

Construction Certificate Determination

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

Certificate No. 2006/1216

Council	Pittwater
Determination date of determination	Approved 13 April 2006
Subject land Address Lot No, DP No.	9 Esplanade, Mona Vale Lot 10 DP 730056
Applicant Name Address Contact No. (phone)	Alex Morgan PO Box 159, Mona Vale NSW 1660 9970 8668
Owner Name Address Contact No. (phone)	Pittwater Aquatic Club Co-operative Limited 2 The Esplanade, Mona Vale NSW 2103 0418 265 108
Description of Development Type of Work	Demolition of Existing Buildings
Builder or Owner/Builder Name Contractor Licence No/Permit	Matthews Contracting 136674C
Value of Work Building	\$11,000.00

Attachments

**COUNCIL
COPY**

1. Copy of completed Construction Certificate Application Form

**Plans & Specifications
certified**

List plans no(s) & specifications
Reference

1. Demolition Plan, reference DA01, dated December 2005, prepared by V Milligan Development Consulting
2. Construction Traffic Management Plan, reference 06015, dated 10 April 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



13 APR 2006

Date of endorsement
Certificate No.

2006/1216

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

NO856/05
23 June 2006

BCA Classification

n/a



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)

ALEX MORGAN FOR PITTWATER AQUATIC CLUB CO-OPERATIVE

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

P.O. Box 159

MONA VALE

Post Code 1660

Daytime telephone

Alternate no.

Mobile no.

9970 8668

0418 265 108

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 AQUATIC CLUB CO-OPERATIVE LIMITED

Address

2 THE ESCALADE

MONA VALE NSW 2103

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)

George RESIDENT PAC

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

9

THE ESCALADE

Suburb

MONA VALE

Post code

2103

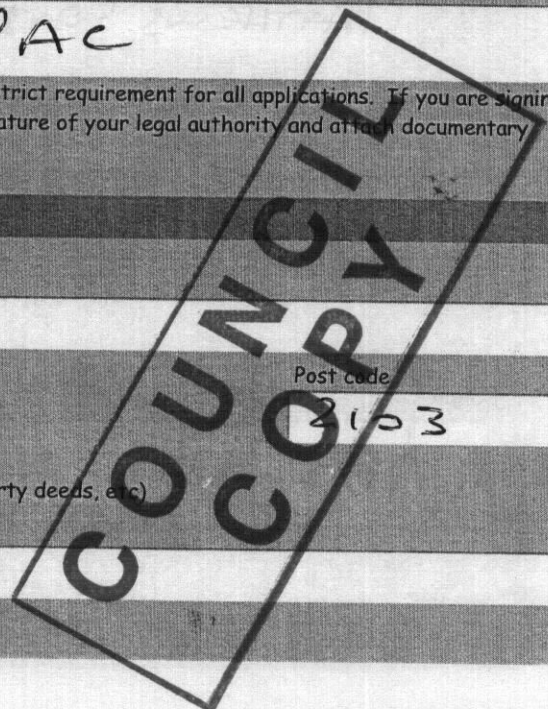
Legal Property Description (these details are shown on your rate notices, property deeds, etc)

Lot no.

DP no.

9910

730056



4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

DEMOLISH EXISTING CLUBHOUSE

5. Estimated cost of work

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

Estimated cost of work \$ 11,000

6. Development Consent

Council Consent no. NO 856/05-

Date of Determination 23-6-2006

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification

8. Builder's details

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

Name MATTHEWS CONTRACTING

License no. 136674C

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

Matthews
President
IAC

Date

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Three (3) copies of detailed architectural plans and specifications

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 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 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 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 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 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 type="checkbox"/>
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Copy of BASIX Certificate & Report.

<input 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 <input type="checkbox"/>	Steel <input type="checkbox"/>
Single brick <input type="checkbox"/>	Other <input type="checkbox"/>	Concrete tile <input type="checkbox"/>	Other <input type="checkbox"/>
Concrete block <input type="checkbox"/>	Unknown <input type="checkbox"/>	Fibrous cement <input type="checkbox"/>	Unknown <input type="checkbox"/>
Concrete/masonry <input type="checkbox"/>		Fibreglass <input type="checkbox"/>	
Concrete <input 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"/>			

insight

building certifiers pty. ltd.

