



Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

24 May 2017



Our Ref: 164957-1

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

Dear Sir,

**Re: 316 Hudson Parade, Clareville
Complying Development Certificate**

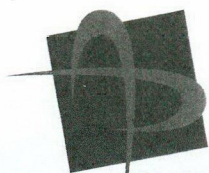
Pursuant to the requirements of the Environmental Planning and Assessment Act please find attached a copy of our Complying Development Certificate, plans and specifications to which the Complying Development Certificate has been issued and other relevant documents.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully

Anthony Protas
Anthony Protas Consulting Pty Ltd

PRNC \$36.00 REC: 411087 30/5/17



Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

Complying development certificate – 316 Hudson Parade, Clareville – Proposed modification to approved roof form.

1. Details of the applicant

Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Micheal

Family name

Fountain

Flat/street no.

2/5

Street name

Narabang Way

Suburb or town

Belrose

State

NSW

Postcode

2085

Daytime telephone

9450 2070

Fax

9450 2757

Mobile

0418 869 621

Email

micheal@mfa.com.au

2. Decision of the certifying authority

The certificate is issued:

☐ without any conditions

☒ subject to the conditions listed in **Attachment A**

☐ to erect a temporary building.

☒ The issue of this certificate has been endorsed on the plans, specifications or other documents that were lodged with the application.

Plan no.s approved

Architectural plan No's CDC-001, issue D & CDC-010, issue C, both dated 0817/05/2017, prepared by Micheal Fountain Architects.

Date of this decision

24 May, 2017

Complying development certificate no.

4957/16-1

The decision was made under the following planning instrument

SEPP (Exempt & Complying Development Codes) 2008/General Development Code

3. Information attached to this decision

☐ A fire safety schedule

☒ The conditions of the certificate as listed in **Attachment A**

4. Certification

Anthony Protas

certifies that:

- ☒ the proposed development is complying development
- ☒ the proposed development will comply with all development standards that apply to the development, and with the requirements of the Environmental Planning and Assessment Regulation 2000 concerning the issue of this certificate, if it is carried out as set out in this certificate
- ☒ the proposed development will be a class **10b** building under the Building Code of Australia when it is completed.

Date of this certificate

24 May 2017

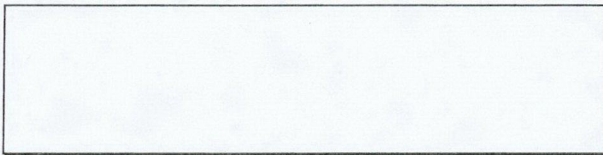
Date this certificate will expire

24 May 2022

5. Signature

For this certificate to be valid, it must be signed by the certifying authority.

Signature



Name

Anthony Protas

Flat/Street no.

Locked Bag 1001

Street name

Suburb or town

Wareemba

State

NSW

Postcode

2046

Telephone

9715 5333

Fax

9715 5333

If the certifying authority is an accredited certifier:

Accreditation body of the certifier

Building Professionals Board

Accreditation no. of the certifier

BPB0332

Attachment A Conditions of the certificate

This certificate is subject to the following conditions:

see attached

Rec'd 12/5/17.



Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

Application for complying development certificate

1. Details of the applicant

Mr <input type="checkbox"/>	Ms <input type="checkbox"/>	Mrs <input type="checkbox"/>	Dr <input type="checkbox"/>	Other <input type="checkbox"/>		
First name		Family name				
MICHAEL		FOUNTAIN				
Flat/street no.		Street name				
2/5		NABARANK WAY				
Suburb or town		State	Postcode			
BENDROSE		NSW	2085			
Daytime telephone		Fax	Mobile			
9450 2070		9450 2757	0413 869621			
Email						
micheal@mfa.com.au						

2. Identify the land

Flat/street no.		Street name	
316		HUDSON PDE	
Suburb or town		Postcode	
CLAREVILLE		2107	
Lot no.	Section		
1+2	DP 827733		
DP/MPS no.		Volume/folio	
DP 827733			

