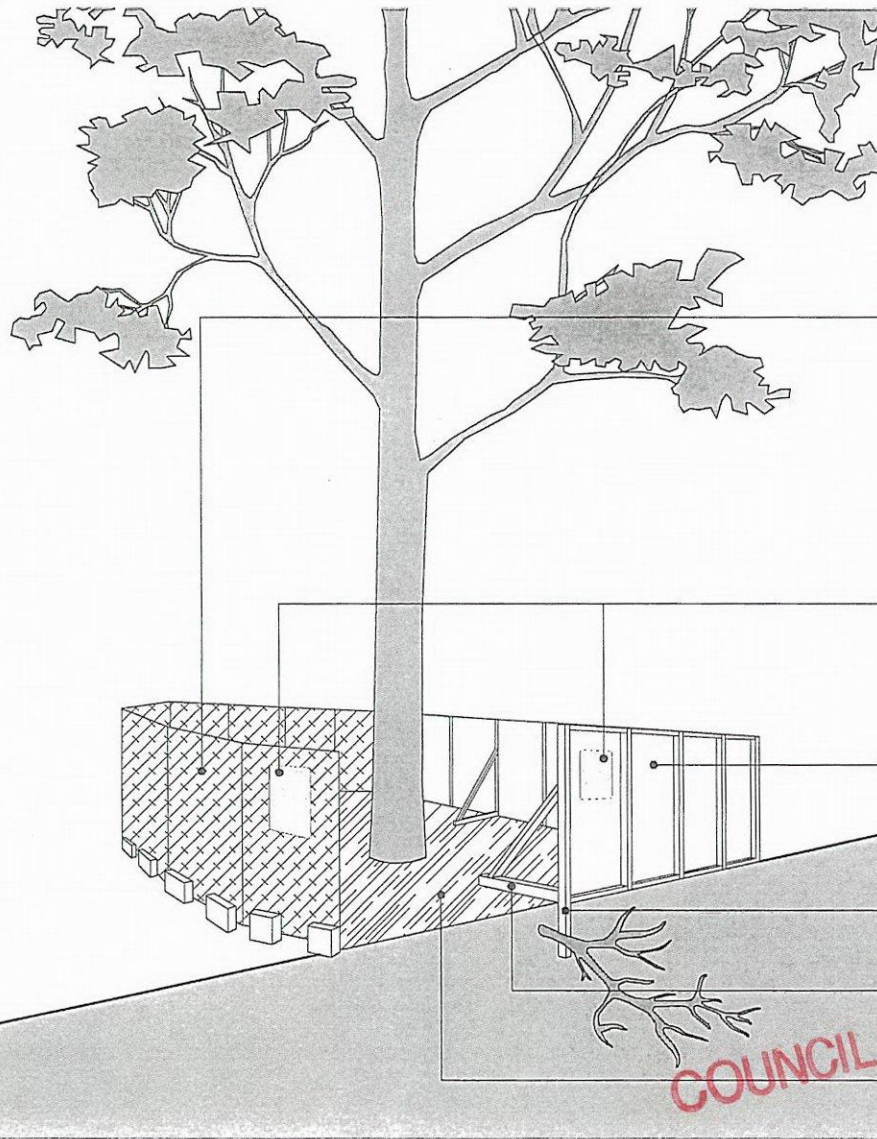


D1 SEDIMENT FENCE
 NOT TO SCALE

CONSTRUCTION OF SEDIMENT FENCE AND ANY OTHER SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE URBAN EROSION AND SEDIMENT CONTROL HANDBOOK PUBLISHED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT (AVAILABLE FROM THE DEPARTMENT OF LAND AND WATER CONSERVATION)

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 COMPLIING DEVELOPMENT CERTIFICATE
 Date
 Certificate No.
 FOR INFORMATION
 This information has been provided to us and relied on
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 & all relevant Australian Standards.



Note:

No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.

Option 1 - Fencing

1.8m high chain wire mesh panels with shade cloth attached (if required), held in place with concrete feet.

