

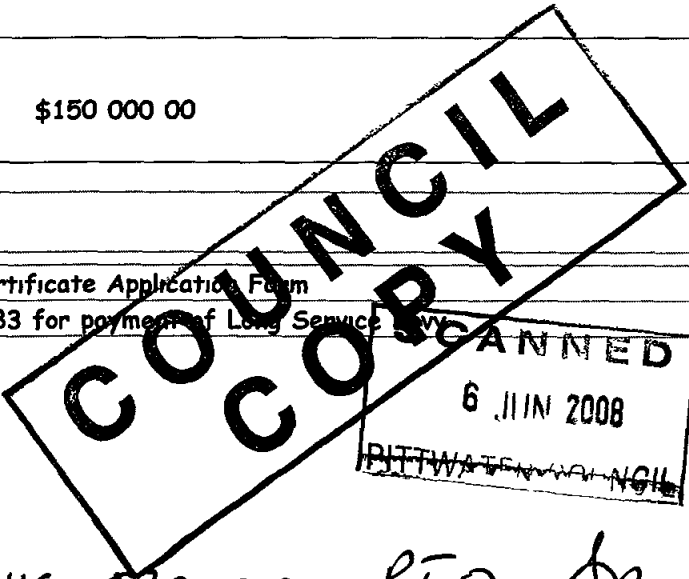
Construction Certificate
Determination

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

Certificate No 2008/2604

Council	Pittwater
Determination date of issue	Approved 3 June 2008
Subject land Address Lot No, DP No	507 Barrenjoey Road, Bilgola Lot 136 DP 16902
Applicant Name Address Contact No (phone)	Mr Warren Moss 95 Anzac Avenue Collaroy NSW 2097 9971 9086
Owner Name Address Contact No (phone)	Mr Warren Moss 95 Anzac Avenue Collaroy NSW 2097 9971 9086
Description of Development Type of Work	Retaining walls and site stabilisation works
Builder or Owner/Builder Name Contractor Licence No/Permit	Gubler & Associates Pty Ltd 22765C
Value of Work Building	\$150 000 00

Attachments
<div><div>• Copy of completed Construction Certificate Application Form</div><div>• Pittwater Council receipt no 238683 for payment of Long Service Leave</div></div>



239963 PRVC \$30-00 PTO sh

Plans & Specifications certified

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

- Site Plan & Structural Details reference no 24507-C1 prepared & endorsed by Jack Hodgson Consultants Pty Ltd dated 29 May 2007
- Erosion & Sediment Control Plan reference no 24507-C2 prepared & endorsed by Jack Hodgson Consultants Pty Ltd dated 29 May 2007
- Completed Form 2 of the Geotechnical Risk Management Policy for Pittwater dated 25 July 2007

Certificate

I hereby certify that the above Plans documents or Certificates satisfy

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

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

Signed


 3 JUN 2008

Date of endorsement
Certificate No

2008/2604

Certifying Authority

Name of Accredited Certifier
Accreditation No
Accreditation Authority
Contact No
Address

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

Development Consent

Development Application No
Date of Determination

NO422/07
6 December 2007

BCA Classification

10b

Pittwater Council
ABN: 61340837871

**TAX INVOICE
OFFICIAL RECEIPT**

22/05/2008 Receipt No 238683

To GUBLER AND ASSOCIATES

49 CAREEL HEAD ROAD
NORTH AVALON

Qty/ Applic	Reference	Amount
	GLSL-Buil	\$1,069.00
GL Rec 1	8 N0422/07	
1	CCGST-CCa	\$9.72
GL Rec 1		
	GST	\$0.97
GL Rec		
To GL Receipts:		

Total Amount. \$1,079.69
Includes GST of: \$0.97

Amounts Tendered	
Db/Cr Card	\$1,079.69
Total	\$1,079.69
Rounding	\$0.00
Change	\$0.00
Nett	\$1,079.69

Printed 22/05/2008 11:55:11 AM
Cashier Alamacraft

LEVY PAYMENT FORM

FORM NO.

