

27 March 2013

General Manager  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1660

Dear Sir/Madam,

**Development Application No. N0003/13**  
**256 Powderworks Road, Ingleside**

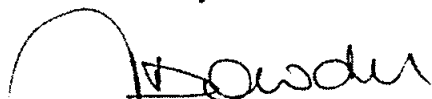
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For Council's information, please find enclosed Construction Certificate No. 2013/5003 issued for construction of temporary road at the above address, accompanied by:

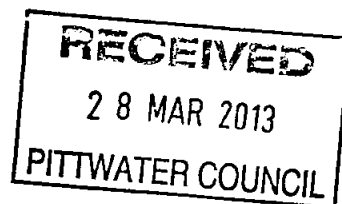
- Copy of Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Home Warranty Insurance Certificate
- Cheque for \$36.00 being the prescribed fee to receive the above certificate.

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

Yours faithfully



**Tom Bowden**  
**Insight Building Certifiers Pty Ltd**



\$36 REC: 338901

28/3/13

# Construction Certificate Determination

issued under the Environmental  
Planning and Assessment Act 1979  
Section 109C (1) (b), 81A (2) and 81A (4)

**Certificate No. 2013/5003**

**Council** Pittwater

**Determination** Approved  
**Date of issue** 26 March 2013

**Subject land**  
**Address** 256 Powderworks Road, Ingleside  
**Lot No, DP No.** Lot 1 DP 792962

**Applicant**  
**Name** Monash Country Club Ltd  
**Address** PO Box 99, Narrabeen NSW 2101  
**Contact No.** 9913 8282 / 0412 262 143

**Owner**  
**Name** Monash Holdings Pty Ltd  
**Address** 256 Pittwater Road, Ingleside NSW 2101  
**Contact No.** 9913 8282

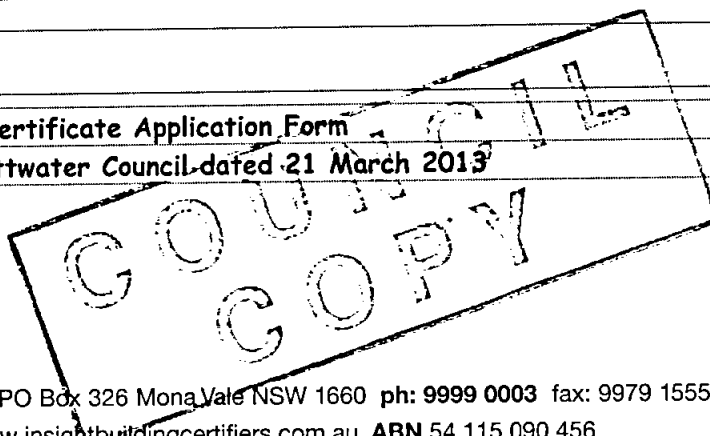
**Description of Development**  
**Type of Work** Construction of a Temporary Road

**Builder or Owner/Builder**  
**Name** Spali Earthmoving Pty Ltd  
**Contractor Licence No/Permit** n/a

**Value of Work**  
**Building** \$4,000.00

## Attachments

- Copy of completed Construction Certificate Application Form
- Section 139 Consent issued by Pittwater Council dated 21 March 2013



**Plans & Specifications certified**

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with *Insight Building Certifiers* stamp.

- Architectural Plans reference no. 12/31, drawing no's. DA01 & DA02, prepared by Sammy Fedele Architectural Drafting Services dated December 2012

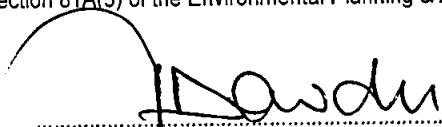
**Certificate**

I hereby certify that the above Plans, documents or Certificates, satisfy:

- The relevant provisions of the Building Code of Australia
- The relevant conditions of this Development Consent

and that work completed in accordance with the documentation accompanying the application for this Certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation referred to in Section 81A(5) of the Environmental Planning & Assessment Act, 1979.

Signed



Date of endorsement  
Certificate No.

