

21 July 2011

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir,

**Determination of Complying Development Certificate Application
62 Alexandra Crescent, Bayview**

For Council's information, please find enclosed Complying Development Certificate No. 2011/142CDC issued for internal alterations to lower ground floor only at the above address, accompanied by:

- Copy of Complying Development Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Builder's Home Warranty Insurance
- Cheque for \$36.00 being the prescribed fee to receive the above certificate.

NB: Please forward receipt for the above fee to Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660.

Yours faithfully

**Tom Bowden
Insight Building Certifiers Pty Ltd**

\$30 REC: 304815 22/7/11

Determination of a Complying Development Certificate Application

made under the Environmental
Planning and Assessment Act 1979
Section 85 and 85A

Certificate No. 2011/142CDC

Name	Ms Milka Adamovic
Address	62 Alexandra Crescent, Bayview NSW 2104
Determination	Approved
Date of issue	21 July 2011
Land to which this certificate applies	
Address	62 Alexandra Crescent, Bayview NSW 2104
Lot, DP No.	Lot C DP 413098
Land Use Zone	R2 2(a)(RESIDENTIAL "A")
Local Government Area	Pittwater
Proposed Development	Internal Alterations to Lower Ground Floor only
Building Code of Australia Classification	1a
Estimated cost of work	\$25,000.00

I certify that the proposed development is complying development and that if carried out in accordance with the plans, specifications and attached schedule of conditions will comply with the requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Part 4, Housing Alterations Code including the relevant conditions under Division 2, all requirements of the Environmental Planning and Assessment Regulations 2000 concerning the issue of the Certificate and the relevant provisions of the Building Code of Australia.

The development must be in accordance with:

1. Architectural Plans & Construction Specification reference no. 1/1 217 08-09 11 prepared by High Design dated May 2011
2. Structural Details reference no. AA prepared & endorsed by ABVD Design Consulting Structural Engineers dated 16 February 2010
3. Long Service Levy Corporation receipt no. 619284389 dated 15 June 2011

and any other supporting documentation submitted as part of the application.

Dated on which this Certificate will lapse: 21 July 2016

Tom Bowden
Registration No. BPB0042

Schedule of Conditions for Complying Development Certificate No. 2011/142CDC

Conditions applying before works commence

Toilet facilities

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

Garbage receptacle

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

Conditions applying during the works

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

Hours for construction

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

Compliance with plans

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

Maintenance of site

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

Further requirements

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.

2. 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).
3. 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.
4. 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.
5. In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application for the relevant complying development certificate is made. Note. There are no relevant provisions in the Building Code of Australia in respect of temporary structures that are not entertainment venues.

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).

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.

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.

Development involving bonded asbestos material and friable asbestos material

1. A complying development certificate for development that involves building work or demolition work must be issued subject to the following conditions:
 - (a) work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 318 of the Occupational Health and Safety Regulation 2001,
 - (b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,
 - (c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered.
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.

