

2 June 2017

General Manager
Northern Beaches Council
PO Box 882
Mona Vale NSW 1660

Dear Sir,


**Determination of Complying Development Certificate Application
3 Riverview Road, Avalon Beach**

For Council's information, please find enclosed Complying Development Certificate No. 2016/959CDC issued for replacement of six (6) jetty piles, jetty decking, stairs and slip rails at the above address, accompanied by:

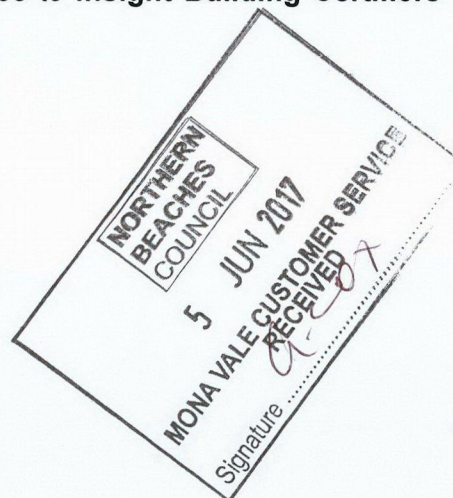
- Copy of Complying Development Certificate application form
- Record of Site Inspection (Clause 129B Environmental Planning & Assessment Regulations 2000.)
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Builder's Home Warranty Insurance
- Council's Credit Card Payment Authorization Form for the required Security Bond
- Cheque for \$36.00 being the prescribed fee to receive the above certificate.

NB: Please forward receipt for the above fee to **Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660.**

Yours faithfully,



Tom Bowden
Insight Building Certifiers Pty Ltd



PRVC \$36.00 Rec: 411502

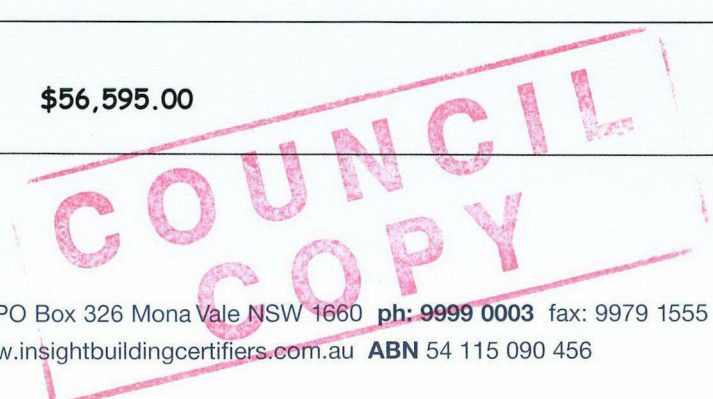
05/06/17

Determination of a Complying Development Certificate Application

made under the Environmental
Planning and Assessment Act 1979
Section 85 and 85A

Certificate No. 2016/959CDC

Council	Northern Beaches
Determination Date of issue	2 June 2017
Subject land Address Lot No, DP No. Land Use Zone	3 Riverview Road, Avalon Beach Lot 6 DP 3632 E4 - Environmental Living
Applicant Name Address Contact No.	Mr Alasdair Cameron 3 Riverview Road, Avalon Beach NSW 2107 0412 336 701
Owner Name Address Contact No.	Mr Alasdair Cameron & Mr Andrew Cameron 3 Riverview Road, Avalon Beach NSW 2107 0412 336 701
Description of Development Type of Work	Replacement of Six (6) Jetty Piles, Jetty Decking, Stairs & Slip Rails
Builder or Owner/Builder Name Contractor Licence No/Permit	Estuary Constructions Pty Ltd n/a
Value of Work Building	\$56,595.00



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

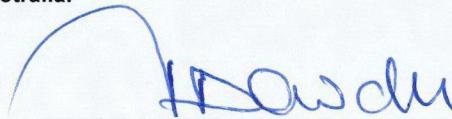
1. Architectural Plans & Construction Specification drawing no. 2316-CDC01 prepared by Stephen Crosby & Associates Pty Ltd dated October 2016 accompanied by Design Compliance Statement prepared & endorsed by Estuary Constructions Pty Ltd, undated
2. Licence no. LI 391482 dated 25 October 2006 issued by NSW Government, Crown Lands Division
3. Department of Primary Industries (Fisheries Management Act 1994) Correspondence reference no. C16/432 dated 1 May 2017
4. Protection of the Environment Operations Act correspondence (email) reference no. 00D90ZANp_5006F1Da35v:ref dated 16 May 2016
5. Long Service Corporation receipt no. 284463 dated 11 May 2017

and any other supporting documentation submitted as part of the application.

Certificate

I certify that the proposed development is complying development and that if carried out in accordance with the plans, specifications and attached schedule of conditions will comply with the requirements of the State Environmental Planning Policy: Exempt and Complying Development Codes 2008, Part 4A (as amended on 22 February 2014) including the relevant conditions under Schedule 7, all requirements of the Environmental Planning and Assessment Regulations 2000 (as amended) concerning the issue of the Certificate and the relevant provisions of the Building Code of Australia.

Signed



02 JUN 2017

Certificate No.

2016/959CDC

Date on which this Certificate will lapse:

2 June 2022

Certifying Authority

Name of Accredited Certifier

Tom Bowden

Accreditation No.

BPB0042

Accreditation Authority

Building Professionals Board

Contact No.

(02) 9999 0003

Address

13/90 Mona Vale Road, Mona Vale NSW 2103

BCA Classification

10b

Conditions of Complying Development Certificate no. 2016/959CDC

(Prescribed Conditions under the State Environmental Planning Policy: Exempt & Complying Development Codes 2008 (issued 22 February 2014))

Notification to neighbours

The person having the benefit of the complying development certificate must give at least 7 days' notice in writing of the intention to commence works to the owner or occupier of each dwelling that is situated within 20m of the lot on which the works shall be carried out.

**Schedule 7 Conditions applying to complying development certificates
Housing Alterations Code and General Development Code**

(Clauses 3.37 and 3A.39)

Note 1. Complying development under the Housing Alterations Code must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Schedule.

Note 2. Division 2A of Part 7 of the *Environmental Planning and Assessment Regulation 2000* specifies conditions to which certain complying development certificates are subject.

Note 3. In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.

Note 4. If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.

Note 5. Under section 86A of the *Environmental Planning and Assessment Act 1979*, a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

Part 1 Conditions applying before works commence

1 Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin, and must be maintained until the works are completed, at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
- (2) Each toilet must:
 - (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

2 Garbage receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

Part 2 Conditions applying during the works

Note. The *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Noise Control) Regulation 2008* contain provisions relating to noise.

