

Environmental Compliance
8am to 6pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1111

29 December 2010

Mr Rodney Cox
Hyon Designs
31 Jones Road
KENTHURST NSW 2156

Dear Mr Cox,

**Re Construction Certificate CC0621/10
Property 256 POWDERWORKS ROAD INGLESIDE NSW 2101**

Please find enclosed your approved Construction Certificate and stamped plans

Did you know that work is unable to commence until such time as a completed Notification of Commencement Form has been submitted to Council at least two (2) days prior to starting work? Not to do so is a breach of the Environmental Planning and Assessment Act, which would result in a Penalty Infringement Notice (on-the-spot fine) being issued to you and the builder

To assist you please find enclosed a "Notification of Commencement and Principal Certifying Authority Service Agreement" form to enable you to appoint Pittwater Council as your Principal Certifying Authority (PCA)

If appointed as the PCA, Council would carry out various inspections as indicated in Part 6 of the enclosed "Notification of Commencement and Principal Certifying Authority Service Agreement" form and ultimately issue an Occupation Certificate for your development. Appointment and inspection fees are also detailed in the enclosed form.

Council will endorse your "Notice of Commencement and Principal Certifying Authority Service Agreement" form and return a copy to the applicant with advice as to the required critical stage and other inspections to be carried out by Council.

Council is committed to providing a quality service and would value your business in being appointed as the Principal Certifying Authority for your development.

Yours faithfully
Development Compliance Group

Per *A. Capoenos*



PITTWATER COUNCIL

COPY

Construction Certificate No CC0621/10

Site Details **256 POWDERWORKS ROAD INGLESIDE NSW 2101**

Legal Description **Lot 1 DP 792962**

Type of Development **Building Work**

Description **Drainage re-alignment to the lower carpark**

Associated Development Consent No **N0148/10** Dated **10/09/2010**

Building Code of Australia Certification **Class 10b**

Details of plans, documents or Certificates to which this Certificate relates

- **Concept Plan – Drainage Line Stabilisation by Huon Designs, dated 25 May 2010**
- **Stormwater drainage details by Landscape Surveys, Sheets 1 and 2 dated 19 May 2009 and 20 May 2009**
- **Long Service Levy Payment Receipt number 293189, dated 2 December 2010**

I hereby certify that the above plans, documents or Certificates satisfy

- The relevant provisions of the Building Code of Australia, and
- The relevant conditions of Development Consent No **N0148/10**

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 and Assessment Regulation, referred to in section 81A(5) of the Environmental Planning and Assessment Act, 1979

A. Caponas

Andrew Caponas
Development Compliance Group

29 December 2010
Date of Endorsement

Note You are reminded that pursuant to provisions of Clause 81A, you must nominate whether Council or an accredited certifier will be the principal certifying authority, also you must give notice to Council of your intention to commence work at least two days beforehand



PITTWATER COUNCIL

Notification of Commencement & Principal Certifying Authority Service Agreement

under Environmental Planning and Assessment Act 1979
sections 81A (2) (b) (ii) or (c), or (4) (b) (ii) or (c), 86 (1) and (2)

About this form

- Use this form to appoint Pittwater Council as the Principal Certifying Authority (PCA) to carry out nominated inspections of the building / subdivision works and to issue the required Occupation Certificate
- This form must be submitted to Pittwater Council a minimum of two (2) days prior to the commencement of works

Who can complete this form?

- The owner of the property or the person having the benefit of the development consent
Note *The builder or other contractor cannot complete this form unless they are also the owner of the property*

Applicant's Checklist

- Read this document
- Complete pages 1, 2 & 3
- Sign on page 8
- Attach a copy of Owner Builder Permit or Home Owner Warranty Insurance Certificate

Payment of fees

- Critical Stage Inspection fees (refer to Part 6e of this form) must be paid at the time of booking the inspection
- Issue of Interim/Final Occupation Certificate fee (refer to Part 6e of this form), must be paid prior to release of the certificate to the applicant

Pittwater Council

Tel (612) 9970 1111

Fax (612) 9970 7150

Mona Vale Customer Service
Village Park, 1 Park Street
MONA VALE NSW 2103

Avalon Customer Service
59A Old Barrenjoey Road
AVALON NSW 2108

Mailing Address
PO Box 882
MONA VALE NSW 1660

1 DEVELOPMENT INFORMATION

1a) DEVELOPMENT CONSENT

Development Application No N0148/10	Determination Date 10 September 2010
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1b) CONSTRUCTION CERTIFICATE

Construction Certificate No CC0621/10	Date of Issue 29 December 2010
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1c) DEVELOPMENT DETAILS

Type of Work <input type="checkbox"/> New Building <input type="checkbox"/> Additions / Alterations <input type="checkbox"/> Subdivision	Brief description of development
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1d) SITE DETAILS

Unit/Suite	Street No 256	Street Powderworks Road
Suburb Ingleside		Lot No 1
Deposit /Strata Plan 792962		

1e) VALUE OF PROPOSED DEVELOPMENT

Estimated value of proposed works \$

1f) DATE WORK IS TO COMMENCE

Minimum notice of two (2) days is required to be given prior to commencement of works
Date of commencement

2 APPLICANT DETAILS

Note The builder or other contractor cannot complete this form unless they are also the owner of the property

Name (owner)	
Postal Address	Phone (H/B) Mobile Email Fax

3 PRINCIPAL CERTIFYING AUTHORITY

PITTWATER COUNCIL	
PO Box 882 Mona Vale NSW 1660	Ph 9970 1111 Fax 9970 7150

4 COMPLIANCE WITH DEVELOPMENT CONSENT

Have all conditions to be addressed prior to the commencement of works been satisfied?

