

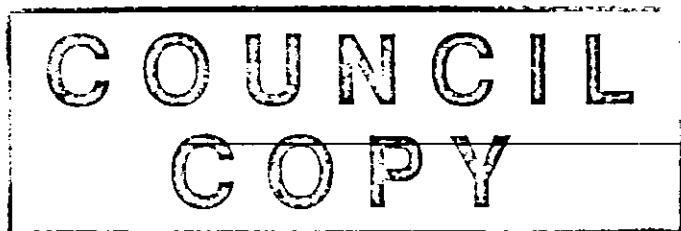
Construction Certificate Determination

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

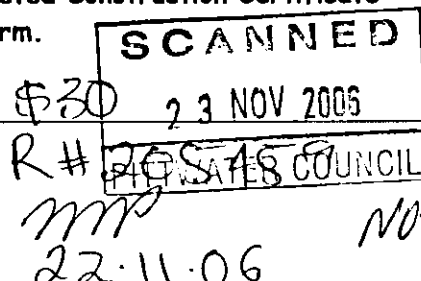
Certificate No. 2006/1647

Council	Pittwater
Determination date of determination	Approved 21 November 2006
Subject land Address Lot No, DP No.	248 Hudson Parade, Clareville Lot 57 DP 13760
Applicant Name Address Contact No. (phone)	Jack Hodgson Consultants Pty Ltd PO Box 389, Mona Vale NSW 1660
Owner Name Address Contact No. (phone)	Mrs Willis PO Box 853, Gordon NSW 2072
Description of Development Type of Work	Retaining Wall & Remediation Works
Builder or Owner/Builder Name Contractor Licence No/Permit	Paradise Landscape U 43172
Value of Work Building	\$24,000

Attachments



1. Copy of completed Construction Certificate
Application Form.



Plans & Specifications

certified

List plans no(s) & specifications

Reference

1. Site Plan & Structural Engineers Specification & Details, reference 23856-C1/A, dated 9 October 2006, prepared by Jack Hodgson Consultants Pty Ltd
2. Schedule of Finishes, reference AA, dated November 2006.
3. Geotechnical Risk Management Form 2 completed & endorsed.

Certificate

I certify that the work if completed in accordance with these plans and specifications will comply with the requirements of S81A(5) of the Environmental Planning and Assessment Act 1979.

Signed



21 NOV 2006

Date of endorsement
Certificate No.

2006/1647

Certifying Authority

Name of Accredited Certifier

Accreditation No.

Accreditation Authority

Contact No.

Address

Stephen Pinn

POO50

Department of Planning
(NSW Accreditation Scheme)

(02) 9999 0003

13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.

Date of Determination

NO519/06

10 September 2006

BCA Classification

10b

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – To be submitted with detailed design for construction certificate

Development Application for _____	Name of Applicant
Address of site <u>248 Hudson Parade, Clareville</u>	

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

I, J Hodgson on behalf of Jack Hodgson Consultants Pty Ltd
(insert name) (trading or company name)

on this the 20th October, 2006
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organization/company to issue this document and to certify that the organization/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

Geotechnical Report Details:

Report Title: RISK MANAGEMENT REPORT FOR PROPOSED REMEDIAL WORKS AT 248 HUDSON PARADE, CLAREVILLE
Report Date: 1 ST SEPTEMBER, 2006
Author: JACK HODGSON

Structural Documents list:

RETAINING WALL DETAILS 23856-C1

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.

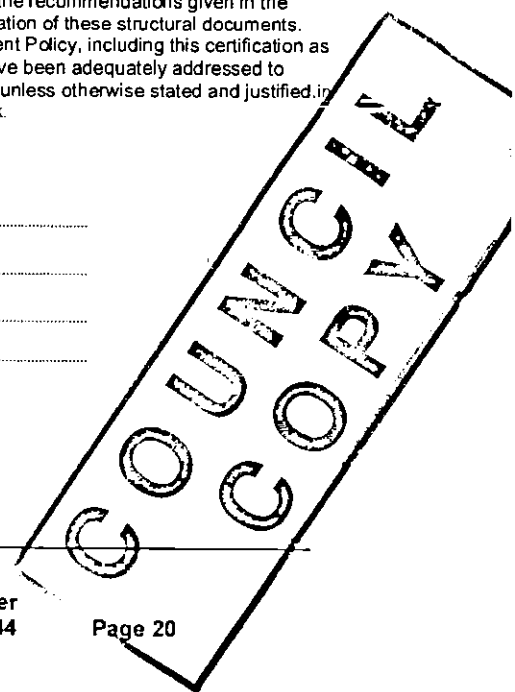
JACK HODGSON
(name)