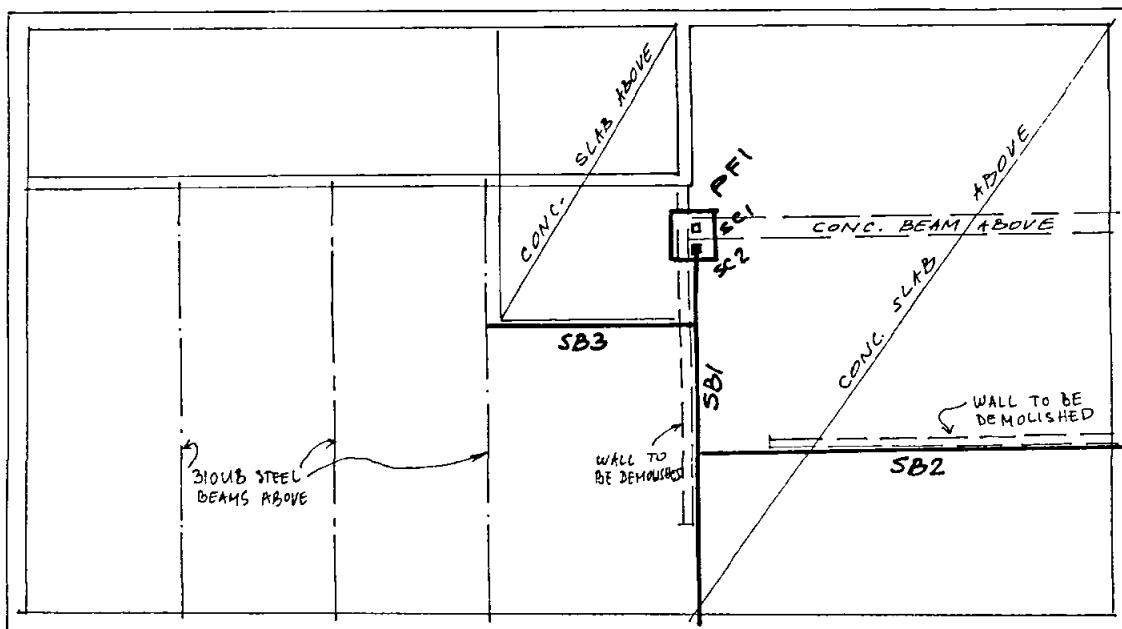
Note 3. Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Department of Environment, Climate Change and Water.

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.

Condition relating to shoring and adequacy of adjoining property

1. A complying development certificate for development must be issued subject to a condition that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:
 - (a) protect and support the adjoining premises from possible damage from the excavation, and
 - (b) where necessary, underpin the adjoining premises to prevent any such damage.

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



BASEMENT STEEL BEAMS PLAN

PF1 - 600X600X300 deep CONCRETE PAD FOOTING
REINF. N12-150 BOTTOM BOTH WAYS.

SC1, SC2 - 100X100X6.0 SHS STEEL POSTS
(SC1 UNDER CONC. BEAM, SC2 UNDER SB1)

SB1 - 360UB56 OR 250UC89.5
SB2 - 310UB46 OR 250UC72.9
SB3 - 200 PFC } STEEL BEAMS

62 ALEXANDRA ST, BAYVIEW

Ref: AA.

16/02/2010

W. H. E. Aust. Pty. Ltd.

ABD design

Consulting Structural &
Civil Engineers

61A Gardenia Avenue, Bankstown NSW 2200

P.O. Box 245, Punchbowl NSW 2196

Phone: 9790 6874 - Mobile: 0415 275 601

Levy Online Payment Receipt



Thank you for using our Levy Online payment system. Your payment for this building application has been processed.

Applicant Name:	MILKA ADAMOVIC
Levy Application Reference:	5015779
Application Type:	CDC
Application No.:	2011/142CDC
Local Government Area/Government Authority:	PITTWATER COUNCIL
Site Address:	62 ALEXANDRA CRESCENT
	BAYVIEW
	NSW
	2104
Value Of Work:	\$25,000
Levy Due:	\$87
Levy Payment:	\$87
Online Payment Ref.:	619284389
Payment Date:	15/06/2011 6:04:11 PM

RECEIVED
19 JUL 2011

INSIGHT building certifiers pty ltd

**COMPLYING DEVELOPMENT CERTIFICATE
APPLICATION AND CHECKLIST**

(made under the Environmental Planning and Assessment Act 1979 Section 85 and 85A)

1. Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much details as possible

Mr. ☐ Mrs. ☐ Ms. ☒ Dr. ☐ Other ☐

Given Names (or ACN)

Milka

Family Name (or Company)

Adamovic

Postal Address (we will post all mail to this address)

62 Alexandra Crescent

Bayview

Post Code 2104

Daytime telephone

9999 5556

Alternate no.

Mobile no.