YES NO (see Note below)

Note If **NO** work must not commence

Please be aware that failure to address these conditions may leave you liable and in Breach of the Environmental Planning and Assessment Act 1979 (as amended) Penalties may include an on-the spot fine and/or legal action

If you are uncertain as to these requirements please contact Council s Development Compliance Group

5 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
<i>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</i>

OR

<input type="checkbox"/> Licensed Builder Builder's License Number	
Name of Builder	Phone
Contact person	Mobile
Address	Fax
Insurance Company	Insurance Certificate attached <input type="checkbox"/> Yes <input type="checkbox"/> No – statement attached & signed by each owner of the property that the reasonable market cost of the labour & materials to be used is less than \$12,000
<i>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</i>	

6 RESPONSIBILITIES OF THE PRINCIPAL CERTIFYING AUTHORITY (PCA)

6a) Quality of Service

Pittwater Council will carry out PCA and inspection services in a professional manner and in accordance with the requirements of the Environmental Planning & Assessment Act 1979 and Council's Code of Conduct

6b) Site Signage

Pittwater Council will erect a sign on the site to advise the general public of the contact details of the PCA. The sign will be erected during the Commencement Inspection, on Council's acceptance of appointment as PCA

6c) Inspections

Pittwater Council officers will undertake the Critical Stage Inspections of the work during construction and prior to issuing an Occupation Certificate to ascertain compliance of specified stages of construction with the Development Consent, Construction Certificate, Building Code of Australia & relevant standards of construction. On appointment as the PCA, Pittwater Council will notify the applicant in writing of the Critical Stage & other Inspections

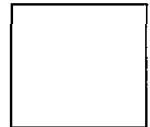
6d) Critical Stage and other inspections

The following stages of construction are required to be inspected by Council (as indicated by a ✓ in the relevant box)

Note Council's Development Compliance Officer will complete this section of the form

Office Use Only

- Footing Inspection (prior to placement of concrete)
- Slab and other Steel Inspection (prior to placement of concrete)
- Frame Inspection (prior to fixing floor wall & ceiling linings)
- Wet Area Waterproofing Inspection (prior to covering)
- Stormwater Inspection (prior to backfilling of trenches)
- Swimming Pool Safety Fence Inspection (prior to placement of water)
- Final Inspection (all works completed and prior to occupation of the building)



Office Use Only

Note Should the building works be completed in parts & not all aspects of a Critical Stage Inspection be ready, additional inspections maybe required – with a further inspection fee payable

Eg If two slabs are prepared at separate times, two separate inspection bookings and fees are required

6e) Critical Stage and other inspection fees

An inspection fee is required for each inspection identified in Part 6d of this form. A separate inspection fee is required for each Critical Stage Inspection. Should works be either incomplete or incorrect at the time of inspection a further separate reinspection fee will be required

Each inspection fee must be paid at the time of requesting the inspection

Fee Scale current to 30 June 2011

Critical Stage or other Inspection and re-inspections, including Final	\$255	(Code HINR)
Issue of Interim Occupation Certificate	\$350	(Code FOCC)
Issue of Final Occupation Certificate	\$350	(Code FOCC)

Please note that a failure to give correct notification of required inspections may result in the issuing of a Penalty Infringement Notice (PIN or on-the-spot fine) and/or a Notice and Order by Council and may result in refusal to issue an Occupation Certificate

6f) Inspection Results

Pittwater Council will provide written confirmation to the applicant of the inspection results and indicate if satisfactory or if additional works are required prior to reinspection

7 RESPONSIBILITIES OF THE APPLICANT

7a) Inspections

A minimum of forty-eight (48) hours notice (excluding weekends and public holidays) must be given to Council to enable the specified stages of construction to be inspected as identified in Item 6 of this agreement

Should an inspection be missed, the applicant must advise Council in writing (as soon as practicable after the event) of that fact, the circumstances causing the inspection to be missed and supporting documentation for Council's consideration. In such cases, the inspection fee, which would normally have been required, must still be paid

The applicant must ensure that the Principal Contractor (Builder/Owner Builder) is advised of the required inspections and that the directions of Council's Development Compliance Officers are to be observed to ensure compliance with the Development Consent, Construction Certificate, Building Code of Australia and the terms of this agreement

7b) Booking of Inspections

The applicant shall request an inspection via Pittwater Council's Inspection Booking Hotline on **9970 1300**. A minimum of forty-eight (48) hours notice must be provided to Council to arrange for completion of the inspection

At the time of requesting the inspection, Pittwater Council will confirm an inspection time and day, name of inspecting officer and mobile contact number

Building works must **not** proceed to the subsequent stages of construction prior to obtaining a satisfactory inspection from Council for each stage of construction specified in Item 6d of this agreement

7c) Site Signage

The applicant is responsible to maintain the PCA signage provided by Pittwater Council at the site until the work is completed

The applicant is responsible to ensure that the Owner Builder or Principal Contractor (Builder) provide a rigid durable sign at the site, visible from the public place and maintained at the site until the work is completed. Such a sign shall display (a) the name, address and telephone number of the person, (b) an after-hours emergency telephone number for the person and (c) stating "Unauthorised Entry to the Site is Prohibited"

