

BUILDING CERTIFICATE INFORMATION

(OFFICE USE ONLY)

S149A



PAGE

CASHIER CODE FHEA

FEE 210

RECEIPT NO.

DATE

2 15 105

WORD PROCESSING

PROPERTY ADDRESS**BC** 0069 105

NO. 75

STREET

Marine Pde

Property No:

SUBURB

Avalon

RECORDS

FILES

OFFICER: _____

PRE-DATAWORKS

Y

DA/BA

Y

FILE:

OFFICER:

GRR / ATTACHED / MFC

FILE:

OFFICER:

GRR / ATTACHED / MFC

REGISTRATION STAMP

ASSISTANT DEVELOPMENT OFFICER

FEE OK

SURVEY DATE 9-12-2004

GEOTECH REPORT: REQUIREDPROVIDED**MICROFICHE**

ATTACHED

N/A

ALL FILES & MFC ATTACHED YES / NO OTHER:

OWNER / REAL ESTATE / OTHER

**PROPERTY
ACCESS**

CONTACT:

PHONE:

DEVELOPMENT OFFICER

NOTES

OFFICER: _____



PITTWATER COUNCIL

APPLICATION FOR BUILDING CERTIFICATE

Environmental Planning and Assessment Act, 1979 (as Amended)
Section 149A, B, C, D

APPLICANTS DETAILS

Applicants Name: J Fox

Address: 75 MARINE PDE AVALON BEACH

Post code: 2107 Telephone: 99931449

Note: You can apply for a Building Certificate for the Whole or Part of a building if you are:
(Please tick appropriate box)

- ☒ I am the owner of the building
- ☐ I have the owner's consent to lodge this application (see below)
- ☐ I am the purchaser under a contract for the sale of property
- ☐ I am the owner's or purchaser's solicitor or agent
- ☐ We are a public authority which has notified the owner of its intention to apply for the certificate.

PROPERTY DESCRIPTION

Street No: <u>75</u>	Lot No: <u>115</u>	Section:
DP No: <u>8394</u>	Street: <u>MARINE PARADE</u>	
Suburb: <u>AVALON BEACH</u>		

FOR ACCESS TO THE BUILDING PLEASE CONTACT

Name: BRADME FOX Telephone: 0409462646

Do you wish to collect the certificate or have it mailed ☐ Mailed ☒ Will collect

DETAIL OF BUILDING OR PART

- ☒ Whole Property.....
- ☐ Whole Building, i.e. _____
- ☐ Part Building, i.e. _____
- ☐ Pool, Fencing and Access _____

ACCOMPANYING INFORMATION TO BE SUBMITTED WITH APPLICATION

1. A detailed survey prepared by a Registered Surveyor clearly showing the location of the structures and/or works on the site. The date of the survey is irrelevant in so far as the information contained therein is still current.
2. **Where the property is**
Land identified on Pittwater Council's Geotechnical Risk Management Map 2003 as being areas subject to Pittwater Council's Geotechnical Risk Management Policy
or
Land identified on Pittwater Council's Coastal Hazard Map 96-080 as being Bluff Management Areas

A Geotechnical Engineers Report prepared in accordance with Council's Interim Geotechnical Risk Management Policy is to be provided, together with completed form 4 pursuant to that Policy

UNAPPROVED STRUCTURES OR WORKS

Where the Certificate Application relates to unapproved structures or works the following additional information is to be provided.

1. A detailed survey prepared by a Registered Surveyor clearly showing the site of location of the structures and/or works in relation to the existing structures on the property and any nearby structures on adjacent properties together with floor levels, finish surface levels and the like. (A detail and contour survey as required to accompany Development Applications and outlined on Council's Development Application form will satisfy this requirement).
2. Works as constructed plans. These plans should be prepared by a suitably professional e.g. Architect/Town Planner and clearly annotate the unapproved structures and/or works as well as the existing approved structures and works on the land. These plans should be accompanied by a statement assessing the structures and/or works as to their compliance with the relevant Council's development controls.
3. Certification as to the structural and/or geotechnical adequacy of the structures and/or works as built. All built structures will require certification as to their structural integrity by a qualified Structural Engineer, all earthworks and foundations will require certification by a qualified and experienced Geotechnical Engineer as to their adequacy.
4. Certificate by an appropriately qualified person that the structures and/or works comply with the Building Code of Australia and appropriate Australian Standards.