0414 777 910

I request this application to be assessed under the following environmental planning instrument



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

OR



The Council's Local Environmental Plan or Development Control Plan for Exempt and Complying Development

2. Owner's Consent

Every owner of the land must sign this form. If the owner is a company the form must be signed by an authorized director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title, then in addition to the owner's signature, the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Owners Corporation or the appointed Managing Agent.

Owner(s)

Milka Adamovic

Address

62 Alexandra Crescent

Bayview NSW 2104

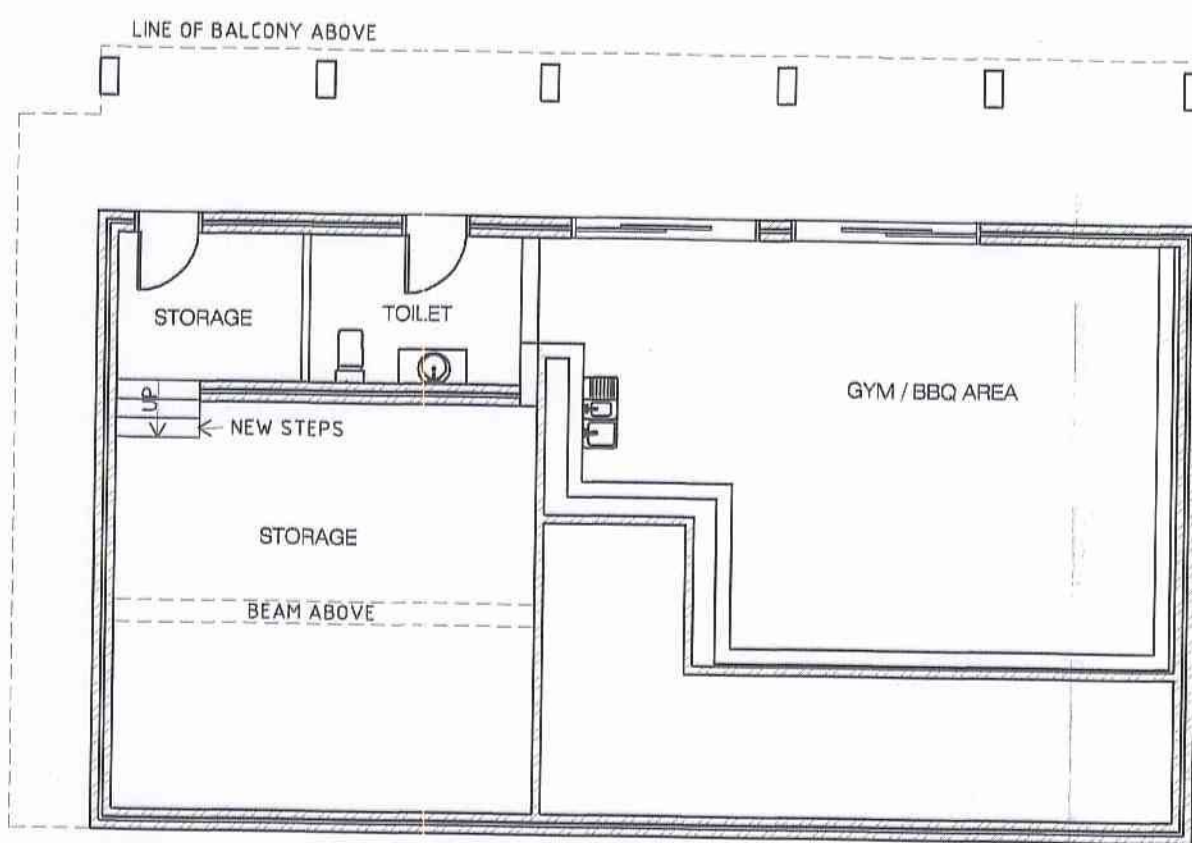
As the owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

As the owner(s) I/We also confirm the legal requirements of any covenants (if any) applying to the land are complied with.