BY:

Notice to Council of Appointment of Principal Certifying Authority (PCA)

NOTICE TO (insert Council details and address)

Name: Northern Beaches Council

Address: 1 Park Street

Mona Vale NSW 2103

Section A: Development Details

Address:

3 Riverview Road

Avalon Beach NSW 2107

Description of the building work or subdivision work:

Repair and maintenance of existing jetty, sea stairs, hand rails & 6 jetty piles

Section B: Details of Complying Development Certificate (CDC)

Name of Certifying Authority: Tom Bowden

Date of CDC: 02 JUN 2017

CDC number/identifier: 2016/959CDC

Section C: Details of person appointing the PCA

Name: Alasdair Cameron

Address: 3 Riverview Road

Avalon Beach, NSW, 2107

Phone: 0412336701

Fax:

Email: alasdair_cameron@hotmail.com

Section D: PCA Details

Name: Tom Bowden

Accreditation no. BPB0042

Address: Suite 13/90 Mona Vale Road, Mona Vale NSW 2103

PO Box: PO Box 326, Mona Vale NSW 1660

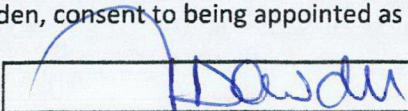
Phone: (02) 9999 0003

Fax: (02) 9979 1555

Email: info@insightcert.com.au

Section E: Consent to appointment

I, Tom Bowden, consent to being appointed as the Principal Certifying Authority (PCA) for the development.

Signature: 

Date: 02 JUN 2017

3 Hours for construction

Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday.

4 Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

5 Demolition

Any demolition must be carried out in accordance with AS 2601—2001, *The demolition of structures*.

6 Maintenance of site

- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- (3) At the completion of the works, the work site must be left clear of waste and debris.

BY:

APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE

Information for the Applicant

- This form may be used to apply for a complying development certificate (a "CDC") to carry out development classed as "complying development". To complete this form, please place a cross in the relevant boxes, fill out the white sections as appropriate and attach copies of all documents indicated in the form as being required to be provided. To minimise delay in receiving a decision about the application, please ensure that all relevant information and documents are provided.
- Once completed, this application form should be submitted to **Insight Building Certifiers Pty Ltd** "certifying authority" for determination.
- It is recommended that applicants should obtain a planning certificate issued under s.149 Environmental Planning and Assessment Act 1979 from the Local Council and provide it to the certifying authority with this application. This may expedite the determination of the application.
- A single application for a CDC maybe made for development comprising the concurrent construction of new single storey or two storey dwelling houses if each is to be erected on existing adjoining lots.
- If the certifying authority issues a CDC, the Applicant (or a subsequent owner of the land on which the development is proposed to be carried out) has permission to carry out the development without the need to obtain further development consent.

However, depending upon factors such as the type of development, the location of the development and whether there will be external work or activities involved (eg. road opening, use of footpath areas) there may still be a need to obtain other approvals in order for the work involved to be performed. A list of the possible additional approvals that may be required can be obtained from the Department of Planning at www.planning.nsw.gov.au. In order to avoid potential delays in commencing any work, Applicants should ascertain whether other approvals will be needed, and if so, the stage at which they will be required.

Section A: Details of the Applicant

Mr Ms Mrs Dr Other:

First Name Family name

Company (if applicable) ABN (if applicable)

Unit/Street no. Street name

Suburb or town State Postcode

Daytime telephone Fax Mobile

Section B: Location and title details of the land where the development is to be carried out

Unit/Street no. Street name

Suburb or town Postcode

Lot no. Section

DP / SP no. Volume/folio



Section C: Describe the development proposed to be carried out

Provide a brief description of the development. For example, if a dwelling is proposed, include information such as the type of building (house, townhouse, villa etc), the number of floors, the number of bedrooms, the major building material (brick, brick veneer, timber clad etc)

Repair and maintenance of jetty, sea stairs, hand rail & 6 jetty piles.

Section D: Estimated cost of the development

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including the cost of construction of any building and the preparation of a building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment). GST is also to be included.

\$ 56,595.⁰⁰

Section E: Environmental planning instrument

Provide the name of the "environmental planning instrument" under which the development is complying development.

Note: The criteria for complying development may vary between environmental planning instruments. You must nominate which instrument this Application is to be assessed under.

State Environmental Planning Policy (Exempt & Complying Development Codes) Amendment.
(Commercial & Industrial Development & Other Matters.) 2013.

OR

State Environmental Planning Policy (Affordable Rental Housing) 2009

Section F: Easements & Positive covenants

Is the subject land affected or burdened by any easement (eg. Drainage, telecommunications, electricity power lines, sewer or similar), right of carriage way or similar, or any registered covenants or restrictions on the use of lands

Yes

No

If you don't know or are unsure a title search can be carried out online for a small fee by contacting NSW Departments of Land & Property Information.

www.lpi.nsw.gov.au or call 1300 052 637

Section G: Asbestos

If any bonded asbestos material or friable asbestos material will be disturbed, repaired or removed in carrying out the development, what is the estimated area of the material?

n/a

square metres

Section H: Attachments relating to the proposed development

Applicants must provide the documents listed below that are relevant to the type of development that is proposed. Please confirm that documents relating to the requirements below have been attached by placing a cross in the appropriate box(s). Applicants should confirm with the certifying authority how many copies of documents are required to be provided prior to lodging this application.

Attachments for developments other than fire link conversions**A site plan of the land****Provide a site plan indicating;**

- a) the location, boundary dimensions, site area and north point of the land,
- b) existing vegetation and trees on the land,
- c) the location and uses of existing buildings on the land,
- d) existing levels of the land in relation to buildings and roads,
- e) the location and uses of buildings on sites adjoining the land,
- f) location of any easements or similar which burden the site

A plan of the development**Provide a site plan which indicates; plan**

- a) the location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development,
- b) floor plans of any proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building,
- c) elevations and sections showing proposed external finishes and heights of any proposed buildings (other than temporary structures),
- d) elevations and sections showing heights of any proposed temporary structures and proposed finished levels of the land in relation to existing and proposed buildings and roads,
- e) proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate),
- f) proposed landscaping and treatment of the land (indicating plant types and their height and maturity),
- g) proposed methods of draining the land,
- h) in respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section)
- i) in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section)

Does the development involve building work (including work in relation to a dwelling-house or a building or structure) that is ancillary to a dwelling house?

Yes

No

If 'Yes' provide;

- 1) **A detailed description of the development by completing SECTION P.**
- 2) **Appropriate building work plans and specifications, which are to include:**
 - a) detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show:
 - i. a plan of each floor section, and
 - ii. a plan of each elevation of the building, and
 - iii. 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, and
 - iv. the height, design, construction and provision for fire safety and fire resistance (if any),
 - b) specifications for the development:
 - i. that describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and
 - ii. that state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used,
 - c) a statement as to how the performance requirements of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),
 - d) a description of any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Environmental Planning and Assessment Act 1979**,
 - e) copies of any compliance certificate to be relied on,
 - f) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building,
 - g) in respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)
 - h) in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)

** S.85A(4) EP&A Act provides that a certifying authority must not refuse an Application on the ground that any building product or system does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the EP&A Regulation 2000.