OFFICE USE ONLY

ORGANISATION LIABLE TO PAY LEVY

PLEASE PRINT ALL DETAILS USING CAPITALS

LEK AND ASSOCIATES
03 602 5715

CAREEL HEAD RD
NORTH AVALON
Postcode 2107 Bus hours phone 02 9918 2896

BARRETT & SONS
20 LA

Postcode 2107
5 Y 2008 Estimated finish date 30 M 8 Y 2008

TWATER COMM L
2/07
150,000.00 Levy payable \$
DA number here 0422/07

DATE 22 M 05 Y 2008
business hours phone 99 99 99 4922

TWATER COMM L
22/07
Contract amount \$ 150,000.00
1069

Phone number 99 70 11 11
Date 22 M 05 Y 2008

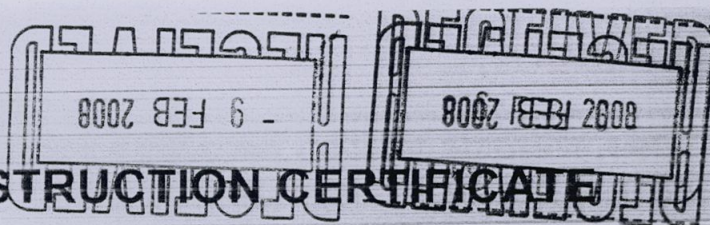
Any false or misleading information provided on this form may result in prosecution under Section 58A

I hereby declare that the information provided on this form is true and correct to the best of my knowledge

Name F GUBLER Signature Date 20 M 5 Y 2008

Exemption Approval Certificate No

Building and Construction Industry Long Service Payments Corporation Locked Bag 3000, Central Coast MC NSW 2252
Tel: 13 14 41 Fax: (02) 9287 5685 Email: levy@lspc.nsw.gov.au www.lspc.nsw.gov.au ABN 93 646 090 808



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) Family Name (or Company)

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

 Post Code
 Daytime telephone 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)
 Address

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)
 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. Street name
 Suburb Post code
 Legal Property Description (these details are shown on your rate notices, property deeds, etc)
 Lot no. DP no.

4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

Construction of retaining walls
to stabilise site -

5. Estimated cost of work

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

Estimated cost of work \$ 150,000

6. Development Consent

Council Consent no.

NO.422/07.

Date of Determination

6/12/2007

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification

10b

8. Builder's details

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

Name

Gubler & Associates P/L.

License no.

22765C.

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

Wj Mors

Date

7 Feb 2008

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	In the case of an application for a Construction Certificate for building work:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Three (3) copies of detailed architectural plans and specifications
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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

