



# PITTWATER COUNCIL

## CONSTRUCTION CERTIFICATE APPLICATION

Environmental Planning and Assessment Act 1979, Section 109C  
EP&A Regulation 2000, Clauses 139 (1) and 148

PO Box 882 Mona Vale NSW 1660

Tel (612) 9970 1111

Fax (612) 9970 7150

Internet [www.pittwaterlga.com.au](http://www.pittwaterlga.com.au)

Email [pittwater\\_council@pittwater.nsw.gov.au](mailto:pittwater_council@pittwater.nsw.gov.au)

Please tick one

- ☒ New Construction Certificate  
☐ Modification of previously issued  
Construction Certificate

CC 0621 / 10

### SITE DETAILS

Unit/Suite	Street No <u>256</u>	Street <u>POWDERWORKS ROAD</u>
Suburb <u>INGLESIDE</u>	Lot No <u>1</u>	Deposit /Strata Plan <u>DP 792962</u>

### DEVELOPMENT CONSENT

Development Application No <u>NO 148/10</u>	Determination Date <u>10 SEPTEMBER 2010</u>
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### APPLICANT DETAILS

Name/Company <u>HUON DESIGNS</u>	Contact Person <u>RODNEY COX</u>
Postal Address <u>31 JONES ROAD</u> <u>KENTHURST</u> <u>NSW 2156</u>	Contact Numbers Phone (H/B) <u>9654 1002</u> Mobile <u>0413 514 740</u> Fax <u>9654 0130</u>
Signature of Applicant <i>Rodney Cox</i>	Date <u>1/12/10</u>

### OWNERS DETAILS

Name <u>MONASH COUNTRY CLUB</u>	If Company, contact person <u>MARK BARTROP</u>
Postal Address <u>PO BOX 99</u> <u>NARRABEEN</u> <u>NSW 2101</u>	Contact Numbers <u>9913 8282</u> Phone (H/B) <u><del>9913 8282</del></u> Mobile <u>0404 843 887</u> Fax <u>9913 8784</u>

As the owner of the land to which this application relates I consent to this application I also give consent for the authorised Council Officer to enter the land to carry out inspections

Signature of Owners *[Signature]*

Date 2/12/2010

If more than one owner every owner must sign If the owner is a company the form must be signed by an authorised director and the common seal must be stamped on this application

If the property has been recently purchased, written confirmation from the purchaser's Solicitor must be provided  
If the contracts have been exchanged for the purchase of the land the current owner is to sign the application

DEVELOPMENT DETAILS

Type of Work	<input checked="" type="checkbox"/> Building Work
OR	
	<input type="checkbox"/> Subdivision Work
Description of proposal – (Provide brief, concise details)	
DIVERT STORMWATER DRAINAGE FROM CARPARK TO INTERNAL STORMWATER SYSTEM, INSTAL NEW STORMWATER PIPES, REINFORCED DRAINAGE LINE, PLANT NATIVE SHRUBS	

WHO WILL BE DOING THE BUILDING WORKS?

<input type="checkbox"/> Owner Builder	
Owner Builders Permit No	
Copy of Owner Builders permit attached	<input type="checkbox"/> Yes <input type="checkbox"/> No – to be provided with Notice of Commencement Form
If you are an Owner-Builder for the residential building work exceeding \$5000 you must apply for a permit at NSW Office of Fair Trading, 1 Fitzwilliam Street, Parramatta NSW 2150 Australia Tel 61 2 98950111 Fax 61 2 9895 0222	

OR

<input type="checkbox"/> Licensed Builder	
Builder's License Number	TO BE ADVISED - CURRENTLY OUT FOR FINAL TENDER
Name of Builder	Phone
	Mobile
Contact person	Fax
Address	
Insurance Company	Insurance Certificate attached <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – to be provided with Notification of Commencement form
If you are using a licensed builder for residential building work exceeding \$12,000 you must obtain Home Building Act Insurance A certificate of insurance must be provided with this application or submitted with the Notification of Commencement form	

## VALUE OF PROPOSED DEVELOPMENT

Value of Works \$ 65,000.00 (including full cost of labour and materials)

## DO YOU NEED TO PAY THE BUILDING INDUSTRY LONG SERVICE LEVY?

☐ Yes☐ No

**Only required if the development involves building works exceeding \$25,000.00**

**OFFICE USE ONLY**

Fee Type	Cashier's Code	Fee Amount
Construction Certificate Application Fee	TCER	1273 05 1045 55
Modification of Construction Certificate Fee	TCER	
Long Service Levy Fee	QLSL	227.50
Driveway/Street Levels	ESTR	
Sec 94 Contributions		
Bonds/Guarantees		
Other Fees		
<b>TOTAL</b>		1273 05
Date of Receipt 2/12/10	Receipt No 293189	Accepted By
New Application Number issued (not required for modification of CC)		cc 06211 10

## PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE

Purpose of collection	To enable Council to assess your proposal
Intended recipients	Council Staff/Consultants and any other relevant government agency that may be required to assess the proposal
Supply	The information is required by legislation
Consequence of Non-provision	Your application may not be accepted not processed or rejected for lack of information
Storage	Pittwater Council will store details of the application and any subsequent decision in a register that can be viewed by the public
Retention period	Hard copies of the application will be destroyed after 7 years and electronic records will be kept indefinitely
Please contact Council if this information you have provided is incorrect or changes	

STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS

What is the area of the land?	Area in square metres		
Gross floor area of existing building?	Area in square metres		
If no existing building write 'NIL'			
What is the existing building or site used for at present?	Main uses	GOLF, COUNTRY CLUB	
	Other uses	SOCIAL FUNCTIONS	
Does the site contain a dual occupancy?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Gross floor area of proposed building?	Proposed floor area in square metres		N/A
What will the proposed building to be used for?	Main uses	/	
	Other uses	/	
How many dwellings			
Are pre-existing at this property?	Dwellings	/	
Are proposed to be demolished?	Dwellings	/	
Are proposed to be constructed?	Dwellings	/	
How many storeys will building consist of?	Storeys		
What are the main building materials?			
Walls		Roof	
Full Brick	<input type="checkbox"/>	Aluminium	<input type="checkbox"/>
Brick veneer	<input type="checkbox"/>	Concrete or slate	<input type="checkbox"/>
Concrete masonry	<input type="checkbox"/>	Tile	<input type="checkbox"/>
Steel	<input type="checkbox"/>	Fibrous cement	<input type="checkbox"/>
Fibrous cement	<input type="checkbox"/>	Steel	<input type="checkbox"/>
Timber/weatherboard	<input type="checkbox"/>	Other	<input type="checkbox"/>
Cladding-aluminium	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Curtain glass	<input type="checkbox"/>		
Other	<input type="checkbox"/>		
Unknown	<input type="checkbox"/>		
Floor		Frame	
Concrete	<input type="checkbox"/>	Timber	<input type="checkbox"/>
Timber	<input type="checkbox"/>	Steel	<input type="checkbox"/>
Other	<input type="checkbox"/>	Other	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	Unknown	<input type="checkbox"/>

**APPLICANTS CHECK LIST**

Note This list is intended as a guide to the type of information to be submitted Some items may not be required and Section B of the Conditions of Development Consent for the building works may specify further additional information required with submission of your Construction Certificate Application		
Application Form –		<input checked="" type="checkbox"/> Owners Consent <input checked="" type="checkbox"/> Applicant s Signature <input checked="" type="checkbox"/> Long Service Levy N/A <input type="checkbox"/> Driveway/Street levels Application
Supporting Documentation – (3 copies of each)	N/A	<input type="checkbox"/> Architectural Plans
	N/A	<input type="checkbox"/> Quick Check Plans endorsed by Sydney Water
		<input checked="" type="checkbox"/> Construction Specifications for Building Works
	N/A	<input type="checkbox"/> Structural Engineer s Plans
		<input checked="" type="checkbox"/> Structural/Geotechnical Certificates
		<input checked="" type="checkbox"/> Landscape Plans
	N/A	<input type="checkbox"/> Driveway Level Plans
	N/A	<input type="checkbox"/> On-site Stormwater Detention Plans
	N/A	<input type="checkbox"/> Drainage Plans on Site Storm Management
		<input checked="" type="checkbox"/> Erosion and Sediment Management Plan
	N/A	<input type="checkbox"/> Sydney Water Quick Check Plans
	N/A	<input type="checkbox"/> Subdivision Work Plans
	N/A	<input type="checkbox"/> Schedule of External Finishes/Colours
	N/A	<input type="checkbox"/> Fire Safety Measures Schedule
		<input checked="" type="checkbox"/> Form No 2 – “Geotechnical Risk Management Policy for Pittwater”
	N/A	<input type="checkbox"/> Details and location of fencing for Swimming Pool to comply with AS 1926-1986 “Fences and Gates for Private Swimming Pools
	N/A	<input type="checkbox"/> Specifications for construction of buildings in Bushfire-prone areas
	N/A	<input type="checkbox"/> Security Deposit / Section 94 contributions
	N/A	<input type="checkbox"/> Building Code of Australia - Alternative solution report that has been peer reviewed by a separate suitably qualified person



**GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER**  
**FORM NO 2 – PART A – To be submitted with detailed design for Construction Certificate**

Development Application for Monash Golf Club Ltd	
Name of Applicant	
Address of site	Stormwater Harvesting Pipelines – Monash Golf Club – Powderworks Rd Ingleside

**PART A. Declaration made by Structural or Civil Engineer in relation to the incorporation of the Geotechnical issues into the project design**

I, **Greg D Kelghran** on behalf of **Greg D Kelghran Pty Ltd Trading As Kelghran Geotechnics**  
(insert name) (trading or company name)

on this the **30th November 2010**  
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009 I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development and that

**Please mark appropriate box**

- ☒ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto
- ☒ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy

**Geotechnical Report Details**

Report Title	Geotechnical Assessment – Stormwater Harvesting Pipelines – Monash Golf Club Ingleside
Report Date	22nd March 2010
Author	Greg D Kelghran
Author's Company/Organisation	Greg D Kelghran Pty Ltd T/As Kelghran Geotechnics

**Structural Documents list**

Proposed Stormwater Option B by Landscape Surveys	SHEET 1 AND 2 / 20-5-09 AND 19-5-09
<del>Proposed Stormwater Option A by Landscape Surveys</del>	

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified

Signature   
Name Greg D Kelghran  
Chartered Professional Status PE  
Membership No 286 467  
Company Greg D Kelghran Pty Ltd T/As Kelghran Geotechnics





**GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER**  
**FORM NO 2 – PART B – To be submitted with detailed design for Construction Certificate**

PART B Declaration made by Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer (where applicable) in relation to the incorporation of the Geotechnical issues into the project design

I Greg Keighran on behalf of \_Greg D Keighran Pty Ltd trading as Keighran Geotechnics  
(insert name) (trading or company name)

on this the 30th November 2010  
(date)

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2099 and I am authorised by the above company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million I also certify that I have reviewed the design plans and structural design plans for the Construction Certificate Stage and that I am satisfied that

**Please mark appropriate box**

- » the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto
- » the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy

**Geotechnical Report Details**

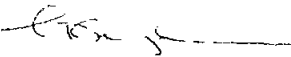
Report Title	Geotechnical Assessment – Stormwater Harvesting Pipelines – Monash Gold Club Ingleside
Report Date	22nd March 2010
Author	Greg D Keighran

**Documentation which relates to or is relied upon in report preparation**

Proposed Stormwater Option B by Landscape Surveys
<del>Proposed Stormwater Option A by Landscape Surveys.</del>