Does the development involve building work (other than work in relation to a dwelling-house or a building or structure) that is ancillary to a dwelling house?

Yes



No

If 'Yes' provide;

- 1) a list of any existing fire safety measures provided in relation to the land or any existing building on the land, and
- 2) a list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

Does the development involve the erection of a wall to a boundary that has a wall less than 0.9m from the boundary?

Yes



No

If 'Yes' provide;

- 1) A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of supporting the adjoining wall.

Does the development involve the demolition or removal of a wall to a boundary that has a wall less than 0.9m from the boundary?

 Yes No

If 'Yes' provide;

- 1) A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of maintaining support for the adjoining wall after the demolition or removal.

Does the proposed development comprise internal alterations to, or changes of use of, an existing building that is subject to an alternate solution relating to a fire safety requirement under the BCA?

 Yes No

If 'Yes' provide;

- 1) A written report by another accredited certifier who is accredited for the purpose of issuing a CDC for a building of that kind, which includes a statement that the proposed development is consistent with that alternative solution

Does the Application involve a BASIX affected development, or a BASIX optional development for which a BASIX Certificate has been obtained?

 Yes No

If 'Yes' provide;

- 1) the BASIX certificate(s) for the development (being a certificate(s) that has been issued no earlier than 3 months before the date of the Application being made, and
- 2) such other documents as the BASIX certificate(s) for the development requires to accompany the Application.

(See-BASIX Notes at the end of this section)

BASIX NOTES

BASIX (the Building Sustainability Index) is a system introduced by the NSW Government to ensure that homes are built to be more energy and water efficient.

BASIX is an on-line program that assesses a building's design, and compares it against energy and water reduction targets. The design must meet these targets before a BASIX Certificate can be printed from the on-line facility.

Any changes made to a building's design after a BASIX Certificate has been issued means that another BASIX assessment must be completed and a new BASIX Certificate obtained.

Buildings which are affected by the BASIX system ("**BASIX affected buildings**") are those that contain one or more dwellings (but do not include hotels or motels).

A BASIX Certificate **MUST** be obtained for every "**BASIX affected development**", which are any of the following developments (other than development that is "**BASIX excluded development**"-see below):

- a) development that involves the erection (but not the relocation) of a BASIX affected building,
- b) development that involves a change of building use by which a building becomes a BASIX affected building,
- c) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is \$50,000 or more,
- d) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000 litres or more.

BASIX excluded development is

- (a) development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning,
- (b) alterations, enlargements or extensions to a building listed on the State Heritage Register under the *Heritage Act 1977*,
- (c) alterations, enlargements or extensions that result in a space that cannot be fully enclosed (for example, a veranda that is open or enclosed by screens, mesh or other materials that permit the free and uncontrolled flow of air), other than a space can be fully enclosed but for a vent needed for the safe operation of a gas appliance,
- (d) alterations, enlargements or extensions that the Director-General has declared, by order published in the Gazette, to be BASIX excluded development.

A BASIX Certificate **MAY** be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called "**BASIX optional development**".

BASIX optional development means any of the following development that is not BASIX excluded development:

- (a) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than \$50,000
- (b) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.

If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Further information about BASIX and to obtain a BASIX Certificate, go to <http://www.basix.nsw.gov.au>. You should review the website to determine whether your development is affected or exempt from the BASIX provisions.

Section I: List of Documents

Prepare and attach a list of all of the documents provided under SECTION G.

Section J: Copyright

Information for the Applicant: Upon an application being made for a complying development certificate, the Applicant (not being entitled to copyright) is taken to have indemnified all persons using the application and any accompanying documents in accordance with the Act against any claim or action in respect of breach of copyright (See-Cl.129 EP&A Regulation 2000).

Section K: Authority to enter and inspect land

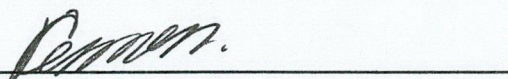
Information for the Applicant: A certifying authority must not issue a complying development certificate for development unless the certifying authority, or an accredited certifier or council on behalf of the certifying authority, has carried out an inspection of the site of the development.

By signing this Application, the Applicant, and if the Applicant is not the owner of the property, the owner also, authorise the certifying authority, or an accredited certifier or council, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this Application. The Applicant and the owner undertake to take all necessary steps make access available to the property to enable the inspection to be carried out.

Section L: Long Service Payment Levy

Information for the Applicant: Where a certifying authority completes a complying development certificate, that certificate must not be forwarded or delivered to the Applicant unless any long service payment levy payable under s.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) has been paid.

The Applicant should attach a copy of a receipt for any long service payment levy that has been made or make arrangements for a copy to be available to be provided to the certifying authority in the event that a complying development certificate is completed.

Section M: Signature of Applicant(s)Name: Name: Signature: Signature: Date: Date: **Section N: Signature of Owner(s)**

Note: If the Applicant is not the owner of the property, the owner(s) must sign the following statement.

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

Name: Name:

Signature: _____

Signature: _____

Date: Date:

Section O: Delivery of the Application

Information for the Applicant: Applications for complying development certificates must be delivered:

- by hand, or
- sent by post, or
- transmitted electronically

to the principal office of the certifying authority.

Applications MAY NOT be sent by facsimile transmission.

Section P: Date of Receipt of Application

To be completed by the certifying authority immediately after receiving this Application.

This Application was received on

RECEIVED
11 NOV 2016

(insert date).

BY:

NOTE: COMPLETE SECTION P ON THE FOLLOWING PAGE

Section Q: Description of the development

1) For each proposed new building, indicate:

- The number of storeys (including underground storeys) in the building
- The gross floor area of the building (in square metres)
- The proposed site area of the land on which the building is to be erected (in square metres)

2) For each proposed new residential building, indicate:

- The number of existing dwellings on the land on which the new building is to be erected
- The number of those existing dwellings that are to be demolished in connection with the erection of the new building
- The number of dwellings to be included in the new building
- Whether the new building is to be attached to any existing building
- Whether the new building is to be attached to any other new building
- Whether the land contains a dual occupancy
- The materials to be used in the construction of the new building by completing the table below

Place a cross in each appropriate box.

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

Land to which this Site Inspection Report result sheet applies:

Council Area

Northern Beaches

Date of Inspection

26-10-2016

Address

3 Riverview Road, Avalon Beach

DA No.

N/A

CC No.

N/A

CDC No.

2016/959CDC

Date CDC Application was made

11-11-2016

Requested by

Alasdair Cameron

Contact No.

0412 336 701

Inspection details

Prior to issue of CDC

Prescriptive requirements

1. Do all plans and specifications accompanying the application accurately depict existing site conditions and existing buildings subject of the inspection?

