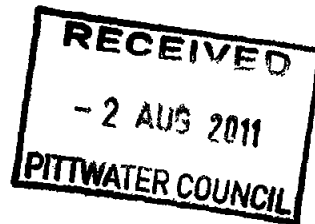




1 August 2011

PITTWATER COUNCIL
P O Box 882
Mona Vale NSW 2103



Dear Sir or Madam

RE Lodgement of CC2011-195 for DA No N0119/11
Site address 7 Crane Lodge Place Palm Beach NSW 2108

Please find attached all required documentation relied upon to issue Construction Certificate and Notice of Commencement for the above development

Part 4A Lodgement Fee \$36 00 payable to Council

Copy of Home Owner's Warranty Insurance

Sydney Water approval

1 full set of Council approved plans/Construction Certificate Plans

1 Structural Engineer's Plans

Receipt for payment of Long Service Levy

1 Geotechnical Risk Management Policy – Form 2 (PCA has received a copy of the report)

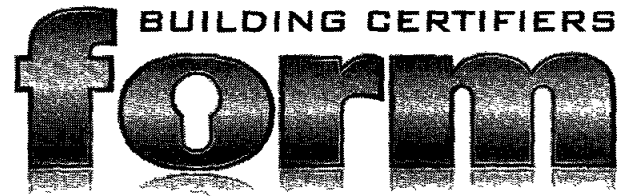
Yours faithfully

A handwritten signature in black ink, appearing to be "C. Formosa".

Craig Formosa

- 2 AUG 2011

336 REC 305496 2/8/11



IMPORTANT ADVICE

Due to changes in planning laws, (Sect S81A (2)C of the Act), **the critical stage inspections are mandatory and must** be inspected by the P C A or the final certificate (Occupation Certificate) may not be able to be issued (causing complications and delays when selling/refinancing etc) **The critical stage inspections are listed on the Notice of Commencement part of this document**

Also, **NO CHANGES** to the building, as detailed in the plans, can be made without notification to your PCA (**some changes will need council consent**) **Please take note of any changes made in red to your plans, the builder will have to be provided with a copy of the approved construction certificate plans so that compliance with the Building Code of Australia and Council's DA conditions is achieved first time**

Unauthorised changes may lead to fines and orders being issued by Council's Compliance Officers and prevent an Occupation Certificate being issued

To arrange the mandatory inspections please give 48 hours notice by contacting Form Building Certifiers by telephone

Please do not hesitate to ring me if there are any enquiries in respect of these matters

Kind regards

A handwritten signature in black ink, appearing to be "C. Formosa".

Craig Formosa

Director

Form Building Certifiers

POSTED
01/08/11



CONSTRUCTION CERTIFICATE #2011-195 Stage 1 Approved 01/08/11

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 109C(1)(b) and 109F

Date Application Received	26/07/11				
Council	Pittwater				
Development Consent No	N0119/11	Date Approved	19 05 11		
Certifying Authority	Craig Formosa	Accredited Certifier	Craig Formosa BPB0124		
Accreditation Body	Building Professionals Board				
APPLICANT DETAILS					
Name	Garry Bluff	Ph No	0404 776262		
Address	7 Crane Lodge Place Palm Beach NSW 2108				
OWNER DETAILS					
Name	Garry & Suzanne Bluff				
Address	7 Crane Lodge Place Palm Beach NSW 2108				
DEVELOPMENT DETAILS					
Subject Land	7 Crane Lodge Place Palm Beach NSW 2108	Lot No	12	DP	31294
Description of Development	Stage 1 – Construction of a deck only				
Class of Building	10a	Value of Work	\$34 700 00		
BUILDER DETAILS					
Name	P & G Constructions P/L Precision Decking – Greg Candrick				
Address	37 Undercliffe Street Dee Why NSW 2099				
Contact Number	9972 0050	License No	24428C		
APPROVED PLANS & DOCUMENTS					
Plans Prepared By	W & B Consulting Pty Ltd				
Drawing Numbers	11 bluff 01 04 05 06 07 09 12	Dated	05 12 11		
Engineer Details Prepared By	Jack Hodgson				
Drawing Numbers	1780	Dated	24 06 11		
CERTIFICATION					
I Craig Formosa as the certifying authority am satisfied that					
(a) The requirements of the regulations referred to in s81A (5) have been complied with That is work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as referred to in section 81A (5) of the Act and					
(b) Long Service Levy has been paid where required under s34 of the Building & Construction Industry Long Service Payments Act 1986					
Signed					Date 01/08/11

