

Construction Certificate Determination

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

Certificate No. 2006/1195

Council	Pittwater
Determination date of determination	Approved 31 March 2006
Subject land Address Lot No, DP No.	84 Mona Vale Road, Mona Vale Lot 120 DP 135512
Applicant Name Address Contact No. (phone)	Bruce Smith 82 Mona Vale Road, Mona Vale NSW 2103 9997 3833
Owner Name Address Contact No. (phone)	Pittwater RSL Club 82 Mona Vale Road, Mona Vale NSW 2103 0419 246 996
Description of Development Type of Work	Landscape & earthworks
Builder or Owner/Builder Name Contractor Licence No/Permit	Tba
Value of Work Building	\$100,000.00

Attachments**COUNCIL
COPY**

1. Copy of completed Construction Certificate Application Form
2. Pittwater Council receipt no. 187249, dated 23 February 2006

**Plans & Specification
certified**

List plans no(s) & specifications
Reference

1. Site, Landscape & Drainage Plans, reference LPDA 06-81/1 & 81/2, dated October 2005, prepared by Jack Hodgson Consultants Pty Ltd
2. Erosion & Sediment Control Plan, reference LPDA-06-81/3, dated October 2005 and certification dated 23 February 2006, all prepared by Landscape Architectural Services
3. Schedule of Works, reference VQ23230B, dated 6 March 2006, prepared by Jack Hodgson Consultants Pty Ltd
4. Geotechnical Risk Management *Form 2*, completed & endorsed
5. Sydney Water approval dated 23 February 2006
6. Construction Traffic Management Plan, reference 06008, dated 30 March 2006, prepared by Terraffic Pty Ltd

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



31 MAR 2006

Date of endorsement
Certificate No.

2006/1195

Certifying Authority

Name of Accredited Certifier
Accreditation No.
Accreditation Authority

Contact No.
Address

Stephen Pinn
POO40
Dept of Infrastructure, Planning & Natural Resources
(NSW Accreditation Scheme)
(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.
Date of Determination

DA NO716/05
13 February 2006

BCA Classification

n/a

Long Service Levy

Pittwater Council

OFFICIAL RECEIPT

23/02/2006 Receipt No 187249

To PITTWATER RSL LTD

84 MONA VALE RD
2103

Applic Reference	Amount
GL Re OLSL-Buil 1 X NO716/05	\$350.00

Total: \$350.00

Amounts Tendered

Cash	\$0.00
Cheque	\$350.00
Db/Dr Card	\$0.00
Money Order	\$0.00
Agency Rec	\$0.00
Total	\$350.00
Rounding	\$0.00
Change	\$0.00
Nett	\$350.00

Printed 23/02/2006 12:21:04

Cashier KRobin

**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)

BRUCE SMITH

Family Name (or Company)

SMITH

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

82 MONA VALE RD,
MONA VALE 2103.

Post Code

Daytime telephone

02 9997 3833

Alternate no.

Mobile no.

0419 246 996

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)

PITTWATER RSL CLUB

PITTWATER RSL CLUB LTD

Address

82 MONA VALE RD
MONA VALE 2103

ACN 31 001 052 502

82 Mona Vale Road

MONA VALE 2103

PH 99973833 FX 99393535

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)

[Signature]

GENERAL MANAGER

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.

84

Street name

MONA VALE RD.

Suburb

MONA VALE

Post code

2103

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

Lot no.

DP no.

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4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

Landscape & earthworks

5. Estimated cost of work

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

Estimated cost of work \$ 100,000

6. Development Consent

Council Consent no. DA NO 716/05

Date of Determination 13 Feb 2006

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification n/a

8. Builder's details

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

Name

License no.

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

★ 

Date

8/3/06.

SUBMISSION REQUIREMENTS

A. GENERAL

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

Yes ☒ No ☐

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

Yes ☒ 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
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

In the case of an application for a Construction Certificate for building work:

Three (3) copies of detailed architectural plans and specifications

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:

- show a plan of each floor section
- show a plan of each elevation of the building
- 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
- indicate the height, design, and full construction details
- indicate the provision for fire safety and fire resistance (if any)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3 copies of a specification:

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply
- 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"/>
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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"/>
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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"/>
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Except in the case of an application for, or in respect of domestic building work:

- 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
- 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.
- 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"/>
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Copy of BASIX Certificate & Report.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 Act 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

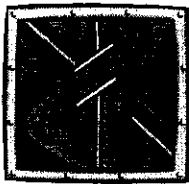
What is the area of the land (m ²)?	Gross floor area of building (m ²) as proposed:
What are the current uses of all or parts of the building(s)/land?	Location: Use:
Does the site contain a dual occupancy?	What is the gross floor area of the proposed addition or new building (sq metres)?
What are the 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		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 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"/>						



Terraflow Pty Ltd

Traffic and Parking Consultants

ABN 83 078 415 871

30 March 2006

Ref 06008

Mr Bruce Smith
General Manager
Pittwater RSL Club
82 Mona Vale Road
Mona Vale NSW 2103

Fax: 9999 3535
Attention: Mr Ben Hargy

Dear Ben,

PITTWATER RSL CLUB CONSTRUCTION TRAFFIC MANAGEMENT PLAN

As requested, I have prepared the following Construction Traffic Management Plan to review the traffic arrangements to be implemented during the landscaping of the open space area associated with the Pittwater RSL Club. The Construction Traffic Management Plan has been required as per DA Condition of Consent No.13 as follows:

- 13 A satisfactory construction management plan (CTMP) prepared by a suitably qualified traffic consultant is required to be submitted to the Private Certifying Authority prior to commencement of any site works. The plan is to detail:
- Quantity of material to be transported
 - Proposed truck movements per day
 - Proposed hours of operation
 - Proposed traffic routes, noting that 3 tonne load limits apply to some roads within Warriewood Valley

This plan must be adhered to by all parties associated with the development. No truck movements will be permitted in Garden Street south of Mullet Creek or in Mona Vale Road between Tumbledown Dick and Mona Vale.