26 MAR 2013  
2013/5003

**Certifying Authority**

Name of Accredited Certifier  
Accreditation No.  
Accreditation Authority  
Contact No.  
Address

Tom Bowden  
BPB0042  
Building Professionals Board  
(02) 9999 0003  
13/90 Mona Vale Road, Mona Vale NSW 2103

**Development Consent**

Development Application No.  
Date of Determination

N0003/13  
4 March 2013

**BCA Classification**

n/a

20 MAR 2013

Construction Certificate ☒

Modified Construction Certificate ☐

# APPLICATION FOR A CONSTRUCTION CERTIFICATE

Environmental Planning and Assessment Act 1979 & Environmental Planning and Assessment Regulation 2000

## Description of Building Work

Construction of a temporary road

## Estimated cost of work

\$4,000

## BCA Classification(s)

n/a

## Development Consent Reference no.

N0003/13

## Date of Issue

4/3/13

## Modified Consent Reference no. (If applicable)

## Date of Issue (If applicable)

## Property Address

Unit/Street no.

256

Street name

Powdermill Road

Suburb

Ingreside

NSW

Post code

2101

Lot no.

1

DP no.

792962

## Accompanying Documents

- Appropriate Architectural Plans and Specifications
- All information required by Part 3 of Schedule 1 Forms of the Regulation (see over)

I/We, the owner/s of the abovementioned property, hereby make application to Tom Bowden/Heath McNab of Insight Building Certifiers Pty Ltd ('Insight') for a Construction Certificate for the building work described above and, in doing so, I/we also declare that the documents provided and asserted by me as a copy of a development consent and incorporated plans are a true copy of same as issued by the relevant consent authority or the Land and Environment Court.

Owner 1 Name:

Peter Schumacher

Owner 2 Name:

Owner's Signature:

Peter R Schumacher

Owner's Signature:

Date:

19/3/13

Date:

Owner's Address:

PO Box 99 Narrabeen 2101

Daytime Telephone:

9913 82 82

Mobile:

0412 262 143

[Office Use Only]: Date received by Accredited Certifier



**PITTWATER COUNCIL**

ABN61340837871

Telephone 02 9970 1111

Facsimile 02 9970 1200

Postal Address

PO Box 882

Mona Vale NSW 1660

DX 9018, Mona Vale

Ross McWhirter, Project Leader – Road Reserve Management  
8am to 4:30pm Mon - Fri  
Phone 9970 1207 Mobile 0419 629 007

21 March 2013

Monash Country Club Limited  
PO Box 99  
NARRABEEN NSW 2101

This plan / document  
forms part of  
Construction Certificate  
no. 2013 / 5003

Dear Sir,

**Re: SECTION 139 CONSENT (*Roads Act 1993*) – 256 Powderworks Road, Ingleside  
(access from Mirbelia Parade).**

Council grants the applicant(s), Monash Country Club Limited, consent to construct a temporary construction access and gate in the public road reserve in Mirbelia Parade, Elanora Heights.

This Section 139 Consent is granted, subject to the following conditions: -

1. The Applicant(s) shall, at all times, keep indemnified Council from and against all actions, suits, proceedings, losses, costs, damages, changes, claims and demands in any way arising out of or by reason of anything done or omitted to be done by the Applicant(s) in respect of the work in question.
2. The Applicant(s), at all times for the duration of this Consent, will not interrupt or otherwise disturb traffic or pedestrian flow in the public road without first obtaining the consent of Council. Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others during the currency of the works.
3. In the event that the temporary construction access construction requires the use of a mobile concrete pump in the road reserve, separate approval must be obtained from Council for that activity. Form No. UEA313 (*Application to Stand Construction Plant on a Public Road Reserve*) must be lodged with the applicable fees.
4. The Applicant(s) shall be responsible for the cost of all service and utility adjustments associated with the construction of the temporary construction access. Contact "Dial Before You Dig" (1100) at least two working days before the works are due to start for information on the location of underground pipes and cables.
5. The Applicant(s) shall make good any damage caused to the property of any person or any property of Council by reason of the carrying out of any work by the Applicant(s) under the Conditions of this Consent.
6. Should the Applicant(s) fail to comply with any of these conditions or any requirement of Council as provided, then this Consent shall permanently lapse and