7d) Compliance with the Development Consent and Construction Certificate

All works must be carried out in accordance with the terms and conditions of Council's Development Consent and the Construction Certificate and relevant provisions of the Building Code of Australia and Environmental Planning and Assessment Act 1979

Development Consent and a Construction Certificate must be obtained for any amendments or variations to the development, prior to the commencement of the amendment or variation

Works not in accordance with the approval and Building Code of Australia may result in the refusal to issue an Occupation Certificate. Council may also serve a Notice and Order to comply with the approval and/or the institution of legal proceedings

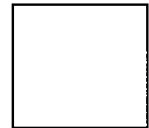
7e) Structural Engineering and Other Specialist Details

The following details are to be forwarded to the PCA prior to commencement of the relevant stage of construction (as identified by a ✓). The details are to be prepared by a suitably qualified person to confirm compliance with the relevant provisions of the BCA and Australian Standards

Note Council's Development Compliance Officer will complete this section of the form

Office Use Only

- Timber framing details including bracing and tie-downs
- Roof construction or roof truss details
- Termite control measures
- Glazing details
- Mechanical ventilation details
- Wet area construction details
- Details of fire resisting construction
- Details of essential fire and other safety measures
- Sound transmission and insulation details
- Details of compliance with development consent conditions



Office Use Only

7f) Certification of Works

To ensure compliance with the Construction Certificate and Building Code of Australia (BCA), the applicant is to provide certification, verifying that the following specialist matters (identified by a ✓) have been carried out

Each certification must

- reference the approved Construction Certificate number, property address, relevant provisions of the BCA, Australian Standards and approved drawings
- be prepared by an accredited certifier or other suitably qualified & experienced person to the satisfaction of Pittwater Council

Note Council's Development Compliance Officer will complete this section of the form

- | | | |
|------------------------|--|---|
| <i>Office Use Only</i> | <ul style="list-style-type: none"><input type="checkbox"/> Survey detailing building setbacks, reduced levels of floors & ridge by a registered surveyor<input type="checkbox"/> Shoring and support for adjoining premises and structures by a structural engineer<input type="checkbox"/> Contiguous piers or piling by a structural engineer<input type="checkbox"/> Underpinning works by a structural engineer<input type="checkbox"/> Structural engineering works by a structural engineer<input type="checkbox"/> Retaining walls by a structural engineer<input checked="" type="checkbox"/> Stormwater drainage works by a hydraulic engineer and surveyor<input type="checkbox"/> Landscaping works by the landscaper<input type="checkbox"/> Condition of trees by an Arborist<input type="checkbox"/> Mechanical ventilation by a mechanical engineer<input type="checkbox"/> Termite control and protection by a licensed pest controller<input type="checkbox"/> Waterproofing of wet areas by a licensed waterproofer or licensed builder<input type="checkbox"/> Installation of glazing by a licensed builder<input type="checkbox"/> Installation of smoke alarm systems by a licensed electrician<input type="checkbox"/> Completion of construction requirements in a bush fire prone area by a competent person<input type="checkbox"/> Completion of requirements listed in the BASIX Certificate by a competent person<input type="checkbox"/> Fire resisting construction systems by a competent person<input type="checkbox"/> Smoke hazard management systems by a competent person<input type="checkbox"/> Essential fire safety and other safety measures by a competent person (Form 15a)<input type="checkbox"/> Completion of Bushland Management requirements by a suitably qualified person<input type="checkbox"/> Installation of Waste Water Management System by a suitably qualified person<input type="checkbox"/> Installation of the inclined lift by a suitably qualified person<input type="checkbox"/> Installation of sound attenuation measures by an acoustic engineer | <div style="border: 1px solid black; width: 80px; height: 80px; margin: 0 auto;"></div> <p><i>Office Use Only</i></p> |
|------------------------|--|---|

7g) Occupation Certificate

A *Final* Occupation Certificate must be obtained from the PCA prior to the occupation or use of a new building (or part of a building) or prior to the change of an existing building use/classification. An inspection fee is to be paid to the PCA in accordance with the fee scale in Part 6e of this agreement.

An application may be made to the PCA for an *Interim* Occupation Certificate, which will be considered in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and conditions of development consent.

Only the Principal Certifying Authority can issue an Occupation Certificate and the Environmental Planning and Assessment Act 1979 contains penalty provisions for failing to obtain a required Occupation Certificate.

An application for an *Interim* or *Final* Occupation Certificate must be accompanied by a final or interim *fire safety certificates* as required by the EP&A Regulations, Clauses 80E or 80F for buildings other than Class 1 and 10.

7h) Miscellaneous requirements

The applicant is required to ensure that valid public liability insurance cover to the value of \$10,000,000 (minimum) is held by the applicant and/or builder.

The applicant is required to notify Council, in writing, of any change in the details or address of the applicant or head contractor.

Pittwater Council may cancel the agreement if there is a breach of the agreement.

8 YOUR SIGNATURE

I accept the terms and conditions of this service agreement, including the associated payment of fees and appoint Pittwater Council as the Principal Certifying Authority for the subject development.

Signature

Date

9 COUNCIL'S AGREEMENT TO APPOINTMENT

The relevant details in Parts 6d, 7e & 7f of this agreement have been completed. Home Owners Warranty Insurance Certificate or Owner/Builders Permit or Statement has been provided where necessary and I acknowledge the appointment of Pittwater Council as the Principal Certifying Authority.