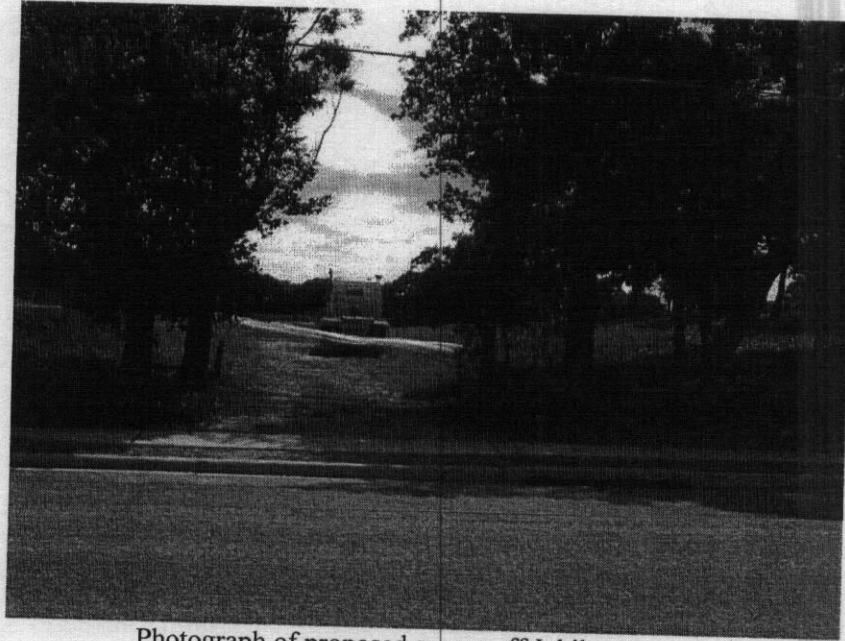
The construction area is located to the west of the Pittwater RSL Club between Mona Vale Road and the lower level carpark serving the Club. Access to the construction area is proposed via the vacant land between the lower level carpark and the western site boundary (see photograph below). Access through the existing Club carpark off Jubilee Avenue is not recommended on safety grounds.

The vacant land that will provide access to the construction area was formerly used by a construction company to store large commercial vehicles. Vehicular access to the vacant land is via an informal driveway approximately 7.0m wide off Jubilee Avenue and located adjacent

Suite 215, 40 Yeo Street, Neutral Bay NSW 2089 PO Box 1870, Neutral Bay NSW 2089
Phone (02) 9904 2200 Fax (02) 9904 2266 Mobile 0411 729 346
Web www.terraflow.com.au Email terraflow@optusnet.com.au

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to the western site boundary. As can be seen in the photograph reproduced below, the vehicular access does not incorporate a gutter crossing that is typically found at access driveways. To that end, it will be necessary to use temporary gutter bridges (such as timber beams) to reduce the potential of damaging the existing kerb on Jubilee Avenue.



Photograph of proposed access off Jubilee Avenue

Construction Program

The construction activities are expected to be undertaken over duration of 5 - 6 months and will involve between 2 and 7 staff as set out below. Working hours are proposed from 7am to 5pm Monday-Friday and 7am to 12.30pm on Saturday.

CONSTRUCTION PROGRAM – STAFFING LEVELS

Stage	Work	Duration of Work	Number of Staff
1	Excavation	8 weeks	2 to 7
2	Construction	3 - 4 months	2 to 7

Anticipated Truck Movements

The initial truck activity involves the delivery of 6 earthmoving vehicles on low-loader semi-trailers. As the semi-trailers can not access the site directly, they will be required to unload the earthmoving vehicles on Jubilee Road. The earthmoving vehicles will remain on-site until the works are completed and then be removed from the site by the low-loaders.

Truck movements will vary daily, with a maximum of 20 trucks delivering soil and/or plants to the site on a given day. This truck activity equates to 40 truck trips comprising 20 inbound and 20 outbound trips per day.

Construction vehicles will not be required to queue in Jubilee Avenue as there is ample waiting area in the vacant land between Jubilee Avenue and the construction area.

Suite 215, 40 Yeo Street, Neutral Bay NSW 2089 PO Box 1870, Neutral Bay NSW 2089
 Phone (02) 9904 2200 Fax (02) 9904 2266 Mobile 0411 129 346
 Web www.terraffic.com.au Email terraffic@optusnet.com.au

Construction Truck Routes

As noted in Condition 13, "No truck movements will be permitted in Garden Street south of Mullet Creek or in Mona Vale Road between Tumbledown Dick and Mona Vale". To that end, the following traffic routes will be utilised by the low loaders delivering earthmoving equipment and other vehicles associated with the works:

Low loader arrival route

- Enter Warriewood Road from Pittwater Road
- Turn left into Macpherson Street and onto Ponderosa Parade
- Turn right into Jubilee Avenue from Ponderosa Parade
- Deliver earthmoving equipment on Jubilee Avenue

Low loader departure route

- Turn right into Warriewood Road from Jubilee Avenue
- Travel the full length of Warriewood Road to Pittwater Road
- Turn left or right from Warriewood Road onto Pittwater Road

Other construction/delivery vehicle arrival route

- Enter Warriewood Road from Pittwater Road
- Travel the full length of Warriewood Road to Jubilee Avenue
- Turn left into Jubilee Avenue and right into the site

Other construction/delivery vehicle departure route

- Turn left out of the site onto Jubilee Avenue
- Turn right onto Warriewood Road from Jubilee Avenue
- Travel the full length of Warriewood Road to Pittwater Road
- Turn left or right from Warriewood Road onto Pittwater Road

I can confirm that I have completed the necessary RTA Accreditation to prepare Traffic Control Plans and my Certificate Number is 2112007617. This accreditation expires on the 24th February 2008.

I trust this advice satisfies your requirements and will remain available during office hours should you require any further assistance.