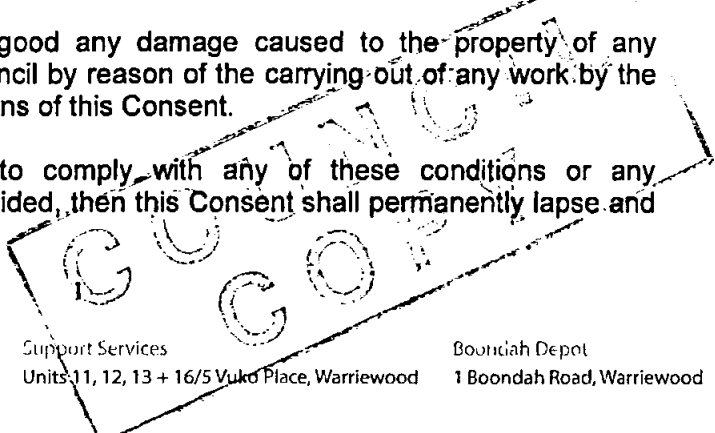
Email [pittwater\\_council@pittwater.nsw.gov.au](mailto:pittwater_council@pittwater.nsw.gov.au) Web [pittwater.nsw.gov.au](http://pittwater.nsw.gov.au)

Mona Vale Customer Service Centre  
Village Park 1 Park Street, Mona Vale

Avalon Customer Service Centre  
59A Old Barrenjoey Road, Avalon

Support Services  
Units 11, 12, 13 + 16/5 Vuko Place, Warriewood

Boondah Depot  
1 Boondah Road, Warriewood



any part of the work remaining within the road at that time shall be deemed to be an obstruction or encroachment under *Section 107 of the Roads Act 1993*.

7. This Consent receipt must be held on the job and produced to any Officer of Council when called upon.
8. The Applicant(s) shall accept all responsibility for public safety during the construction of the works.
9. Compliance with the conditions of Development Consent No. N0003/13 that relate to the road reserve.
10. COUNCIL IS TO BE ADVISED WHEN THE WORKS HAVE BEEN COMPLETED. Upon receipt of this advice, Council will inspect the works to determine if they are satisfactory. Any works deemed by Council to be unsatisfactory are to be rectified to Council's reasonable satisfaction.