Yes

2. Have any works authorised by the relevant development consent commenced on the site? (CC ONLY)

N/A

3. Are there any features of the site or of any building on the site that would result in the proposed development the subject of the application; (i) not being complying development, or (ii) not complying with the BCA? (CDC ONLY)

No

4. Details of current fire safety measures in the existing buildings on the site that will be affected by the proposed works

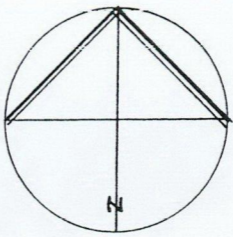
N/A

Accredited Certifiers Details

Tom Bowden BPB0042

Certification

Tom Bowden



insight building certifiers pty ltd

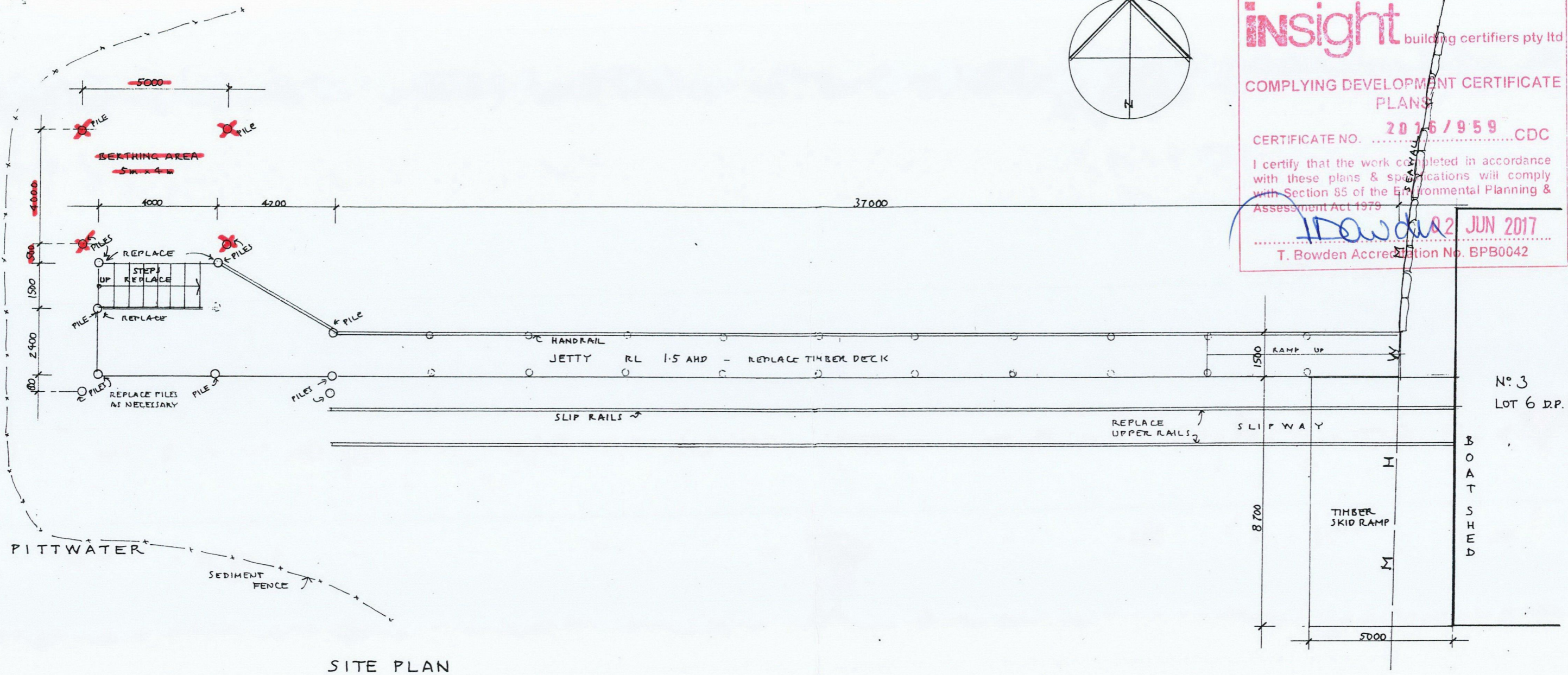
COMPLYING DEVELOPMENT CERTIFICATE PLANS

CERTIFICATE NO. 2016/959 CDC

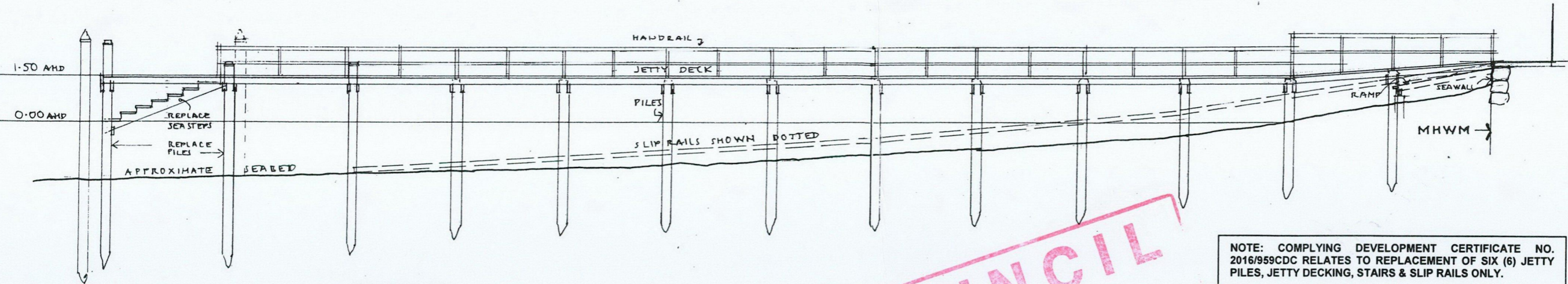
I certify that the work completed in accordance with these plans & specifications will comply with Section 85 of the Environmental Planning & Assessment Act 1979

T. Bowden JUN 2017

T. Bowden Accreditation No. BPB0042



SITE PLAN



SECTION

COUNCIL COPY

NOTE: COMPLYING DEVELOPMENT CERTIFICATE NO. 2016/959CDC RELATES TO REPLACEMENT OF SIX (6) JETTY PILES, JETTY DECKING, STAIRS & SLIP RAILS ONLY.
NOTE: REPLACEMENT OF SLIPWAY RAILS NOT TO BE LARGER IN SIZE OR CAPACITY THAN EXISTING.
NOTE: ENVIRONMENTAL SAFEGUARDS (SILT CURTAINS, BOOMS, ETC) TO BE INSTALLED DURING CONSTRUCTION.
NOTE: PROPOSED DEVELOPMENT NOT TO CAUSE DETERIORATION IN WATER QUALITY & NOT DISPOSE OF SPOIL IN THE WATERWAY.