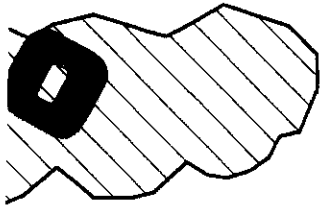
Yours Faithfully,



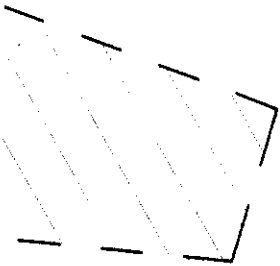
Michael Logan
Director
Terraflow Pty Ltd

Suite 215, 40 Yeo Street, Neutral Bay NSW 2089 PO Box 1870, Neutral Bay NSW 2089
Phone (02) 9904 2200 Fax (02) 9904 2266 Mobile 0411 129 346
Web www.terraflow.com.au Email terraflow@optusnet.com.au

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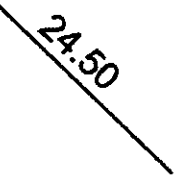
Areas of existing native vegetation to be retained



Proposed landscape buffer to Mona Vale Road (refer to landscape plan)



Existing levels / contours



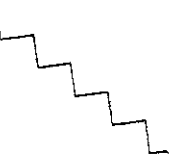
Proposed levels / contours

EL 25.00
FL 25.30

Proposed Excavation levels
Proposed Finished Levels



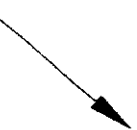
Approximate location of property boundary - refer to Survey plan



Proposed earth swale



Drainage sump - connect to existing site drainage



Direction of drainage
(Recommended link with subgrade ag line preparation)

SYDNEY WATER APPROVED

1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainier.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.
5. Gullies, Inspection Sumps and Boundary Traps shall not be placed under any Roofs, Balcony, Verandah, Floor or other structure unless otherwise approved by Sydney Water.
6. Property No. 3435887

Reece, Mona Vale

Quick Check Agent on behalf of
SYDNEY WATER

Per: Reece 23/2/06

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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>84 MONA VALE ROAD, MONA VALE</u>	

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

I, J HODGSON (insert name) on behalf of Jack Hodgson Consultants Pty Limited (trading or company name)
on this the 26-2-06 (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	<u>RISK MANAGEMENT FOR PROPOSED OPEN SPACE AT 84 MONA VALE ROAD, MONA VALE</u>
Report Date	<u>10-1-2006</u>
Author	<u>JACK HODGSON</u>

Structural Documents list:

<u>Drawing LPDA 06-81/1</u>
<u>" " " 81/2</u>
<u>" " " 81/3</u>

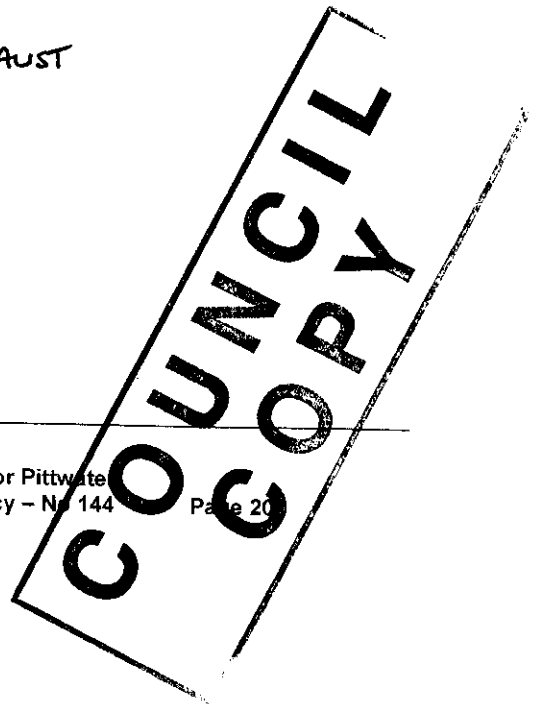
I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable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

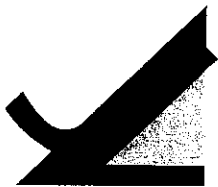
(name) _____
(signature)

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 10-1-06 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 JACK HODGSON
Chartered Professional Status MENGSC FIE AUST
Membership No 149788





Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

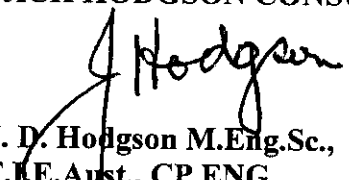
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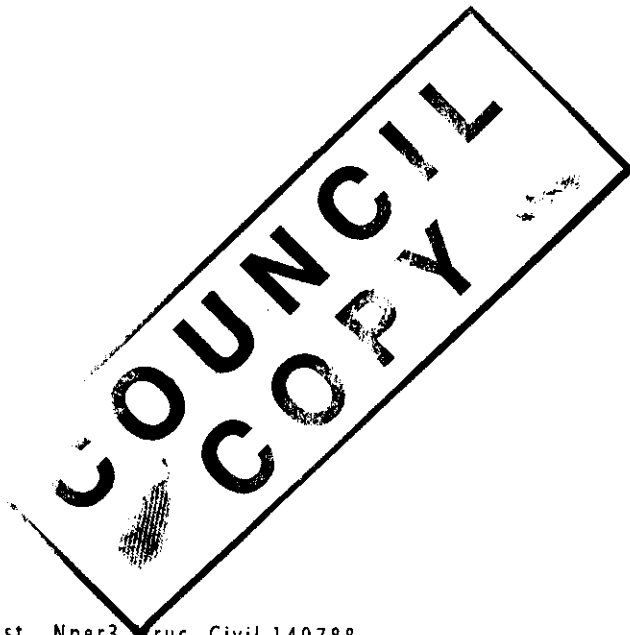
VQ 23230B.
6th March, 2006.
Page 1.

SCHEDULE OF WORKS FOR PROPOSED EARTHWORKS AT 84 MONA VALE ROAD, MONA VALE

1. The site is to be surrounded with silt fences on the down hill sides before work is commenced.
2. All topsoil is to be removed from the site and stock piled for use on the completed surface.
3. The surface is to be levelled using the materials on site.
4. The surveyor is to check the levels and gradients so that any surplus material can be removed from the site.
5. After the removal of any surplus material the site is to be compacted and finally levelled before the topsoil is returned to the site.
6. The surface is to be grassed using turf to minimise the loss of topsoil from the site.
7. The site is to be cleaned up and all temporary silt barriers, etc are to be removed.

JACK HODGSON CONSULTANTS PTY. LIMITED.