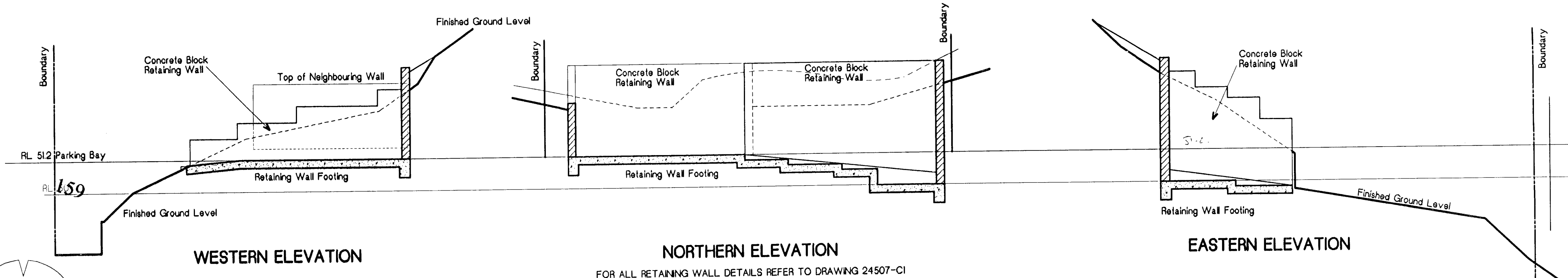
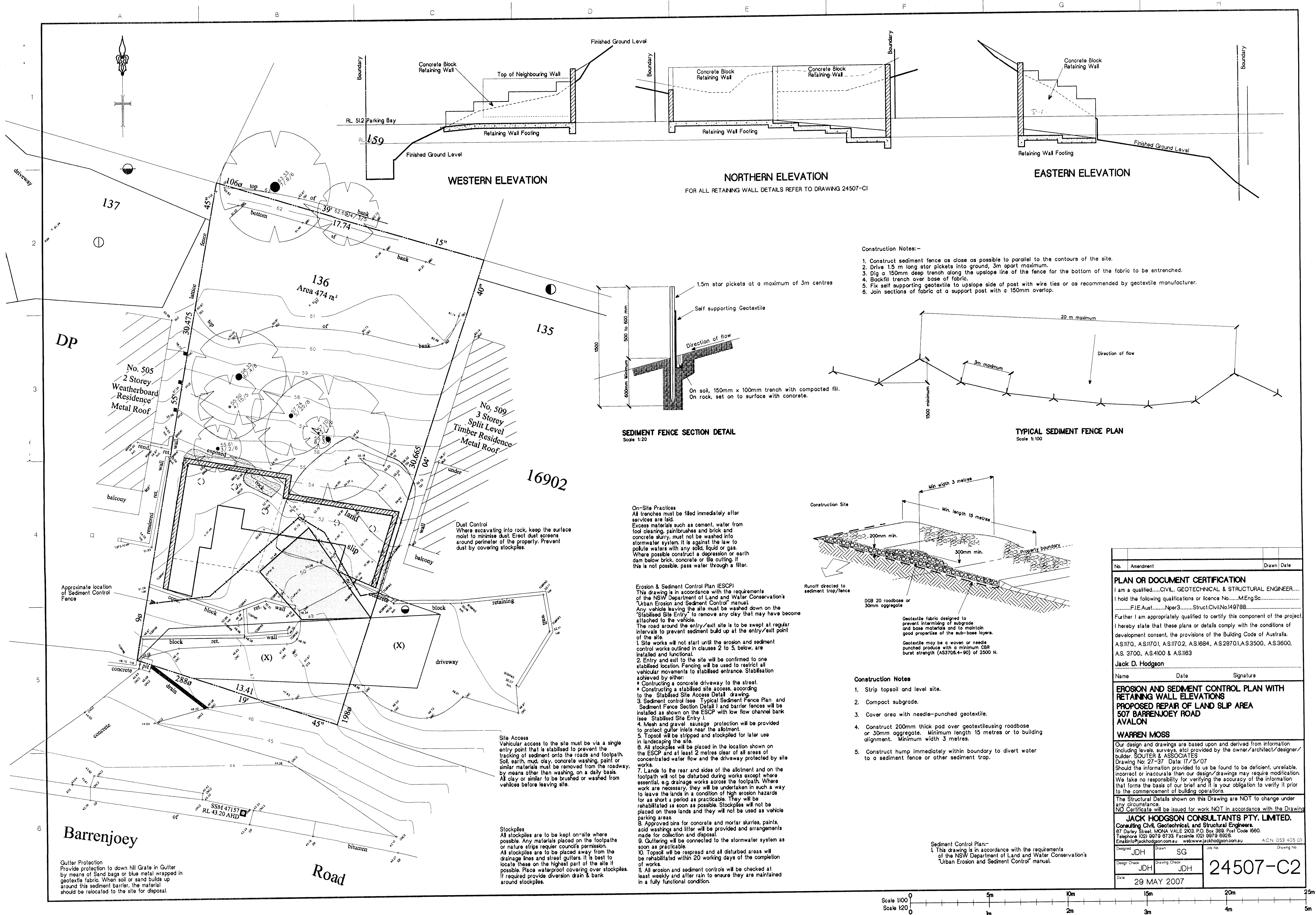
What is the area of the land (m ²)?	Gross floor area of building (m ²) as proposed:
What are the current uses of all or parts of the building(s)/land?	Location: Use:
Does the site contain a dual occupancy? N/A	What is the gross floor area of the proposed addition or new building (sq metres)?
What are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