Officer's name

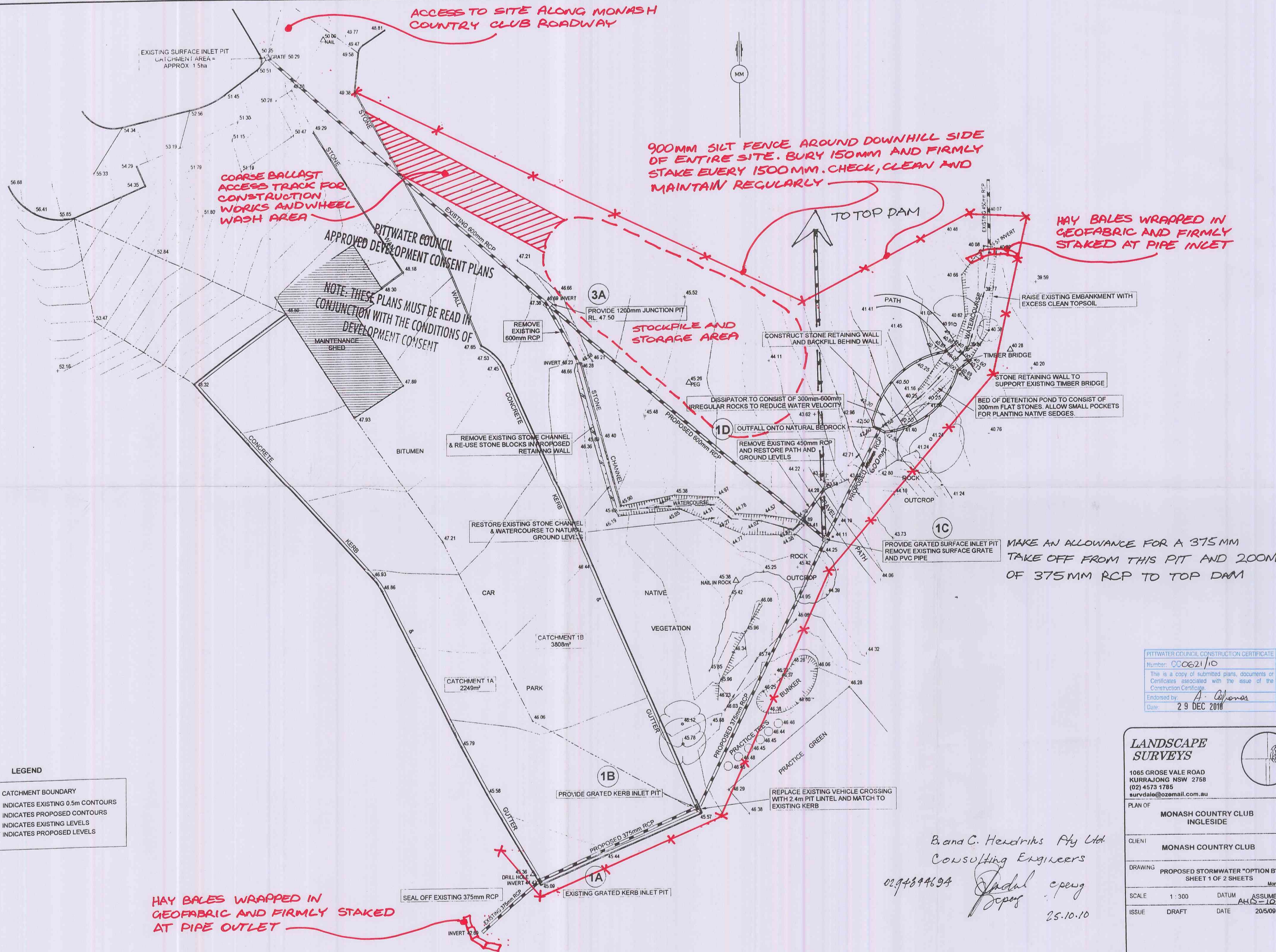
on behalf of Pittwater Council

Officer's signature

Date

PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE

Purpose of collection	To enable Council to act as the Principal Certifying Authority for the development
Intended recipients	Pittwater Council staff
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 this form in a register that can be viewed by the public
Retention period	Hard copies 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	



EXISTING SURFACE INLET PIT
CATCHMENT AREA =
APPROX 1.5ha

ACCESS TO SITE ALONG MONASH
COUNTRY CLUB ROADWAY

900MM SILT FENCE AROUND DOWNHILL SIDE
OF ENTIRE SITE. BURY 150MM AND FIRMLY
STAKE EVERY 1500MM. CHECK, CLEAN AND
MAINTAIN REGULARLY