Nº 3
LOT 6 D.P. 3632

Stephen Crosby & Assoc. Pty. Ltd.
SCOTLAND ISLAND
PO Box 204 Church Pt. NSW 2105
Tel 0429 047 513 Fax (02) 9999 6272

JETTY & STEPS,
BERTHING PILES,
SKID RAMP &
SLIP RAILS

3 RIVERVIEW RD.
CLAREVILLE, NSW
Lot 6 DP 3632

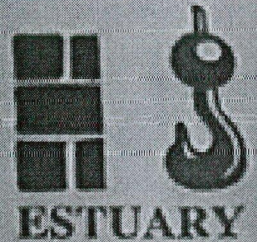
For A. & A. CAMERON
Drawing
**SITE PLAN &
SECTION**

Scale 1:100
Date OCTOBER 2016
Drawn S.C.
Drawing Number

2316 - CDC 01

ESTUARY CONSTRUCTIONS PTY LTD

www.estuary.com.au
PO Box 413, Manly Vale, NSW, 1560
Phone: 02 9999 3600 Fax: 02 9376 1520 Mob: 0414 293 243
estuary@estuary.com.au



Re: 3-5 Riverview Road, Avalon

DESIGN COMPLIANCE STATEMENT

1. The proposed works will not reduce the amount of light penetration to any water below.
2. The proposed works will not involve disturbance of or injury to the bed of any waterway or injury to any marine vegetation.
3. The design of the proposed works is no larger in size or capacity than the structure being repaired/replaced.
4. The design will not result in a pile being exposed within the waterway.
5. The design of the structure will comply with AS3962 – 2001 & AS4997 - 2005

CP and ✓

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Development Certificate
no. 2016/959__CDC

L I C E N C E

Amolus 25-10-2006

Lands Office Ref.

Crown Lands Act 1989 - Section 34

Licence Number

MN81H1348

LI 391482

MINISTER

The Minister for Lands, being the Minister administering the Crown Lands Act 1989, (hereinafter referred to as the Minister)

grants to

LICENSEE name & address

**ANDREW STEWART CAMERON
ALASDAIR LINDSAY CAMERON
3 Riverview Rd
CLAREVILLE NSW 2107
(hereinafter referred to as the Holder)**

a Licence pursuant to the provisions of Section 34 of the Crown Lands Act 1989 in respect of the land described hereunder in Parts 1 and 2 and subject to the terms and conditions contained in the following pages and Schedule 1, and in any additional Schedules or documents referred to in Schedule 1.

EXECUTION

Dated this 25th day of October, 2006

THE MINISTER

Amolus as delegate of the Minister
KERRY MORRIS
DEPARTMENTAL OFFICER GRADE 8
name and position

THE HOLDER

In consideration of the grant of this Licence I / We agree to be bound by the terms, conditions and provisions of the Licence.

[Signature] 24-10-06

Signed in my presence by the holder who is personally known to me

[Signature] 24/10/06
signature of holder date

[Signature]
signature of witness

24/10/2006 date
LEVEL 37, 2 PARK ST
SYDNEY NSW 2000
SOLICITOR
address & occupation of witness

MELISSA FAI
name of witness (block letters)

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DESCRIPTION OF LANDS

PART 1

Local Govt. Area	PITTWATER		
County	CUMBERLAND		
Parish	NARRABEEN		
Locality	AVALON		
Status:	Lot	Section	DP
Crown Land below mean high water mark adjacent	6		3632

PART 2

Plan/diagram. Schedule 3	Area: 178.6m ²
--------------------------	---------------------------

TEXT DESCRIPTION: Crown Land below mean high water mark fronting Lot 6 D.P. 3632 known as 3 Riverview Road, Clareville - Pittwater.

Note - a Table of Contents appears at the end of this Licence (6.001)

***** End of Description of Land (Crown Land) *****

SCHEDULE 1

Item	Paragraph No	Column 1 (description of variable particulars)	Column 2 - (particulars)
1	17	Holder's Address for service of notices	3 Riverview Rd CLAREVILLE NSW 2107
2	17	Minister's Address for service of notices	Department of Lands PO Box 3935 PARRAMATTA NSW 2124
3	18	Address for payment of rent	Department of Lands PO Box 2155 DANGAR NSW 2309
3A	40	Benefited Land	Lot 6 DP 3632 Parish Narrabeen County Cumberland
4	21	Purpose for which Premises may be used	Timber Ramp, Sliprails, Jetty (including Steps), Berthing Area, Piles
4A	24	No Residence on Premises	No residence
8	26	Commencement Date	3rd March 2006
9	26	Expiry Date	15 years from the Commencement Date of the Licence.
11	29	Payment of Rent (DWF IPART)	\$2,725.00
19	45	Insurance - Public Risk	\$5 Million
34	50	Improvements not to vest in Minister until expiration of period	As described in column 2 of item 4
35	50	Improvements not to vest in Minister until expiration of period - period	3 months
42	57	Trees and vegetation to be preserved	All trees & vegetation on the land except noxious plants
51	70	Holding number	L391482 is to be displayed in a prominent place visible from the water
71	77	Special conditions or provisions	Annexed as Schedule 2

***** End of Schedule 1 *****

SCHEDULE 2

78. Sale of Adjoining Freehold

The Holder agrees to advise the Program Manager, Domestic & Community Tenures, Crown Lands NSW, Department of Lands at the address shown in Item 2 of Schedule 1 immediately upon settlement of the sale of the freehold land adjoining the area held under this Licence.

79. Storage of Craft and Equipment and Material

The Holder shall not store craft or equipment on or adjoining the structures below mean high water mark.

80. Removal of Two (2) Piles to the South of Existing Jetty

The two piles to the south of the jetty are to be removed within two (2) months of execution of this Licence agreement, to avoid any possibility of providing a second berthing area which is contrary to this Department's and Council's policy, and to minimise clutter of the waterway.

Verification, by way of photographs will need to be supplied to this Office on completion of the above removal works.

