Date: 19/06/2020
Ref: CDC20/1333

General Manager
Inner West Council
PO Box 1145, ASHFIELD, NSW, 1800

COMPLYING DEVELOPMENT CERTIFICATE: CDC20/1333

Address: Lot 27, DP 309288, 162 Croydon Road, Croydon, NSW, 2132
Re: Internal alteration to existing dwelling

Dear Sir / Madam,

United Building Certifiers provides this Complying Development Certificate in accordance with the provisions of the Environmental Planning and Assessment Act 1979.

Please find enclosed the following:

- Complying Development Certificate
- Copy of Application for Complying Development Certificate
- Documentation for Complying Development Certificate as outlined in Schedule 1

Should you have any questions, don't hesitate to contact the undersigned.

Yours faithfully,

Luke Glavas
Accreditation No - 2462

Date: 19/06/2020
Ref: CDC20/1333

Lei Zhang
162 Croydon Road, Croydon, NSW, 2132
candy3652211@gmail.com

COMPLYING DEVELOPMENT CERTIFICATE: CDC20/1333

Address: Lot 27, DP 309288, 162 Croydon Road, Croydon, NSW, 2132
Re: Internal alteration to existing dwelling

Dear Sir / Madam,

United Building Certifiers provides this Complying Development Certificate in accordance with provisions of the Environmental Planning and Assessment Act 1979.

Enclosed is a copy of the Complying Development Certificate including the stamped plans. A copy has been forwarded to the relevant local Council for their records.

The items listed below are required to be submitted prior to the commencement of any building works:

- Notice of Commencement Form
- Home Owners Warranty Insurance Or Owner Builder Permit
- Payment of Council Fees

Should you have any questions, don't hesitate to contact the undersigned.

Yours faithfully,

Luke Glavas
Accreditation No - 2462

COMPLYING DEVELOPMENT CERTIFICATE CDC20/1333

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

Applicant Details

Contact Name: Lei Zhang

Contact Address: 162 Croydon Road, Croydon, NSW, 2132

Contact Number: 0434 899 522

Contact Email: candy3652211@gmail.com

Complying Development Consents

Local Goverment Area: Inner West Council

Date of CDC Application: 2/04/2020

Date of Determination: 19/06/2020

Date of Lapse 19/06/2025

CDC Number: CDC20/1333

Planning Instrument Decision Made Under:

Part 4 - Housing Alteration Code (Exempt & Complying Development Codes) 2008

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

Complying Development Consents

Address of Development: Lot 27, DP 309288, 162 Croydon Road

Croydon, NSW, 2132

Zone: R2

Building Classification: 1a

Scope of Works:

Internal alteration to existing dwelling

Value of Building Works: $40,000.00

Plans and Specifications approved: Schedule 1

Exclusions: nil

Certifying Authority

Accredited Certifier: Luke Glavas

Accreditation Body & Registration No.: Building Professionals Board 2462

I, Luke Glavas, as the certifying authority, certify that the proposed development is a complying development, and, if carried out as specified in this certificate, will comply with all development standards applicable to the development and with the requirements prescribed by the Environmental Planning & Assessment Regulation 2000 concerning the issue of this certificate. The issue of this certificate has been endorsed on the documents listed in Schedule 1, which were provided in connection with the application for this certificate.

Signature  Date 19/06/2020

COMPLYING DEVELOPMENT CERTIFICATE CDC20/1333
SCHEDULE 1

Approved Plans

Title	Revision	Document Date
Architectural Plans - pages 1 - 4 - prepared by D&E homes	A	29/03/2020

Endorsed Plans & Specifications

Title	Revision	Document Date
Structural Engineering Details - pages 1 - 2 - prepared by MBC engineering	A	20/04/2020

Other Documents

Title	Document Date
CDC Application Form	2/04/2020
149 (2&5) Certificate	6/02/2020
Title Search	15/03/2020
Sydney Water Approval	24/04/2020
Structural Adequacy Certificate	15/04/2020
Long Service Levy	16/04/2020
Site Survey	15/03/2020
Waste Management Plan	2/04/2020
Pre inspection record	3/04/2020

NOTICE OF CRITICAL STAGE INSPECTIONS

In accordance with Regulation 162A of the EP&A Regulation 2000, the following critical stage site inspections are required:

- Prior to issuance of the CC/CDC (completed 3/04/2020)
- Prior to covering the framework for any floor, wall, roof or other building element
- Prior to covering waterproofing in any wet areas
- After the building work has been completed and prior to any Final Occupation Certificate being issued in relation to the building

Please note: Failure to book and undertake any of these mandatory critical stage inspections and proceed without receiving a satisfactory inspection record may result in the failure of the issue of an Occupation Certificate.

General Conditions
Environmental Planning & Assessment Regulation 2000

Clause 136A

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

The Complying Development Certificatee for this development must comply with:

a) Prior to the issue of a Complying Development Certificate in accordance with the Environmental Planning and Assessment Regulation, undertake one (1) pre permit inspection of the property.

a) A contract of insurance must be entered into and be enforced in accordance with Part 6 of the *Home Building Act 1989*, before any building work authorised to be carried out by the certificate commences.

Clause 136AB(1)

Notice to neighbours – Category 1 Local Government Area & Non Residential Release Area

Notice to neighbours shall be issued by the person having the benefit of the Complying Development Certificate to 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.

Clause 136AB(2)

Notice to neighbours – Category 2 Local Government Area & Residential Release Area

Notice to neighbours shall be issued by the person having the benefit of the Complying Development Certificate to 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.

Clause 136B

Erection of signs

A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

a) Showing the name, address and telephone number of the principal certifying authority for the work, and

b) Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

c) Stating that unauthorised entry to the site is prohibited

Clause 136D

Fulfilment of BASIX commitments

All commitments listed in each relevant BASIX certificate for the development must be fulfilled.

Clause 136E

Development involving bonded asbestos material and friable asbestos material

The Complying Development Certificate for this development is issued subject to the following conditions:

1. 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*

2. 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,
3. 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,
4. 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.

Clause 136H

Condition relating to shoring and adequacy of adjoining property

Where this Complying Development Certificate involves any 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:

1. Protect and support the building, structure or work from possible damage from the excavation, and
2. Where necessary, underpin the building, structure or work to prevent any such damage.

Clause 136K & 136L

When Complying Development Certificate must be subject to section 94 Contributions

Should Council's contributions plan require the payment of a monetary section 94 contribution or section 94A levy in relation to development for a particular purpose, the payment of such levy shall occur in accordance with Section 85A(9) of the EP&AAct. These contributions & levies shall be paid prior to the commencement of any works.

Clause 136M

Condition relating to payment of security

Where cost of works exceeds $25,000, should council require the payment of a security deposit or guarantee in relation to development for a particular purpose, the payment shall occur to the satisfaction of Council. This payment shall be paid prior to the commencement of any works.

General Conditions general Housing Code & the Rural Housing Code & Affordable Rental Housing Code (Secondary Dwellings)

Note 1. Complying development under the General Housing Code and the Rural Housing Code must comply with the requirements of the *Act, Environmental Planning and Assesment 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 Certificate are subject.
Note 3. In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.
Note 4. If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.
Note 5. Under section 86A of the *Environmental Planning and Assessment Act 1979*, a Complying Development Certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

PART 1 Conditions applying before works commence

Protection of adjoining areas

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

A. could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
B. could cause damage to adjoining lands by falling objects, or
C. involve the enclosure of a public place or part of a public place.

Note. Clauses 2.67 and 2.68 of this Policy specify which scaffolding, hoardings and temporary construction site

Toilet facilities

- 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. 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

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

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

Adjoining wall dilapidation report

- If a wall on a lot is to be built to a boundary and there is a wall (the adjoining wall) on the lot adjoining that boundary that isless than 0.9m from that boundary, the person having the benefit of the Complying Development Certificate must obtain a dilapidation report on the adjoining wall.

- 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.

Runoff 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 runoff 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 topsoil, excavated materials, construction and landscaping supplies and debris within the lot.

Tree protection measures

- 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:

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

A. Each tree that is within 6m of a dwelling house or any ancillary development that is to be constructed, and
B. Each protected tree that is within 10m of a dwelling house or any ancillary development that is to be constructed

- Each protected tree that is within 6m of a dwelling house, outbuilding or swimming pool must have a fence or barrier that is erected:

A. Around its tree protection zone as defined by section 3.2 of AS 4970—2009, Protection of trees on development sites, and
B. In accordance with section 4 of that standard.

- The person having the benefit of the Complying Development Certificate must ensure that:

A. The activities listed in section 4.2 of that standard do not occur within the tree protection zone of any tree on the lot or any tree on an adjoining lot, and
B. Any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained on the lot during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.

- The tree protection measures specified in this clause must:

A. be in place before work commences on the lot, and
B. be maintained in good condition during the construction period, and
C. remain in place for the duration of the construction works.

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

PART 2 Conditions applying during the works

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

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

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

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

- 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.

- 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

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

Earthworks, retaining walls and structural support

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

1. Must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
2. Must not redirect the flow of any surface or groundwater or cause sediment to be transported onto an adjoining property, and
3. That is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*, and
4. That is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.

- Any excavation must be carried out in accordance with Excavation Work: Code of Practice (ISBN 9780642785442), published in July 2012 by Safe Work Australia.

Drainage connections

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

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

Archaeology discovered during excavation

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

1. All work must stop immediately in that area, and
2. The Office of Environment and Heritage must be advised of the discovery.

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

Aboriginal objects discovered during excavation

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

1. All excavation or disturbance of the area must stop immediately in that area, and
2. The Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the *National Parks and Wildlife Act 1974*.