**J. D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer.
Nper3, Struct. Civil. No. 149788.
Director.**



DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struct. Civil 149788
67 Darley Street, Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone: 9979 6733 Facsimile: 9979 6926

23.2.06

PITTWATER COUNCIL
PO Box 882,
MONA VALE
NSW 1660

C/c: **INSIGHT BUILDING CERTIFIERS Pty Ltd**
PO Box 326,
MONA VALE NSW 1660

ATTENTION: Stephen Pinn,
PRIVATE CERTIFYING OFFICER,
INSIGHT BUILDING CERTIFIERS Pty Ltd

RE: EROSION CONTROL COMPLIANCE CERTIFICATE

FOR

Proposed Landscape & Earthworks
84 MONA VALE RD,
MONA VALE 2103
D.A. # N0716/05

As a qualified Landscape Architect, I certify that the erosion & sediment control plan for the above proposed development, Drawing No. **LPDA 06 – 81/3** has been prepared in accordance with Pittwater Council's controls & guidelines and complies with the Conditions of Development Consent dated 13th February 2006.

If you have any questions, please call our office at your convenience.

Best regards,

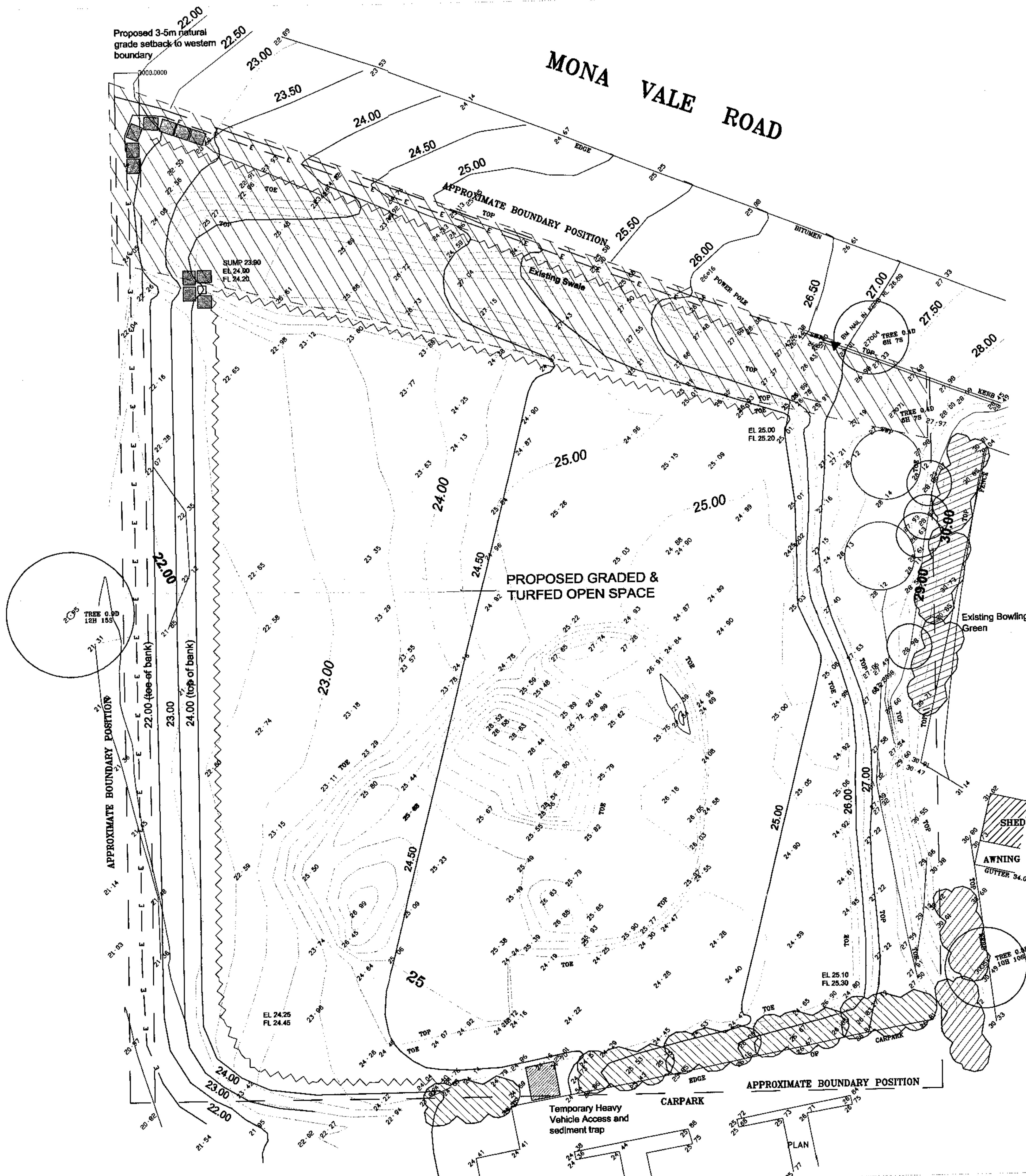
Robert Frew

Robert Frew Cert IV Hort. BLA AAILA
Director

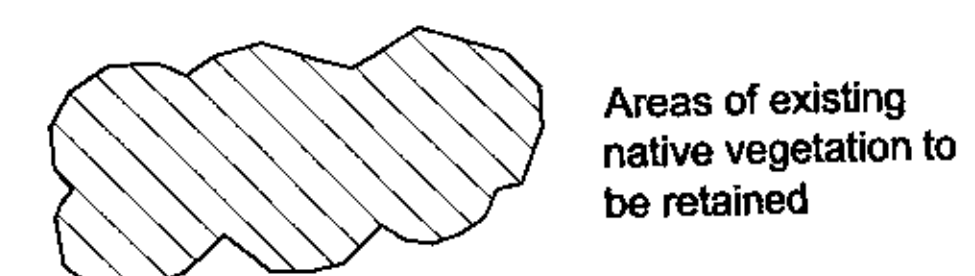


landscape architecture
horticulture, landscape planning
PO Box 416,
CREMORNE 2090
1/112 Glover St,
Mosman
Phone: 9908 6698
Fax: 9908 5798
Mob: 0413 861 351
r_frew@optusnet.com.au