COARSE BALLAST
ACCESS TRACK FOR
CONSTRUCTION
WORKS AND WHEEL
WASH AREA

HAY BALES WRAPPED IN
GEOFABRIC AND FIRMLY
STAKED AT PIPE INLET

PITWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

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

STOCKPILE AND
STORAGE AREA

RAISE EXISTING EMBANKMENT WITH
EXCESS CLEAN TOPSOIL

REMOVE EXISTING
600mm RCP

CONSTRUCT STONE RETAINING WALL
AND BACKFILL BEHIND WALL

STONE RETAINING WALL TO
SUPPORT EXISTING TIMBER BRIDGE

DISSIPATOR TO CONSIST OF 300mm-600mm
IRREGULAR ROCKS TO REDUCE WATER VELOCITY

1D) OUTFALL ONTO NATURAL BEDROCK
REMOVE EXISTING 450mm RCP
AND RESTORE PATH AND
GROUND LEVELS

REMOVE EXISTING STONE CHANNEL
& RE-USE STONE BLOCKS IN PROPOSED
RETAINING WALL

RESTORE EXISTING STONE CHANNEL
& WATERCOURSE TO NATURAL
GROUND LEVELS

1C) PROVIDE GRATED SURFACE INLET PIT
REMOVE EXISTING SURFACE GRATE
AND PVC PIPE

MAKE AN ALLOWANCE FOR A 375MM
TAKE OFF FROM THIS PIT AND 200M
OF 375MM RCP TO TOP DAM

PITWATER COUNCIL CONSTRUCTION CERTIFICATE
Number: CC0621/10
This is a copy of submitted plans, documents or
Certificates associated with the issue of the
Construction Certificate.
Endorsed by: *A. Wilson*
Date: 29 DEC 2010

LEGEND

- CATCHMENT BOUNDARY
- - - INDICATES EXISTING 0.5m CONTOURS
- INDICATES PROPOSED CONTOURS
- 45.05 INDICATES EXISTING LEVELS
- 41.68 INDICATES PROPOSED LEVELS

LANDSCAPE
SURVEYS

1065 GROSE VALE ROAD
KURRALJONG 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 1 OF 2 SHEETS

SCALE 1:300 DATUM ASSUMED
ISSUE DRAFT DATE 20/5/09

Brian C. Hendriks Pty Ltd
Consulting Engineers

02 9438 9994
Judal
epeng
25.10.10

HAY BALES WRAPPED IN
GEOFABRIC AND FIRMLY STAKED
AT PIPE OUTLET

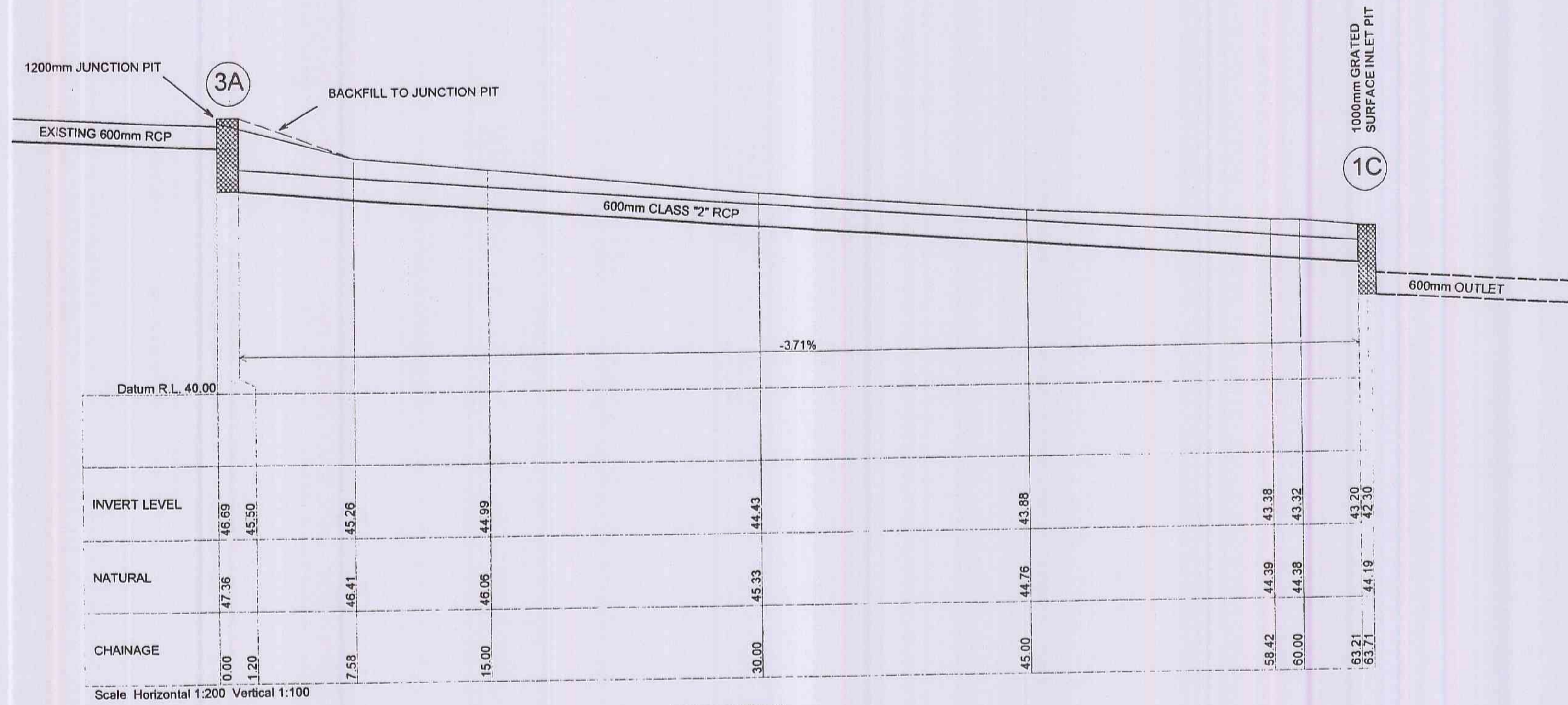
SEAL OFF EXISTING 375mm RCP
EXISTING GRATED KERB INLET PIT