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

PART 3 Conditions applying before the issue of an occupation certificate

Vehicular access

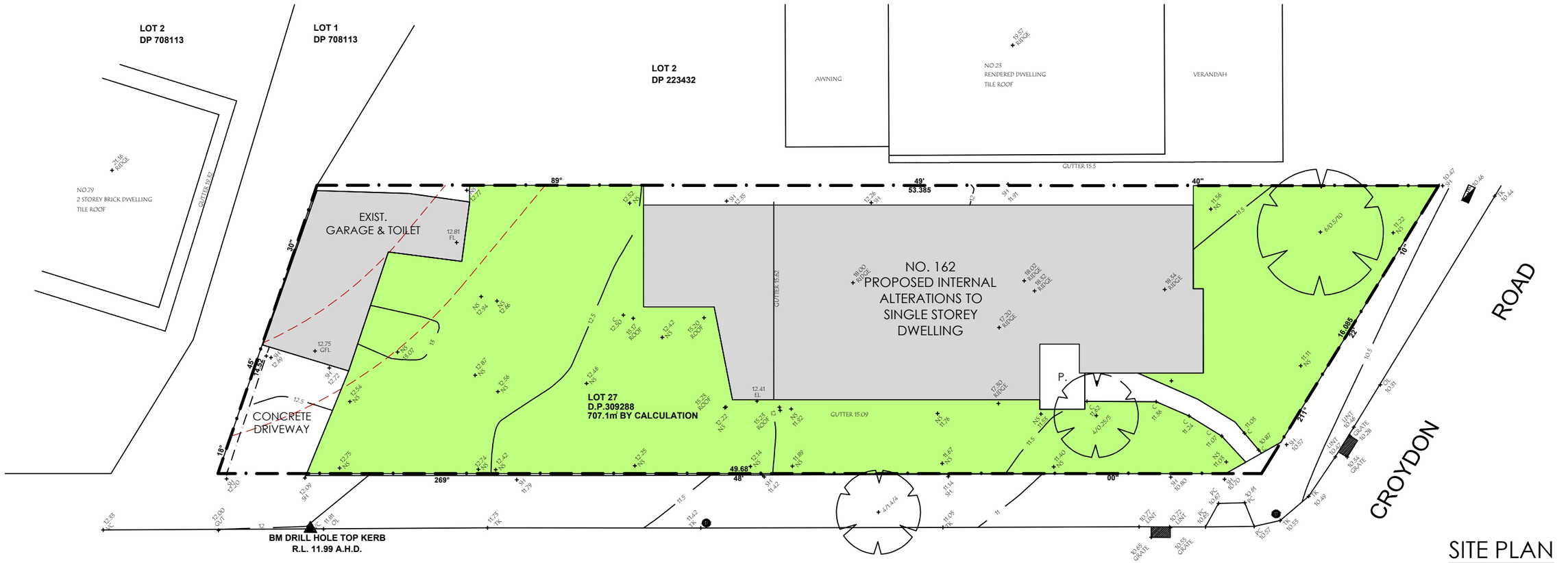
- If the work involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the work on the site is obtained.

Utility services

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

General Conditions – General Housing Code & the Rural Housing Code & Affordable Rental Housing Code (Secondary Dwellings)

Note 1. Complying development under the General Housing Code and the Rural Housing Code must comply with the requirements of the *Act, the Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Schedule.
Note 2. Division 2A of Part 7 of the *Environmental Planning and Assessment Regulation 2000* specifies conditions to which certain Complying Development Certificate are subject.
Note 3. In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.
Note 4. If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.
Note 5. Under section 86A of the *Environmental Planning and Assessment Act 1979*, a Complying Development Certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.



SITE PLAN
SITE ANALYSIS PLAN

SCALE 1:200@A3

SITE CALCULATION

Site area	707.1m²
Floor Space Ratio	
Existing floor area:	215.9m² (not changed)
Total Floor area:	260.4m² (not changed)

Total Outbuilding area:	44.5m² (not changed)
Front Landscape area:	93.2m²
Rear Landscape area:	284.3m²
Total:	377.5m²
Ratio	0.53:1 (not changed)

APPROVED
UNITED BUILDING CERTIFIERS
No. CDC20/1333
Date 19/06/2020
Luke Slavas
A3 Accredited Certifier
Registration No. BPB 2462

DESIGNED BY:
P. O Box 1700, Hornsby Westfield NSW 1635
Mob: 0478 594 210
Email: info@dehomes.com.au
D&E HOMES DEVELOPMENTS PTY LTD

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK OR THE PREPARATION OF SHOP DRAWINGS.
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS.
THIS DRAWING IS A COPYRIGHT OF D&E HOMES. AND MUST NOT BE RETAINED, USED OR COPIED FOR ANOTHER PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF D&E HOMES.

CLIENT: Candy Zhang

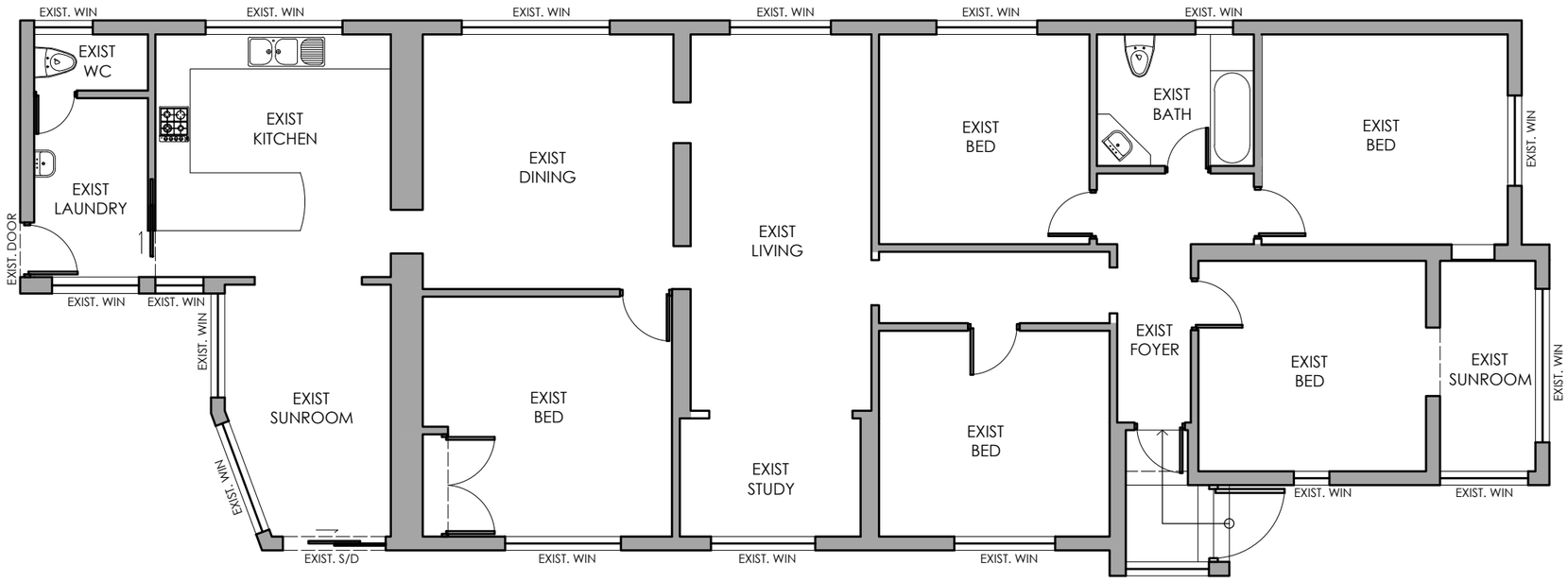
PROJECT: Internal alterations to a single storey existing dwelling
162 Croydon Road, Croydon NSW 2132

N

DATE 29.03.2020

TITLE:
SITE PLAN
SITE ANALYSIS PLAN

DWG NO. 1220 - 1
A



LEGEND

SYMBOL	EXPLANATION
	EXIST. WALL
	PROPOSED WALL
	WALL TO BE DEMOLISHED

FLOOR PLAN (EXISTING)

SCALE 1:100@A3

UNITED BUILDING CERTIFIERS
APPROVED
Date 19/06/2020
No. CDC20/1333
Luke Gavas
A3 Accredited Certifier
Registration No. BPB 2462

DWG NO. 1220 - 2

A

DESIGNED BY:

P. O Box 1700, Hornsby Westfield NSW 1635
Mob: 0478 594 210
Email: info@dehomes.com.au

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CLIENT: Candy Zhang

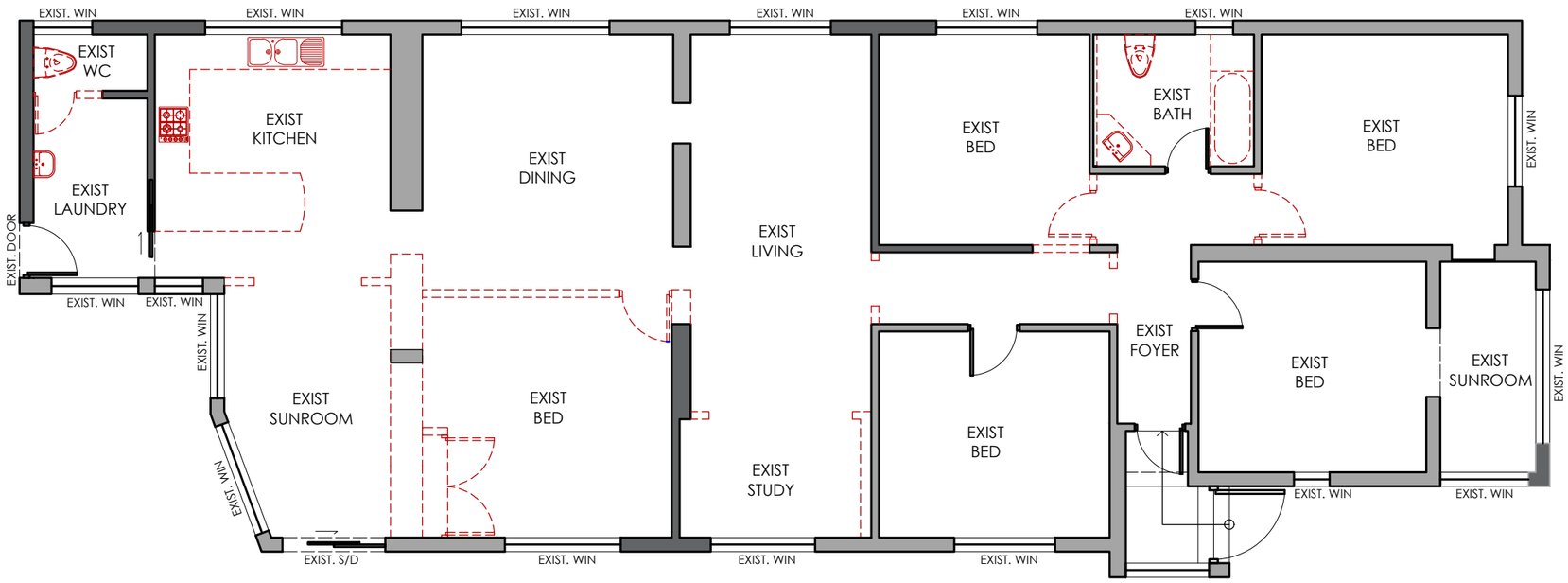
PROJECT: Internal alterations to a single storey existing dwelling

