



BUILDING CONSTRUCTION CERTIFICATES

(A Division of Building Code Solutions Pty Ltd)

2/134332

PO Box 659, Lidcombe NSW 1825
Phone: (02) 9702 5656
Mobile: 0404 010 543
Fax: (02) 9702 5707
Email: builcert@optusnet.com.au

22 January 2004

The General Manager
Pittwater Council
MONA VALE NSW 1660

ATTENTION : Mr Charles Scott

Dear Charles

**RE: BULK EARTHWORKS TO THE 4th FAIRWAY
256 POWDERWORKS ROAD, INGLESIDE
MONASH COUNTRY CLUB**

This letter is to advise Pittwater Council that Building Construction Certificates have issued the Construction Certificate on 22 January 2004, for proposed earth works to the 4th Fairway at the abovementioned premises.

As per Clause 142 (2) of the Environmental Planning and Assessment Regulation 2000, please find attached the following information that forms part of the Construction Certificate documentation:

- A copy of the Construction Certificate dated 22 January 2004, issued by Building Construction Certificates.
- A copy of Building Construction Certificates application form for a Construction Certificate.
- Drawings prepared by Golf By Design dated 28 January 2003, Drawing No 1299-03-01, Revision A.
- Planting schedule prepared by Standfast Tree Services Pty Ltd.

Building Construction Certificates

- Should you have any enquiries, please do not hesitate to contact the undersigned.

Yours faithfully

BUILDING CONSTRUCTION CERTIFICATES



EROL URLUDAG *M.App.Sc (Fire Safety Engineering), MAIBS*
Building Compliance Consultant

Attachments



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Construction Certificate

Issued under the Environmental Planning & Assessment Act 1979 Sections 109C(1)(b), 81A(2), 81A(4)

DA No: N0252/03

Issued by: Pittwater Council Dated: 1 September 2003

This certificate verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the Environmental Planning and Assessment Regulation 2000.

1. Details of the Applicant

Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Gordon

Family name

Hurford

Company name

Monash Country Club Limited

Flat/street no.

256

Street name

Powderworks Road

Suburb or town

Ingleside

State

NSW

Postcode

2101

Daytime telephone

(02) 99138282

Fax

(02) 99138784

Mobile

0407 926 270

Email

ghurford@monash.cc

2. Details of the Land/Area to be Developed

Flat/Street No.

256

Street Name

Powderworks Road

Suburb or town

Ingleside

Post Code

2101

Lot No.

Section

DP/MPS no.

Volume/folio



3. Details of the Development Consent

Development application no.

N0252/03

Date the consent was issued

1 September 2003

4. Decision of the Certifying Authority

This certificate is issued:

☒ without any conditions

☒ subject to conditions of the kind referred to in clauses 187 or 188 of the Environmental Planning and Assessment Regulation 2000

Conditions have been placed on the certificate for the following reasons:

Not Applicable

☒ the issue of this certificate has been endorsed on the plans and specifications that were lodged with the application.

Plan no's approved

Drawing prepared by Golf By Design dated 28 January 2003, Drawing No 1299-03-01, Revision A.

Specification references approved

Planting schedule prepared by Standfast Tree Services Pty Ltd.

Date of this decision

22 January 2004

5. Information Attached to this Decision

☒ Yes ☐ N/A Fire safety schedule

☐ Yes ☒ N/A Conditions of the certificate

6. Certification

Erol Urludag of Building Construction Certificates

certifies that

If the work is completed following the plans and specifications which have been approved, it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979.

Construction certificate no.

03/55

Date of this certificate

22 January 2004

7. Signature

For this certificate to be valid, it must be signed by the certifying authority.

Signature

Name

Erol Urludag of Building Construction Certificates

Address

PO Box 659

Suburb or town

Lidcombe

State

NSW

Postcode

1825



Telephone

(02) 9702 5656

Fax

(02) 9702 5707

If the certifier is an accredited certifier:

Accreditation body of the certifier

Planning NSW.

Accreditation no. of the certifier

5181

8. Fire Safety Schedule (attachment)

Existing Essential Fire Safety Measures

Refer to the attached fire safety schedule for the base building.