REPLACE EXISTING VEHICLE CROSSING
WITH 2.4m PIT LINTEL AND MATCH TO
EXISTING KERB

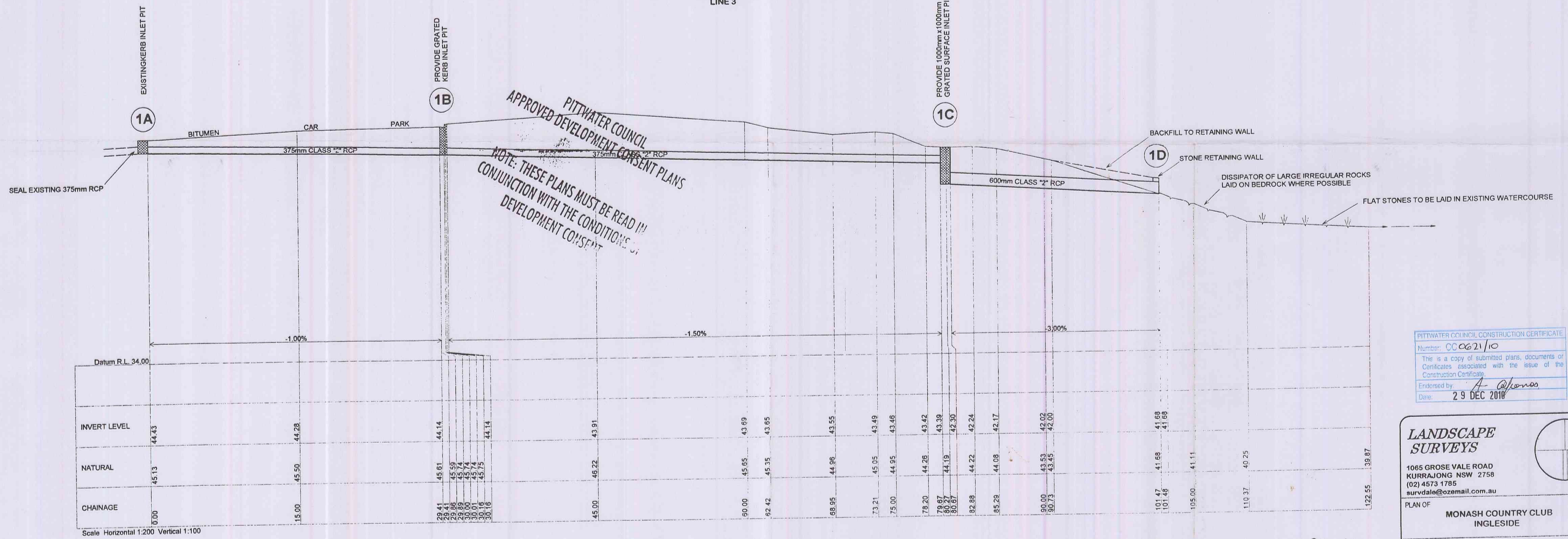
1B) PROVIDE GRATED KERB INLET PIT

1A) EXISTING GRATED KERB INLET PIT

INVERT 42.8



- 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



PITWATER COUNCIL CONSTRUCTION CERTIFICATE
 Number: CC 0621/10
 This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.
 Endorsed by: *A. Johnson*
 Date: 29 DEC 2010