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COPY**



Legend



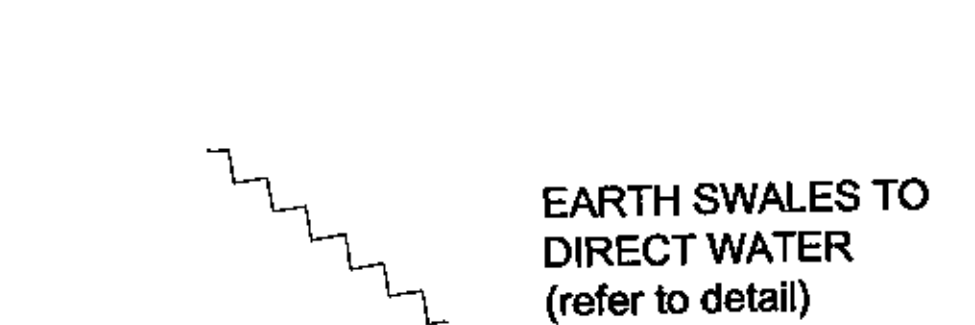
Areas of existing native vegetation to be retained



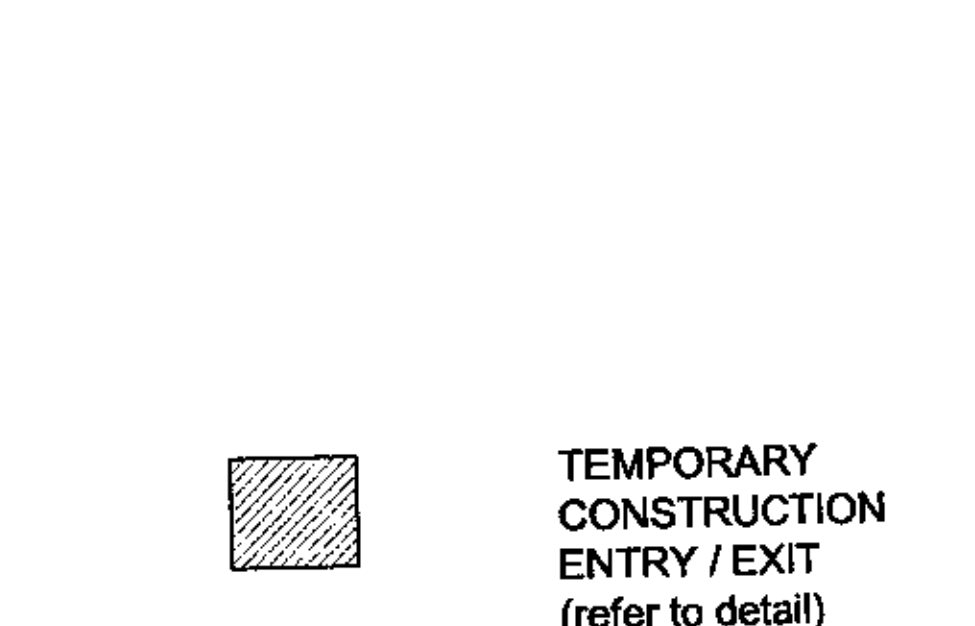
Existing levels / contours



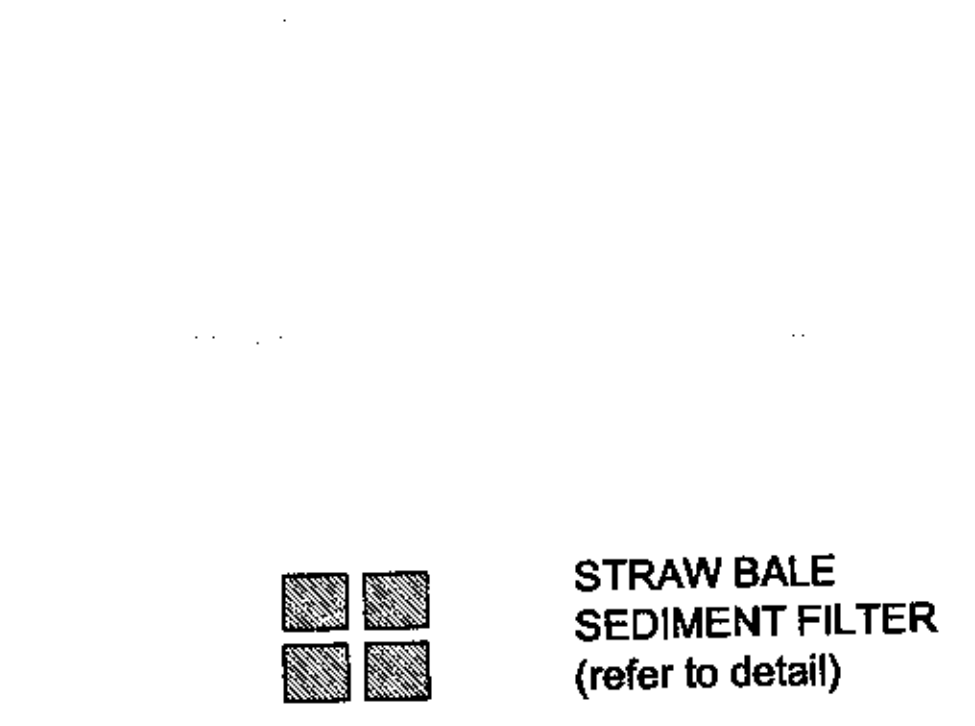
Proposed levels / contours



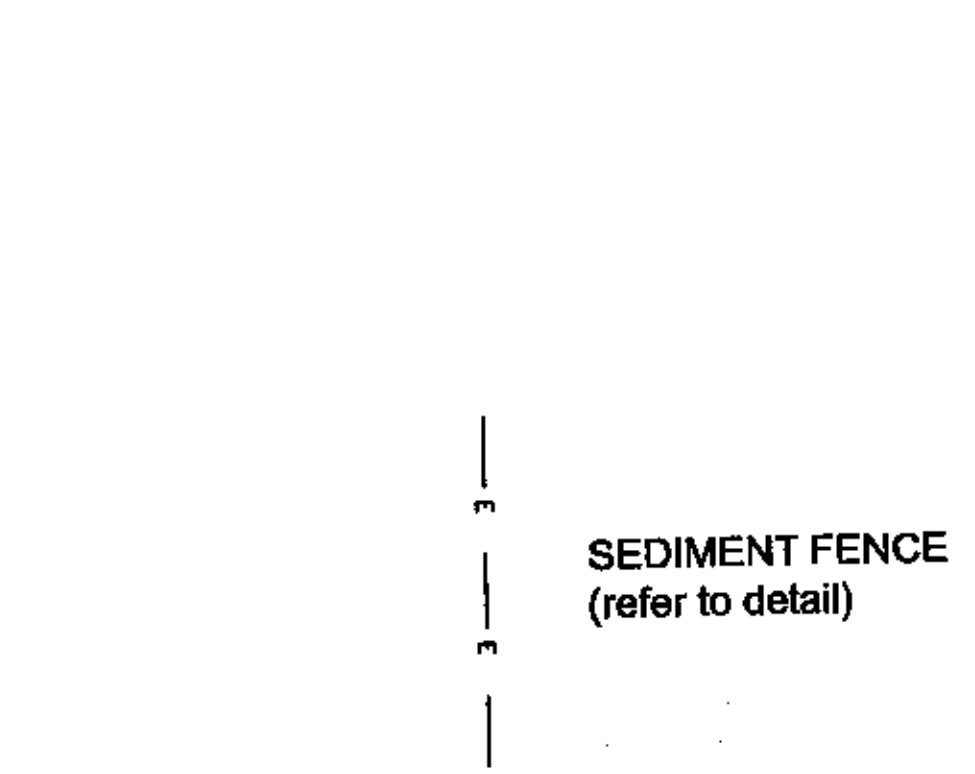