81. Variation to Authorised Structures

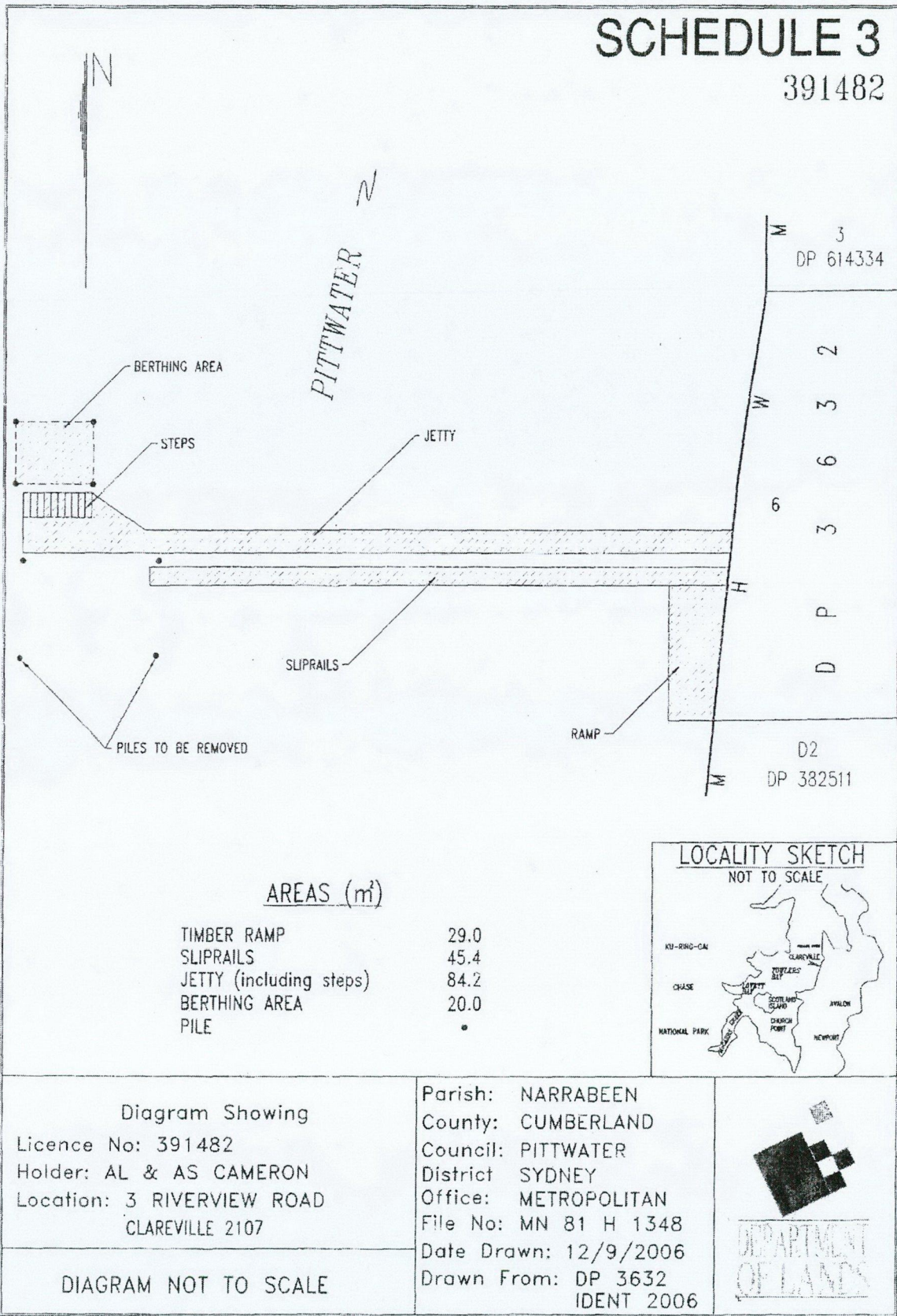
This Licence authorises improvements located on Crown Land formerly held under Licence 316254. In the event that improvements additional to or extending those formerly authorised now exist on adjoining Crown Land without authority then consideration to variation of the area of Crown Land presently authorised for occupation will be necessary and shall be considered by the Minister on it's merits in accordance with the provisions of relevant legislation and policies.

***** End of Schedule 2 *****

SCHEDULE 3

SCHEDULE 3

391482



AREAS (m²)

TIMBER RAMP	29.0
SLIPRAILS	45.4
JETTY (including steps)	84.2
BERTHING AREA	20.0
PILE	.

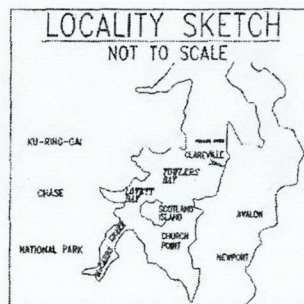


Diagram Showing
 Licence No: 391482
 Holder: AL & AS CAMERON
 Location: 3 RIVERVIEW ROAD
 CLAREVILLE 2107

Parish: NARRABEEN
 County: CUMBERLAND
 Council: PITTWATER
 District: SYDNEY
 Office: METROPOLITAN
 File No: MN 81 H 1348
 Date Drawn: 12/9/2006
 Drawn From: DP 3632
 IDENT 2006

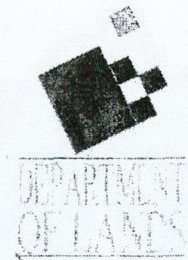


DIAGRAM NOT TO SCALE



1 May 2017

Our Ref: C16/432

Stephen Crosby
48 Robertson Road
Scotland Island, NSW 2105

Dear Stephen,

Proposal: Structural Repairs to Jetty, Steps and Sliprails
Property: 3 Riverview Road, Avalon: Lot 6 DP 3632

Thank you for your referrals of 29 September 2016 seeking comment on Structural Repairs to Jetty, Steps and Sliprails adjacent to 3 Riverview Road, Avalon from Fisheries NSW, a division of NSW Department of Primary Industries.

Fisheries NSW is responsible for ensuring that fish stocks are conserved and that there is no net loss of key fish habitats upon which they depend. To achieve this, Fisheries NSW ensures that developments comply with the requirements of the *Fisheries Management Act 1994* (FM Act) (namely the aquatic habitat protection and threatened species conservation provisions in Parts 7 and 7A of the Act, respectively), and the associated *Policy and Guidelines for Fish Habitat Conservation and Management (2013)*. Fisheries NSW is also responsible for ensuring the sustainable management of commercial, recreational and Aboriginal cultural fishing, aquaculture, marine parks and aquatic reserves within NSW.

This letter and attachments (date stamped 1 May 2017) may be forwarded to the certifier for their consideration in assessing your application for a Complying Development Certificate (CDC).

Fisheries NSW does not support the requested CDC for replacement of freestanding berthing piles based upon the following:

1. The existing berthing piles shown in the attached seabed survey are not consistent with the licenced berthing area plans supplied from Crown Lands. As such, replacement of the existing piles would not create a berthing pen consistent with the existing Crown Lands License. The placement of new berthing piles outside of their current position would not be covered by a CDC and would require Development Approval application.
2. The position of the licensed (but not constructed) berthing pen is located over beds of the Pittwater endangered population of *Posidonia australis*. Fisheries NSW does not support the construction of berthing pens over seagrass beds as subsequent shading causes harm to this Type 1- Highly sensitive key fish habitat.

Fisheries NSW has no objections to the replacement of the six authorised jetty piles, jetty decking, stairs and regularisation of the extended sliprails. Fisheries NSW recommends the use of mesh decking on the jetty to reduce shading impacts to local seagrass beds.