You can find the lot no., section, DP/MPS no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

3. Estimated cost of the development

\$ \$100,000. Including GST

CONSTRUCTION CERTIFICATES • OCCUPATION CERTIFICATES • COMPLIANCE CERTIFICATES • BUILDING AUDITS • DESIGN ASSESSMENT • REGULATIONS ADVICE

Locked Bag 1001 Wareemba NSW 2046 Suite 1 104 William Street Five Dock NSW 2046 Ph 02 9716 5333 Fax 02 9715 5666

Email mail@protas.net.au Web www.protas.net.au ABN 37 079 830 756

4. Describe the development

What type of work do you propose to carry out?

Building work ☒

Subdivision work ☐

Describe the work

REPAIRS AND RESTORATION OF EXISTING STRUCTURES -
CHANGE TO ROOF FORM.

For building work, what is the class of the building under the Building Code of Australia?

106

This can be found on the development consent

5. Information to be attached to the application

You need to provide material with your application that is relevant to the type of work you propose to do. Please indicate the material you have attached by placing a cross in the appropriate boxes ☐.

1. If you are going to carry out building work:

☐ a copy of any compliance certificates on which you rely

☐ detailed plans of the building (4 copies)

The plans must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- show a plan of each floor section
- show each elevation of the building
- show the level of the lowest floor, the level of any yard or unbuilt area on that floor and the level of the ground
- indicate the fire safety and fire resistance measures (if any), and their height, design and construction

Where you propose to alter, add to or rebuild a building that is already on the land, or modify plans that have already been approved, please mark the general plan (by colour or otherwise) to show the change you propose to make.

☐ detailed specifications of the building (4 copies)

The specifications are to:

- describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used.

Where you propose to modify specifications that have already been approved, please mark the approved specifications (by colour or otherwise) to show the modification.

☐ a plan of the existing building, drawn to scale, where the application involves building work to alter, enlarge or extend that building

This plan will assist the certifying authority to assess whether the work will reduce the fire protection capacity of the building.

5. continued

- ☐ where you propose to meet the performance requirements of the Building Code of Australia (BCA) by using an alternative solution to the deemed-to-satisfy provisions of the BCA:
 - a list of the performance requirements you will meet by using the alternative solution
 - the details of the assessment methods you will use to meet those performance requirements
 - a copy of any compliance certificates on which you rely
- ☐ evidence of any accredited component, process or design on which you seek to rely
Components, processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000.
- ☐ details of the fire safety measures, unless you are building a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool). These details are to include:
 - a list of any fire safety measures you propose to include in the building or on the land
 - If you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land*The lists must describe the extent, capability and the basis of design of each measure.*
- ☐ the attached schedule, completed for the development
The information in the schedule will be used by the Australian Bureau of Statistics to report each quarter on the building activity that occurs in the economy. Building statistics allow governments and businesses to accurately identify main areas of population growth and demand for products and services.

You may also need to pay a long service levy under section 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) before the certifying authority can issue a certificate to you.

2. If you are going to carry out work to do a subdivision (eg building roads or a stormwater drainage system):
- ☐ the details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
 - ☐ the details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (like water, road, electricity, sewerage)
 - ☐ the existing ground levels and the proposed ground levels when the subdivision is completed
 - ☐ copies of any compliance certificates on which you rely
 - ☐ detailed engineering plans (4 copies). The detailed plans might include the following:
 - earthworks
 - roadworks
 - road pavement
 - road furnishings
 - stormwater drainage
 - water supply works
 - sewerage works
 - landscaping works
 - erosion control works

Where you propose to modify plans that have already been approved, please mark the approved plans (by colour or otherwise) to show the modification.

5. continued

3. If you are going to change the use of a building or the classification of a building under the Building Code of Australia and you are doing building work (unless the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool)):
- ☐ a list of any fire safety measures you propose to include in the building or on the land
 - ☐ If you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land
 - ☐ details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia

The lists of fire safety measures must describe the extent, capability and the basis of design of each measure.