EARTH SWALES TO DIRECT WATER (refer to detail)



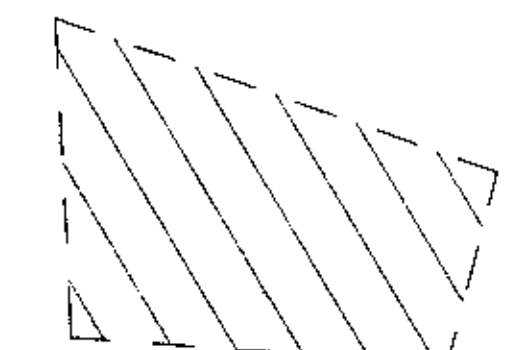
TEMPORARY CONSTRUCTION ENTRY / EXIT (refer to detail)



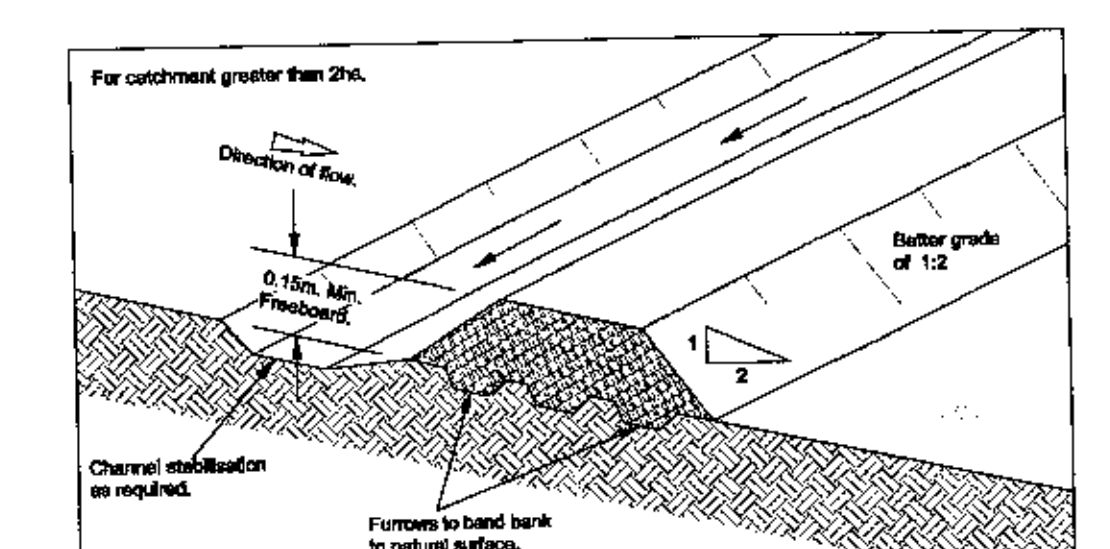
STRAW BALE SEDIMENT FILTER (refer to detail)



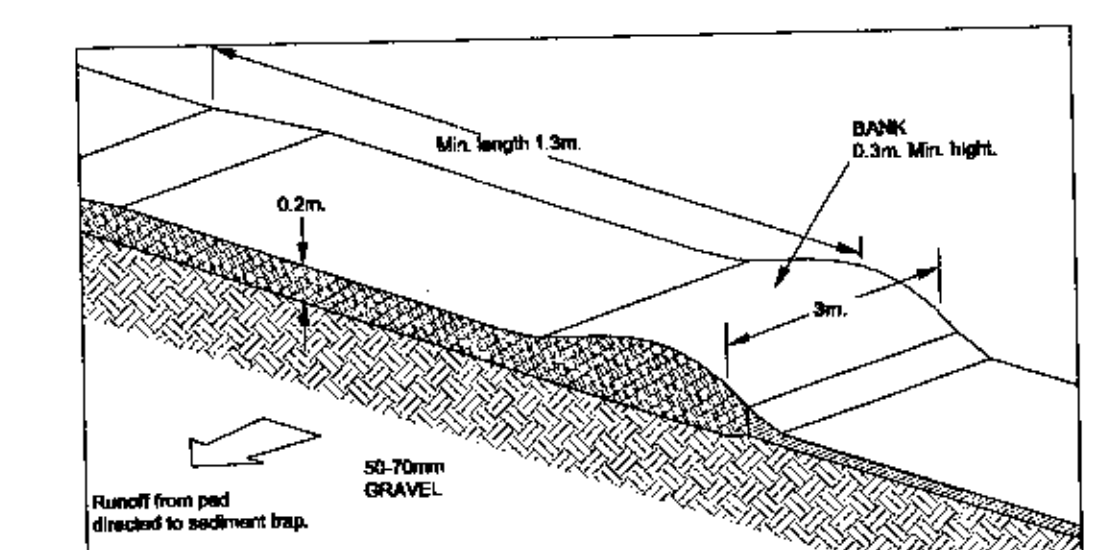
SEDIMENT FENCE (refer to detail)