J Hodgson
(signature)

Declaration made by Geotechnical Engineer or Engineering Geologist in relation to Structural Drawings

I prepared and/or technically verified the abovementioned Geotechnical Report as per Form 1 dated 1ST SEPTEMBER, 2006 and now certify that I have viewed the above listed structural documents prepared for the same development. I am satisfied that the recommendations given in the Geotechnical Report have been appropriate taken into account by the structural engineer in the preparation of these structural documents. I am 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 in the Report and that reasonable and practical measures have been identified to remove foreseeable risk.

Signature J Hodgson
Name J HODGSON
Chartered Professional Status MEngSc FIEAust
Membership No. 149 788



SCHEDULE OF FINISHES

248 HUDSON PARADE CLAREVILLE

Mrs WILLIS

RETAINING WALL

**FINISH in painted mid green tones , matt finish
to blend with surrounding existing natural
environment/development .**

REF AA NOVEMBER 2006

**COUNCIL
COPY**

APPLICATION FOR A CONSTRUCTION CERTIFICATE

1. Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much details as possible

Mr ☐ Mrs ☐ Ms ☐ Dr ☐ Other ☐

Given Names (or ACN)

94 053 405 011

Family Name (or Company)

Jack Hodgson Basaltails Pty Limited

Postal Address (we will post all mail to this address)

PO Box 389

MCNA VALLÉ NSW

Post Code 1660

Daytime telephone

9979 6733

Alternate no.

—

Mobile no.

—

2. Owner's consent

Every owner of the land must sign this form. If the owner is a company the form must be signed by an authorized director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title, then in addition to the owner's signature, the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Body Corporate or the appointed managing agent.

Owner(s)

MRS Willis

Address

PO Box 353

GORDON NSW 2072

As owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

Signature(s)

E.P. Willis

Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg, power of attorney, executor, trustee, company director, etc).

3. Location of property

Unit/Street no.

24B

Street name

HUDSON PARADE CLAREVILLE

Suburb

CLAREVILLE

Post code

2107

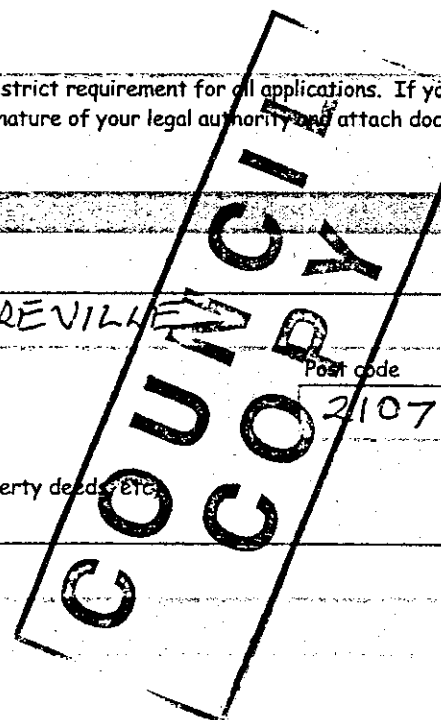
Legal Property Description (these details are shown on your rate notices, property deeds etc)

Lot no.

57

DP no.

13760



4. Description of Work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

Retaining Wall

5. Estimated cost of work

The estimated cost of the development or contract price may be subject to review

Estimated cost of work \$ 25,000

6. Development Consent

Council Consent no. N0519/06

Date of Determination 10/9/2006

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification 106.

8. Builder's details

If known, to be completed in the case of residential building work

Name PARADISE LANDSCAPES

License no. U43172

Owner/builder permit no.