CONSENT NO. NO 856/05 DATE 23 JUL 06

CONSTRUCTION CERT. NO. 2006/1216

CONSTRUCTION

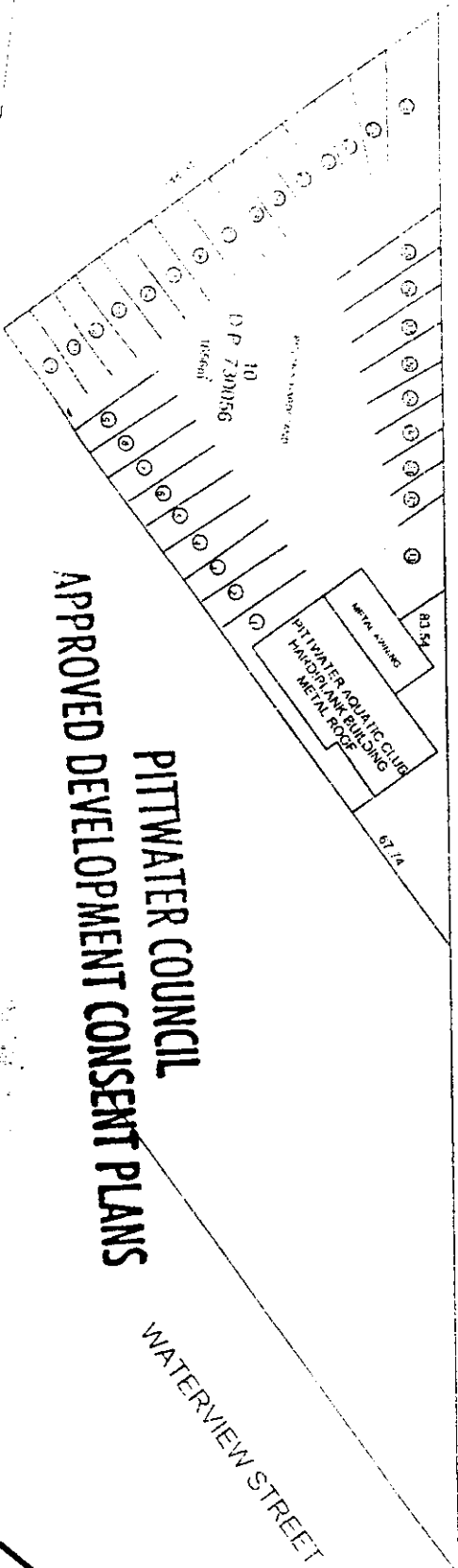
CERTIFICATE PLANS

S. Pinn Accreditation No. P0040

[Signature] 13 APR 2006

THE

ESPLANADE



**PITWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS**

**NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT**

COUNCIL COPY

PROPOSED DEMOLITION OF
EXISTING BUILDING
9 ESPLANADE, MONA VALE

DEC 05



Terraffic Pty Ltd

Traffic and Parking Consultants

ABN 83 078 415 871

10 April 2006
Ref 06015

Mr Alex Morgan
Pittwater Aquatic Club
2 The Esplanade
Mona Vale NSW 2103

Email: aamorgan@bigpond.net.au

Dear Alex,

DA NO856/05 – 9 THE ESPLANADE, MONA VALE 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 demolition of the redundant clubhouse building at 9 The Esplanade, Mona Vale. This Construction Traffic Management Plan has been prepared to address DA Condition of Consent No.11 that states:

11. 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

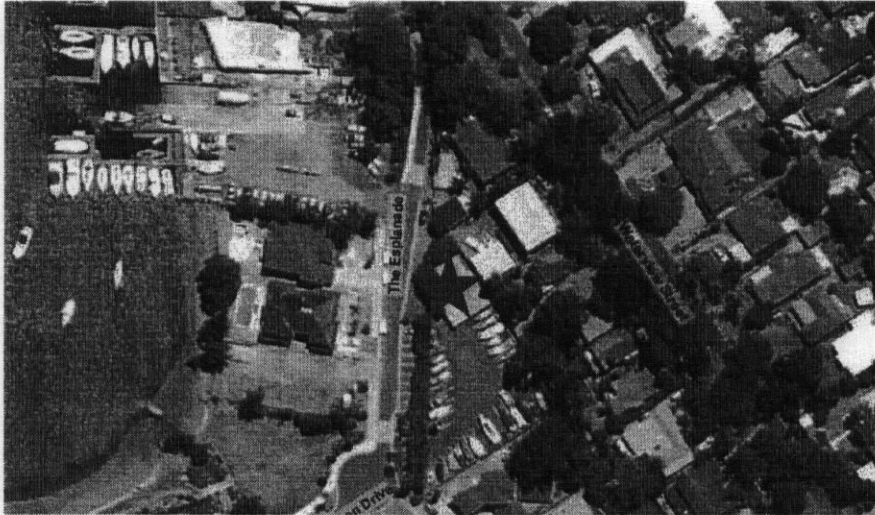
This plan must be adhered to by all parties associated with the development. No truck movements will be permitted in Garden Street south of Mullet Creek or in Mona Vale Road between Tumbledown Dick and Mona Vale.

Site Description and Road Network

As can be seen on the aerial photograph reproduced below, the former clubhouse is located on the eastern side of The Esplanade and adjoins a boat storage yard that can accommodate approximately 33 boats. The section of The Esplanade in the vicinity of the site is 8m wide and capable of accommodating 2 through traffic lanes. The aerial photograph also shows 10 x 90 degree on-street parking spaces on The Esplanade located adjacent to the boat storage yard.

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 121 346
Web www.tertraffic.com.au Email tertraffic@bigpond.net.au

COUNCIL
COPY



Eric Green Drive is a local road linking The Esplanade to the north with Mona Street to the south. Eric Green Drive has a sealed pavement 6.1m wide capable of accommodating 2 through traffic lanes with on-street carparking restricted along the eastern kerb alignment between 8am and 5pm everyday. Mona Street has a pavement width of 11.7m and serves a collector road function connecting local residential streets with Pittwater Road, a classified State Road.

It is not uncommon for the Pittwater Road - Mona Street - Eric Green Drive - The Esplanade route to be utilised by large commercial vehicles towing boats to/from The Pittwater Aquatic Club.

Construction Program

Depending on weather conditions and building materials, the demolition of the former clubhouse will take up to 5 working days. Working hours are from 7am to 5pm on weekdays.

Vehicular Access

All construction vehicles will enter and exit the site via the existing driveway that provides access to the boat storage area. Boats stored in the boat storage area will be relocated during the demolition works to facilitate truck movements and to ensure that trucks do not queue on The Esplanade. The access gate will be supervised by an accredited traffic controller at all times to ensure that all vehicles enter/depart the site in a forward direction and to make sure pedestrian safety is optimised.

Construction Vehicle Activity

The demolition of the former clubhouse will require approximately 20 truck movements (10 inbound and 10 outbound) over the projected 5 day period. It is unlikely that more than 5 trucks will access the site on a given day during the demolition works.

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The potential exists for some 2 to 3 truck and dog trailers to be present on the site at any given time, particularly in the morning. The number of trucks present on the site is expected to diminish throughout the day as trucks become dispersed on their journeys to off-load sites which are located in St Mary's and Kurnell. At no time will vehicles be required to queue on The Esplanade as there is capacity for up to 4 truck and dog trailers in the boat storage area.

Construction Truck Routes

All construction vehicles will access the site via the Pittwater Road - Mona Street - Eric Green Drive - The Esplanade route. As noted in the foregoing, this route is regularly used by large commercial vehicles to tow boats to/from the Pittwater Aquatic Club. Furthermore, no truck movements will be required to travel in Garden Street south of Mullet Creek or in Mona Vale Road between Tumbledown Dick and Mona Vale as required by Condition 11 of the DA consent.

I can confirm that I have completed the necessary RTA Accreditation to prepare Traffic Management 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
Terraffic Pty Ltd

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