Proposed Essential Fire Safety Measures

Nil

ESSENTIAL FIRE SAFETY MEASURES

PROPERTY NAME: Monash Country Club
ADDRESS: 256 Powderworks Road
 Ingleside NSW 2101

STATUTORY FIRE SAFETY MEASURES (EP&A Regulation 2000)		CURRENTLY INSTALLED	CURRENT STANDARD OF PERFORMANCE
1.	Access Panels, Doors, Hoppers (fire rated)	No	---
2.	Automatic Fail Safe Devices (door releases etc.)	No	---
3.	Automatic Fire Detection & Alarm System	Yes	BCA Spec E2.2a & AS 1670.1 - 1995
4a.	Automatic Sprinkler System	No	---
4b.	Automatic Suppression System	No	---
5.	Emergency Lighting	Yes	BCA Clause E4.2, E4.4 & AS 2293.1 : 1998
6.	Emergency Lifts	No	---
7.	Emergency Warning System (EWIS)	No	---
8.	Exit Signs (illuminated)	Yes	BCA Clause E4.5, E4.6, E4.8 & AS 2293.1 : 1998
9.	Fire Control Centres / Rooms	No	---
10.	Fire Dampers	Yes	AS 1682.1 - 1990 & AS 1682.2 - 1990
11.	Fire Doors	Yes	AS 1905.1 - 1995 & AS 1905.1 - 1997
12.	Fire Hydrant Systems	Yes	BCA Clause E1.3 & AS 2419.1 - 1994
13.	Passive Fire Systems (Fire Seals, etc)	Yes	BCA Spec C3.15 & AS 4072.1 - 1992
14.	Fire Shutters	No	---
15.	Fire Windows	No	---
16.	Hose Reel System	Yes	BCA Clause E1.4 & AS 2441 - 1988
17.	Lightweight Construction (fire rated)	No	---
18.	Mechanical Air Handling Systems	No	---
18a.	Stair Pressurisation System	-	---
18b.	Zone Smoke Control	-	---
18c.	Smoke Exhaust	-	---
18d.	A/C Trip	Yes	AS 1668.1 - 1988
19.	Perimeter Vehicle Access (large buildings)	No	---
20.	Portable Fire Extinguishers	Yes	BCA Clause E1.6 & AS 2444 - 2001
21.	Safety Curtains (Proscenium in theatres)	No	---
22.	Smoke & Heat Vents	No	---
23.	Smoke Dampers	No	---
24.	Smoke & Heat Alarms (residential)	No	---
25.	Smoke Doors	No	---
26.	Solid Core Doors	No	---
27.	Stand-By Power Systems	No	---
28.	Window / Wall Drenchers	No	---
29.	Warning & Operational Signs (lifts, exit doors)	Yes	BCA Clause D2.23
30.	Required (Automatic) Exit Doors	No	---
31.	Fire Safety Notices (Offences)	Yes	Environmental Planning & Assessment Act 1979



BUILDING CONSTRUCTION CERTIFICATES

(A Division of Building Code Solutions Pty Ltd)

Application for a Construction Certificate

OFFICE USE ONLY

Date Received: 9/1/04
Payment Received: Yes / No
File No: 03/55

Phase 1

All Applications to be forwarded to:

PO Box 659
Lidcombe NSW 1825
BCC Help Line: (02) 9702 5656 (Phone)
(02) 9702 5707 (Fax)
0404 010 543 (Mobile)

If you want to carry out some building work or subdivision work (such as building roads or a stormwater drainage system), you need a construction certificate before you can start work. You can use this form to apply for a construction certificate. To complete the form, please place a tick in the relevant boxes ☐ and fill out the box comment sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information (see Part 5).