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that all the information in this application and checklist is, to the best of my knowledge, true and correct.

Signature

J. Hodgson

Date

12-10-06

SUBMISSION REQUIREMENTS

A. GENERAL

Are the plans submitted with the Construction Certificate Application in accordance with the Development Consent?

Yes [X] No []

Have all the conditions of Development Consent relating to the issue of the Construction Certificate been fully complied with?

Yes [X] No []

If you have answered NO to either of the above questions, then you will need to speak with the Accredited Certifier BEFORE LODGING YOUR APPLICATION.

B. ALL PROPOSALS (has the following required information been submitted?)

Yes	No	Not Applicable	In the case of an application for a Construction Certificate for building work:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Three (3) copies of detailed architectural plans and specifications
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1:200. The general plan of the building is to: a) show a plan of each floor section b) show a plan of each elevation of the building c) show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground d) indicate the height, design, and full construction details e) indicate the provision for fire safety and fire resistance (if any)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building, all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 copies of a specification: a) to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply b) state whether the materials proposed to be used are new or second hand and give particular
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the Accredited Certifier to adequately distinguish the modification.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If the proposed building work involves a modification to previously approved plans and specification which were subject of a Development Consent, has the original Development Consent been modified by Council?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Except in the case of an application for, or in respect of domestic building work: a) a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and b) if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. This list must specify the standard of design of each of those fire safety measures to which they were originally installed. c) This list must describe the extent, capability and basis of design of each of the measures concerned.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of BASIX Certificate & Report.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other documentation to satisfy conditions of Development Consent.

HOME BUILDING ACT 1989 (as amended) OWNER/BUILDER REQUIREMENTS

Applicants for work at a residential property with a value of work over \$12,000 require insurance as specified in the Home Building Act 1989.

Owner Builders require Property Owner Builder's Permit issued by the Department of Fair Trading for all projects over \$5,000. In addition to this permit all projects valued in excess of \$12,000 may also require a contract of insurance under the provisions of the Home Building At 1989 as amended. This requirement will take effect should the property owner offer the property for sale in the ensuing period of 7 years.

Enquiries on any matters relevant to this section should be taken up with the Department of Fair Trading at Level 21, Astra House, 227 Elizabeth Street, Sydney (ph: 133220).

LONG SERVICE LEVY (applies to all classes of buildings)

A Long Service Levy at 0.35% of the cost of works is payable on projects valued \$25,000 or more. This sum can be paid directly to the Long Service Payments Corporation or to Council acting as an agent to the Corporation. Partial exemption from the levy may be granted to non profit organizations, churches and to owner/builders. The levy may also be paid in instalments. Application forms for these exemptions are available from Council but all enquiries in this regard should be address to the Long Service Payments Corporation.

THE CONSTRUCTION CERTIFICATION CANNOT BE ISSUED UNLESS THE LONG SERVICE LEVY AND HOME BUILDING ACT 1989 INSURANCE (APPLICABLE TO RESIDENTIAL PROPERTIES) HAVE BEEN PAID, OR EVIDENCE OF THE EXEMPTION PROVIDED TO COUNCIL.