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

PLAN OF
MONASH COUNTRY CLUB
 INGLESIDE

B. and C. Hendriks Pty Ltd.
 Consulting Engineers
 02 94842694
 25.10.10

CLIENT
MONASH COUNTRY CLUB

DRAWING
 PROPOSED STORMWATER "OPTION B"
 SHEET 2 OF 2 SHEETS

SCALE
 AS SHOWN DATUM ASSUMED
 AHD - 100.00

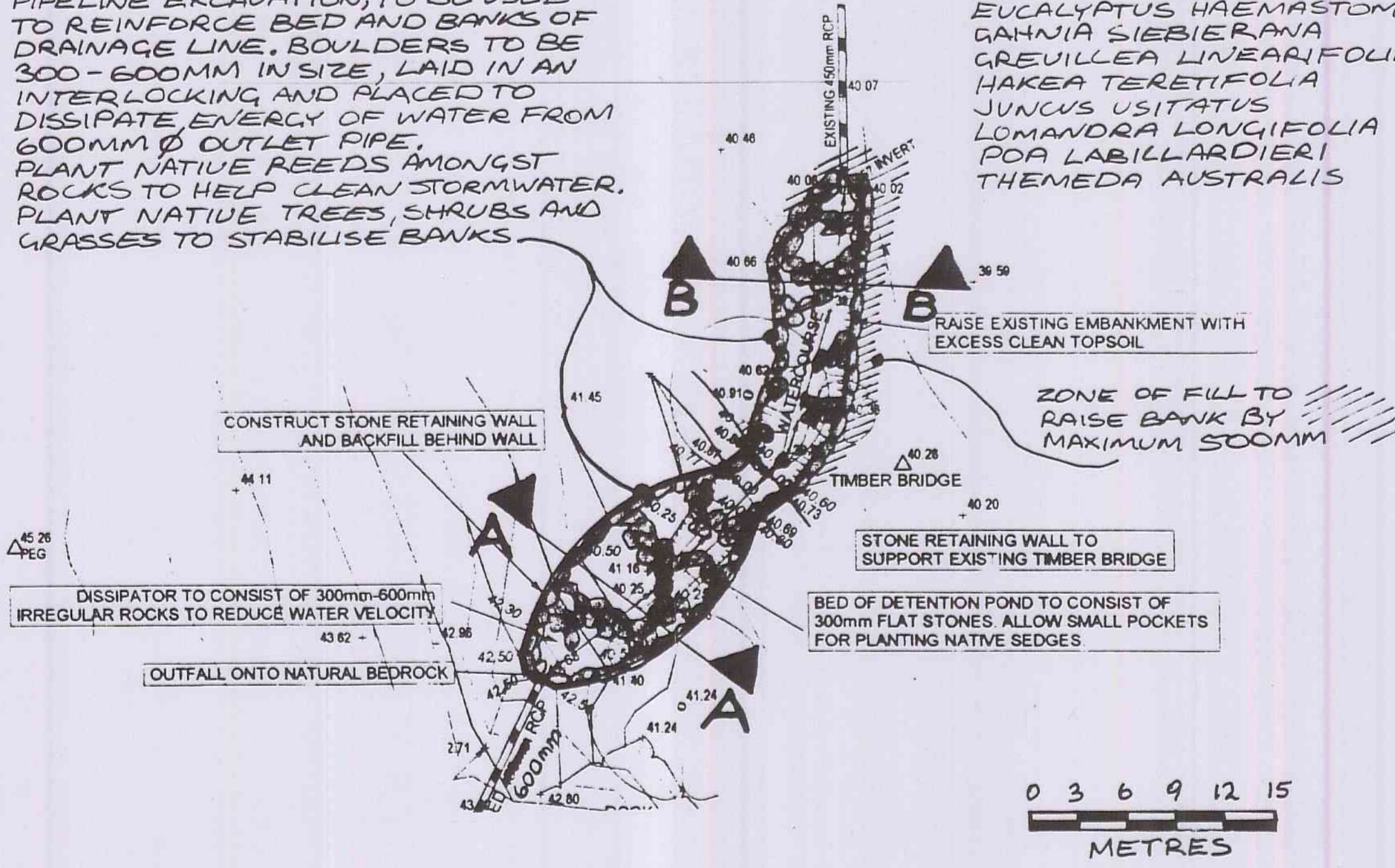
ISSUE
 DRAFT DATE 19/5/09

PITTVATER COUNCIL CONSTRUCTION CERTIFICATE
 Number: CC0621/10
 This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.
 Endorsed by: A. Calveros
 Date: 29 DEC 2010