162 Croydon Road, Croydon NSW 2132

N

DATE 29.03.2020

TITLE: FLOOR PLAN (EXISTING)



LEGEND

SYMBOL	EXPLANATION
	EXIST. WALL
	PROPOSED WALL
	WALL TO BE DEMOLISHED

FLOOR PLAN (DEMOLITION)

SCALE 1:100@A3

UNITED BUILDING CERTIFIERS
APPROVED
Date 19/06/2020
No. CDC20/1333
Luke Slavas
A3 Accredited Certifier
Registration No. BPB 2462

DESIGNED BY:

P. O Box 1700, Hornsby Westfield NSW 1635
Mob: 0478 594 210
Email: info@dehomes.com.au

D&E HOMES DEVELOPMENTS PTY LTD

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CLIENT: Candy Zhang

PROJECT: Internal alterations to a single storey existing dwelling

162 Croydon Road, Croydon NSW 2132

N

DATE 29.03.2020

TITLE: FLOOR PLAN (DEMOLITION)

DWG NO. 1220 - 3

A



LEGEND

SYMBOL	EXPLANATION
	EXIST. WALL
	PROPOSED WALL
	WALL TO BE DEMOLISHED

FLOOR PLAN (PROPOSED)

SCALE 1:100@A3

UNITED BUILDING CERTIFIERS
APPROVED
Date 19/06/2020
No. CDC20/1333
Lukas Navas
A3 Accredited Certifier
Registration No. BPB 2462

DESIGNED BY:

P. O Box 1700, Hornsby Westfield NSW 1635
Mob: 0478 594 210
Email: info@dehomes.com.au

D&E HOMES DEVELOPMENTS PTY LTD

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CLIENT: Candy Zhang

PROJECT: Internal alterations to a single storey existing dwelling

162 Croydon Road, Croydon NSW 2132

N

DATE 29.03.2020

TITLE: FLOOR PLAN (PROPOSED)

DWG NO. 1220 - 4

A

GENERAL

G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS, SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE PROCEEDING WITH THE WORK.

G2. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.

G3. SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER.

G4. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER AS REQUIRED, EXCEPT FOR TEMPORARY WORKS DETAILED IN THESE DRAWINGS.

G5. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES.

G6. REFER TO ARCHITECTURAL DRAWINGS FOR BRICK WALL THICKNESSES WHERE NOT MENTIONED ON THESE DRAWINGS AND FOR FALLS IN SLABS, EXTRA PACKING, WATERPROOFING MEMBRANES, CONTRACTION JOINT FILLING MATERIALS AND ALL OTHER ARCHITECTURAL FEATURES SUCH AS DRIP GROOVES, POUR BREAKS IN OFF-FORM CONCRETE, FILLETS AND THE LIKE.

G7. UNLESS NOTED OTHERWISE, ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES.

G8. THE STRUCTURAL COMPONENTS DETAILED ON THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT SAA CODES AND LOCAL GOVERNMENT ORDINANCES FOR THE FOLLOWING LOADINGS :-

CLASSIFICATION	LIVE LOAD (KPa)
GARAGE	3.0
RESIDENCE	1.5

G9. THE RELEVANT PROVISIONS OF AS.1170.4 HAVE BEEN APPLIED FOR EARTHQUAKE DESIGN.

G10. THE RELEVANT PROVISIONS OF AS 1170.2 HAVE BEEN APPLIED FOR WIND LOADS WITH THE FOLLOWING PARAMETERS.
REGION A2
BASIC WIND SPEED Vu = 45m/s
TERRAIN CATEGORY 3

REINFORCEMENT

R1. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY. IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.

R2. SPLICES IN THE REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOWN. THE WRITTEN APPROVAL OF THE ENGINEER SHALL BE OBTAINED FOR ANY OTHER SPLICES. WHERE THE LAP LENGTH IS NOT SHOWN IT SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE REINFORCEMENT.

R3. WELDING OF REINFORCEMENT WILL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED IN WRITING BY THE ENGINEER

R4. REINFORCEMENT SYMBOLS:-

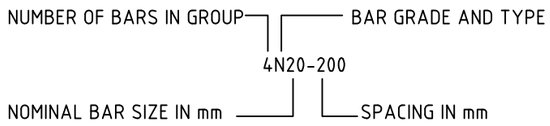
N - DENOTES GRADE 500 NORMAL DUCTILITY DEFORMED BARS (D500N) TO AS/NZS 4671

R - DENOTES GRADE 250 NORMAL DUCTILITY ROUND BARS (R250N) TO AS/NZS 4671

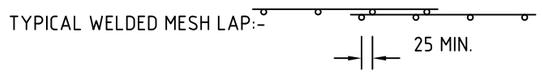
SL - DENOTES GRADE 500 LOW DUCTILITY DEFORMED BAR SQUARE WELDED MESH (D500SL) TO AS/NZS 4671

RL - DENOTES GRADE 500 LOW DUCTILITY DEFORMED BAR RECTANGULAR WELDED MESH (D500RL) TO AS/NZS 4671

THE FIGURES FOLLOWING WELDED MESH SYMBOLS 'SL' OR 'RL' ARE THE REFERENCE NUMBER FOR THE MESH TYPE IN ACCORDANCE WITH AS/NZS 4671



R5. ALL WELDED MESH SHALL COMPLY WITH AS/NZ 4671 AND SHALL BE SUPPLIED AS FLAT SHEETS.



WELDED MESH SHALL BE LAPPED 2 TRANSVERSE WIRES PLUS 50mm. BUNDLED BARS SHALL BE TIED TOGETHER AT 30 BAR DIAMETER CENTRES WITH 3 WRAPS OF WIRE.

R6. MINIMUM LAP LENGTHS UNLESS NOTED OTHERWISE SHALL BE
500 FOR SIZE 12 BARS
600 FOR SIZE 16 BARS
900 FOR SIZE 20 BARS
1000 FOR SIZE 24 BARS
1200 FOR SIZE 28 BARS
1500 FOR SIZE 32 BARS

FOUNDATIONS

F1. FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE INTENSITY OR BEARING PRESSURE OF:

ELEMENT	STRATA	ALLOWABLE BEARING PRESSURE kPa
	CLAY	250

NOTE

GEOTECHNICAL ENGINEER TO CONFIRM FOUNDING CAPACITY OF FOUNDATIONS PRIOR TO CONCRETE BEING PLACED.
BUILDER TO ALLOW FOR GEOTECHNICAL ENGINEERING COSTS.

F2. FOOTINGS SHALL BE LOCATED CENTRALLY UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE.

F3. SITE IS ASSUMED TO BE M SITE AS PER AS2870. NEED TO BE CONFIRMED BY GEOTECHNICAL ENGINEER.

CONCRETE

C1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH ACSE CONCRETE SPECIFICATION AND AS.3600 WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

C2. CONCRETE QUALITY (UNO ON PLANS):

ELEMENT	f'c MPa (28 DAYS)	SLUMP	MAX. AGG. SIZE	CEMENT TYPE	SHRINKAGE
FOOTING	25	80	20	GB	-
SLAB ON THE GROUND	25	80	20	GB	-

PROJECT CONTROL TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 1379.

C3. NO ADMIXTURES SHALL BE USED IN CONCRETE UNLESS APPROVED IN WRITING.

C4. CLEAR CONCRETE COVER TO ALL REINFORCEMENT FOR DURABILITY SHALL BE AS FOLLOWS, UNLESS SHOWN OTHERWISE :-

EXPOSURE CLASSIFICATION TO AS 3600	CONCRETE GRADE (MIN.)	CAST AGAINST GROUND	CAST IN FORMS AND EXPOSED	CAST IN FORMS NOT EXPOSED
A1 & A2	25	50mm	30mm	20mm (A1)
B1	32	60mm	40mm	
B2	40	65mm	45mm	

NOTE: (i) COVER REQUIREMENTS MAY NEED TO BE INCREASED TO SUIT FIRE RATING.

(ii) EXPOSURE CLASSIFICATION SHALL BE AS INDICATED BELOW OR ON THE DRAWINGS.

(iii) THE SURFACES OF MEMBERS PROTECTED FROM THE GROUND BY A DAMP-PROOF MEMBRANE HAVE EXPOSURE CLASSIFICATION A1, UNLESS NOTED OTHERWISE.

C5. FOR CHAMFERS, DRIP GROOVES, REGLETS, etc., REFER TO ARCH'S. DETAILS, MAINTAIN COVER TO REINFORCEMENT AT THESE DETAILS.

C6. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.

C7. CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.

C8. BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS, IF ANY.

C9. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.

C10. THE CONCRETE WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING EXPOSURE CLASSIFICATION FOR DURABILITY IN ACCORDANCE WITH AS.3600.