1. Details of the Applicant

Mr <input checked="" type="checkbox"/>	Ms <input type="checkbox"/>	Mrs <input type="checkbox"/>	Dr <input type="checkbox"/>	Other <input type="checkbox"/>
First name		Family name		
Gordon		Hurford		
Company name				
Monash Country Club Limited				
Flat/street no.		Street name		
256		Powderworks Road		
Suburb or town		State	Postcode	
Ingleside		NSW	2101	
Daytime telephone		Fax	Mobile	
(02) 99138282		(02) 99138784	0407 926 270	
Email				
ghurford@monash.cc				

2. Identify the Land / Area

Level	Flat / Street No.	Street name
--	256	Powderworks Road
Suburb or town		Postcode
Ingleside		2101
Lot no.	Section	
---	---	
DP/MPS no.	Volume/folio	
---	---	

You can find the lot no., section, DP/MPS no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.



3. Estimated Cost of the Development

\$ 16,000.00 including GST

4. Describe the Development

What type of work do you propose to carry out?

Building work ☒

Subdivision work ☐

Describe the work

Bulk earthworks to 4th Fairway.

For building work, what is the class of the building under the Building Code of Australia?

N/A ☒

This can be found on the development consent

Has development consent been granted for the development?

No ☐ ➤ Call Building Construction Certificates.

Yes ☒ ➤ What is the development application no.?

N 0252/03

What date was development consent granted?

1 September 2003

Local Government Authority holding jurisdiction:

Pittwater Council



5. Information to be Attached to the Application

You need to provide material with your application that is relevant to the type of work you propose to do. Please indicate the material you have attached by placing a tick in the appropriate boxes ☐.

A. Has a cheque been enclosed for the Construction Certificate fees? Yes ☒

B. Are you going to carry out building work? Yes ☒ N/A ☐

(If "Yes" complete B(i) - (ix) below as applicable)

(i) Yes ☐ N/A ☒ a copy of any compliance certificates on which you rely (refer to DA Approval)

(ii) Yes ☒ N/A ☐ detailed plans of the building (4 copies)

The plans must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- Show a plan of each floor section.
- Show each elevation of the building.
- Show the level of the lowest floor, the level of any yard or unbuilt area on that floor and the level of the ground.
- Indicate the fire safety and fire resistance measures (if any), and their height, design and construction.

Where you propose to alter, add to or rebuild a building that is already on the land, or modify plans that have already been approved, please mark the general plan (by colour or otherwise) to show the change you propose to make.

(iii) Yes ☒ N/A ☐ detailed specifications of the building (4 copies)

The specifications are to:

- Describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply.
- State whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used.

Where you propose to modify specifications that have already been approved, please mark the approved specifications (by colour or otherwise) to show the modification.

(iv) Yes ☐ N/A ☒ a plan of the existing building, drawn to scale, where the application involves building work to alter, enlarge or extend that building.

This plan will assist the certifying authority to assess whether the work will reduce the fire protection capacity of the building.

(v) Yes ☐ N/A ☒ where you propose to meet the performance requirements of the Building Code of Australia (BCA) by using an alternative solution to the deemed-to-satisfy provisions of the BCA:

- a list of the performance requirements you will meet by using the alternative solution.
- the details of the assessment methods you will use to meet those performance requirements.
- a copy of any compliance certificates on which you rely.

(vi) Yes ☐ N/A ☒ evidence of any accredited component, process or design on which you seek to rely
Components, processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000.



- (vii) Yes ☒ N/A ☐ details of the fire safety measures, unless you are building a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool). These details are to include:
- a list of any fire safety measures you propose to include in the building or on the land.
 - If you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land.

The lists must describe the extent, capability and the basis of design of each measure.

- (viii) Yes ☐ N/A ☒ the attached schedule (see Part 9), completed for the development (as applicable)
- The information in the schedule will be used by the Australian Bureau of Statistics to report each quarter on the building activity that occurs in the economy. Building statistics allow governments and businesses to accurately identify main areas of population growth and demand for products and services.*

- (ix) Yes ☒ N/A ☐ Copies of any receipts for deposits / bonds / contributions required to be paid by the Development Consent.

You may also need to pay a long service levy under section 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) before the certifying authority can issue a certificate to you.

C. If you are going to carry out work to do a subdivision (eg building roads or a stormwater drainage system):

Yes ☐ No ☒ (if "Yes" complete C(i)-(v) as applicable)

(if "No" go to 5D.)