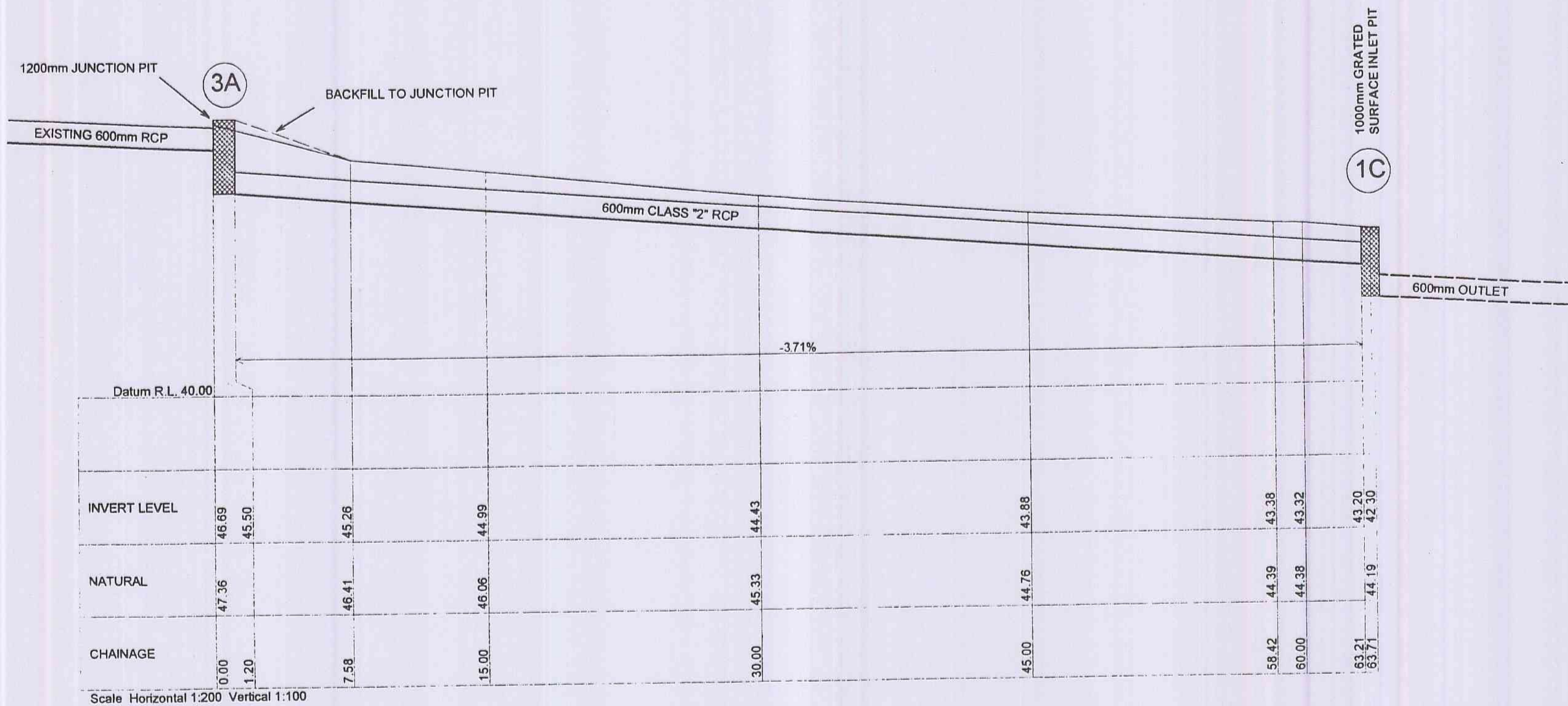
**SHEET 1 AND 2 / 20-5-09 AND 19-5-09**

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified

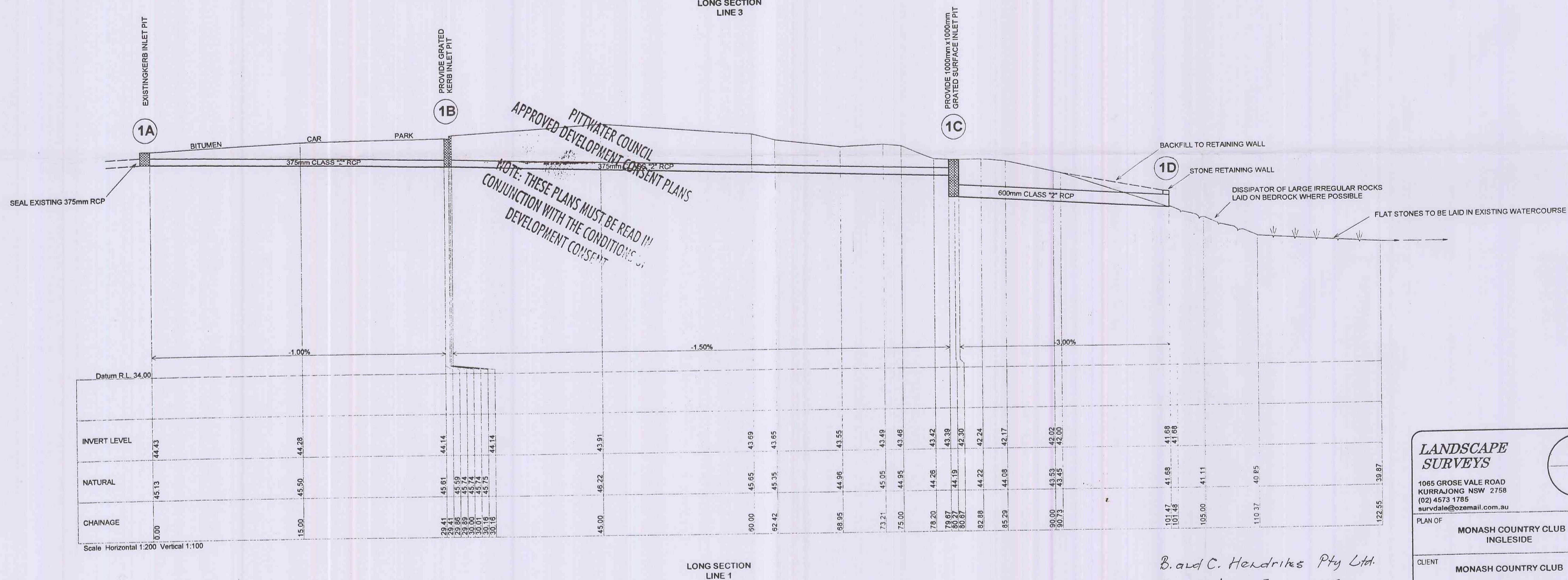
Signature   
Name Greg D Keighran  
Chartered Professional Status PE  
Membership No 286 467  
Company Greg D Keighran Pty Ltd T/As Keighran Geotechnics