ELEMENT	EXPOSURE CLASSIFICATION
INTERNAL	A1
EXTERNAL	B1

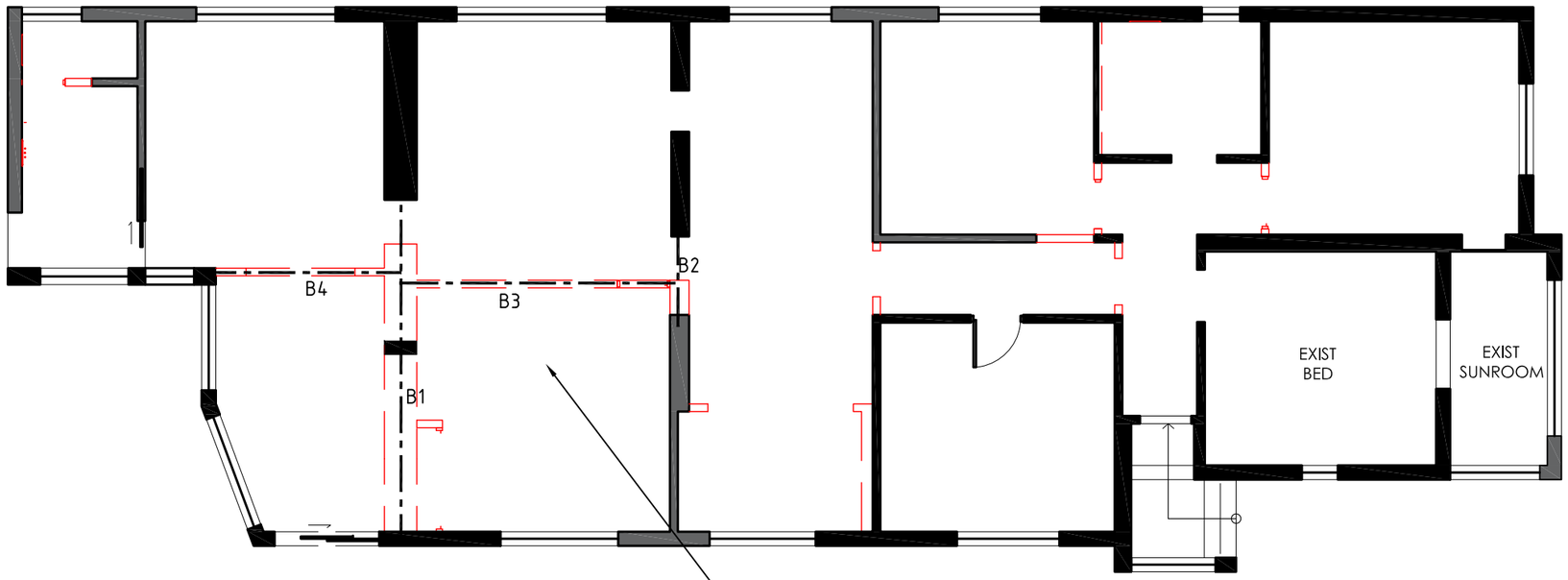
ENDORSED SPECIFICATION
BUILDING CERTIFICATION SYSTEMS
United Building Certifiers do not warrant the accuracy of the information contained within the document.
19/03/2020
Any errors or omissions remain the responsibility of the relevant consultant who prepared this document.

client	date	issue	amendment	checked	date	issue	amendment	checked	project
	20/04/2020	A	ISSUED FOR CC	JZ					162 CROYDON RD, CROYDON

MBC ENGINEERING
BUILDING CIVIL & STRUCTURAL ENGINEERS
PO BOX 269
PARRAMATTA NSW 2124
MBCCONSULTING@LIVE.COM
MOBILE:0432546227

drawing title: STRUCTURAL NOTES

date 20/APR | job no. 2020265 | scale 1:100;1:20 | designed:C.Z. (BE,MIEAust 3928680) | drawing no. S01 | REV. A



BUILDER NEED REMOVE THE CEILING AND EXPOSE THE TIMBER FRAMING TO INSPECT BY ENGINEER

ROOF TIMBER FRAMING PLAN

ALL TIMBER WORK TO FOLLOW AS1684

NOTE: ALL TIMBER BEAM CONNECTION DETAIL,TIE DOWN , BRACING,ETC
REFER TO MANUFACTURER'S SPECIFICATION

BEAM SCHEDULE

MARK No.	SIZE
B1	2/ 300X42 SMARTLVL 15
B2	300X42 SMARTLVL15
B3	2/300X42 SMARTLVL
B4	300X42 SMARTLVL
P	90X90 HW POST
FJ	REFER TO MANFUFACTURER'S SPECIFICATION

UNITED BUILDING CERTIFIERS
ENDORDED SPECIFICATION
United Building Certifiers does not warrant the accuracy of the information contained within the document.
19/06/2020
Any errors or omissions remain the responsibility of the relevant consultant who prepared this document.

client

date	issue	amendment	checked
20/04/2020	A	ISSUED FOR CC	JZ

date	issue	amendment	checked

project: 162 CROYDON RD, CROYDON

MBC ENGINEERING
BUILDING CIVIL & STRUCTURAL ENGINEERS
PO BOX 269
PARRAMATTA NSW 2124
MBCCONSULTING@LIVE.COM
MOBILE:0432546227

drawing title: FIRST FLOOR PLAN AND DETAILS

date 20/APR
job no. 2020265
scale 1:100;1:20
designed:C.Z.
(BE,MIEAust 3928680)
drawing no. S02
REV. B

UNITED BUILDING CERTIFIERS

Application for a Complying Development Certificate

Information for the Applicant

- This form may be used to apply for a complying development certificate (a "CDC") to carry out development classed as "complying development". To complete this form, please place a cross in the relevant boxes, fill out the white sections as appropriate and attach copies of all documents indicated in the form as being required to be provided. To minimise delay in receiving a decision about the application, please ensure that all relevant information and documents are provided.

- Once completed, this application form should be submitted to a "certifying authority" for determination. Certifying authorities are either a private accredited certifier (which may be either an individual or a company) or the Local Council.

- It is recommended that applicants should obtain a planning certificate issued under s.149 Environmental Planning and Assessment Act 1979 from the Local Council and provide it to the certifying authority with this application. This may expedite the determination of the application.

- A single application for a CDC maybe made for development comprising the concurrent construction of new single storey or two storey dwelling houses if each is to be erected on existing adjoining lots.

- If the certifying authority issues a CDC, the Applicant (or a subsequent owner of the land on which the development is proposed to be carried out) has permission to carry out the development without the need to obtain further development consent.

- However, depending upon factors such as the type of development, the location of the development and whether there will be external work or activities involved (eg. road opening, use of footpath areas) there may still be a need to obtain other approvals in order for the work involved to be performed. A list of the possible additional approvals that may be required can be obtained from the Department of Planning at www.planning.nsw.gov.au. In order to avoid potential delays in commencing any work, Applicants should ascertain whether other approvals will be needed, and if so, the stage at which they will be required.

SECTION A. Details of the Applicant

Contact Name: Lei Zhang

Daytime Telephone: 0434 899 522

Address: 162 Croydon Road, Croydon, NSW, 2132

Email Address: candy3652211@gmail.com

SECTION B. Location and title details of the land where the development is to be carried out

Lot No.	Lot 27
DP/SP No.	DP 309288
Flat/Street No.	162
Street Name	Croydon Road
Suburb or Town	Croydon
Post Code	2132

SECTION C. Describe the development proposed to be carried out

Provide a brief description of the development. For example, if a dwelling is proposed, include information such as the type of building (house, townhouse, villa etc), the number of floors, the number of bedrooms, the major building material (brick, brick veneer, timber clad etc).

Internal alteration to existing dwelling

SECTION D. Estimated cost of the development

$40,000.-

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including the cost of construction of any building and the preparation of a building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment). GST is also to be included.

SECTION E. Environmental planning instrument

Provide the name of the "environmental planning instrument" (*see definition below) under which the development is complying development.

If the development is specified as complying development by a "development control plan" (*see definition below) referred to in an environmental planning instrument, also provide the name of that development control plan.

Note: The criteria for complying development may vary between environmental planning instruments. You must nominate which instrument this Application is to be assessed under.

Environmental planning instruments (EPI) are State Environmental Planning Policies and Local Environmental Plans. Complying development is commonly, but not always, authorised under either the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 , or a Local Environmental Plan of the Council for the area where the development is to be carried out.

Development Control Plan. An EPI may refer to another instrument called a "Development Control Plan" (DCP) which contains more detailed provisions which support the EPI. A DCP may specify certain development as being complying development under the EPI

Part 4 - Housing Alteration Code (Exempt & Complying Development Codes) 2008

SECTION F. Asbestos

If any bonded asbestos material or friable asbestos material will be disturbed, repaired or removed in carrying out the development, what is the estimated area of the material?

NIL **square metres**
applicant to complete

SECTION G. Copyright

Information for the Applicant: Upon an application being made for a complying development certificate, the Applicant (not being entitled to copyright) is taken to have indemnified all persons using the application and any accompanying documents in accordance with the Act against any claim or action in respect of breach of copyright (SeeCl.129 EP&A Regulation 2000).

SECTION H. Authority to enter and inspect land

Information for the Applicant: A certifying authority must not issue a complying development certificate for development unless the certifying authority, or an accredited certifier or council on behalf of the certifying authority, has carried out an inspection of the site of the development.

By signing this Application, the Applicant, and if the Applicant is not the owner of the property, the owner also, authorise the certifying authority, or an accredited certifier or council, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this Application. The Applicant and the owner undertake to take all necessary steps make access available to the property to enable the inspection to be carried out.

SECTION I. Long Service Payment Levy

Information for the Applicant: Where a certifying authority completes a complying development certificate, that certificate must not be forwarded or delivered to the Applicant unless any long service payment levy payable under s.34 of the Building and Construction Industry Long Service Payments Act 1986 (or, where such a levy is payable by instalments, the first instalment of the levy) has been paid.