Tree Protection Zone (TPZ) sign

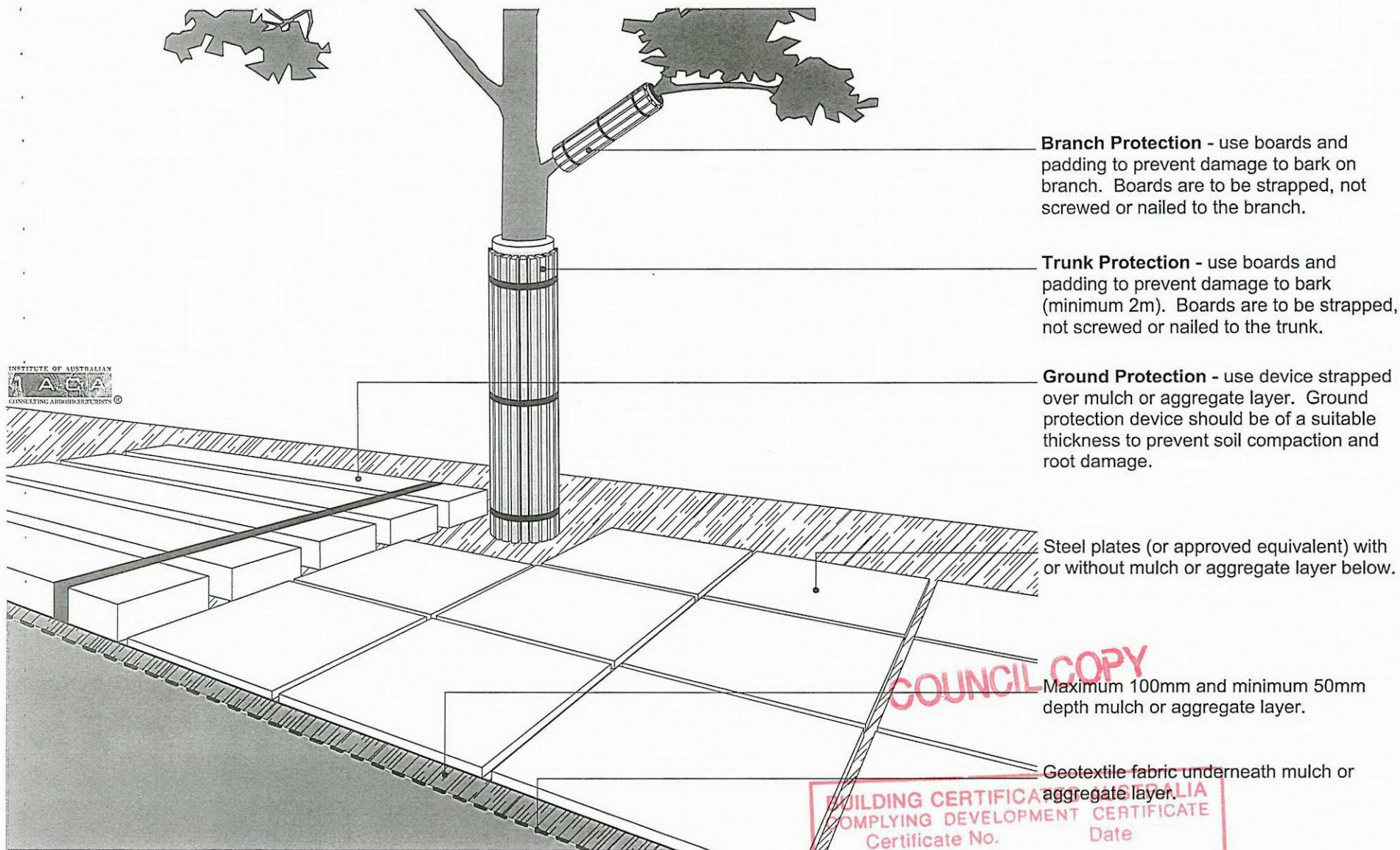
Option 2 - Fencing

Plywood or wooden panel paling fence. This type of fencing material also prevents building materials or soil entering the TPZ.

Installation of supports should avoid damaging roots.

Bracing is permissible within the TPZ.