6. Signatures

The owner(s) of the land must sign this application.

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

Signature

K Fowler

Name

Karen Fowler, Manager South Coast Area -
Department of Primary Industries, Lands

Signature

Name

Date

The applicant, or the applicant's agent, must sign the application.

Signature

Name, if you are not the applicant

Date

In what capacity are you signing if you are not the applicant?

7. Privacy policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact the council if the information you have provided in your application is incorrect or changes.



Department of
Primary Industries
Lands

15/10393

Michael Fountain Architects
2/5 Narabang Way
BELROSE NSW 2085

Dear Michael,

Consent of Owner for lodgement of a Complying Development Certificate:

Reference is made to your application for issue of Owners Consent from Department of Primary Industries, Lands to the making of a Complying Development Certificate with Northern Beaches Council to undertake repair/renovation works on Crown land below Mean High Water Mark (MHW) as detailed below:

Property Details: Crown land below mean high water mark fronting Lot 2 DP 827733 known as 316 Hudson Pde, Clareville.

Description of Application: Repair/renovation of: existing waterfront structures in approved dimension as shown on attached plan "X".

After consideration of your application, consent is granted to the lodging of a complying development certificate under the *Environmental Planning and Assessment Act 1979*, and other associated applications required under other legislation, for the proposal described above.

This consent is provided subject to the following:

1. This consent is given without prejudice so that consideration of the proposed complying development may proceed under the *Environmental Planning and Assessment Act 1979*, and any other relevant legislation;
2. This consent does not imply the concurrence of the Minister for the proposed development, or the issue of any necessary lease, licence or other required approval under the *Crown Lands Act 1989*; and does not prevent the Department of Industries - Lands from making any submission;
3. This consent will expire after a period of 12 months from the date of this letter if not acted;
4. The Minister reserves the right to issue landowner's consent for the lodgement of applications for any other development proposals on the subject land concurrent with this landowner's consent;
5. Irrespective of any development consent or any approval given by other public authorities, any work or occupation of Crown land cannot commence without a current tenure from the Department of Industries authorising such work or occupation.

This letter should be submitted to the relevant consent or approval authority in conjunction with the complying development certificate application and/or any other application.

If any modifications are made to the application (whether in the course of assessment, by conditions of consent, or otherwise), it is your responsibility to ensure the modified development remains consistent with this landowner's consent.

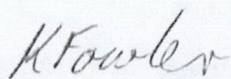
You are required to forward to Department of Industries – Lands a copy of any consent or other approval as soon as practical after that consent or approval is received.

This letter does not form part of the Owner's Consent but it must be submitted to Council with the stamped and approved plan marked "X" and the original Complying Development Certificate Application form as it contains the requirements of the Department.

If plan marked "X" is not lodged with this letter, consent to the proposal is deemed invalid.