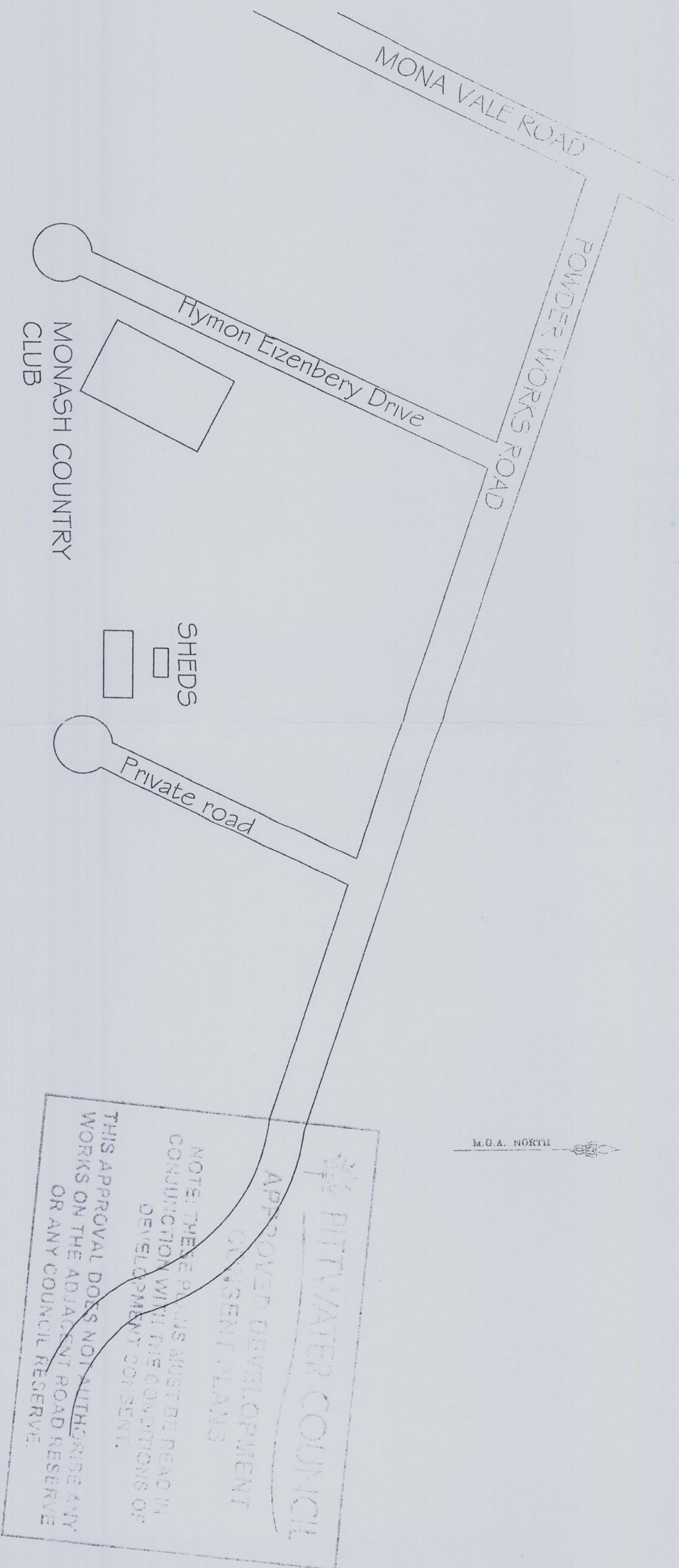
Yours sincerely



Ross McWhirter

**PROJECT LEADER – ROAD RESERVE MANAGEMENT**





PROPOSED EARTHWORKS AND TEMPORARY  
OPENING TO ROAD FOR  
HEAVY VEHICLE (SEE DAO2 FOR DETAILS)

**insight** building certifiers pty ltd

CONSTRUCTION CERT. NO. 2013 / 5003

**CONSTRUCTION CERTIFICATE  
PLANS**

I certify that the work completed in accordance  
with these plans & specifications will comply with  
the regulations referred to in Section 81A(5) of the  
Environmental Planning & Assessment Act 1979