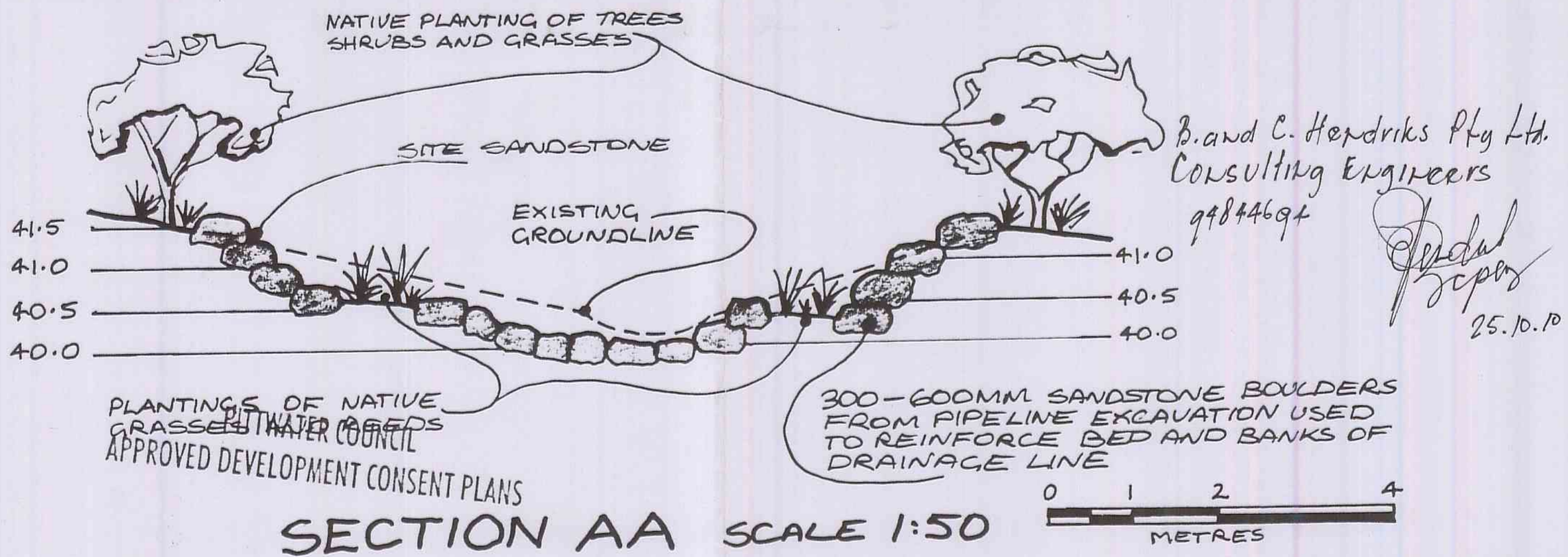
PLANT LIST

- 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

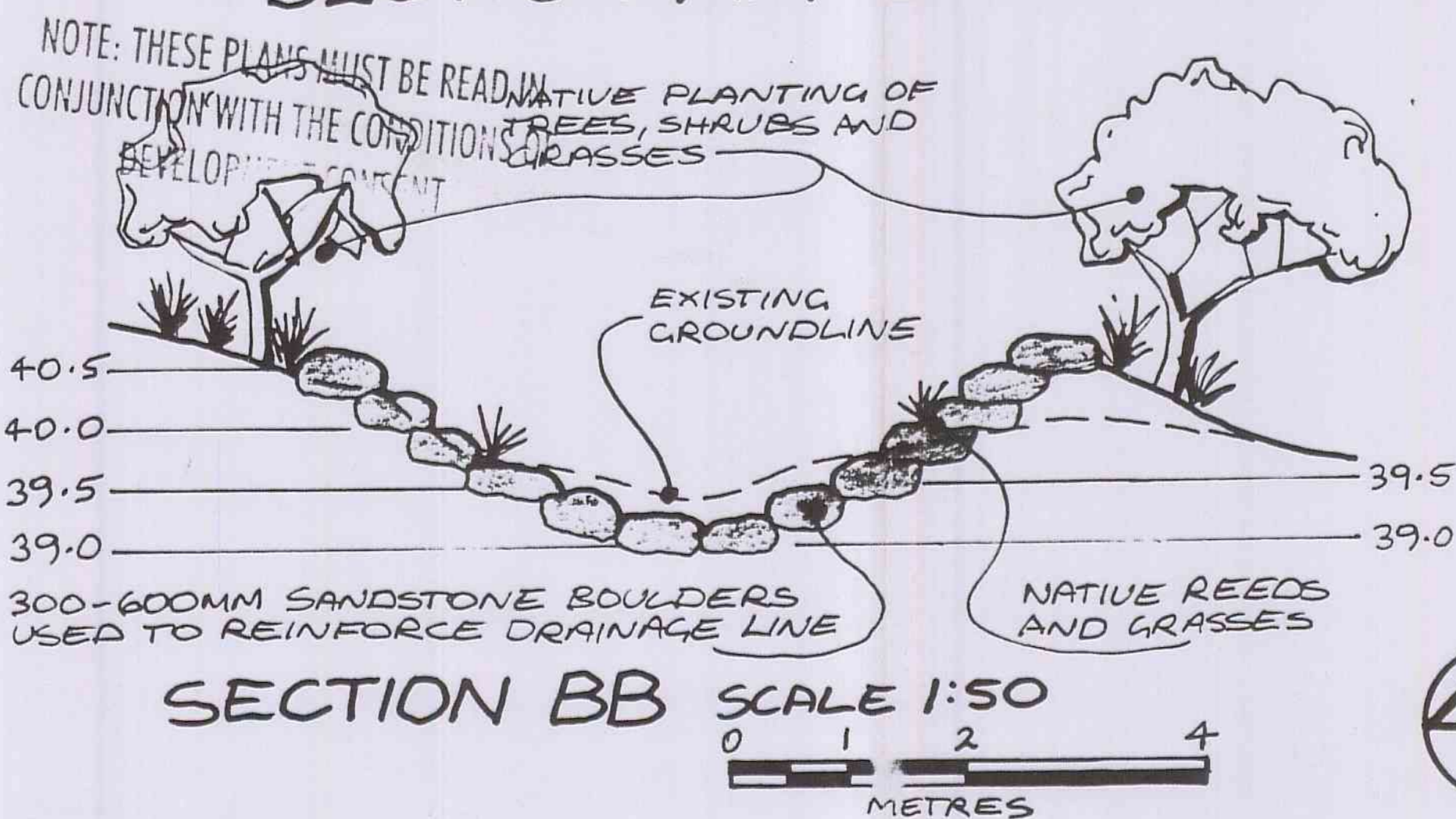
SITE SANDSTONE, SOURCED FROM PIPELINE EXCAVATION, TO BE USED TO REINFORCE BED AND BANKS OF DRAINAGE LINE. BOULDERS TO BE 300-600MM IN SIZE, LAID IN AN INTERLOCKING AND PLACED TO DISSIPATE ENERGY OF WATER FROM 600MM Ø OUTLET PIPE. PLANT NATIVE REEDS AMONGST ROCKS TO HELP CLEAN STORMWATER. PLANT NATIVE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



DRAINAGE LINE CONCEPT PLAN SCALE 1:300



SECTION AA SCALE 1:50



SECTION BB SCALE 1:50

CONCEPT PLAN-DRAINAGE LINE STABILISATION

B. and C. Hendriks Pty Ltd.
 Consulting Engineers
 94844694
 25.10.10

MONASH COUNTRY CLUB
 POWDERWORKS ROAD
 INGLESIDE
 DRAINAGE LINE
 STABILISATION
 DRAWN : RODNEY COX
 DATE : 25 MAY 2010

HUON DESIGNS
 Rodney Cox AAILA BLARCH
 Robyn Cox Adv Cert Horticulture
 31 Jones Road Northhurst NSW 2156
 ph: 9654-1002
 fx: 9654-0130
 mob: 0413 914 740