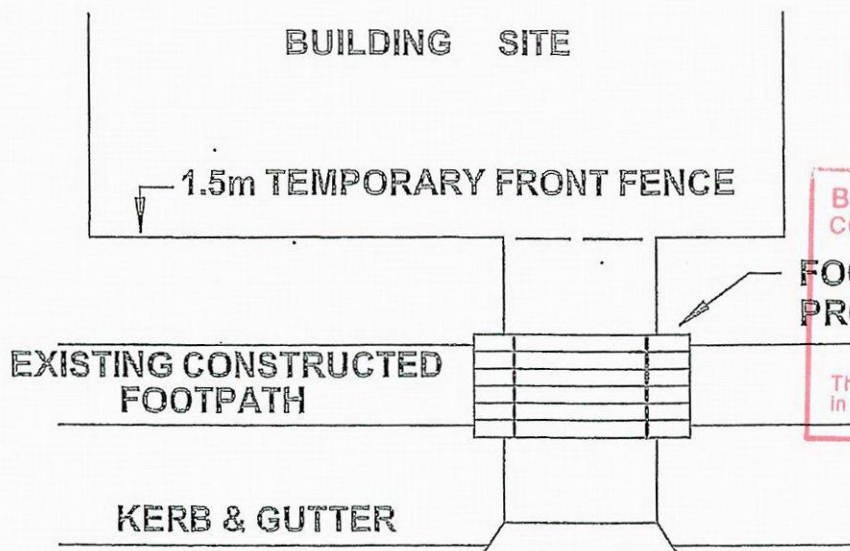
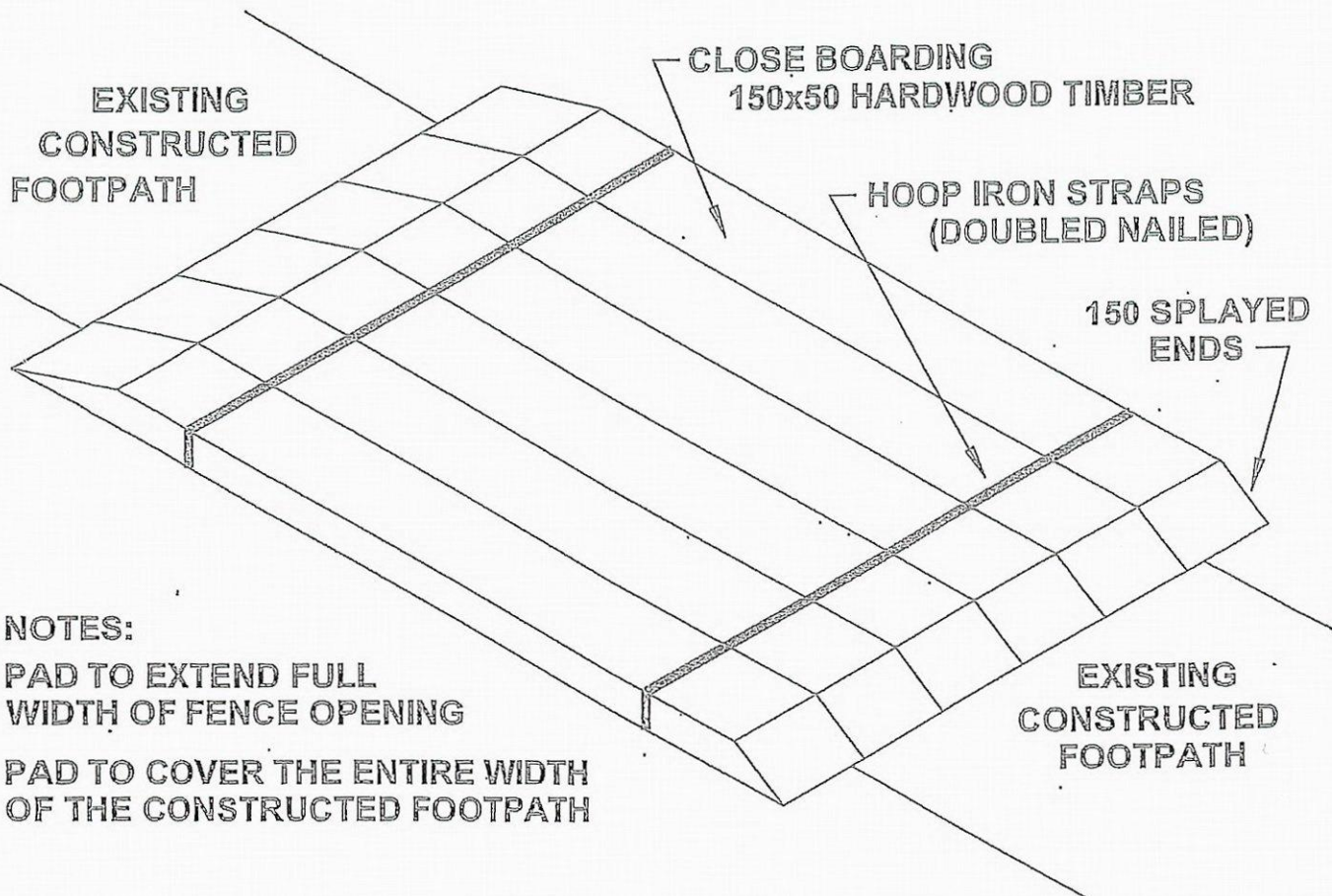
Maximum 100mm and minimum 50mm depth mulch or aggregate layer installed across surface of TPZ.