- (i) Yes ☐ the details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
- (ii) Yes ☐ the details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (like water, road, electricity, sewerage)
- (iii) Yes ☐ the existing ground levels and the proposed ground levels when the subdivision is completed
- (iv) Yes ☐ copies of any compliance certificates on which you rely
- (v) Yes ☐ detailed engineering plans (4 copies). The detailed plans might include the following:
- Earthworks ☐
 - Roadworks ☐
 - Road pavement ☐
 - Road furnishings ☐
 - Stormwater drainage ☐
 - Water supply works ☐
 - Sewerage works ☐
 - Landscaping works ☐
 - Erosion control works ☐

Where you propose to modify plans that have already been approved, please mark the approved plans (by colour or otherwise) to show the modification.

D. If you are going to change the use of an existing building or the classification of an existing building under the Building Code of Australia and you are doing building work unless the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool):

Yes ☐ N/A ☒ (if "Yes" complete below)

- (i) Yes ☐ a list of any fire safety measures you propose to include in the building or on the land (see 6B)
- (ii) Yes ☐ If you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land (see 6A)
- (iii) Yes ☐ details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia

The lists of fire safety measures must describe the extent, capability and the basis of design of each measure.



6. Fire Safety Measures

Note: This is applicable to either the whole or part of the building depending upon the nature of the development.

A. Existing Essential Fire Safety Measures

Measure

Refer to the attached fire safety schedule for the base building.

Standard of Performance/Original Design Standard

Refer to the attached fire safety schedule for the base building.

B. Proposed Essential Fire Safety Measures

Measure

Nil

Standard of Performance

Nil

7. Signatures

The owner(s) of the land must sign this application if:

- at the time the owner signed the development application, the owner did not give consent to the applicant to lodge a construction certificate, or
- the owner of the land has changed since the owner signed the development application.

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

N/A ☐

Signature

Name

GORDON HURFORD

Date

09/01/2004

Signature

Name

Date

The applicant, or the applicant's agent, must sign the application.

Signature

Name, if you are not the applicant

GORDON HURFORD

Date

09/01/2004

In what capacity are you signing if you are not the applicant?

8. Privacy Policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact Building Construction Certificates if the information you have provided in your application is incorrect or changes.



9. Schedule to Application for a Construction Certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics by Building Construction Certificates.

(I) All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

(II) Residential buildings only

N/A ☐

Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?
(NB dual occupancy = two dwellings on the same site)

Not Applicable

Not Applicable

Not Applicable

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s):

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	<input type="checkbox"/> 11	Tiles	<input type="checkbox"/> 10	Concrete or slate	<input type="checkbox"/> 20	Timber	<input type="checkbox"/> 40
Brick (veneer)	<input type="checkbox"/> 12	Concrete or slate	<input type="checkbox"/> 20	Timber	<input type="checkbox"/> 40	Steel	<input type="checkbox"/> 60
Concrete or stone	<input type="checkbox"/> 20	Fibre cement	<input type="checkbox"/> 30	Other	<input type="checkbox"/> 80	Aluminium	<input type="checkbox"/> 70
Fibre cement	<input type="checkbox"/> 30	Steel	<input type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90	Other	<input type="checkbox"/> 80
Timber	<input type="checkbox"/> 40	Aluminium	<input type="checkbox"/> 70			Not specified	<input type="checkbox"/> 90
Curtain glass	<input type="checkbox"/> 50	Other	<input type="checkbox"/> 80				
Steel	<input type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90				
Aluminium	<input type="checkbox"/> 70						
Other	<input type="checkbox"/> 80						
Not specified	<input type="checkbox"/> 90						



Standfast Tree Services Pty Ltd

ABN: 73 099 603 817

83 Cheryl Crescent Newport NSW 2106
Email: info@standfast.com.au

Tel: (02) 9997 6574 Fax: (02) 9997 8476
Mobile: 0414 722 814

PLANTING SCHEDULE

Brief: Supply planting schedule as per Pittwater Councils condition of development consent for proposed works for 4th hole. As stated in sub-paragraph B16 the schedule is to include a minimum of 20 canopy trees and a mixture of shrubs and ground covers.