- PLEASE NOTE :
- ALL PIPEWORK, PITS EXCAVATION, BACKFILL AND FINAL FINISH TO BE TO AUSTRALIAN AND RELEVANT INDUSTRY STANDARDS
  - FINISHED SURFACES TO BE REINSTATED BY COUNTRY CLUB WITH TOPSOIL, TURF, MULCH AND PLANTS



LONG SECTION LINE 1

B. and C. Hendriks Pty Ltd.  
Consulting Engineers  
129444694 J. Hendriks  
25.10.10

**LANDSCAPE SURVEYS**

1065 GROSE VALE ROAD  
KURRAJONG NSW 2758  
(02) 4573 1785  
survdale@ozemail.com.au

PLAN OF

MONASH COUNTRY CLUB  
INGLESIDE

CLIENT

MONASH COUNTRY CLUB

DRAWING

PROPOSED STORMWATER "OPTION B"  
SHEET 2 OF 2 SHEETS

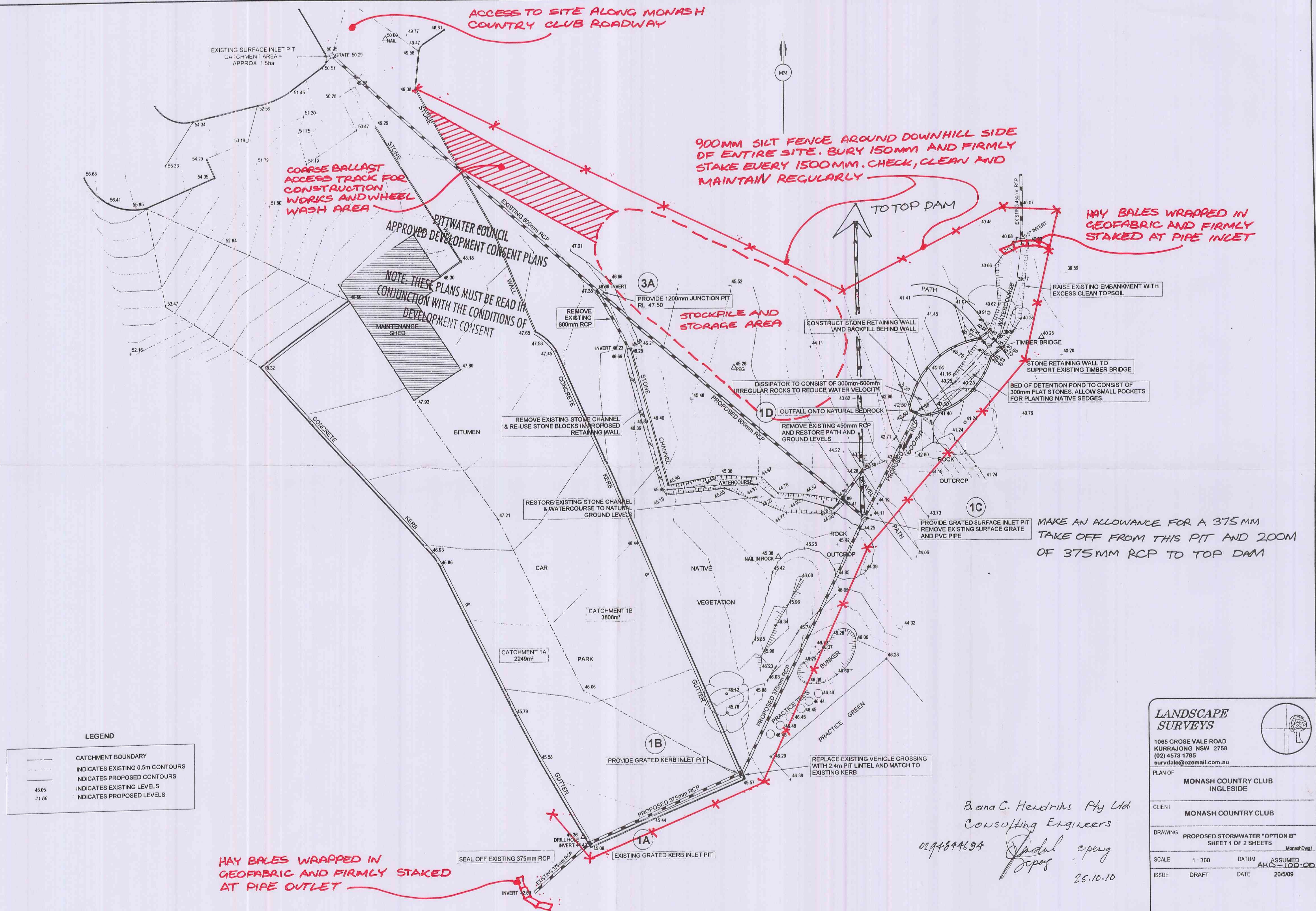
SCALE

AS SHOWN DATUM ASSUMED  
AND 100.00

ISSUE

DRAFT DATE 19/5/09





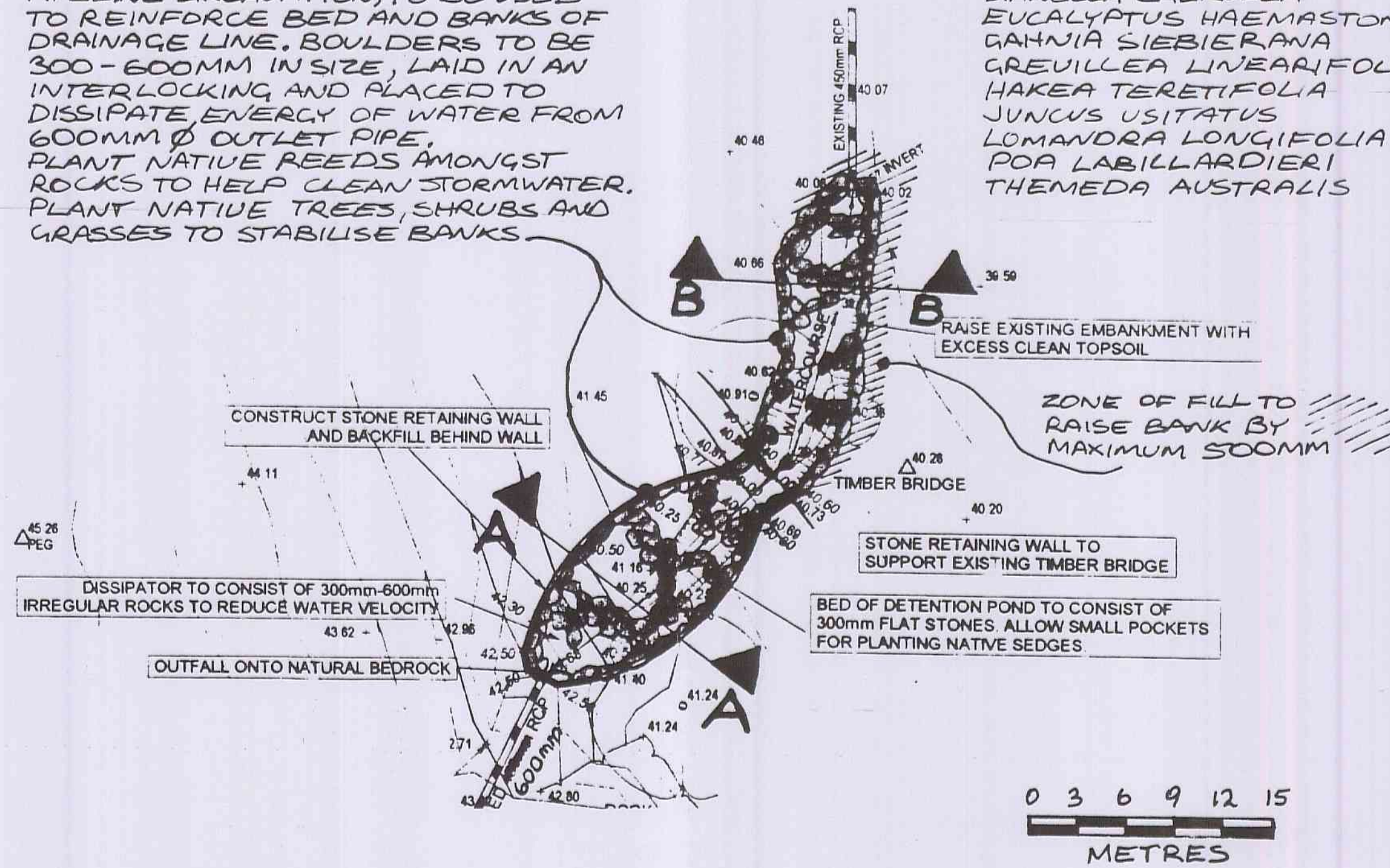
Brana C. Hendriks Pty Ltd.  
Consulting Engineers  
0294844694  
Sadiq cpenz  
25.10.10