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CONSTRUCTION DETAILS FOR FOOTPATH PROTECTION PADS

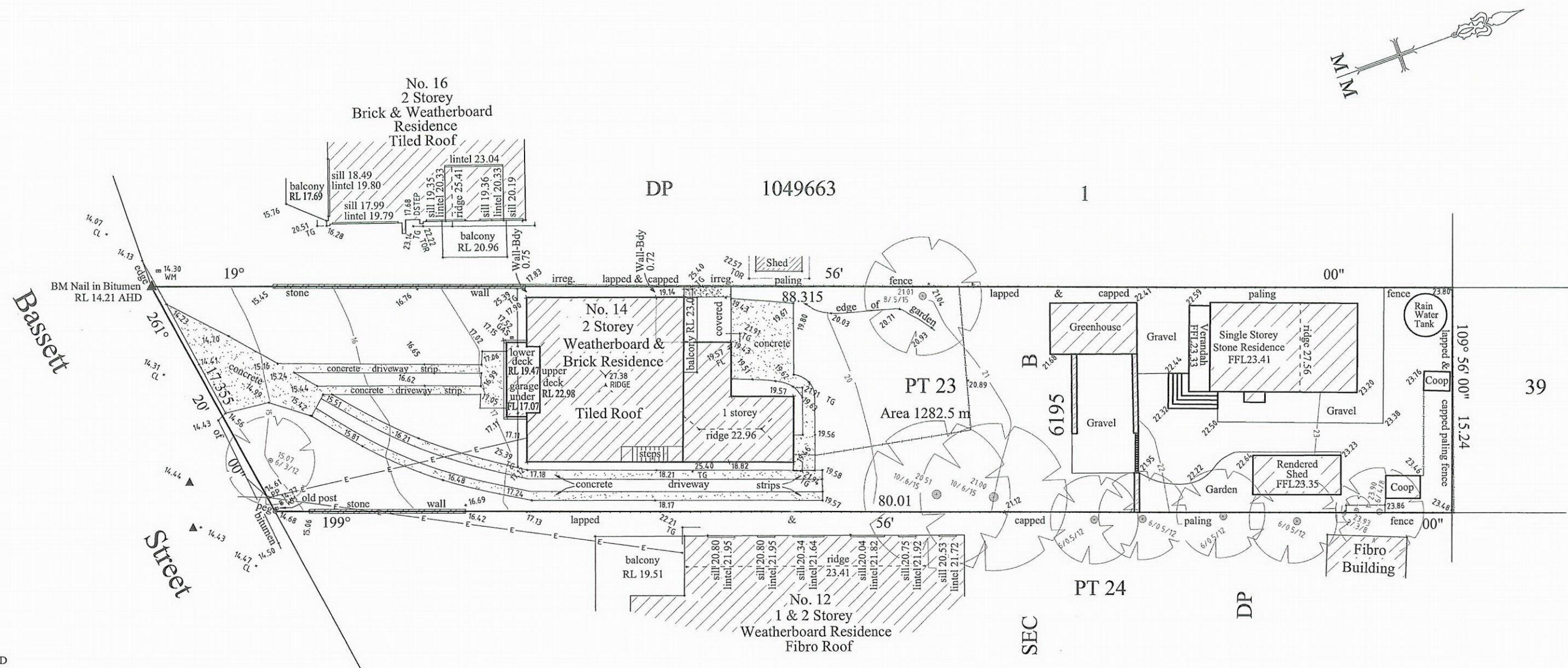


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Certificate No. Date
21 SEP 2015

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- LEGEND
- CL - ROAD CENTRELINE
 - DSTEP - DOOR STEP LEVEL
 - FL - FLOOR LEVEL
 - GAS - GAS METER
 - GFL - GARAGE FLOOR LEVEL
 - PP - POWER POLE
 - TG - TOP OF GUTTER
 - TOR - TOP OF ROOF LEVEL
 - WM - WATER METER
 - 8/6/8 - TREE SPREAD / DIAMETER / HEIGHT
 - E- OVERHEAD ELECTRICITY WIRES

- NOTES:
- Levels are on the Australian Height Datum (A.H.D.).
 - Origin of levels PM 45928 R.L. 4.898 A.H.D.
 - Contour interval is 1.0 metre.
 - Contours are indicative of ground form only.
 - Covenant B 1193.
 - No investigation of underground services has been made. All relevant authorities should be contacted prior to any excavation on or near the site.

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ISSUE	DATE	AMENDMENT	CLIENT:	SCALE 1:200	DETAIL SURVEY OF LOT 23 IN SECTION B IN DP 6195	REF.: 6112	PLAN
A	12-08-08	DETAIL & LEVEL BY SOUTER & ASSC	PETER & MARGOT CORDONY	ORIGIN OF LEVELS: PM45928 RL 4.898	14 BASSETT STREET MONA VALE	DATE: 16-12-2013	A2
B	16-12-13	ADDITIONAL DETAIL AT REAR				SURV/CHK: MT/MT	ISSUE
				DATUM: A.H.D.		SHEET 1 OF 1 SHEETS	B

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