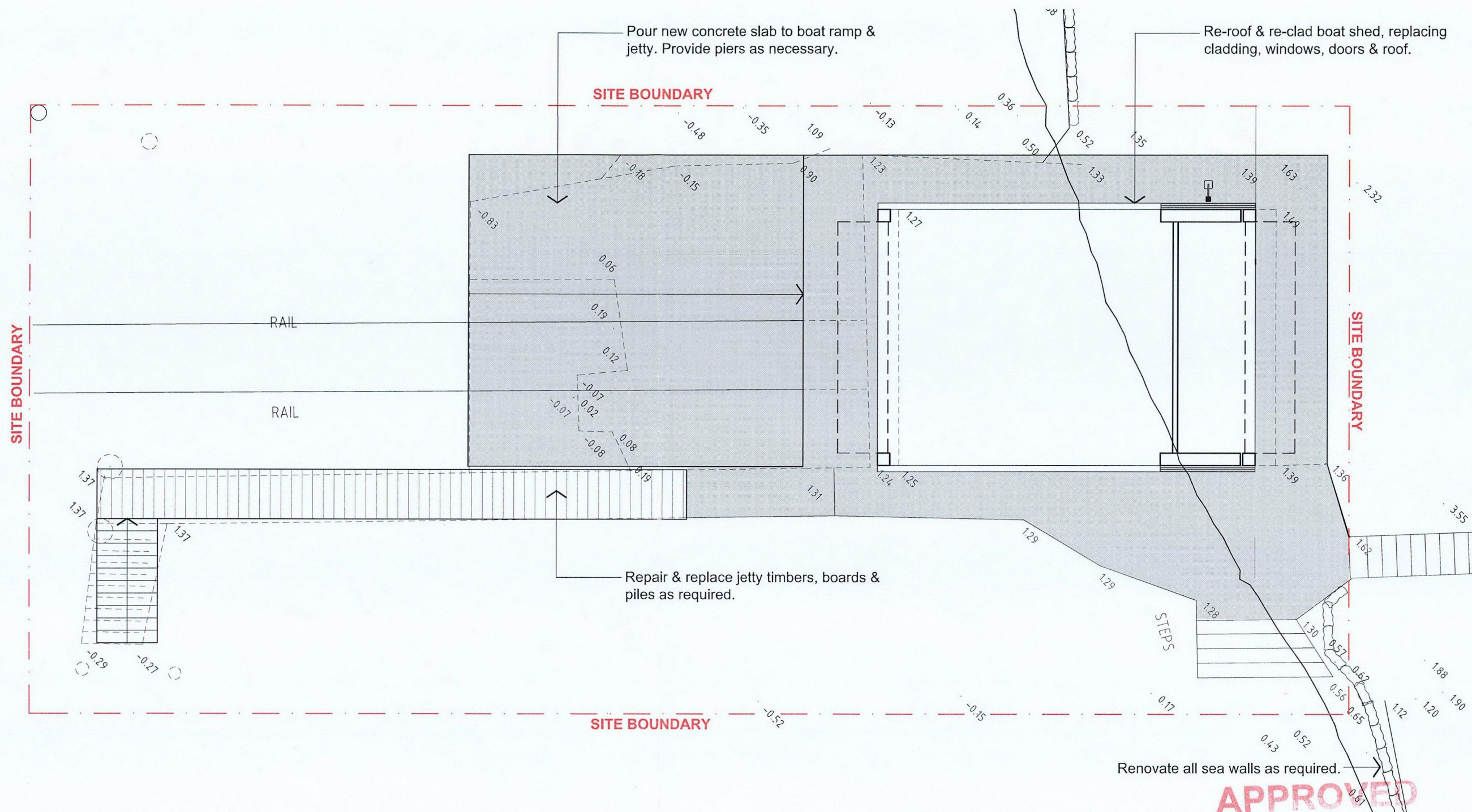
If you require any further information please contact Bethany Lomas on 9842 8334 or via email, Bethany.lomas@crownland.nsw.gov.au