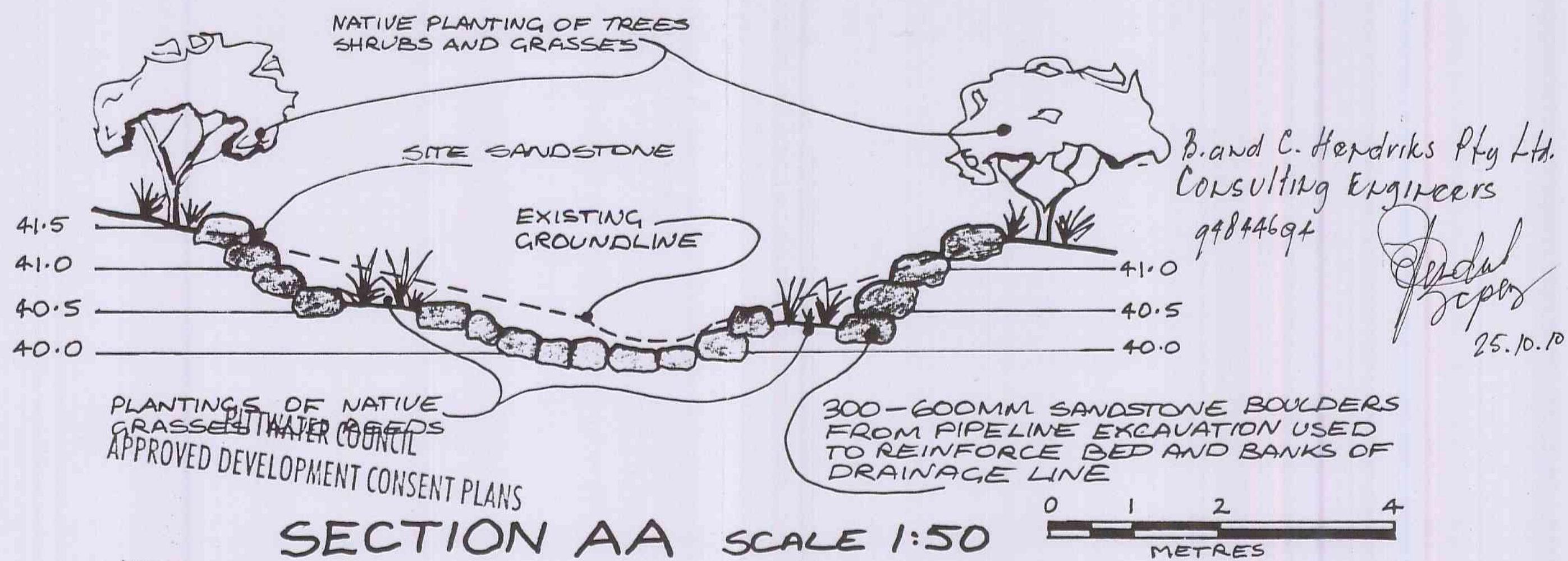
## PLANT LIST

ANGOPHORA BAKERI  
ALLOCASUARINA DISTYLA  
BANKSIA SERRATA  
BANKSIA ERICIFOLIA  
BORONIA PINNATA  
CERATOPETALUM GUMMIFERUM  
DODONAEA TRIQUETRA  
DIANELLA CAERULEA  
EUCALYPTUS HAEMASTOMA  
GANNIA SIEBIERANA  
GREVILLEA LINEARIFOLIA  
HAKEA TERETIFOLIA  
JUNCUS USITATUS  
LOMANDRA LONGIFOLIA  
POA LABILLARDIERI  
THEMEDA AUSTRALIS

SITE SANDSTONE, SOURCED FROM PIPELINE EXCAVATION, TO BE USED TO REINFORCE BED AND BANKS OF DRAINAGE LINE. BOULDERS TO BE 300-600MM IN SIZE, LAID IN AN INTERLOCKING AND PLACED TO DISSIPATE ENERGY OF WATER FROM 600MM Ø OUTLET PIPE. PLANT NATIVE REEDS AMONGST ROCKS TO HELP CLEAN STORMWATER. PLANT NATIVE TREES, SHRUBS AND GRASSES TO STABILISE BANKS.