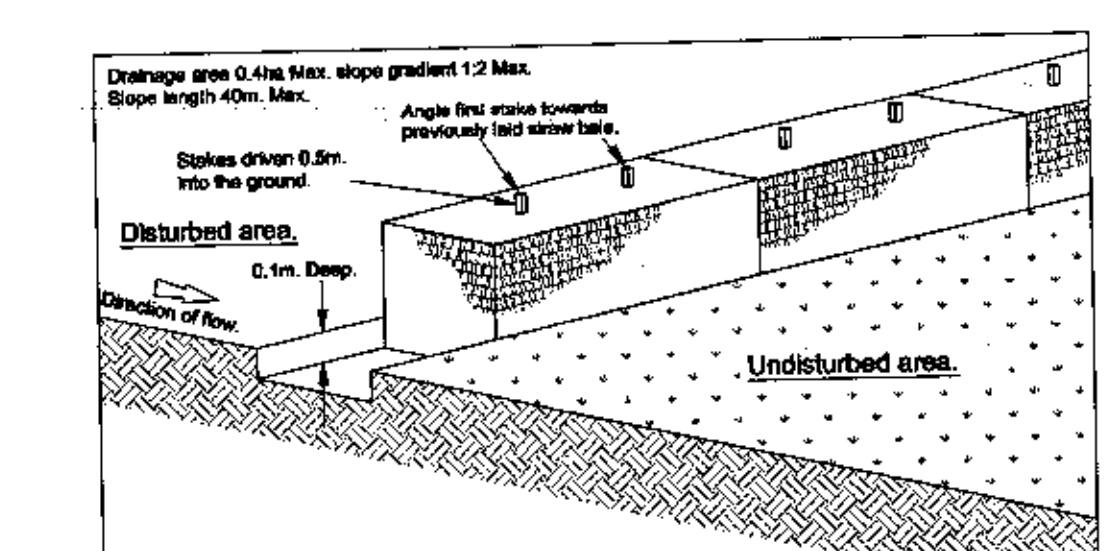
Proposed landscape buffer to Mona Vale Road (Refer to the Landscape Plan)



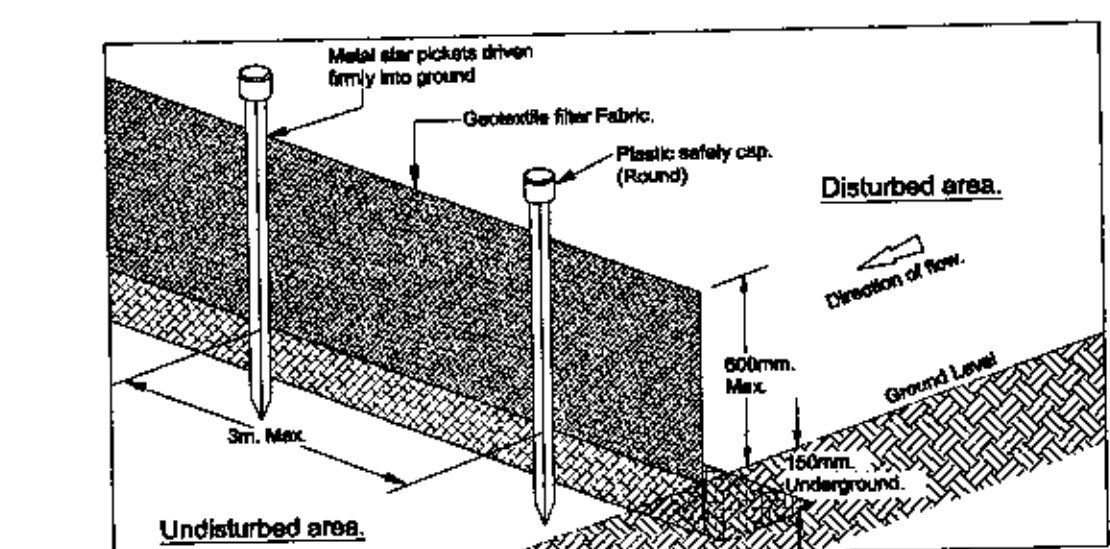
SWALES



TEMPORARY CONSTRUCTION EXIT



STRAW BALE SEDIMENT FILTER



SEDIMENT FENCE

PLAN OR DOCUMENT CERTIFICATION
I am a qualified Civil & Structural Engineer. I hold the following qualifications M. Eng. Sc. F.I.E. Aust. N Per 3 Civil & Structural No. 149788. Further I am appropriately qualified to certify the geotechnical component of the project.
I hereby state that the geotechnical content of these plans or details comply with the conditions of development consent and the provisions of the Building Code of Australia and/or appropriate Australian/industry standards.
JACK HODGSON
Name Date Signature

Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period.