Yours sincerely


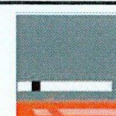


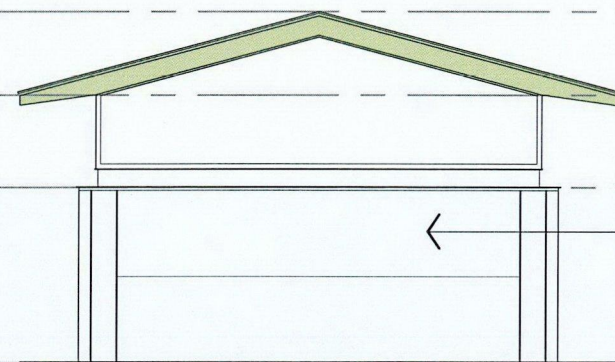
15.7.2016

K Fowler
Manager South Coast Area
Department of Primary Industries

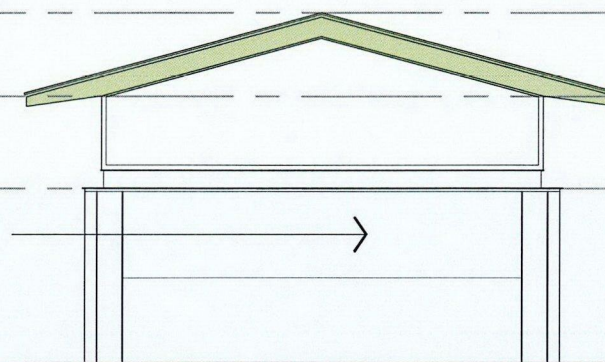


Plan
1: 100

 <small>MICHAEL FOUNTAIN ARCHITECTS PTY. LTD. 2/5 NARABANG WAY BELROSE NSW 2085 TEL (02) 9450 2070 FAX (02) 9450 2757</small>	ISSUE	AMENDMENT	DATE	<p>THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED FOR PURPOSES OTHER THAN THE CONSTRUCTION OF THE SUBJECT BUILDING ON THE SUBJECT SITE WITHOUT THE CONSENT OF MICHAEL FOUNTAIN ARCHITECT. FIGURED DIMENSIONS TAKE PRECEDENCE. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING ANY MATERIALS AND/OR BUILDING ELEMENTS AND PRIOR TO COMMENCEMENT OF THE AFFECTED WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR IMMEDIATELY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION AND SO MARKED IN THE AMENDMENT COLUMN, AND IS APPROVED AND SIGNED BY THE PRINCIPAL OF MICHAEL FOUNTAIN ARCHITECTS.</p>	CLIENT	DRAWING			 <small>MICHAEL FOUNTAIN ARCHITECTS PTY. LTD. 2/5 NARABANG WAY BELROSE NSW 2085 TEL (02) 9450 2070 FAX (02) 9450 2757</small>
	A	Issued for CDC	08.09.16		Tony Walls	Plan - Site			
	B	Re-issued for CDC	21.09.16		PROJECT	DRAWN	CHECKED	APPROVED	
	C	Issued to Client	03.05.17			RJC			
	D	Issued for Modification to CDC	17.05.17			SCALE	DATE	CAD FILE NO.	
				1 : 100 @ A3	AUGUST 2016		JOB NO.	DRAWING NO.	ISSUE
							1605	CDC-001	D



ELEVATION - East
1: 100 @ A3



ELEVATION - West
1: 100 @ A3

Re-roof & re-clad boat shed, replacing
cladding, windows, doors & roof.

2400
3660
4800



ELEVATION - South
1: 100 @ A3



ELEVATION - North
1: 100 @ A3

Re-roof & re-clad boat shed, replacing
cladding, windows, doors & roof.

2400
3660
4800

APPROVED

24 MAY 2017

ANTHONY PROTAS
CONSULTING PTY. LTD.

Hatch indicates extent of modification



MICHAEL FOUNTAIN ARCHITECTS PTY. LTD.
2/5 NARABANG WAY BELROSE NSW 2080
TEL (02) 9450 2070 FAX (02) 9450 2757

ISSUE	AMENDMENT	DATE
A	Issued for CDC	08.09.16
	Amended Roof	
B	Issued to Client	03.05.17
C	Issued for Modification to CDC	17.05.17

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CLIENT

Tony Walls

PROJECT

Alterations & Additions
316 Hudson Parade
Clareville NSW 2107

DRAWING

ELEVATIONS

DRAWN

DMS

SCALE
1: 100 @ A3

JOB NO

1605

CHWD

DATE
AUGUST 2016

DRAWING NO

CDC-010

APPROVED

CAD FILE NO

ISSUE

C



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TEL (02) 9450 2070 FAX (02) 9450 2757