**26 MAR 2013**

T. Bowden Accreditation No. BPB0042

**PITTVATER COUNCIL**

**APPROVED DEVELOPMENT  
CONSENT PLANS**

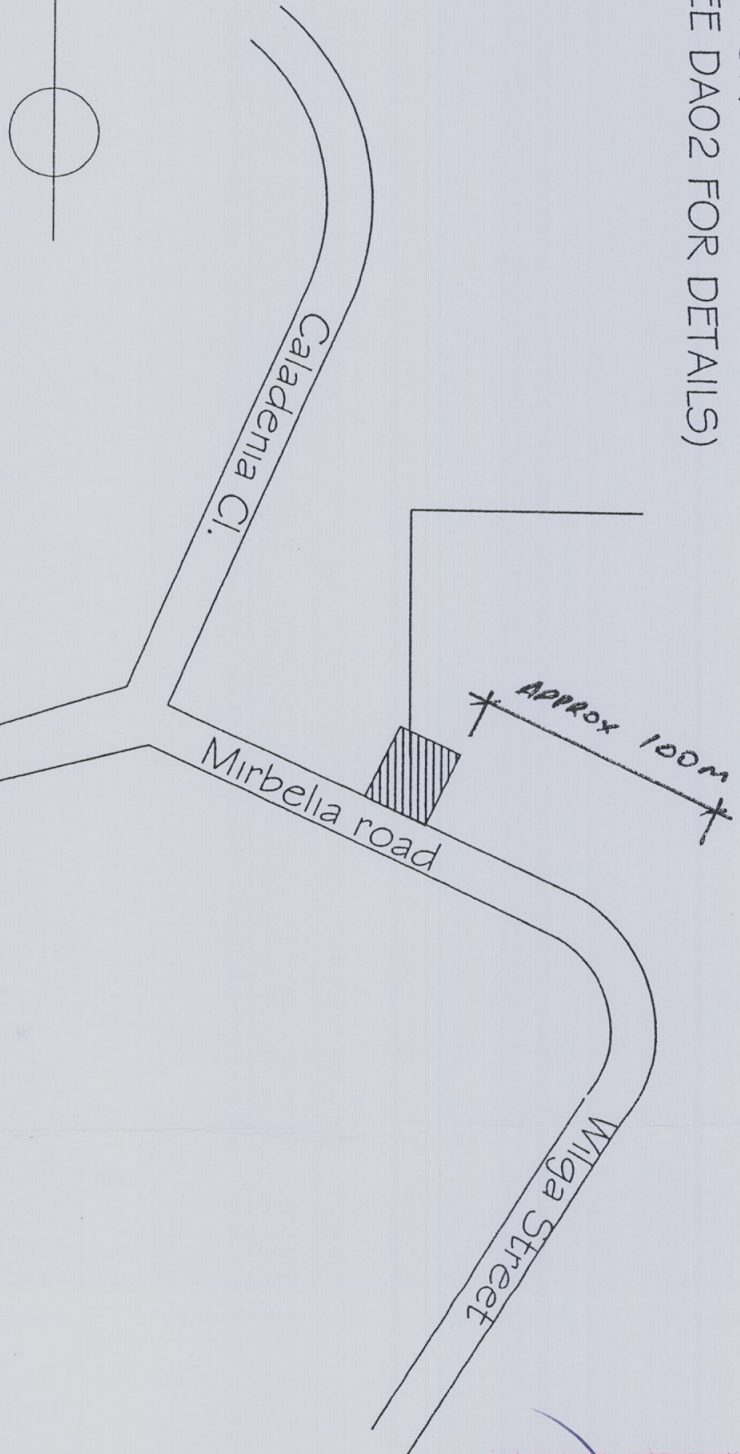
NOTE: THESE PLANS MUST BE READ IN  
CONJUNCTION WITH THE CONDITIONS OF  
DEVELOPMENT CONSENT.

THIS APPROVAL DOES NOT AUTHORISE ANY  
WORKS ON THE ADJACENT ROAD RESERVE  
OR ANY COUNCIL RESERVE.

**Sammy Fedele**

abn 36 627 664 311

Architectural Drafting  
Services  
0404 037 606  
tel : 9680 21 82 fax : 9680 21 82  
email:sammyfedele@iprimus.com.au



PROPOSED  
SITE PLAN  
NOT TO SCALE

**COUNCIL**

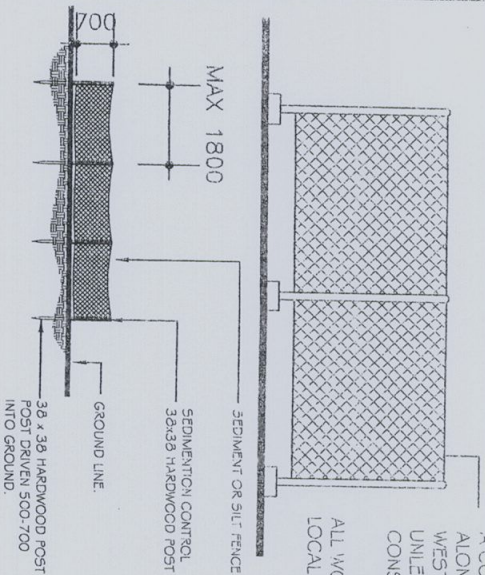
CLIENT :	MONASH COUNTRY CLUB
PROPOSED :	EARTHWORKS AND TEMPORARY OPENING TO ROAD FOR HEAVY VEHICLE
ADDRESS :	MONASH COUNTRY CLUB POWDER WORKS ROAD INGLESIDE NSW 2101
DATE :	DEC 2012 PROJECT No: 1231
DRAWING No :	ISSUE
DAO1	
DESIGN :	SAMMY FEDELE



NOTE: SEDIMENT & EROSION CONTROL TO BE INSTALLED AND MAINTAINED DURING THE LIFE OF THE PROJECT IN ACCORDANCE WITH AROBORIST REPORT ISSUED BY LANDSCAPE MATRIX PTY LTD DATED 3 JANUARY 2013 & CONDITIONS D1 & D9 OF THE DEVELOPMENT CONSENT.