FEES PAYABLE:

- | | |
|--|--|
| (1) Class 1 Building (together with any class 10 building on the site) or a Class 10 Building | <u>\$210.00</u> each |
| (2) In the case of any other Class of Building - as follows
Floor area of building or part - | |
| (i) Not exceeding 200 square metres | <u>\$210.00</u> each |
| (ii) Exceeding 200 square metres but not exceeding 2000 square metres | \$210.00 plus 42c for each sq. m in <u>excess of 200 sq. m</u> |
| (iii) Exceeding 2000 square metres | \$966.00 plus 6.3 cents for each sq. m in <u>excess of 2000 sq.m</u> |
| (iv) Fee for additional inspection | <u>\$75.00</u> |
| (3) In the case of any unapproved structures or works (being \$210 Certificate plus \$325 Inspection and Assessment fees on unauthorised building works) | <u>\$535.00</u> |

INFORMATION TO BE SUBMITTED

1. I have provided an original, or a copy, of a current survey which clearly identifies all structures on the site at the time of lodgement.

2. Where the property is

- Land identified on Pittwater Council's Geotechnical Risk Management Map 2003 as being areas subject to Pittwater Council's Geotechnical Risk Management Policy
- or
- Land identified on Pittwater Council's Coastal Hazard Map 96-080 as being Bluff Management Areas

I have provided a Geotechnical Engineers Report prepared in accordance with Council's Interim Geotechnical Risk Management Policy, together with completed forms 4 & 4(a) pursuant to that Policy.

3. Where the application is for unapproved structures or work, I have provided the necessary information as set out on page two of this application.

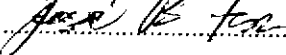
Note: Council may require additional information to enable appropriate assessment and determination of the Building Certificate.

APPLICANT'S SIGNATURE

 DATE: 2/5/05

CONSENT OF OWNERS

I/ We consent to the lodgement of this application and permit Council authorised personnel to enter the site for the purpose of inspections.

Owner/s 

X..... X.....

Date 2/5/05 Signature Owner/s Telephone Number 0409462676

Office Use Only:

CODE: FHEA

FEE: \$ 210.00

RECEIPT NO: 166312

DATE: 2/5/5

ISSUED BY: 

Any enquiries please contact Customer Service

Ph: (02) 9970 1111 Fax: (02) 9970 7150

Units 9, 11, 12
5 Vuko Place
Warriewood 2102

Postal Address
P.O. Box 882
Mona Vale 1660

Internet
www.pittwaterlga.com.au
Email: pittwater_council@pittwater.nsw.gov.au

SOUTER & ASSOCIATES



Consulting Surveyors and Planners

6 Heron Cove Marina
Queens Pde (West)
NEWPORT NSW 2106
Ph (02) 9979 5709
Fax: (02) 9979 9489
Email: souter@bigpond.net.au
ABN 48 304 348 042

MR GRAHAM FOX
75 MARINE PARADE
NORTH AVALON
2107

REF: 95-69
9-12-2004

SURVEYOR'S REPORT NO 75 MARINE PARADE NORTH AVALON

As instructed, I have surveyed the whole of the land comprised in Computer Folio Reference 115/8394, being Lot 115 in Deposited Plan 8394 in the Local Government Area of Pittwater, Parish of Narrabeen and County of Cumberland.

I FIND THAT:

1. Upon the land and wholly within the boundaries, stands a 2 and 3 storey rendered residence with a metal roof, known as No 75 Marine Parade, North Avalon. Other improvements include a rendered garage.
2. The residence and improvements stand in relation to the boundaries of the land by distances as shown on the attached sketch plan. The boundary clearance provisions of the Local Government Act, in force at the date of construction of the residence, have been observed.
3. Affecting the land is a Covenant contained in Transfer No B875837 which relates to land use. The terms of the covenant have been observed.
4. The land is partly fenced as shown on the sketch overleaf.

Apart from fencing irregularities or as stated or as shown on the sketch overleaf, there are no other visible encroachments by or upon the said land.


IAN SOUTER B Surv. M.L.S.(Aust)
Registered Surveyor

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 4 (As per Pittwater Council's Geotechnical Risk Management Policy) – To be submitted with
Application for a Building Certificate/Response to an Order

Building Certificate Application/Response to an Order (delete that not applicable)for _____	
Name of Applicant _____	
Address of site <u>75 Marine Parade Avalon</u>	
Order No. (if applicable) <u>NA</u>	

Declaration made by geotechnical engineer in relation to the submission of an application for a Building Certificate/Response to an Order

I, J HODGSON on behalf of Jack Hodgson Consultants Pty Limited
 (Insert Name) (Trading or Company Name)
 on this the 14-3-05
 (Date)

certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least \$2million.