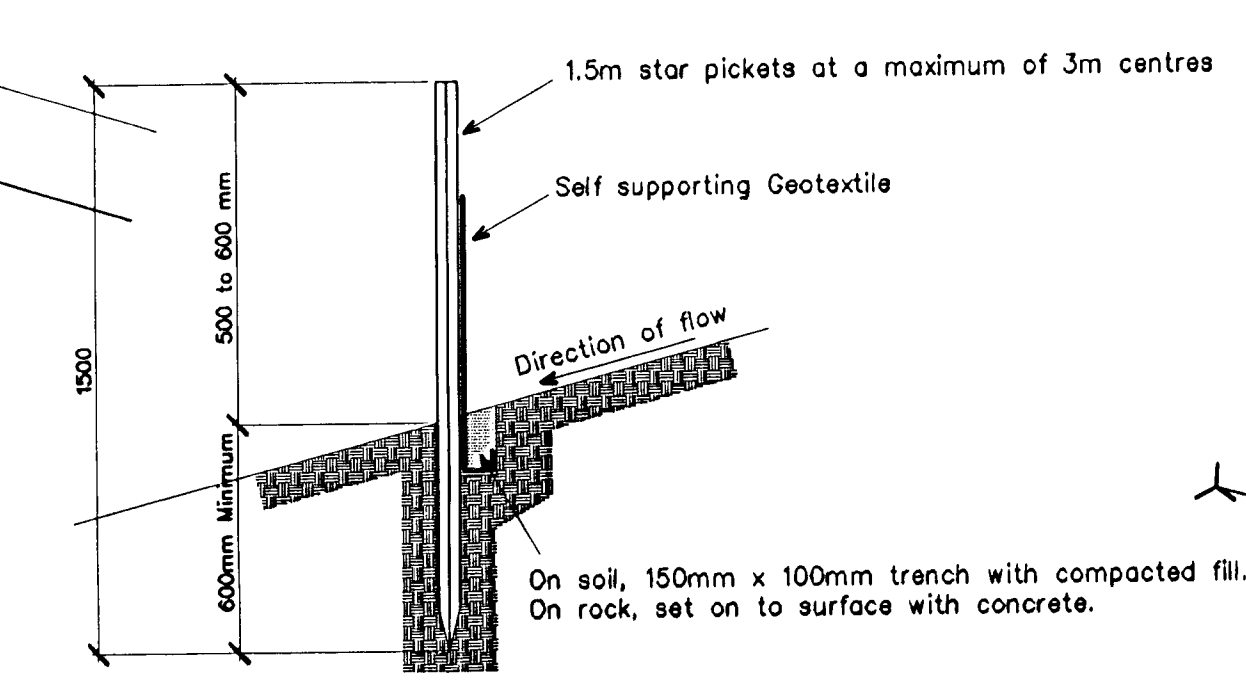
The following information must be supplied for the Australian Bureau of Statistics:

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

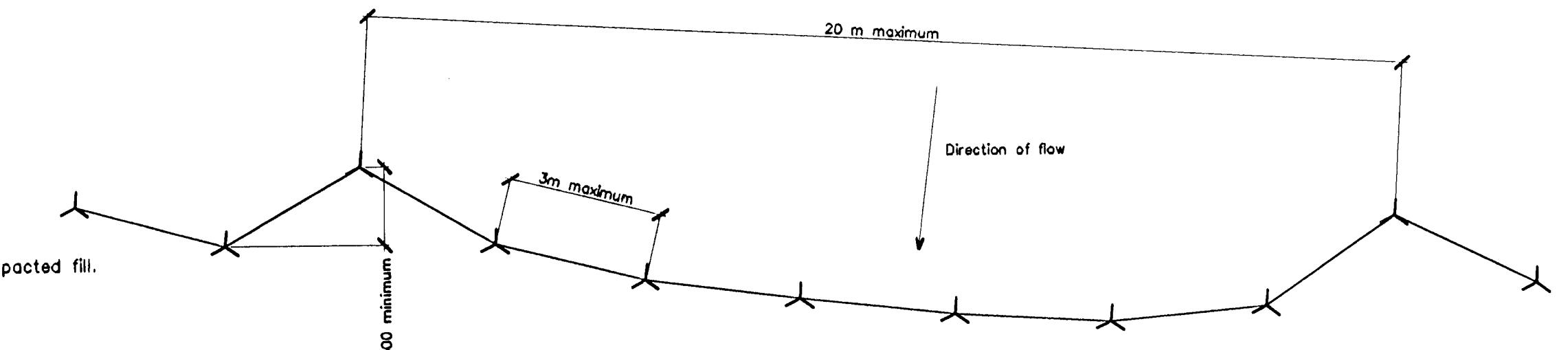
WALLS		FLOOR		ROOF		FRAME	
Brick veneer	<input type="checkbox"/>	Concrete	<input type="checkbox"/>	Aluminium	<input type="checkbox"/>	Timber	<input type="checkbox"/>
Full brick	<input type="checkbox"/>	Timber	<input type="checkbox"/>	Concrete		Steel	<input type="checkbox"/>
Single brick	<input type="checkbox"/>	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"/>						



- Construction Notes:-
1. Construct sediment fence as close as possible to parallel to the contours of the site.
 2. Drive 1.5 m long star pickets into ground, 3m apart maximum.
 3. Dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
 4. Backfill trench over base of fabric.
 5. Fix self supporting geotextile to upslope side of post with wire ties or as recommended by geotextile manufacturer.
 6. Join sections of fabric at a support post with a 150mm overlap.