The Applicant should attach a copy of a receipt for any long service payment levy that has been made or make arrangements for a copy to be available to be provided to the certifying authority in the event that a complying development certificate is completed.

SECTION J. Signature of Applicant(s)

Signature of Applicant(s)	Name(s)	Date
	Lei Zhang	02/04/2020

SECTION K. Consent of Owner(s)

Note If the Applicant is not the owner of the property, the owner(s) must sign the following statement.

As the owner(s) of the above property, I/we consent to this application.

Signature of Applicant(s)	Name(s)	Date
As above		02/04/2020

SECTION L. Description of the development

Applicant to complete

1. For each proposed new building, indicate:

The number of storeys (including underground storeys) in the building	One.
The gross floor area of the building (in square metres)	216m²
The gross site area of the land on which the building is to be erected (in square metres)	707m²

2. For each proposed new residential building, indicate:

The number of existing dwellings on the land on which the new building is to be erected	NIL
The number of those existing dwellings that are to be demolished in connection with the erection of the new building	One.
The number of dwellings to be included in the new building	One.
Whether the new building is to be attached to any existing building	NO
Whether the new building is to be attached to any other new building	NO
Whether the land contains a dual occupancy	NO
The materials to be used in the construction of the new building by completing the table below	

3. **Place a cross in each appropriate box.** (existing)

Walls	Code	Roof	Code	Floor	Code	Roof	Code
☑ Brick (double)	11	☑ Tiles	10	☑ Concrete/Slate	20	☑ Timber	40
☐ Brick (veneer)	12	☐ Concrete/Slate	20	☐ Timber	40	☐ Steel	60
☐ Concrete/Stone	20	☐ Fibre Cement	30	☐ Other	80	☐ Aluminium	70
☐ Fibre Cement	30	☐ Steel	60	☐ Not Specified	90	☐ Other	80
☐ Timber	40	☐ Aluminium	70			☐ Not Specified	90
☐ Curtain Glass	50	☐ Other	80				
☐ Steel	50	☐ Not Specified	90				
☐ Aluminium Cladding	70						
☐ Timber/ Weatherboard	40						
☐ Other	80						
☐ Not Specified	90						

SECTION M. Date of Receipt of Application

FOR OFFICE USE ONLY:

To be completed by the certifying authority **immediately** after receiving this Application.

This application was recieved on __/__/__

INNER WEST COUNCIL

PLANNING CERTIFICATE

UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Cert. No.: PCT/2020/0100
Fee: $53.00
Application Date: 06 February 2020
Issued Date: 12 February 2020
Applicant's Reference: 200024

Applicant		Owner (as recorded by Council)
Name:	InfoTrack	Name: Mr Joseph Moubarak
Address:	GPO BOX 4029 SYDNEY NSW 2001	
Email:	ecertificates@infotrack.com.au	

Subject property address	Legal description
Street address: 162 Croydon Road CROYDON NSW 2132	Lot 27 DP 309288

Information provided pursuant to Section 10.7(2) of the EP&A Act

In accordance with the requirements of section 10.7(2) of the *Environmental Planning and Assessment Act 1979*, the following prescribed matters relate to the land at the date of this certificate.

Certificate Date: 06 February 2020

Certificate Number: PCT/2020/0100

1. Names of relevant planning instruments and DCPs

In accordance with Section 1 (1) & (2) of Schedule 4 of the *Environmental Planning and Assessments Regulations 2000*, the following is a list of State Environmental Planning Policies (SEPPs) & proposed SEPPs that may apply to the carrying out of development on the land:

- State Environmental Planning Policy No.19 – Bushland in Urban Areas
- State Environmental Planning Policy No. 21 – Caravan Parks
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
- State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy (Primary Production and Rural Development) 2019
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Draft State Environmental Planning Policy (Environment) 2017
- Draft State Environmental Planning Policy (Remediation of Land) 2017

Note: As part of improvements to simplify the State's planning system, as of 1 July 2009, regional environmental plans (REPs) are no longer part of the hierarchy of environmental planning instruments in NSW. All existing REPs are now deemed State environmental planning policies (SEPPs). Any enquiries regarding these State Planning Policies should be directed to the Department of Planning and Environment. Find contact details on the Department's website at http://www.planning.nsw.gov.au

In accordance with Section 1 (1) of Schedule 4 of the *Environmental Planning and Assessments Regulations 2000*, the following Local Environmental Plan applies to the land:

- Ashfield Local Environmental Plan 2013

In accordance with Section 1 (2) of Schedule 4 of the *Environmental Planning and Assessments Regulations 2000*, the following proposed Local Environmental Plan(s) applies to the land. The following proposed Local Environmental Plan has been the subject of community consultation or has been placed on public exhibition:

Lot 27 DP 309288 – Draft Local Environmental Plan

- Ashfield Local Environmental Plan 2013 Draft Amendment No. 8.

In accordance with Section 1 (3) of Schedule 4 of the *Environmental Planning and Assessments Regulations 2000*, The following Development Control Plan applies to the land:

- Inner West Comprehensive Development Control Plan 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill

Certificate Date: 06 February 2020

Certificate Number: PCT/2020/0100

2. Zoning and land use under relevant environmental planning instruments referred to in clause 1 (other than a SEPP or proposed SEPP)

Lot 27 DP 309288

Ashfield Local Environmental Plan 2013

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Dual occupancies (attached); Dwelling houses; Group homes; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land, and if so, the minimum land dimensions so fixed:

Lot 27 DP 309288 – YES. Minimum required allotment size is 500 square metres.

Whether the land includes or comprises critical habitat:

Lot 27 DP 309288 – NO

Whether the land is in a conservation area (however described):

Lot 27 DP 309288 – YES

Whether an item of environmental heritage (however described) is situation on the land:

Lot 27 DP 309288 – NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

The land **IS NOT** land to which *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* applies.

Note: In accordance with 2A of Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*, *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* **DOES NOT** apply to any land in the Inner West Council.

Sample Certificate

Certificate Date: 06 February 2020

Certificate Number: PCT/2020/0100

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

Housing Code

Lot 27 DP 309288:
NO. Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that land is excluded land being land that is:

- Within a Conservation Area in Ashfield LEP 2013 - unless the development is for a detached outbuilding, detached development (other than a detached studio) or swimming pool and no exclusion apply above.

Inland Code

NO, the Inland Code does not apply to land within the Inner West Local Government Area.

Low Rise Medium Density Housing Code

NO, the Inland Code does not apply to land within the Inner West Local Government Area.

Rural Housing Code

NO, the Inland Code does not apply to land within the Inner West Local Government Area.

Greenfield Housing Code

NO, the Inland Code does not apply to land within the Inner West Local Government Area.

Commercial and Industrial (New Buildings and Additions) Code

Lot 27 DP 309288:
NO. Complying Development may not be carried out on this land because of the provisions of clause 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* that land is excluded land being land that is:

- Within a Conservation Area in Ashfield LEP 2013 - unless the development is for a detached outbuilding, detached development (other than a detached studio) or swimming pool and no exclusion apply above.

Housing Alterations Code

Lot 27 DP 309288:
YES
Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

General Development Code

Lot 27 DP 309288:
YES
Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Commercial and Industrial Alterations Code

Lot 27 DP 309288:
YES
Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Certificate Date: 06 February 2020

Certificate Number: PCT/2020/0100

Container Recycling Code

Lot 27 DP 309288:
YES
Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Subdivisions Code

Lot 27 DP 309288:
YES
Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Demolition Code

Lot 27 DP 309288:
YES
Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

Fire Safety Code

Lot 27 DP 309288:
YES
Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

s10.7 2&5 Standard Cert

Certificate Date: 06 February 2020

Certificate Number: PCT/2020/0100

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

The land **IS NOT** subject to any annual charges under Section 496B of the *Local Government Act 1993*.

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the *Local Government Act 1993*.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Compensation Act 2017*:

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993, or
(b) any environmental planning instrument, or
(c) any resolution of the council.

Lot 27 DP 309288:
The land **IS NOT** affected by a road widening or road realignment.

7. Council and other public authority policies on hazard risk restrictions

(a) Whether or not the land is affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of:

Land Slip	**NO**
Bushfire	**NO**
Tidal Inundation	**NO**
Subsidence	**NO**
Acid Sulphate Soils	**NO**
Any Other Risk (Other than Flooding)	**YES.** Council has adopted a policy which may restrict the development of the land if the potential for the risk of land contamination exists. This policy is the Comprehensive Inner West DCP 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill refer to Section A14 Contaminated Land in Ashfield. Persons relying on this certificate should refer to this Development Control Plan to satisfy themselves that the land is suitable for the intended use.

(b) Whether or not the land is affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council that restricts the development of the land because of the likelihood of:

Land Slip	**NO**
Bushfire	**NO**
Tidal Inundation	**NO**
Subsidence	**NO**
Acid Sulphate Soils	**NO**
Any Other Risk (Other than Flooding)	**NO**

Certificate Date: 06 February 2020

Certificate Number: PCT/2020/0100

7A. Flood related development controls information

(1) Whether or not development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls:

Lot 27 DP 309288:
NO.

(2) Whether or not development on the land or part of the land for any other purpose is subject to flood related development controls:

Lot 27 DP 309288:
NO.

(3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006.*

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in Item 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act:

Lot 27 DP 309288:
The land **IS NOT** reserved, in part or whole, for acquisition by a public authority, as referred to in section 3.15 of the *Environmental Planning and Assessment Act 1979.*

9. Contributions plans

The name of each contributions plan applying to the land:

Ashfield Section 94 and Ashfield Section 94A Development Contributions Plans

Note: The former Section 94 and 94A Development Contributions Plans are now known as Section 7.11 and Section 7.12 Local Infrastructure Contribution Plans under the *Environmental Planning and Assessment Act 1979.*

9A. Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 8 of the *Biodiversity Conservation Act 2016*) a statement to that effect.