All plants are to be provenance stock and to NATSPEC standard.

All stock should be free of insect infestation.

All stock should be free of structural faults.

All stock should have good balance and be self supporting.

Stakes should not be necessary or used for planting.

All stock should exhibit good health and vigour and be true to type.

Acceptance of stock to be subject to approval of delivered goods by qualified Arborist or Horticulturist.

One plant from each species to be inspected by investigative method.

Plant species	Number	Root ball or container volume (L)	Height (m)	Caliper (mm)
Eucalyptus piperita	3	35L	1.5m	30mm
Eucalyptus haemastoma	7	35L	1.5m	30mm
Lophostemon confertus	5	35L	1.5m	30mm
Melaleuca quinquinervia	5	35L	1.5m	30mm
Banksia serrata	8	20L	1.5m	20mm
Banksia integrifolia	8	20L	1.5m	20mm
Grevillea speciosa	16	200mm pot		
Lomandar longifolia	16	200mm pot		
Dianella spp.	16	200mm pot		

CONSTRUCTION CERTIFICATE

Certificate No: 03/98
Name: Erol Ucludag
Reg No: 5181 Date: 22/1/04
Signature: [Signature]



Building Construction Certificates

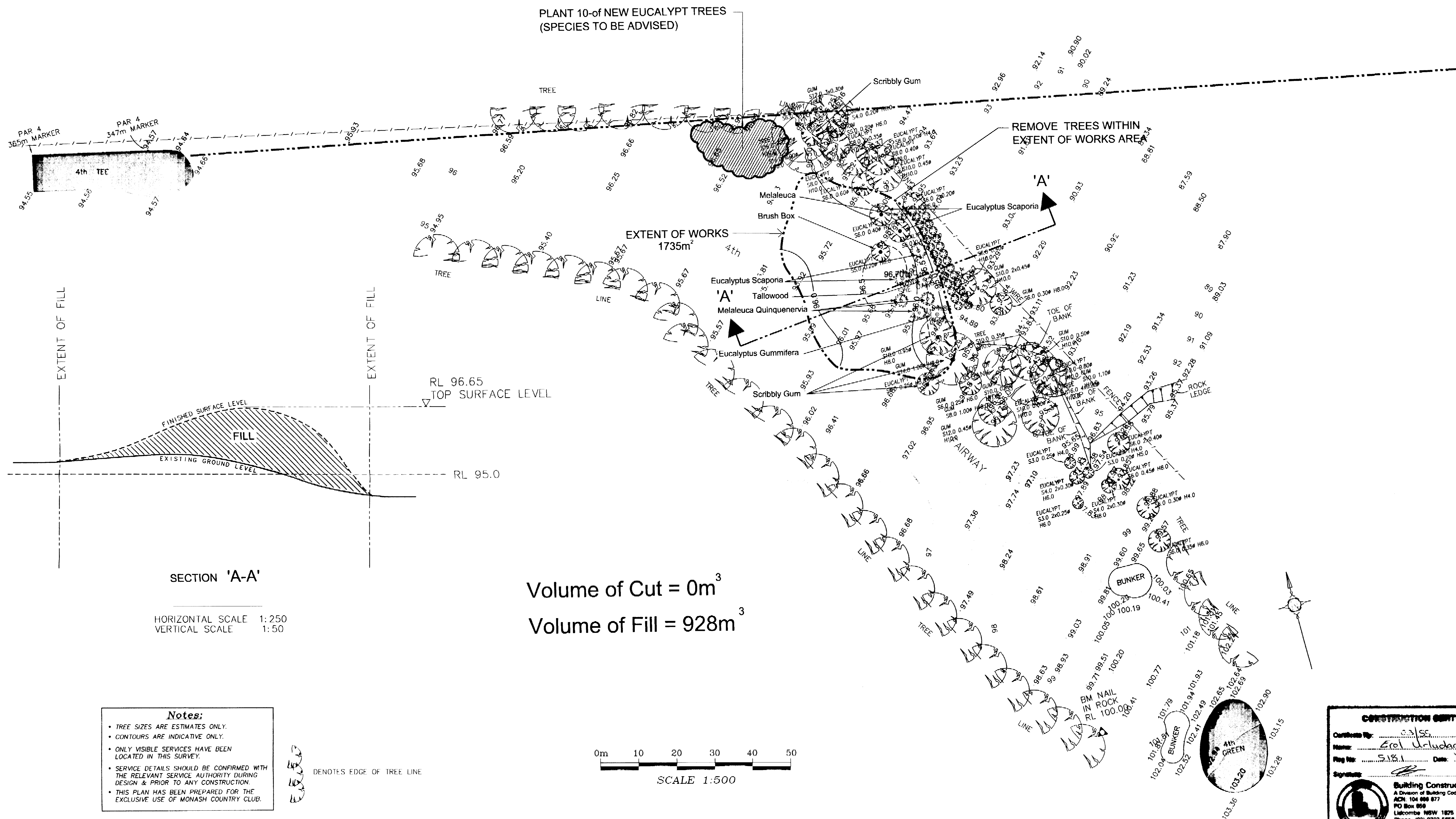
A Division of Building Code Solutions Pty Ltd
ACN: 104 656 877
PO Box 659