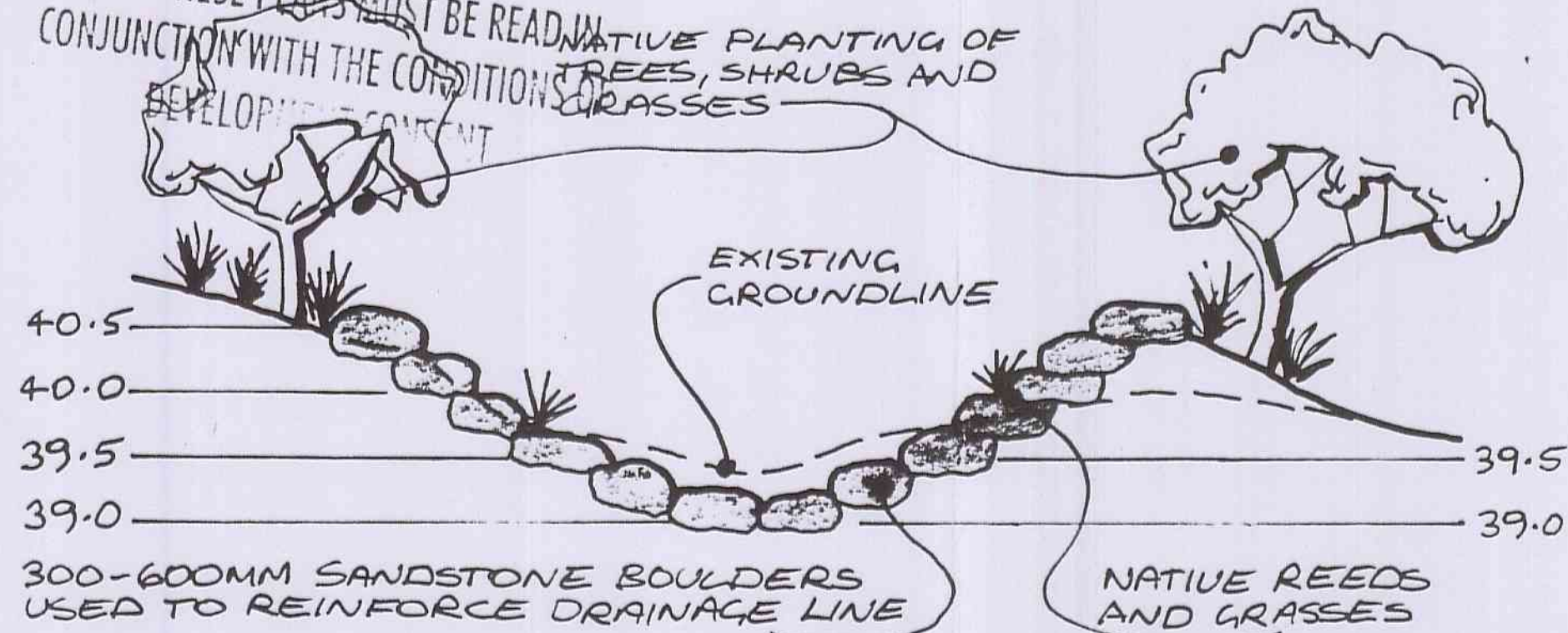
DRAINAGE LINE CONCEPT PLAN SCALE 1:300



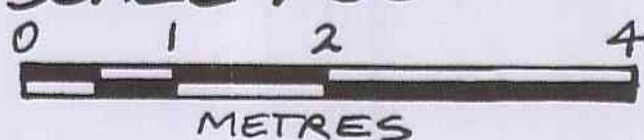
PLANTINGS OF NATIVE GRASSES AND REEDS APPROVED DEVELOPMENT CONSENT PLANS

300-600MM SANDSTONE BOULDERS FROM PIPELINE EXCAVATION USED TO REINFORCE BED AND BANKS OF DRAINAGE LINE

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT



SECTION BB SCALE 1:50



## CONCEPT PLAN - DRAINAGE LINE STABILISATION

MONASH COUNTRY CLUB  
POWDERWORKS ROAD  
INGLESIDE

DRAINAGE LINE  
STABILISATION

DRAWN : RODNEY COX  
DATE : 25 MAY 2010



Rodney Cox AAILA BLARCH  
Robyn Cox Adv Cert Horticulture  
31 Jones Road Northurst NSW 2556  
ph: 9654-1002  
fx: 9654-0730  
mob: 0413 514 740