The land **IS NOT** biodiversity certified land as defined under Part 8 of the *Biodiversity Conservation Act 2016.*

Note: Biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016.*

10. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

The land **IS NOT** biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* .

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardship agreements under Part 5 of the *Biodiversity Conservation Act 2016.*

Certificate Date: 06 February 2020

Certificate Number: PCT/2020/0100

10A. Native vegetation clearing set asides

If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

There are **NO** set asides areas on the land under section 60ZC of the *Local Land Services Act 2013*.

11. Bush fire prone land

If any of the land is bush fire prone land (as defined in section 4.14 of the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

The land **IS NOT** bush fire prone land as defined under the *Environmental Planning and Assessment Act, 1979*.

12. Property vegetation plans

If the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The land **DOES NOT** have an applicable property vegetation plan under the *Native Vegetation Act 2003*.

13. Orders under Tree (Disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the Council has been notified of the order):

Lot 27 DP 309288:
An order **HAS NOT** been made under the *Trees (Disputes Between Neighbours) Act 2006*.

14. Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

There **IS NOT** a direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979* that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

Note: Developments may no longer be lodged under Part 3A of the Act and must now be processed via the State Significant pathways of Part 4.7 for State Significant Development and Part 5.2 for State Significant Infrastructure.

15. Site compatibility certificates and conditions for seniors housing

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 **DOES** apply to this land.

Lot 27 DP 309288:
There **IS NOT** a current site compatibility (of which the Council is aware), issued under clause 25 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* in respect of proposed development on the land.

Certificate Date: 06 February 2020

Certificate Number: PCT/2020/0100

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

Lot 27 DP 309288:
There **IS NOT** a valid site compatibility certificate (of which Council is aware) issued under clause 19 of *State Environmental Planning Policy (Infrastructure) 2007* in respect of proposed development on the land.
There **IS NOT** a valid site compatibility certificate (of which Council is aware) issued under clause 15 of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* in respect of proposed development on the land.

17. Site compatibility certificates for affordable rental housing

Lot 27 DP 309288:
There **IS NOT** a valid site compatibility certificate (of which the Council is aware), issued under clause 37 of *State Environmental Planning Policy (Affordable Rental Housing) 2009* in respect of proposed development on the land.

18. Paper subdivision information

(1) There **IS NOT** any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

(2) There **IS NOT** any subdivision order that applies to the land.

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

19. Site verification certificates

A statement of whether there is a current site verification certificate, of which council is aware, in respect of the land and, if there is a certificate, the statement is to include:

a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

b) the date on which the certificate ceases to be current (if any), and
c) that a copy may be obtained from the head office of the Department

There **IS NOT** a current site verification certificate, of which the Council is aware, in respect of the land.

20. Loose-fill asbestos insulation

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

Council **IS NOT** aware of whether the land includes residential premises listed on the register maintained under Division 1A of Part 8 of the *Home Building Act 1989*).

Certificate Date: 06 February 2020

Certificate Number: PCT/2020/0100

21. Affected building notices and building product rectification orders

(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
NO

(2) A statement of:

a. Whether there is any building rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with:
NO

b. Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding:
NO

(3) In this clause:

Affected building notice has the same meaning as in part 4 of the *Building Products (Safety) Act 2017*.

Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

Note. the following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

Lot 27 DP 309288 – NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of the Act – if it is subject to such an order at the date when the certificate issued,

Lot 27 DP 309288 – NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of the Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

Lot 27 DP 309288 – NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

Lot 27 DP 309288 – NO

(e) that the that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Lot 27 DP 309288 – NO

Section 10.7 Planning Certificate

Certificate Date: 06 February 2020

Certificate Number: PCT/2020/0100

Information regarding outstanding notices and orders

For information regarding outstanding notices and orders a Certificate for outstanding notices or intention and/or an Order under section 735A of the *Local Government Act 1993* may be applied for at any of the Inner West Council's Service Centres in Ashfield, Leichhardt or Petersham.

General Message on matters not able to be included in this Certificate

The s10.7 Certificate provides information relating to the land itself. Persons should make their own enquiries into external matters which may affect the enjoyment of the land such as development consents on adjacent land, Park Plans of Management etc.

General Information

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the *Environmental Planning and Assessment Regulation 2000* and is provided only to the extent that the Council has been notified by relevant departments or public authorities.

Any enquiries regarding State Environmental Planning Policies and should be directed to Planning and Environment.

Please contact Council's Strategic Planning section for further information about this Planning Certificate.

General Information

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the *Environmental Planning and Assessment Regulation 2000* and is provided only to the extent that the Council has been notified by relevant departments or public authorities.

When advice in accordance with section 10.7(5) is requested, the Council is under no obligation to furnish any advice. If advice is provided Council draws your attention to section 10.7(6) and section 2 of schedule 6 of the *Environmental Planning and Assessment Act 1979* which have the effect that Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Any enquiries regarding State Environmental Planning Policies should be directed to NSW Department of Planning, Industry and Environment.

Please contact Council's Strategic Planning section for further information about this Planning Certificate.

HARJEET ATWAL
SENIOR MANAGER PLANNING

LegalStream Australia Pty Ltd
An Approved NSW LRS Information Broker
ABN: 80 002 801 498

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 27/309288

SEARCH DATE	TIME	EDITION NO	DATE
15/3/2020	8:50 PM	3	22/7/1999

LAND

LOT 27 IN DEPOSITED PLAN 309288
LOCAL GOVERNMENT AREA INNER WEST
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP309288

FIRST SCHEDULE

JOSEPH MOUBARAK (T 5085275)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 A337765 COVENANT
3 J9914 EASEMENT FOR SEWERAGE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS SITE OF EASEMENT 12 FEET WIDE IN DP201872

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

19214 PRINTED ON 15/3/2020

Search Date/Time: **15/03/2020 8:50PM**

LEGALSTREAM AUSTRALIA - hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.
*** Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.**

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LAND REGISTRY SERVICES

LegalStream Australia Pty Ltd
An Approved NSW LRS Information Broker
ABN: 80 002 801 498

Search Date: **15-Mar-2020**

Cost Summary

Our Ref#	Search Type	Search Reference	Client Ref#	Total Cost	Total GST
5118658	Title Search	27/309288	19214	13.26	1.21
			REPORT TOTAL:	**13.26**	**1.21**

*** * * END OF REPORT * * ***

Building plan assessment application

Application number: 851278
Property address: 162 Croydon Rd, Croydon 2132
Lot details: Lot 27, Deposited Plan 309288

22/04/2020

Dear Echo Zeng

Your building plan assessment application has been

APPROVED

This Approval is provided subject to the Conditions and Important Information issued to you by Sydney Water, which you are taken to have accepted by using the approval.

This Approval is based on the information you provided to us through Sydney Water Tap in.

If any of the information you have provided is incorrect or incomplete, Sydney Water may revoke this Approval.

This approval is valid until 22/04/2021 (one year).

ANY QUESTIONS?

Email us
swtapin@sydneywater.com.au

Call us
1300 082 746

STRUCTURES

The structures and information you supplied are displayed below.

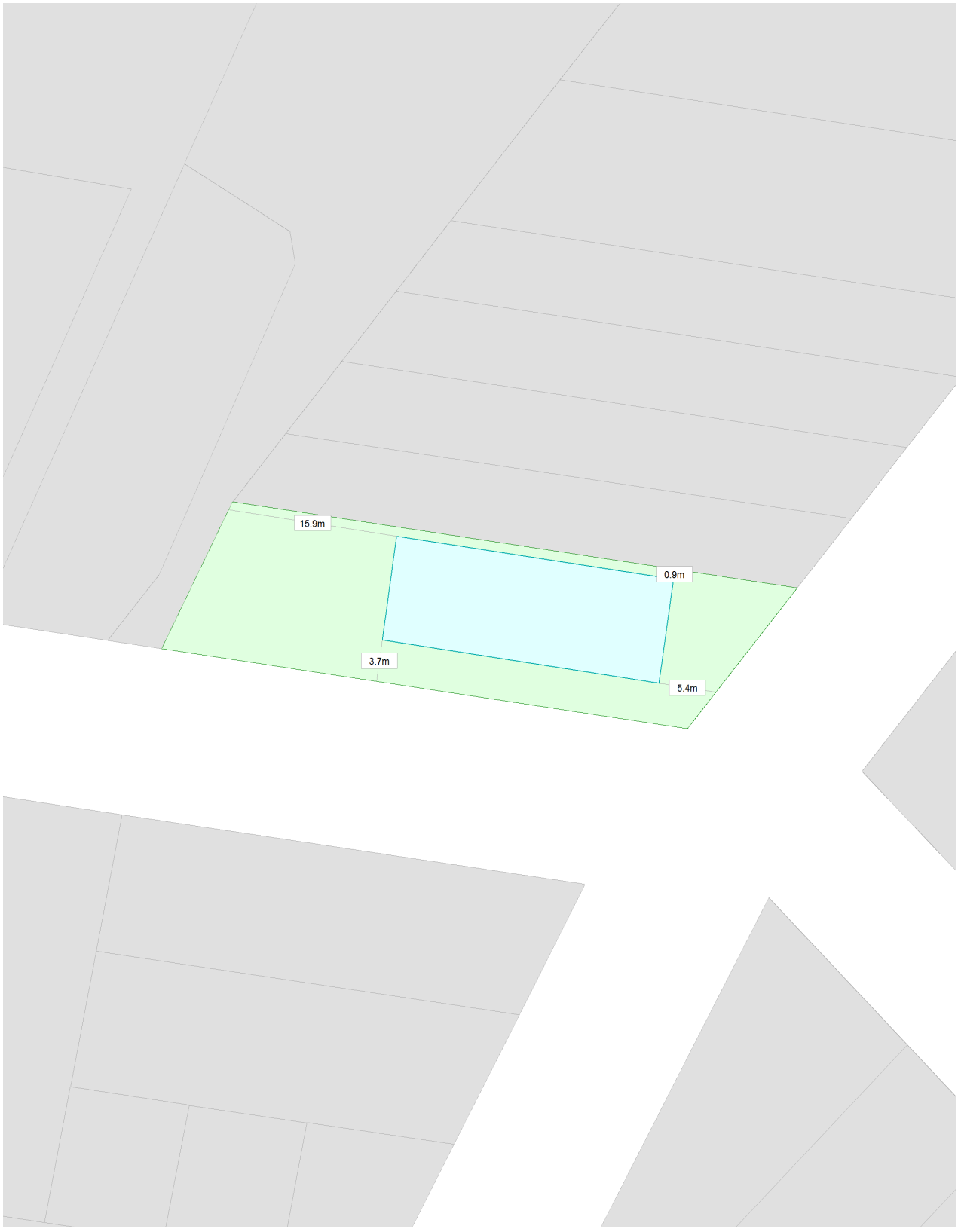
Structure(s) that will not impact Sydney Water infrastructure

Structure 1	Ground floor extension	26.16 m x 9.28 m x 0.0 m

Structure 1 of 1: Ground floor extension

Application number: 851278
Property address: 162 Croydon Rd, Croydon 2132
Lot details: Lot 27, Deposited Plan 309288

This structure will not impact Sydney Water infrastructure.