Lidcombe NSW 1825

Phone: (02) 9702 5656

Mobile: 0404 010 543 Fax: (02) 9702 5707

RECEIVED
29 OCT 2002
BY: ...



SEE SHEET

SEE SHEET

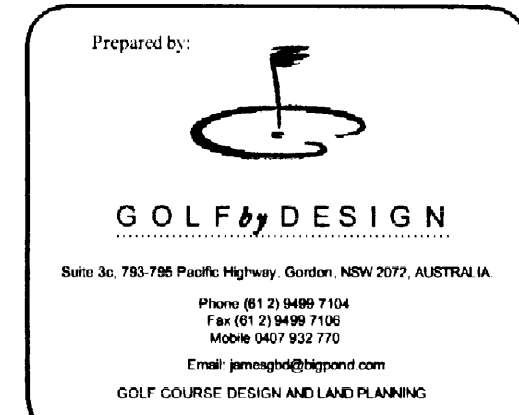
REV	DESCRIPTION	DATE	DWG BY	CHECK'D BY
A	ADDED PROP. BOY AND VOLUMES	31/3/03	J. BAXTER	J. WELCHER

QUANTITIES			

LEGEND	
DESIGN CONTOURS	95.0
DESIGN SPOT HEIGHT	95.0
EXISTING SURVEY	SURVEY SPOT HEIGHT 98.24

NOTES

1. ALL LEVELS REFER TO FINISHED SURFACE LEVELS



CLIENT		PROJECT	
MONASH COUNTRY CLUB		MONASH COUNTRY CLUB	
BULK EARTHWORKS 4th Fairway		DRAWING No. 1299-03-01	
		Sheet 1 of 1	
		SCALE 1:500	
		DRAWING REV A	
		START DATE 28 JAN 2003	



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Fax: (02) 9702 5707
Email: buildcert@optusnet.com.au

22 January 2004

The General Manager
Pittwater Council
MONA VALE NSW 1660

ATTENTION: Mr Charles Scott

Dear Charles

**RE: BULK EARTHWORKS TO THE 4th FAIRWAY
256 POWDERWORKS ROAD, INGLESIDE
DEVELOPMENT APPROVAL NO N0252/03
APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY (PCA)**

This letter is to advise Pittwater Council that Erol Urludag (Planning NSW 5181) from Building Construction Certificates has been appointed as the PCA for the abovementioned development as required by Section 81A (2) of the Environmental Planning & Assessment Act 1979.

The formal notice is attached which stipulates the commencement date for proposed works.

Should you have any enquiries, please do not hesitate to contact the undersigned.

Yours faithfully

BUILDING CONSTRUCTION CERTIFICATES

EROL URLUDAG *M.App.Sc (Fire Safety Engineering), MAIBS*
Building Compliance Consultant

Attachment

cc Mr Gordon Hurford
Monash Country Club