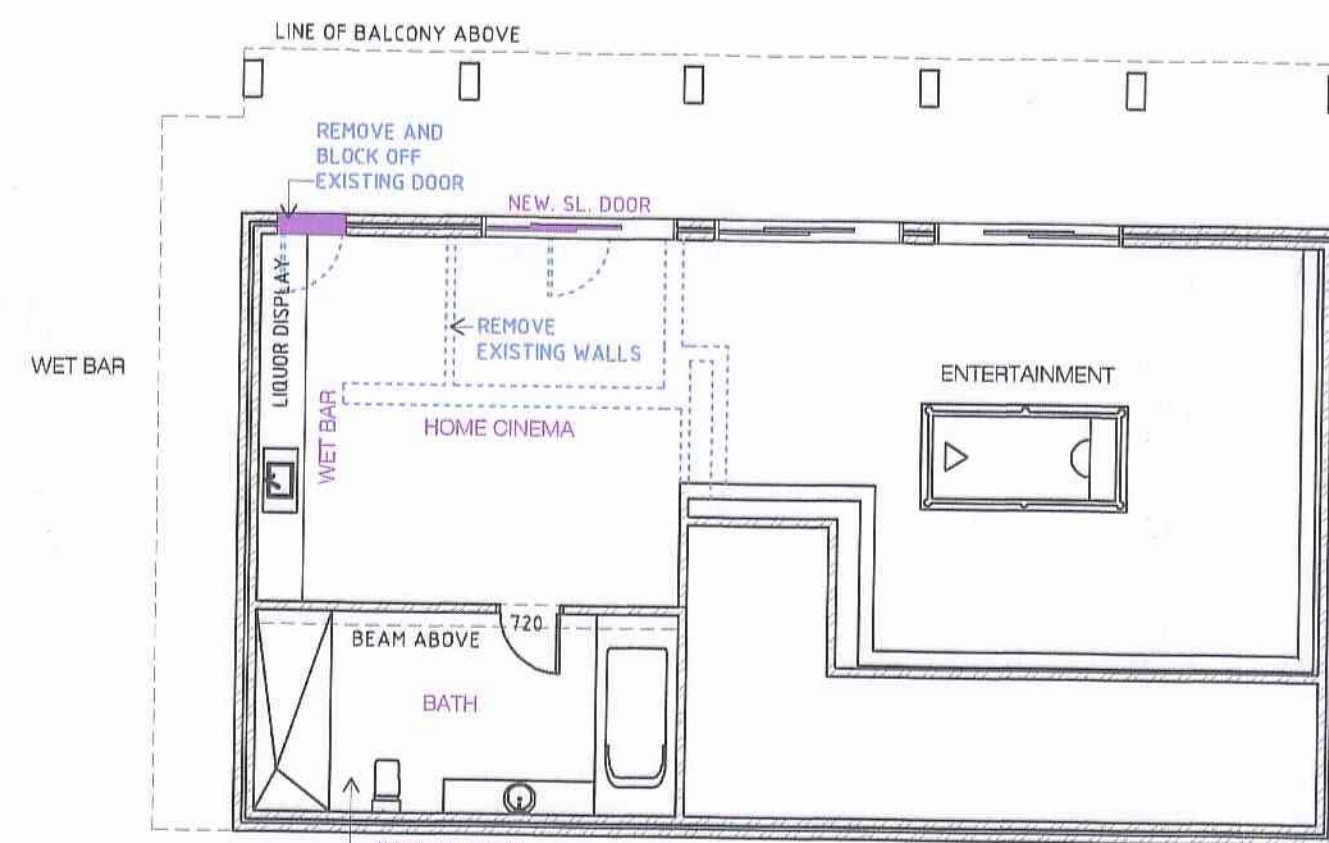
Signature(s)

M Adamovic

Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (e.g., power of attorney, executor, trustee, company director, etc).



APPROVED LOWER GROUND FLOOR PLAN
SCALE 1:200



PROPOSED LOWER GROUND FLOOR PLAN
SCALE 1:200