CONDITIONS AND IMPORTANT INFORMATION

Conditions and Important Information

Attention: You must read the information below.

1 The approval of your building plan by Sydney Water (Approval) has been generated by an automated system based on the information you have provided to Sydney Water through the Sydney Water Tap in. Sydney Water does not make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Approval.

2 It is your responsibility to ensure that the information is correct and complete when submitting your building plan for approval through Sydney Water Tap in and, if any of the information is incorrect or incomplete, to resubmit information that is correct and complete. If any of the information that you have provided is incorrect or incomplete, this may result in the revocation of the Approval.

3 The Approval is provided on each of the following conditions which you are taken to have accepted by using the Approval. To the fullest extent permitted by law:

(a) all conditions and guarantees concerning the Approval (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded and to the extent that those statutory guarantees cannot be excluded, the liability of Sydney Water to you is limited to either of the following as nominated by Sydney Water in its discretion, which you agree is your only remedy:

i. the supplying of the Approval again; or

ii. payment of the cost of having the Approval supplied again;

(b) in no event will Sydney Water be liable for, and you release Sydney Water from all Losses arising out of or in connection with you providing incorrect or incomplete information to Sydney Water in connection with the Approval:

i. whether arising under statute or in contract, tort or any other legal doctrine, including any negligent act, omission or default (including wilful default) by Sydney Water; and

ii. regardless of whether Sydney Water is or ought to have been aware of, or advised of, the possibility of such loss, costs or damages;

(c) you will indemnify, defend and hold harmless Sydney Water from and against all Losses of Sydney Water in respect of, or in connection with loss or damage to any property, personal injury (including death or illness of any person), arising out of or in connection with:

i. you providing incorrect or incomplete information to Sydney Water in connection with the Approval; or

ii. any third party claim against Sydney Water; and

(d) you assume all risks associated with the use of the Sydney Water Tap in and Sydney Water websites, including risk to your computer, software or data being damaged by any virus, and you release and discharge Sydney Water from all Losses which might arise in respect of your use of the websites.

4 Subject to condition numbered 3(c) in this document, your liability under condition numbered 3(c) in this document is reduced to the extent that the loss, liability, expense or damage:
   (a) is caused solely and directly by any negligent act or omission of Sydney Water; or
   (b) could not reasonably be foreseen and was not reasonably within the contemplation of you and Sydney Water at the time of the loss, liability, expense or damage.

5 The position of the proposed building/building works in relation to Sydney Water's pipes and structures is satisfactory. You are responsible for, amongst other things:
   (a) protecting underground structures, including Sydney Water's pipelines, from damage and interference;
   (b) maintaining minimum clearances between Sydney Water's structures and structures belonging to others;
   (c) preventing loss or damage to any property, personal injury (including death or illness of any person) arising out of or in connection with you providing incorrect or incomplete information to Sydney Water in connection with the Approval;
   (d) repairing or making good loss or damage to any property or the environment arising out of or in connection with you providing incorrect or incomplete information to Sydney Water in connection with the Approval;
   (e) ensuring that connections to Sydney Water's sewer, watermain or stormwater are only be made following the issue of a permit to a licensed plumber/drainer;
   (f) ensuring that all proposed fittings will drain to Sydney Water's sewer;
   (g) ensuring that all plumbing and/or drainage Work is to be carried out in accordance with the NSW Code of Practice, AS 3500 and the Sydney Water Act 1994;
   (h) ensuring that gullies, inspection shafts and boundary traps are not placed under any roof, balcony, verandah, floor or other cover unless otherwise approved by Sydney Water; and
   (i) notifying Sydney Water immediately of any damage caused or threat of damage to Sydney Water's structures.

6 "**Sydney Water**" means Sydney Water Corporation and its employees, agents, representatives and contractors. References to "you" include references to your employees, agents, representatives, contractors, executors, administrators, successors, substitutes, assigns and anyone else using the Approval. References to "Losses" means all liabilities, losses, damages, expenses, compensations, fines, penalties, charges and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature however they arise and whether they are present or future, fixed or unascertained, actual or contingent and including any loss of profits, loss of revenue or loss of opportunity. To the extent of any inconsistency, the conditions numbered 1 to 6 in this document will prevail over any other information provided or made available to you by Sydney Water.

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 92 (24 hours, 7 days).

MBC ENGINEERING

MBC ENGINEERING PTY LTD

PO BOX 269 , PARRAMATTA NSW2124
Email: mbcconsulting@live.com
Mobile:0432546227

Structural Adequacy Certificate for

162 Croydon Road, Croydon NSW 2132

15 April, 2020

Dear Sir or Madam:

Our office inspected the existing property at above address.

In my opinion, the existing property is structurally adequate for the proposed internal alterations.

If you have any question, please ring me to discuss.

Yours faithfully

C.Zhao

C.ZHAO
(BE, MIEAust, CPeng 3928680)

BUILDING AND CONSTRUCTION INDUSTRY

LEVY ONLINE PAYMENT RECEIPT

LEI ZHANG
162 CROYDON ROAD
CROYDON NSW 2132

APPLICATION DETAILS

Applicant Name:	LEI ZHANG
Levy Number:	5289217
Application Type:	CDC
Application Number:	CDC20/1333
Approving Authority:	INNER WEST COUNCIL

WORK DETAILS

Site Address:	162 CROYDON ROAD CROYDON NSW 2132
Value of work:	$40,000
Levy Due:	$140.00

PAYMENT DETAILS

LSC Receipt Number:	421903
Payment Date:	16/04/2020 3:20:49 PM
Bank Payment Reference:	2677738000
Levy Paid:	$140.00
Credit card surcharge:	$0.28
Total Payment Received:	$140.28

LEGEND

AHD AUSTRALIAN HEIGHT DATUM
FL FLOOR LEVEL
EB EDGE OF BITUMEN
PL PORCH LEVEL
NS NATURAL SURFACE
RL REDUCED LEVEL
SH SPOT HEIGHT
TK TOP OF KERB
VC VEHICLE CROSSING
BM BENCH MARK
LINT LINTEL
TRW TOP OF RETAINING WALL
WH WINDOW HEAD
WS WINDOW SILL
C EDGE OF CONCRETE SURFACE

+ 4/0.55/10 APPROX SPREAD, TRUNK DIAM, HEIGHT.

KEY

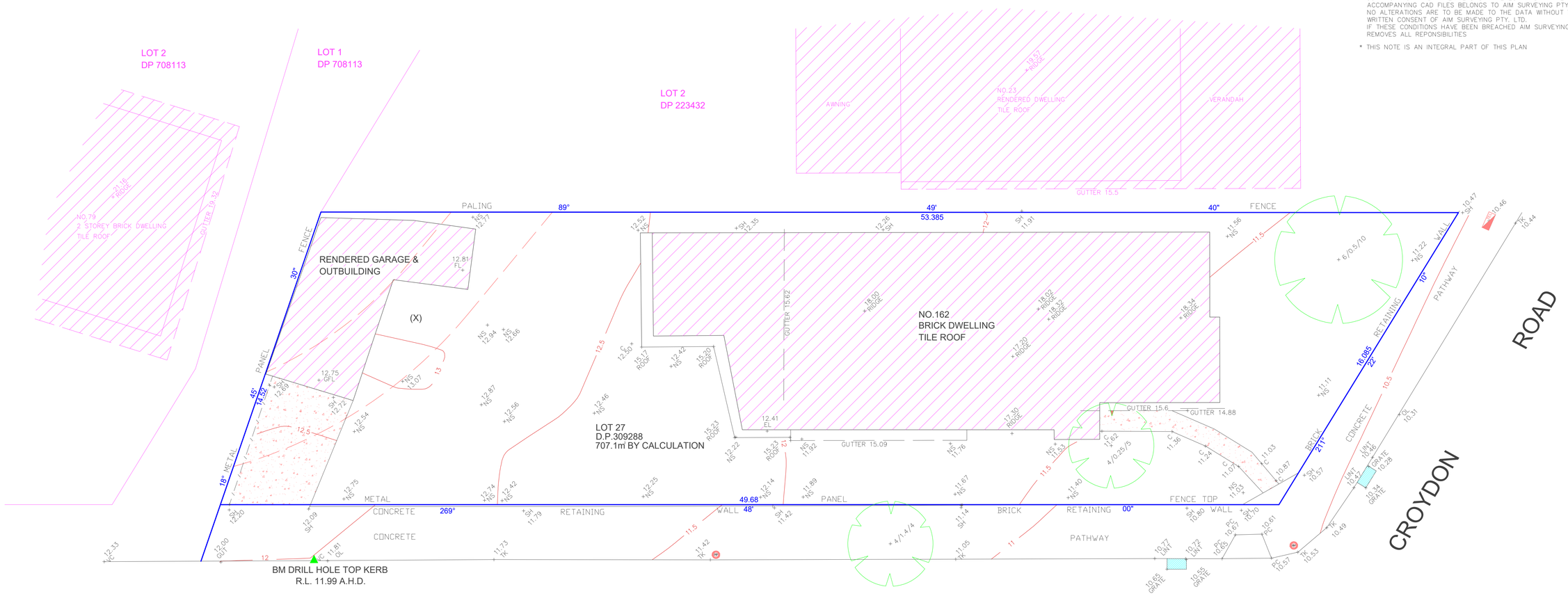
ET : Electric Turret	ET	HW : Headwall	
ELP :Elec Light Pole		LINT : Lintel	
PP : Power Pole	PP	SIP : Sewer Inspection Pt	
WC : Water Connection		SMH : Sewer Manhole	
WM : Water Meter	WM	SMS : Sewer Maint. Shaft	
GM : Gas Indicator	G	TEL : Telecom Pit	TEL
SV : Stop Valve		PC : Pram Crossing	
HYD : Hydrant	H	VC : Vehicle Crossing	
SWP : Stormwater Pit	PIT	DH&W:Drillhole & Wing	