This advice operates from the date shown on the top of this notice and will lapse unless it is received within 12 months from the date endorsed. Should this advice lapse, and/or the proposal be modified, the applicant will be required to resubmit the proposal, accompanied by payment of the appropriate fees and updated aquatic habitat surveys and related information as advised by the relevant officer of Fisheries NSW.

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no. 2016/959 CDC



Department of Primary Industries

If you, Crown Lands or Council require any further information, please do not hesitate to contact me on 49163998.

Yours sincerely,

A handwritten signature in black ink that reads 'Kirk Dahle'.

Kirk Dahle
Fisheries Manager Central/Metro
Aquatic Ecosystems

SCHEDULE 3

316254

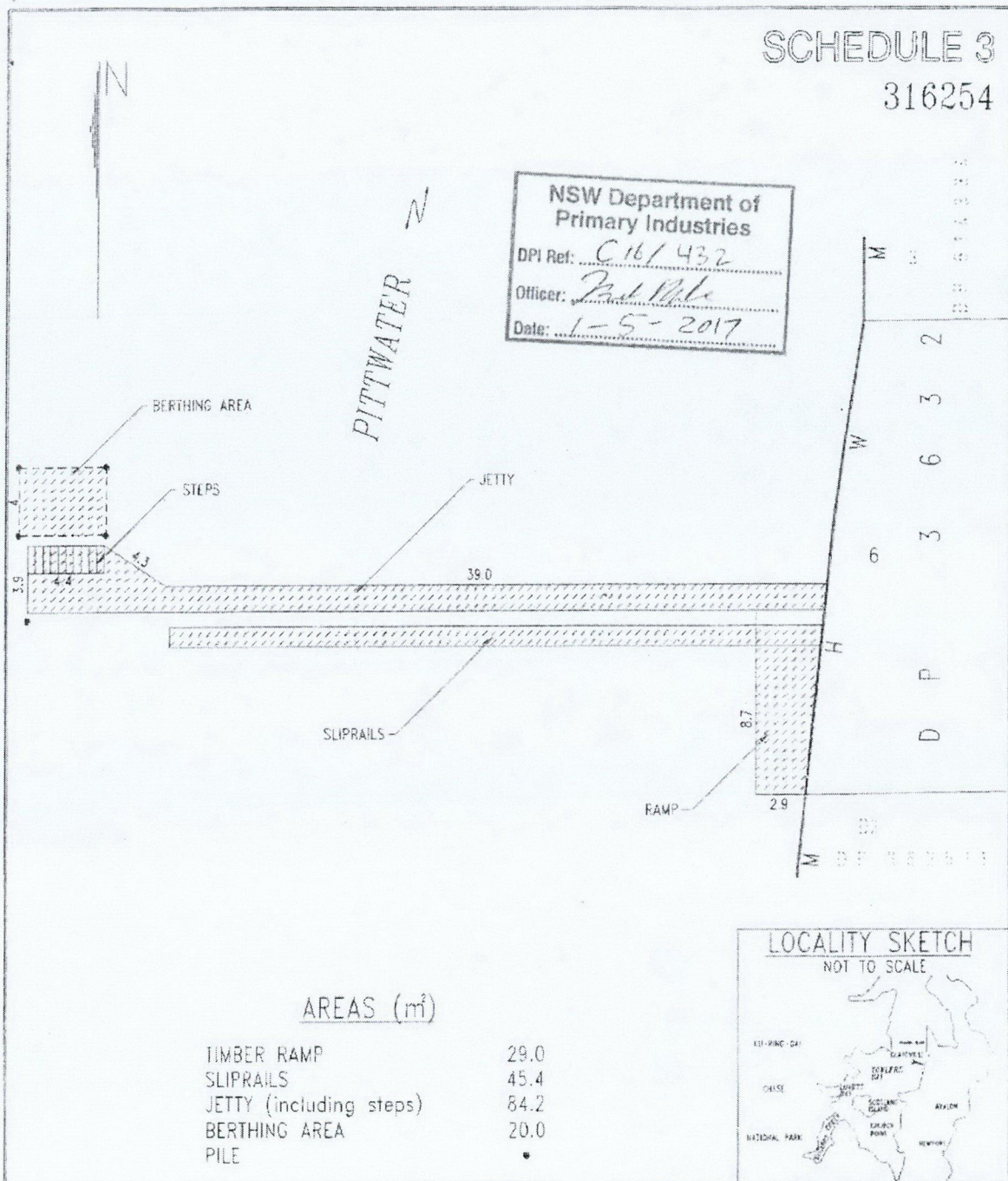
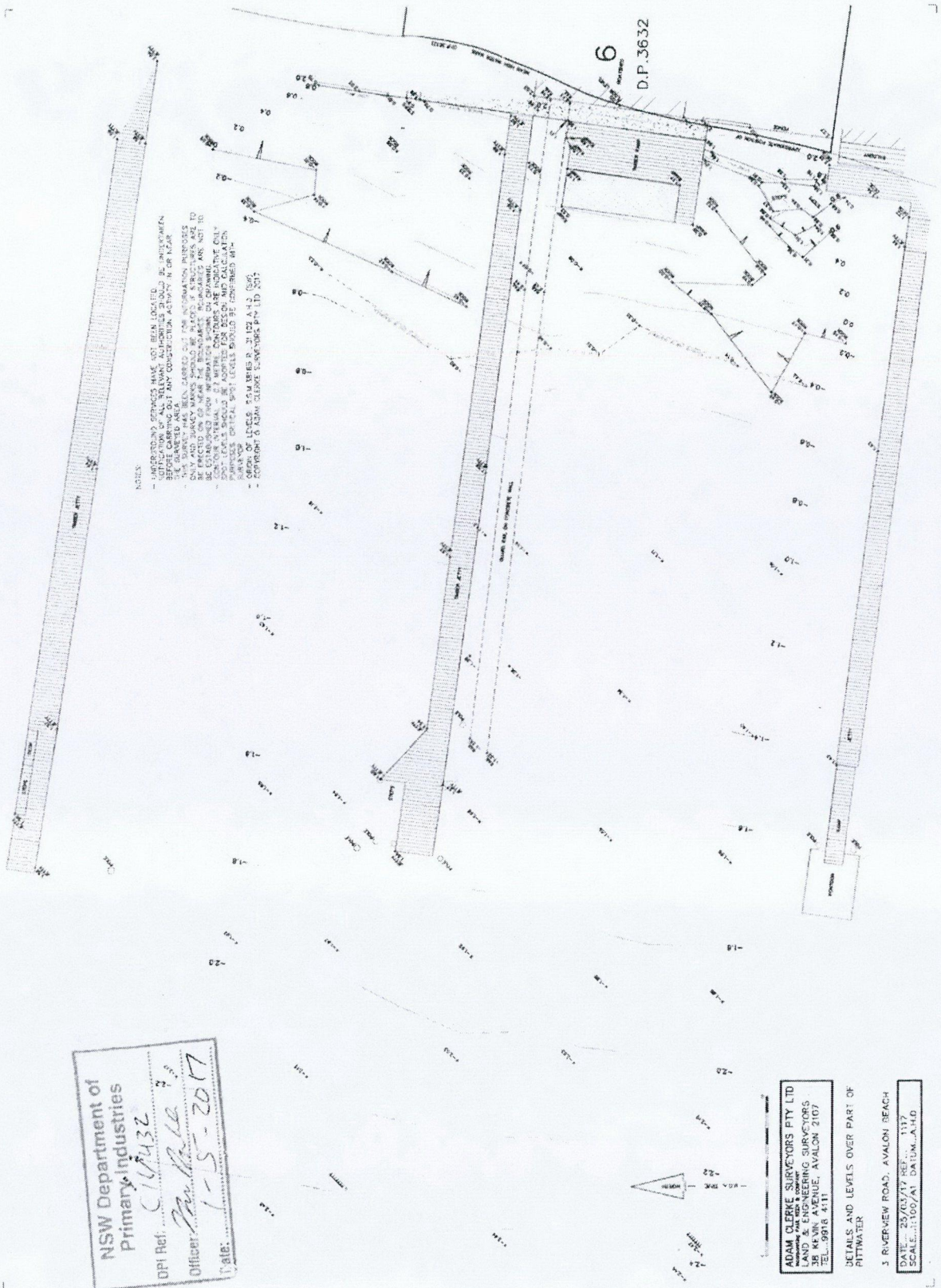