R.L.Frew

Landscape Architectural Services

PO Box 416,
CREMORNE 2090

Lev 1, 112 Glover St,
MOSMAN 2088

Phone: 9908 5698
Fax: 9908 5798
Mobile: 0413 861 351

Erosion & Sediment Control Plan

PROPOSED OPEN SPACE

Pittwater RSL Club

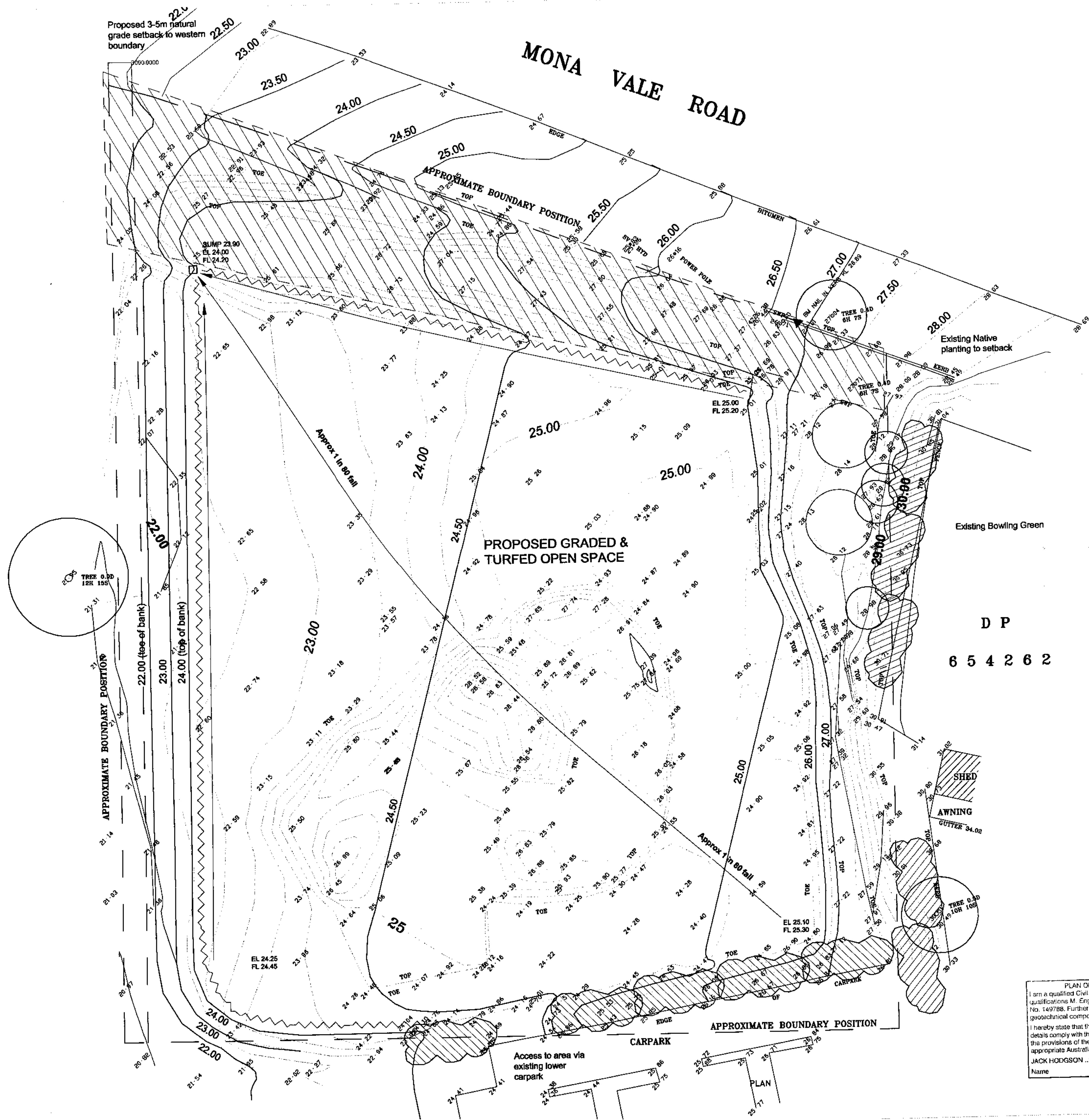
Council: PITTWATER

Scale: 1:250 @ 1m

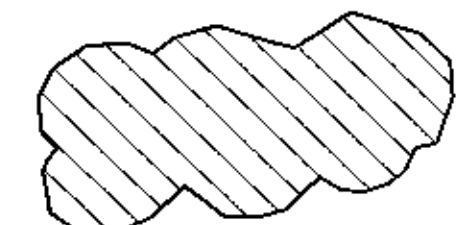
Date: October 2005

Drawing: LNS 06 - 81/3

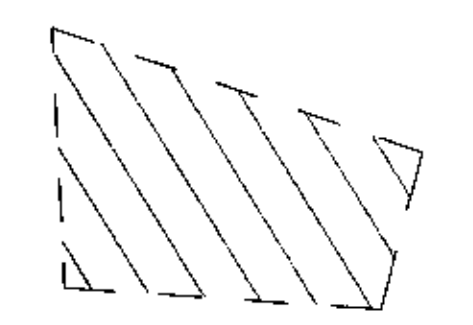
COUNCIL COPY



Legend



Areas of existing native vegetation to be retained



Proposed landscape buffer to Mona Vale Road (refer to landscape plan)

Existing levels / contours

Proposed levels / contours

Proposed Excavation levels
Proposed Finished Levels

Approximate location of property boundary - refer to Survey plan

Proposed earth swale

Drainage sump - connect to existing site drainage

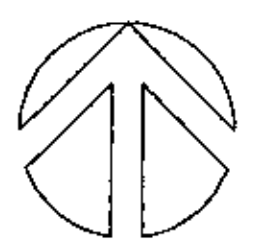
Direction of drainage (Recommended link with subgrade ag line preparation)

Existing levels / spot heights

Specified turf to graded & drained open areas

Existing trees proposed to be removed & replaced with new landscaping

Existing trees proposed to be retained and protected



Plan prepared with reference to Pittwater Councils Landscaping Guidelines & associated requirements.

Read in conjunction with the landscape plan, erosion control plan and landscaping details prepared for the application.

Plan proposes balance cut and fill on the subject site, with no proposed imported fill or excess soil. The concept proposes to retain current drainage patterns and to link in with existing site pits, lines and drainage.

All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed.

Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period.

D P
6 5 4 2 6 2

PLAN OR DOCUMENT CERTIFICATION
I am a qualified Civil & Structural Engineer, I hold the following qualifications M. Eng. Sc. F.I.E. Aust. N Per 3 Civil & Structural No. 149788. Further I am appropriately qualified to certify the geotechnical component of the project.
I hereby state that the geotechnical content of these plans or details comply with the conditions of development consent and the provisions of the Building Code of Australia and/or appropriate Australian industry standards.
JACK HODGSON 3/12/06
Name Date Signature

R.L.Frew
Landscape Architectural Services

Grading & Drainage Plan

PROPOSED OPEN SPACE

Pittwater RSL Club

Council: PITTWATER

Scale: 1:250 @ A1

Date: October 2005

Drawing # LPDA 06 - 81 / 1

PO Box 416,
CREMORNE 2090

Lev 1, 112 Glover St,
MOSMAN 2088

Phone: 9908 5698

Fax: 9908 5788

Mobile: 0413 861 351