PARTICULARS OF THE PROPOSAL

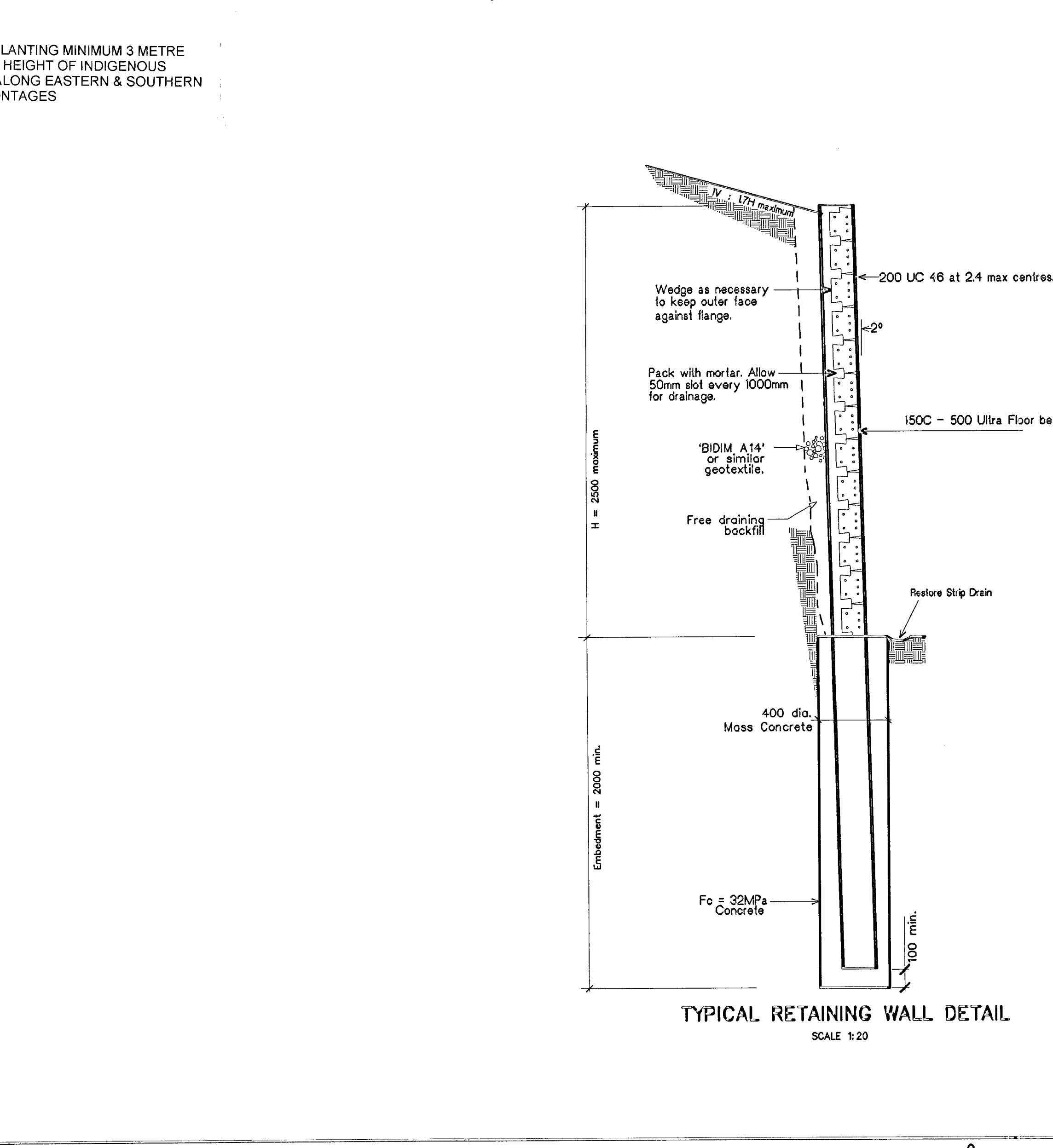
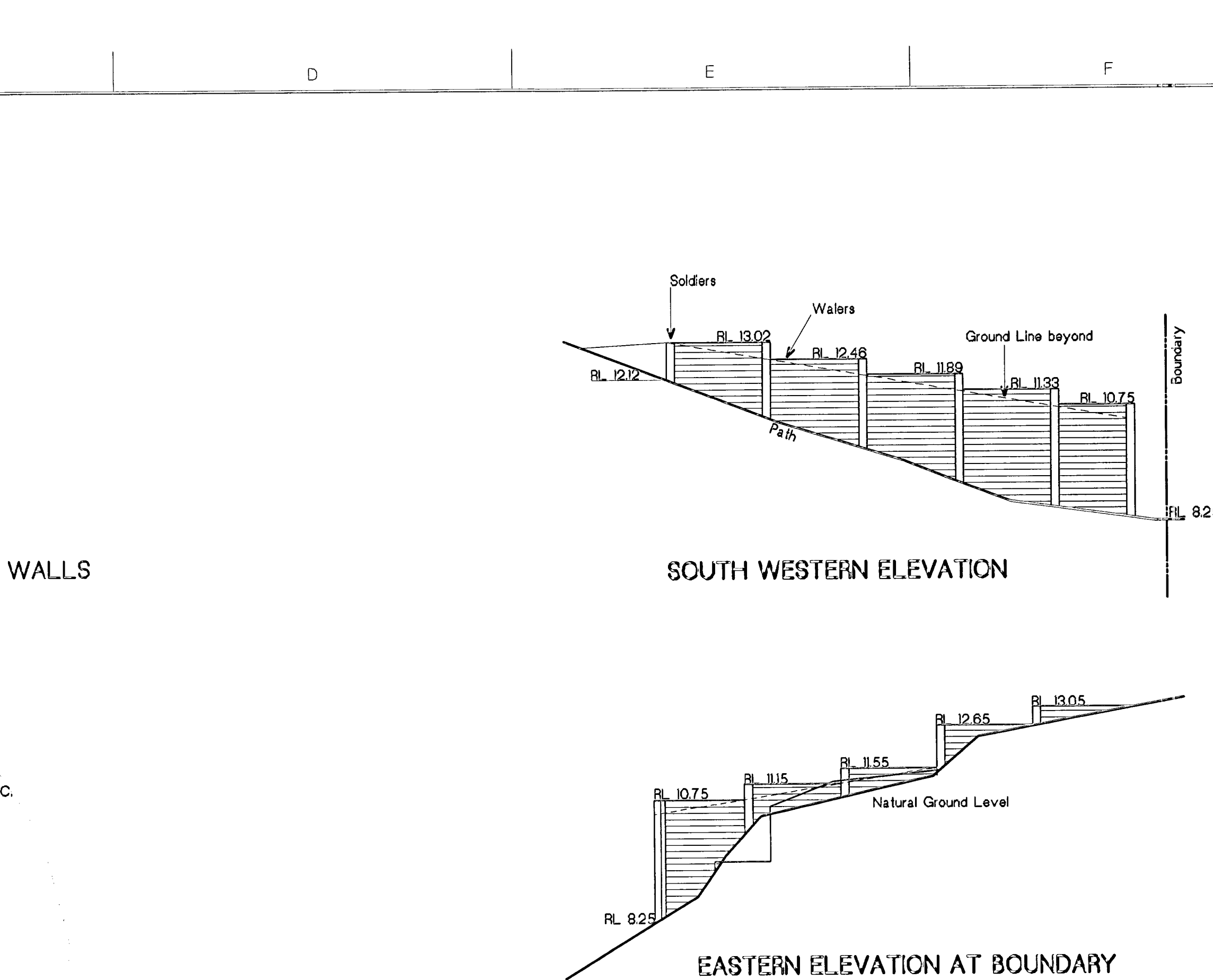
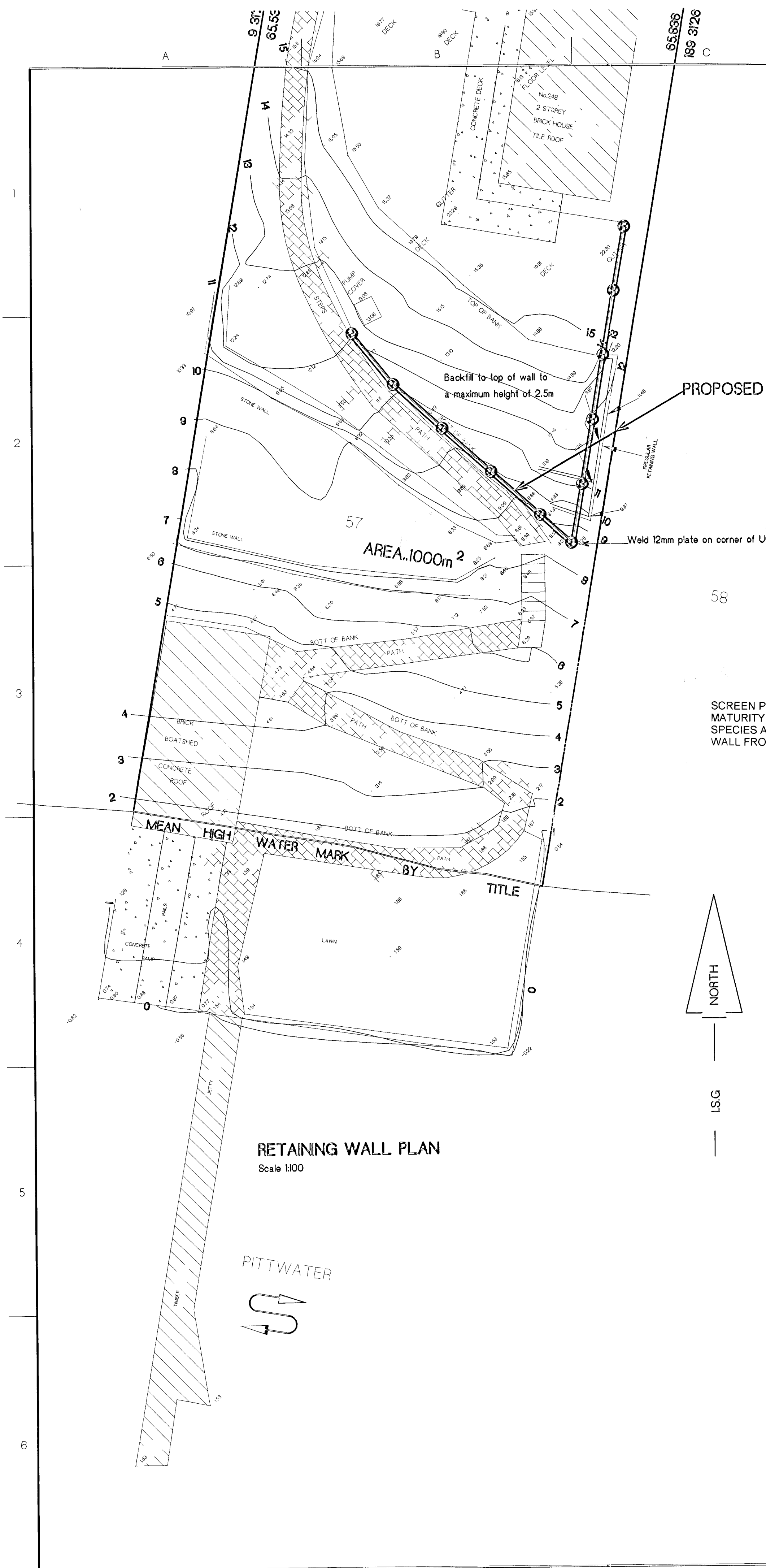
What is the area of the land (m ²)? <i>1000 m²</i>	Gross floor area of building (m ²) as proposed:
What are the current uses of all or parts of the building(s)/land?	Location: Use:
Does the site contain a dual occupancy?	What is the gross floor area of the proposed addition or new building (sq metres)?
What are the proposed uses of all parts of the building(s) land?	Number of pre-existing dwellings:
Number of dwellings to be demolished:	How many dwellings proposed?
How many storeys will the building consist of?	Will the new building be attached to the existing building? Will the new building be attached to any new building?