A CONSTRUCTION FENCE MUST BE ERECTED ALONG THE EASTERN, SOUTHERN, NORTHERN AND WESTERN BOUNDARIES OF THE PROPERTY UNLESS BOUNDARY FENCES ARE PREVIOUSLY CONSTRUCTED.

ALL WORKS AS PER WORKCOVER OR LOCAL GOVERNMENT REQUIREMENTS.



SEDIMENT FENCE DETAIL X

NOT TO SCALE

M.G.A. NORTH

BOUNDARY LINE

2

HOLE

GRAVEL 10 000 x 4 000

www.dialbeforeyoudig.com.au



INVESTIGATION OF 'DIAL BEFORE YOU DIG' UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:

- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG.

TEL. 1100

REMOVE EXISTING TREE.

FABRIC FILLED WITH SAND.

EARTHWORKS AND TEMPORARY OPENING TO ROAD FOR HEAVY VEHICLE REMOVE EXISTING TREE.

PROPOSED TEMPORARY STEEL PLATES OVER EXISTING DRAIN FOR HEAVY VEHICLES TO ACCESS SITE (STEEL PLATES MUST BE CERTIFIED BY ENGINEER).

DURING & AFTER CONSTRUCTION, DRAINAGE, KERB & GUTTERING MUST BE MAINTAINED AND CLEANED AS PER COUNCIL REQUIREMENTS.

REMOVE EXISTING TREE.

REMOVE EXISTING TREE.  
APPROX LOCATION SEDIMENTATION CONTROL. SEE DETAIL X.

PROPOSED  
PART SITE PLAN

SCALE 1:100

MIRBELIA PDE

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITION OF DEVELOPMENT CONSENT.  
THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

REMOVE EXISTING TREES.

NOTES

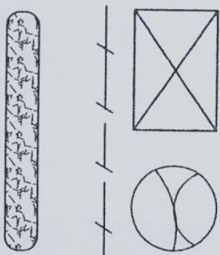
- 1 ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
- 2 MINIMISE DISTURBED AREA
- 3 ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH.
- 4 DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE
- 5 ROADS AND FOOTPATH TO BE SWEEPED DAILY
- 6 KERBSIDE INLET TO BE PROTECTED WITH FABRIC FILLED WITH GRAVEL.

LEGEND

UNDISTURBED VEGETATION  
SILT FENCE

STOCK PILE  
BARRIER FENCE

APPROVED DEVELOPMENT  
CONSENT PLANS  
FABRIC FILLED WITH GRAVEL



NOTE: TREE PROTECTION MEASURES TO BE INSTALLED AND MAINTAINED DURING THE LIFE OF THE PROJECT IN ACCORDANCE WITH AROBORIST REPORT ISSUED BY LANDSCAPE MATRIX PTY LTD DATED 3 JANUARY 2013 & CONDITION D8 OF THE DEVELOPMENT CONSENT.

This plan / document

forms part of  
Construction Certificate

no. 2013 / 5003

Sammy Fedele

abn 36 627 664 311

Architectural Drafting

Services

0404 037 606

tel : 9680 21 82 fax : 9680 21 82

email:sammyfedele@iprimus.com.au

CLIENT : MONASH COUNTRY CLUB

PROPOSED : EARTHWORKS AND TEMPORARY OPENING TO ROAD FOR HEAVY VEHICLE

ADDRESS : MONASH COUNTRY CLUB  
POWDER WORKS ROAD  
INGLESIDE NSW 2101

DATE : DEC 2012 PROJECT No: 12/31

DRAWING No : DAO2

ISSUE

DESIGN : SAMMY FEDELE