Diagram Showing
Licence No: 316254
Holder: JR & CF SCOTT
Location: 3 RIVERVIEW ROAD
CLAREVILLE 2107

Parish: NARRABEEN
County: CUMBERLAND
Council: PITTWATER
District: SYDNEY
Office: METROPOLITAN
File No: MN 81 H 1348
Date Drawn: 22/9/1999
Drawn From: DP 3632
SURV 1987



**LAND & WATER
CONSERVATION**



NOTES:

- UNBARRICADED OPENINGS HAVE NOT BEEN LOCKED.
- UTILISATION OF ALL NECESSARY ADJUSTMENTS SHOULD BE SHOWN WHEN THE SURVEYED AREA.
- ALL DATA HAS BEEN CHECKED FOR ACCURACY. PROVISIONS BE EFFECTED ON OR NEAR THE BOUNDARY. SURVEYORS ARE NOT TO BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR PERSONS ON THE SITE. LEVELS SHOULD BE ADJUSTED FOR SEASON AND CALCULATION. SURVEY DETAILS SHOULD BE CONFIRMED BY...
- CHECK OF LEVELS TO MARKERS D. 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- COPYRIGHT © 1998 CLEER SURVEYORS PTY LTD. 2017

NSW Department of
Primary Industries
DPI Ref: C16/432
Officer: Paul R. G. [Signature]
Date: 1-5-2017

ADAM CLEER SURVEYORS PTY LTD
SURVEYORS AND ENGINEERS
38 MARINE AVENUE, AVALON 2107
TEL: 9978 4111

DETAILS AND LEVELS OVER PART OF
PITWATER

5 RIVERVIEW ROAD, AVALON BEACH
DATE: 25/03/17 REF: 1117
SCALE: 1:100/A1 DATUM: A.H.D.

EPA CONSENT WATERFRONT STRUCTURES CDC's

From: Steve Crosby <scrosby@internode.on.net>
Subject: Private jetty repairs under CDC and POEO Act
Date: 9 May 2016 4:36:26 pm AEST
To: info@environment.nsw.gov.au

Hello,

Structural repairs to a private jetty in NSW can be done under a Complying Development Consent (CDC) issued by a Private Certifier. This is established in the SEPP (Exempt and Complying Development Codes) 2008, Division 6 Waterways structures, attached here.

Can someone help me with the following requirement-

Section 4A.12 Development standards (1) (i) states "if an approval is required under the Protection of the Environment Operations Act 1997- be approved under that Act."

The Certifier has asked for an approval if one is required, or if an approval is not required, a letter to that effect from the appropriate authority. Can you help?

Kind regards,

Steve Crosby

ref:_00D90ZANp._5006F1Da35v:ref

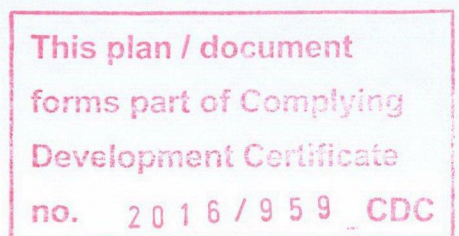
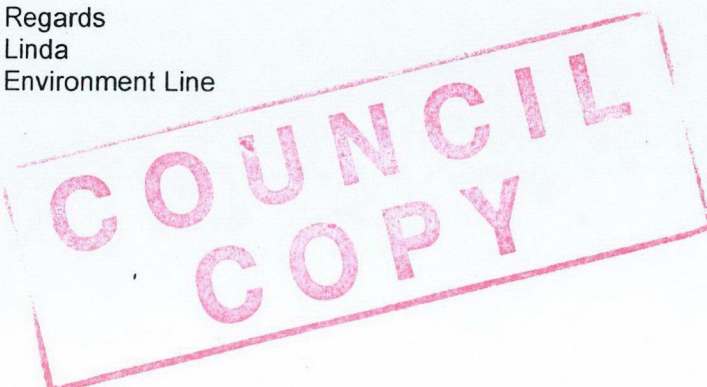
From: Environment Line info@environment.nsw.gov.au
Subject: RE: Private jetty repairs under CDC and POEO Act [ref:_00D90ZANp._5006F1Da35v:ref]
Date: 16 May 2016 4:44 pm
To: scrosby@internode.on.net



Hi Steve

The Manager of Metropolitan EPA Branch has advised that approval under the POEO Act is not required in this instance.

Regards
Linda
Environment Line



Levy Online Payment Receipt

Building and Construction

ALASDAIR CAMERON
PO BOX 204
CHURCH POINT NSW 2105

Application Details:

Applicant Name:	ALASDAIR CAMERON
Levy Number:	5165681
Application Type:	CDC
Application Number:	2016/959CDC
Approving Authority:	NORTHERN BEACHES COUNCIL-NORTH

Work Details:

Site Address:	3 RIVERVIEW RD AVALON BEACH NSW 2107
Value of work:	\$56,595
Levy Due:	\$198.00

Payment Details:

LSC Receipt Number:	284463
Payment Date:	11/05/2017 2:09:52 PM
Bank Payment Reference:	999230365
Levy Paid:	\$198.00
Credit card surcharge:	\$0.79
Total Payment Received:	\$198.79

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