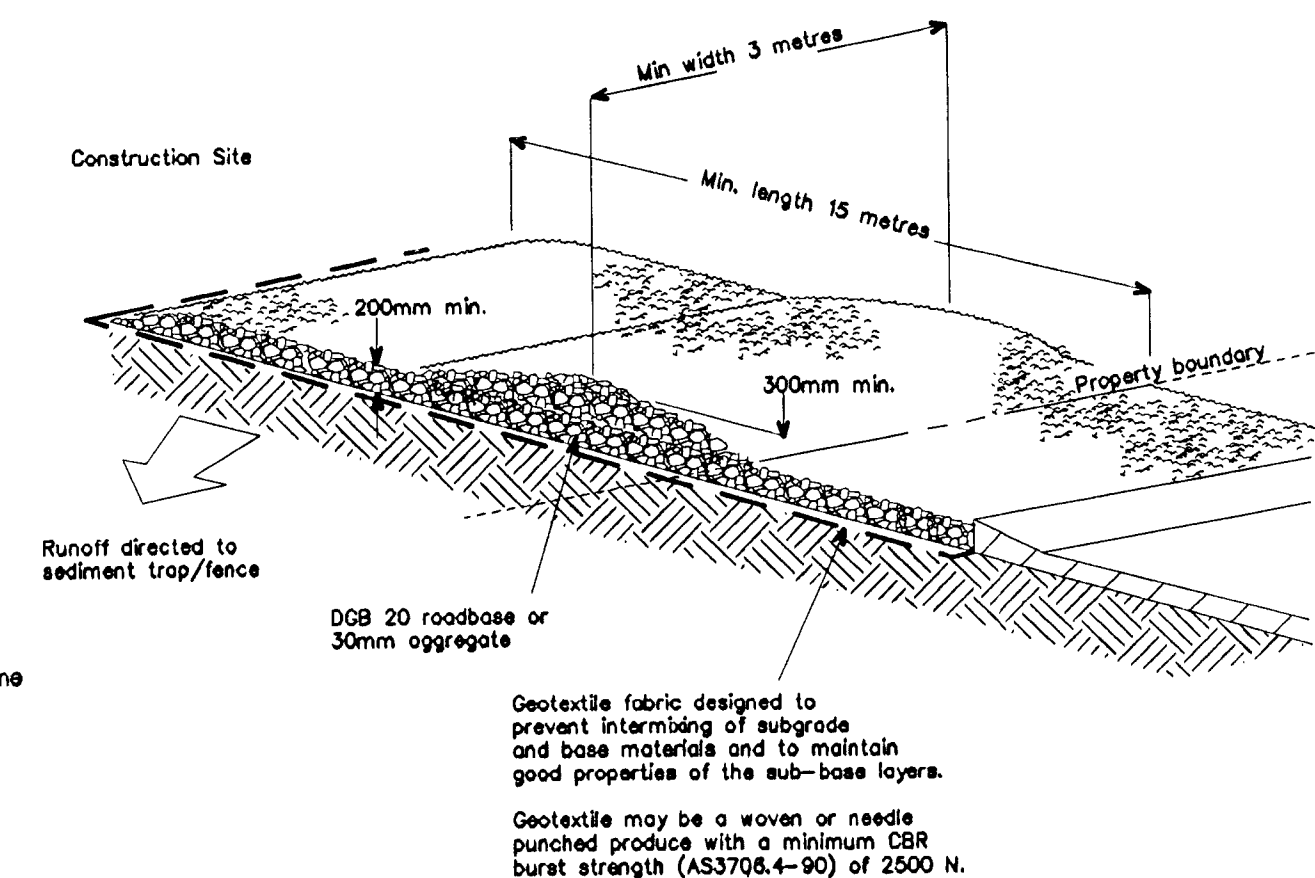
SEDIMENT FENCE SECTION DETAIL
Scale 1:20



TYPICAL SEDIMENT FENCE PLAN
Scale 1:100

On-Site Practices
All trenches must be filled immediately after services are laid.
Excess materials such as cement, water from tool cleaning, paintbrushes and brick and concrete slurry, must not be washed into stormwater system. It is against the law to pollute waters with any solid, liquid or gas.
Where possible construct a depression or earth dam below brick, concrete or tile cutting. If this is not possible, pass water through a filter.