M.M.
D.P.708113

DIAL 1100 BEFORE YOU DIG

NOTE:

* THE TITLE BOUNDARY DIMENSIONS AND AREAS SHOWN HEREON ARE DETERMINED BY TITLE DEED ONLY AND ARE SUBJECT TO FINAL SURVEY
* ADJOINING BUILDINGS, RIDGES AND GUTTER POSITIONS ARE APPROXIMATE ONLY
* ONLY VISIBLE SERVICES WERE LOCATED AT TIME OF SURVEY IT IS RECOMMENDED THAT ALL RELEVANT AUTHORITIES BE NOTIFIED PRIOR TO ANY WORKS BEING COMMENCED ON SITE. WE STRONGLY SUGGEST THAT YOU DIAL 1100 BEFORE YOU DIG
* TREE SPREAD AND TRUNK DIAMETERS SHOWN IN THIS PLAN ARE INDICITIVE ONLY
* CONTOURS HAVE BEEN INTERPOLATED FROM SPOT HEIGHTS TAKEN AND ARE INDICITIVE ONLY
* DO NOT SCALE OF THIS PLAN. WHERE CLEARANCES ARE CRITICAL THEY SHOULD BE CONFIRMED BY A FURTHER BOUNDARY SURVEY
* COPYRIGHT OF THIS MATERIAL SHOWN HEREON AND IN THE ACCOMPANYING CAD FILES BELONGS TO AIM SURVEYING PTY. LTD. NO ALTERATIONS ARE TO BE MADE TO THE DATA WITHOUT THE WRITTEN CONSENT OF AIM SURVEYING PTY. LTD. IF THESE CONDITIONS HAVE BEEN BREACHED AIM SURVEYING PTY. LTD. REMOVES ALL REPONSIBILITIES
* THIS NOTE IS AN INTEGRAL PART OF THIS PLAN



NOTE:
(X): EASEMENT FOR SEWERAGE 3.66 WIDE (D.P.201872).

CHURCH STREET

AIM SURVEYING PTY LTD
DETAIL AND CONTOUR SURVEYS
27 HARBOUR ST WOLLONGONG, NSW, 2500
MOB: 0416 478 502
EMAIL: aimsurveying@outlook.com.au

SCALE BAR 0 1 2 3 4 5 10		SCALE 1:100 (ON A1)	DRAWN	AM	CLIENT D AND E HOMES
DATUM	A.H.D.	SUBURB CROYDON	SURVEYED	AM	DESCRIPTION DETAIL AND CONTOUR SURVEY OVER LOT 27 IN D.P. 309288, LOCATED AT NO.162 CROYDON ROAD, CROYDON.
ORIGIN OF LEVELS AND SOURCE	PM 31112 SCIMS 15-3-2020.	L.G.A. INNER WEST	CHECKED	AM	
CONTOUR INTERVAL	0.5m	SHEET NO. 1 OF 1 SHEETS	DATE:	15/03/2020	ISSUE NO: A / SURVEYORS REFERENCE 19214

AIM SURVEYING PTY.LTD

SITE WASTE MANAGEMENT PLAN

Demolition, Construction & Use of Premises

OUTLINE OF PROPOSAL			
Site Address:	162 Croydon Road, Croydon NSW 2132		
Owner's name & Address:	Lei Zhang C/o D&E Homes Developments Pty Ltd PO Box 1700, Hornsby Westfield NSW 1635		
Buildings and other structures currently on the site:	A single storey brick dwelling		
Brief Description of Proposal:	Internal alterations to exist dwelling.		
The details provided on this form are the intentions for managing waste relating to this project.			
Signature of Applicant:		Date:	02.04.2020

SECTION ONE – DEMOLITION STAGE

MATERIALS ON-SITE		**Destination** **Reuse & recycling**		
Type of Material	**Estimated Volume** (m^3)	**ON-SITE** • specify proposed reuse or on-site recycling methods	**OFF-SITE** • specify contractor and recycling outlet	**DISPOSAL** • specify contractor and landfill site
Excavation Material	0	Keep & re-use topsoil for landscaping. Store on-site. Use some for leveling under the slab etc.	The rest to be removed from the site	Remainder to landfill site by Waste Contractors
Green Waste	0	Retain on site for re-use	Remainder to Landscape Supplies for composing/re-use	Stumps & large trunks separated & to Landfill by Waste Contractors.
Bricks	2	Reuse in the foundation	Remainder to Crushing & Recycling Company	Nil
Concrete	0		To Crushing & Recycling Company	NIL
Timber – Please specify:	1.5	Re-use onsite for supporting the formwork	Remainder to Landscape Supplies for chipping & composting	NIL
Plasterboard	1.2	Break-up and use in landscaping	Remainder to landscape Supplies.	NIL
Metals – Please specify:	0.6	Re-use for lintel or structure support	To Metal Recyclers for reuse	NIL
Other – Please specify: Metal roof	0			To be removed by Waste Contractors

SECTION TWO – CONSTRUCTION STAGE

MATERIALS ON-SITE		**Destination, Reuse & Recycling**		
Expected Waste Materials	**Estimated Volume** (m^3)	**ON-SITE** - specify proposed reuse or on-site recycling methods	**OFF-SITE** - specify contractor and recycling outlet	**DISPOSAL** - specify contractor and landfill site
Excavation Material	0	Keep & re-use topsoil for landscaping. Store on-site. Use some for leveling under the slab etc.	The rest to be removed from the site	Remainder to landfill site by Waste Contractors
Green Waste	0	NIL	Remainder to Landscape Supplies for composing/re-use	Stumps & large trunks separated & to Landfill by Waste Contractors.
Bricks/Block	0.5	NIL	Remainder to Crushing & Recycling Company	NIL
Concrete	0	Use for fill behind retaining walls	To Crushing & Recycling Company	NIL
Timber – Please specify: - framework	0.8	Chip for landscaping Sell some on site for firewood	Remainder to Landscape Supplies for chipping & composting	NIL
Plasterboard	0.2	Break-up and use in landscaping	Remainder to landscape Supplies.	NIL
Metals – Please specify**:** • steel	0.1	NIL	Some to Metal Recyclers for reuse	NIL
Other – Please specify: • Aluminum	Nil	NIL	Some to Metal Recyclers for reuse	Removed by Waste Contractors.

Note: Details of site area to be used for onsite separation, treatment and storage (including weather protection) will be provided on the plan drawings accompanying our application

SECTION THREE – USE OF PREMISES

TYPE OF WASTE TO BE GENERATED Please specify, e.g, glass, paper, food waste, offcuts, etc.	**EXPECTED VOLUME** (per week, litres or m3)	**PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES** For example: -waste storage and recycling area -garbage chute, on-site composting -compaction equipment	**DESTINATION** - recycling - disposal - specify contractor
Recyclables: 1. Paper & cardboard 2. Glass, aluminum & plastic (bottles)	 25 litres 15 litres	 Temporary storage bins in premises. One bin in Waste Storage & Recycling Area.	 Council Recycling Waste Contractors
Non-recyclables: 1.Foodscraps etc. 2.Other plastics (eg. wrapping)	 15 litres 20 litres	 Temporary storage bins in premises: One bin in on-site Waste Storage & Recycling Area.	 Council Waste Contractors.

Record of inspection

1. Details of application for complying development certificate (CDC)

Name of applicant: Lei Zhang

Name of certifying authority: UNITED BUILDING CERTIFIERS – Luke Glavas

Date of application: 02/04/2020

Date application received by certifying authority: 02/04/2020

Application No. / File No.: CDC20/1333

2. Address of property

Unit/street no.: 162

Unit/street Name: Croydon Road

Suburb or town: Croydon

State: NSW

Postcode: 2132

3. Details of Inspection (tick as appropriate)

☐ Inspection by council

Name of council:

Name of accredited certifier inspecting for council:

Accreditation No.:

☒ Inspection by Accredited certifier

Name of accredited certifier: Luke Glavas

Accreditation No.: BPB 2462

Date inspection carried out: 03/04/2020

Type of inspection: Pre-CDC site inspection under Cl.129B EP&A Regulation

4. Current fire safety measures

Provide details of any current fire safety measures in the existing buildings on site that will be affected by the proposed development

N/A

5. Plans and specifications

Do the plans and specifications that accompany the application adequately and accurately depict the existing site conditions? ☒ **Yes** ☐ **No**

If no, list deficiencies or inaccuracies

6. Features of the site or buildings

Are there any features of the site, or of any building on the site, that would result in the proposed development either NOT being complying development or NOT complying with the Building Code of Australia? ☐ **Yes** ☒ **No**

If YES, provide details

7. Signature

Name of accredited certifier conducting inspection	Signature	Date
Luke Glavas		03/04/2020