MATERIALS TO BE USED

The following information must be supplied for the Australian Bureau of Statistics:

Place a tick (✓) in the box which best describes the materials the new work will be constructed of:

WALLS	FLOOR	ROOF	FRAME
Brick veneer <input type="checkbox"/>	Concrete <input type="checkbox"/>	Aluminium <input type="checkbox"/>	Timber <input type="checkbox"/>
Full brick <input type="checkbox"/>	Timber <input type="checkbox"/>	Concrete <input type="checkbox"/>	Steel <input type="checkbox"/>
Single brick <input type="checkbox"/>	Other <input type="checkbox"/>	Concrete tile <input type="checkbox"/>	Other <input type="checkbox"/>
Concrete block <input type="checkbox"/>	Unknown <input type="checkbox"/>	Fibrous cement <input type="checkbox"/>	Unknown <input type="checkbox"/>
Concrete/masonry <input type="checkbox"/>		Fibreglass <input type="checkbox"/>	
Concrete <input checked="" type="checkbox"/>		Masonry/terracotta shingle <input type="checkbox"/>	
Steel <input type="checkbox"/>		Tiles <input type="checkbox"/>	
Fibrous cement <input type="checkbox"/>		Slate <input type="checkbox"/>	
Hardiplank <input type="checkbox"/>		Steel <input type="checkbox"/>	
Timber/weatherboard <input type="checkbox"/>		Terracotta tile <input type="checkbox"/>	
Cladding-aluminium <input type="checkbox"/>		Other <input type="checkbox"/>	
Curtain glass <input type="checkbox"/>		Unknown <input type="checkbox"/>	
Other <input type="checkbox"/>			
Unknown <input type="checkbox"/>			



- STEEL WORK NOTES**
1. Fabricate and erect all structural steelwork in accordance with AS 3680.1, AS 4100, AS 1554 and the Specification.
 2. Do not obtain dimensions by scaling the structural elements.
 3. Chip all welds free of slag.
 4. All steelwork to be Hot Dipped Galvanised Unless Otherwise Noted.
 5. Unless otherwise noted use:
 - a) 6mm continuous fillet weld
 - b) 10mm thick gusset, fin and end plates, weld all round.
 - c) 16mm dia. 4.8/s bolts
 6. Minimum end bearing 150mm.
- CONCRETE NOTES**
1. All concrete work to be in accordance with AS 3600.
 2. $F_c = 32 \text{ MPa}$ at 28 Days.
 3. Maximum aggregate size = 20 for footings, slabs & beams.
 4. Slump = 80.
 5. All concrete, including block filling, to be vibrated.
 6. Slabs to be kept damp for at least 14 days after placing or to be protected by an approved curing membrane.
 7. Bar Chairs to be no more than 800mm c/c to c/c spacing.
 8. Reinforcing Steel to comply with AS/NZS 4671:2001, and to be D500N unless noted otherwise. (where 500 = strength grade in megapascals & N = Normal ductility class)
 9. Reinforcement to be tied at every other intersection minimum.
 10. Moisture Vapour Membrane to be 200 Microns thick, U.V. Resistant and to be in accordance with AS 2870-1998.

General Revisions		LS	9.10.06
No.	Amendment	Drawn	Date
PLAN OR DOCUMENT CERTIFICATION			
I am a qualified...CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER...			
I hold the following qualifications or licence No.....M.Eng.Sc.....			
.....F.I.E.Aust.....Nper3.....Struct.Civil.No.149788.....			
Further I am appropriately qualified to certify this component of the project.			
I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia.			
A.S.1170.1, A.S.1170.1, A.S.1170.2, A.S.1684, A.S.2870.1, A.S.3500, A.S.3600, A.S. 3700, A.S.4100 & A.S.1163			
Jack D. Hodgson <i>[Signature]</i>			
Name	Date	Signature	
Unless this company carries out the inspections of all the structural elements and approves them, NO responsibility will be taken for the structural integrity of the completed work.			
RETAINING WALL PLAN AND DETAILS			
PROPOSED REMEDIAL WORKS			
248 HUDSON PARADE			
CLAREVILLE			
Our drawings are based on the information provided by: <i>[Signature]</i>			
SITE VISIT ON 19/8/06			
THE DETAILS SHOWN ON THIS DRAWING ARE NOT TO CHANGE UNDER ANY CIRCUMSTANCE. NO CERTIFICATE WILL BE ISSUED FOR WORK NOT IN ACCORDANCE WITH THIS DRAWING.			
JACK HODGSON CONSULTANTS PTY. LIMITED.			
Consulting Civil, Geotechnical, and Structural Engineers.			
87 Darley Street, MONA VALE 2103, P.O. Box 389, Post Code 1660.			
Telephone (02) 9979 6733. Facsimile (02) 9979 6928. A.C.N. 053 405 011			
Designed	JDH	Drawn	LS
Design Check	JDH	Drawing Check	SG
Date	31 AUGUST 2006		
Job No.	23856-C1		
Drawing No.	A		