Erosion & Sediment Control Plan (ESCP)
This drawing is in accordance with the requirements of the NSW Department of Land and Water Conservation's 'Urban Erosion and Sediment Control' manual.
Any vehicle leaving the site must be washed down on the 'Stabilised Site Entry' to remove any clay that may have become attached to the vehicle.
The road around the entry/exit site is to be swept at regular intervals to prevent sediment build up at the entry/exit point of the site.
1. Site works will not start until the erosion and sediment control works outlined in clauses 2 to 5, below, are installed and functional.
2. Entry and exit to the site will be confirmed to one stabilised location. Fencing will be used to restrict all vehicular movements to stabilised entrance. Stabilisation achieved by either:
• Constructing a concrete driveway to the street.
• Constructing a stabilised site access, according to the 'Stabilised Site Access Detail' drawing.
3. Sediment control (see 'Typical Sediment Fence Plan' and 'Sediment Fence Section Detail') and barrier fences will be installed as shown on the ESCP with low flow channel bank (see 'Stabilised Site Entry').
4. Mesh and gravel sausage protection will be provided to protect gutter inlets near the allotment.
5. Topsoil will be stripped and stockpiled for later use in landscaping the site.
6. All stockpiles will be placed in the location shown on the ESCP and at least 2 metres clear of all areas of concentrated water flow and the driveway protected by site works.
7. Lands to the rear and sides of the allotment and on the footpath will not be disturbed during works except where essential, e.g. drainage works across the footpath. Where work is necessary, they will be undertaken in such a way to leave the lands in a condition of high erosion hazards for as short a period as practicable. They will be rehabilitated as soon as possible. Stockpiles will not be placed on these lands and they will not be used as vehicle parking areas.
8. Approved bins for concrete and mortar slurries, paints, acid washing and litter will be provided and arrangements made for collection and disposal.
9. Guttering will be connected to the stormwater system as soon as practicable.
10. Topsoil will be respread and all disturbed areas will be rehabilitated within 20 working days of the completion of works.
11. All erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.



- Construction Notes**
1. Strip topsoil and level site.
 2. Compact subgrade.
 3. Cover area with needle-punched geotextile.
 4. Construct 200mm thick pad over geotextile using roadbase or 30mm aggregate. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
 5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

Sediment Control Plan-
1. This drawing is in accordance with the requirements of the NSW Department of Land and Water Conservation's 'Urban Erosion and Sediment Control' manual.

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.CivilNo.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. AS.1170, AS.1170.1, AS.1170.2, AS.1684, AS.2870.1, AS.3500, AS.3600, AS. 3700, AS.4100 & AS.1163 Jack D. Hodgson Name _____ Date _____ Signature _____			
EROSION AND SEDIMENT CONTROL PLAN WITH RETAINING WALL ELEVATIONS PROPOSED REPAIR OF LAND SLIP AREA 507 BARRENJOEY ROAD AVALON WARREN MOSS Our design and drawings are based upon and derived from information (including levels, surveys, etc) provided by the owner/architect/designer/builder. SOUTER & ASSOCIATES Drawing No: 27-97 Date: 17/5/07 Should the information provided to us be found to be deficient, unreliable, incorrect or inaccurate then our design/drawings may require modification. We take no responsibility for verifying the accuracy of the information that forms the basis of our brief and it is your obligation to verify it prior to the commencement of building operations. The Structural Details shown on this Drawing are NOT to change under any circumstance. NO Certificate will be issued for work NOT in accordance with the Drawing. JACK HODGSON CONSULTANTS PTY. LIMITED. Consulting Civil, Geotechnical, and Structural Engineers, 87 Darley Street, MONA VALE 2103 P.O. Box 388 Post Code 1680. Telephone (02) 9679 9733 Facsimile (02) 9679 9928 Email info@jackhodgson.com.au web www.jackhodgson.com.au ACN: 053 405 011			
Designed	JDH	Drawn	SG
Design Check	JDH	Drawing Check	JDH
Date	29 MAY 2007		
Drawing No		24507-C2	