☒ I have inspected the site and the existing development and am satisfied that both the site and the development achieves at least the "Tolerable Risk Management" requirement of the Policy. The attached report provides details of the assessment in accordance with Council's Policy. The report also contains recommendations as to any reasonable and practical measures that can be undertaken to remove foreseeable risk. I am aware that Pittwater Council will rely on this certification as the basis for ensuring that the geotechnical risk management aspects of the site and the development have been adequately addressed to achieve at least a "Tolerable Risk Management" level for the life of the structure taken as 100 years unless otherwise stated and justified in the Report.*

or

☐ I have inspected the site of the existing development. The attached report details the remedial actions required to be undertaken prior to me being prepared to certify that the site and the development achieves at least the "Tolerable Risk Management" criteria required in accordance with the Policy.

Geotechnical Report Details:

Report Title:	<u>Risk Analysis & Management for Building Certificate for</u>
Report Date:	<u>14-3-05 Existing Development at 75 Marine Parade Avalon</u>
Author:	<u>J HODGSON VQ22529</u>

Signature J Hodgson

Name J HODGSON

Chartered Professional Status MEMBER F.I.E.AusI

Membership No. 149788

* Note: If life of structure taken as less than 100 years, please indicate _____ years



**RISK ANALYSIS & MANAGEMENT
FOR
BUILDING CERTIFICATE
FOR
EXISTING DEVELOPMENT
AT
75 MARINE PARADE, AVALON**

1. INTRODUCTION.

1.1 This assessment has been prepared to accompany an application for A Building Certificate. The requirements of the Interim Geotechnical Risk Management Policy for Pittwater, June 2003 have been met.

1.2 The definitions used in this Report are those used in the Interim Geotechnical Risk Management Policy for Pittwater, June 2003.

1.3 The methods used in this Assessment are based on those described in Landslide Risk Management Concepts and Guidelines, March 2000, published by the Sub-Committee on Landslide Risk Management of the Australian Geomechanics Society and as modified by the Interim Geotechnical Risk Management Policy for Pittwater, June 2003.

1.4 The experience of the author of this Report spans some 50 years in many areas of Australia and in the Pittwater area, particularly in the last 30 years as Principal of Jack Hodgson Consultants Pty Limited.

2. EXISTING DEVELOPMENT.

2.1 This property is on the high side of the road and has a westerly aspect. The surface slopes up from the road at some 10 to 15 degrees to the top of a cliff down to rear boundary at the Mean High Water Mark. A bitumen paved driveway run sup and across the block to a double garage on the southern side of the house. The front of the block has numerous trees and shrubs.

2.2 The three level house has been extensively renovated with additions. This work was the subject of a Stability Report in accordance with the then Council Policy at the time of approval. The various components of the work were inspected during the course of the work. The house is in excellent condition with no signs of movement.



3. **DESCRIPTION OF SURROUNDING AREA.**

3.1 The adjoining properties have similar topography and geomorphology.

3.2 The geological records used to assess the rate of erosion of the cliff to the east incorporates the effect of coastal processes as the research covers a period of some 6000 years when the sea level was at or near the present level. This research sets the average rate of erosion of the cliff at 5 to 10 millimetres per year. The amount of material falling off a cliff at any particular time is governed by the rock types, the thickness of the rock beds and the spacing of the joints.

4. **GEOLOGY OF THE SITE.**

4.1 The rocks exposed in the cliff are of the Upper Narrabeen Group consisting of interbedded sandstones siltstones and shales.

4.2 The soil cover at the site was generally shallow and consists of topsoil of sandy clays and clays that merge into the weathered zone of the underlying rocks.

5. **SUBSURFACE INVESTIGATION.**

As the house was the subject of a Stability Report and has been on the site for over 10 years, it is our opinion that the site investigation is not required.

6. **DRAINAGE OF THE SITE.**

6.1 **ON THE SITE.**

All roof water is piped to the street drainage system.

6.2 **SURROUNDING AREA.**

No signs of overland flows entering the site were observed.

7. **GEOTECHNICAL HAZARDS.**

7.1 The cliff is a potential geotechnical hazard.

7.2 There are no geotechnical hazards on the remainder of the site or the adjoining properties.



Jack Hodgson Consultants Pty Limited
CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS
ABN. 94 053 405 011


VQ 22529.
14th March 20045
Page 3.

8. RISK ASSESSMENT.

8.1 The distance from the development to the cliff edge is such as to make it unlikely that the property will be adversely affected by erosion of the cliff during a 100 year life.

8.2 The property is assessed as having an Acceptable Risk Level in accordance with the June 2003 Interim Geotechnical Risk management Policy for Pittwater.

JACK HODGSON CONSULTANTS PTY. LIMITED.


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