Home Warranty Insurance
Certificate of Insurance

Policy Number BN0023812BWI-10



Home Warranty
Insurance Fund

QBE Insurance (Australia) Ltd
Level 3, 85 Harrington St
SYDNEY NSW 2000
Phone 1300 790 723
Fax 02 8275 9330
ABN 78 003 191 035
AFS License No 239545



GARY - SUZANNE BLUFF
7 CRANE LODGE PLACE
PALM BEACH NSW 2108

Name of Intermediary
AON HIA (NSW/ACT)
GPO BOX 2188
CANBERRA ACT 2601

Account Number
BN0006684
Date Issued
21/07/2011

Policy Schedule Details

Certificate in Respect of Insurance

Residential Building Work by Contractors

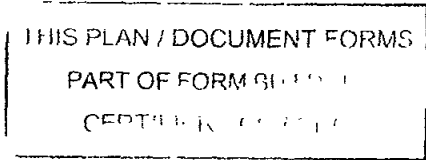
A contract of insurance complying with sections 92 and 96 of the Home Building Act 1989 has been issued by QBE Insurance (Australia) Limited as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund

In Respect of	ALTERATIONS AND ADDITIONS STRUCTURAL
At	7 CRANE LODGE PLACE PALM BEACH NSW 2108
Carried Out By	BUILDER P&G CONSTRUCTIONS PTY LTD ABN 19 052 514 511
Declared Contract Price	\$35 000 00
Contract Date	25/09/2011
Builders Registration No	U 24428C
Building Owner / Beneficiary	GARY - SUZANNE BLUFF

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to the Building Owner/Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent successors in title

Signed for and on behalf of NSW Self Insurance Corporation (SICorp)

Ty Ayscough



IMPORTANT NOTICE

In addition to this certificate of insurance, a policy wording which outlines the terms and conditions of the cover provided is available from the HWIF website To access that policy wording visit www.homewarranty.nsw.gov.au

QM1824-1207

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO 2 – PART B - To be submitted with detailed design for construction certificate

PART B Declaration made by Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer (where applicable) in relation to the incorporation of the Geotechnical issues into the project design

I Jack Hodgson on behalf of Jack Hodgson Consultants Pty Ltd
(insert name) (trading or company name)

on this the 30 6 2011
(date)

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater – 2009 and 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 also certify that I have reviewed the design plans and structural design plans in accordance for the Construction Certificate Stage and that I am satisfied that

Please mark appropriate box

- ☒ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto
☒ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3 2 (b)(iv) of the Geotechnical Risk Management Policy

Geotechnical Report Details

Report Title **RISK ANALYSIS AND MANAGEMENT FOR PROPOSED ADDITIONS AT 7 CRANE LODGE PLACE PALM BEACH**

Report Date **14 3 2011**

Author **BEN WHITE**

Documentation which relates to or is relied upon in report preparation

ARCHITECTURALS PREPARED BY W&B CONSULTING PTY LTD numbered 11 BLUFF 01 TO 09 dated 5th FEBRUARY 2011

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an Acceptable Risk Management level for the life of the structure taken as at least 100 years unless otherwise stated and justified

JACK HODGSON

(name)

(signature)

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an Acceptable Risk Management level for the life of the structure taken as at least 100 years unless otherwise stated and justified in the Report and that reasonable and practical measures have been identified to remove foreseeable risk

Signature

Name **Jack Hodgson**

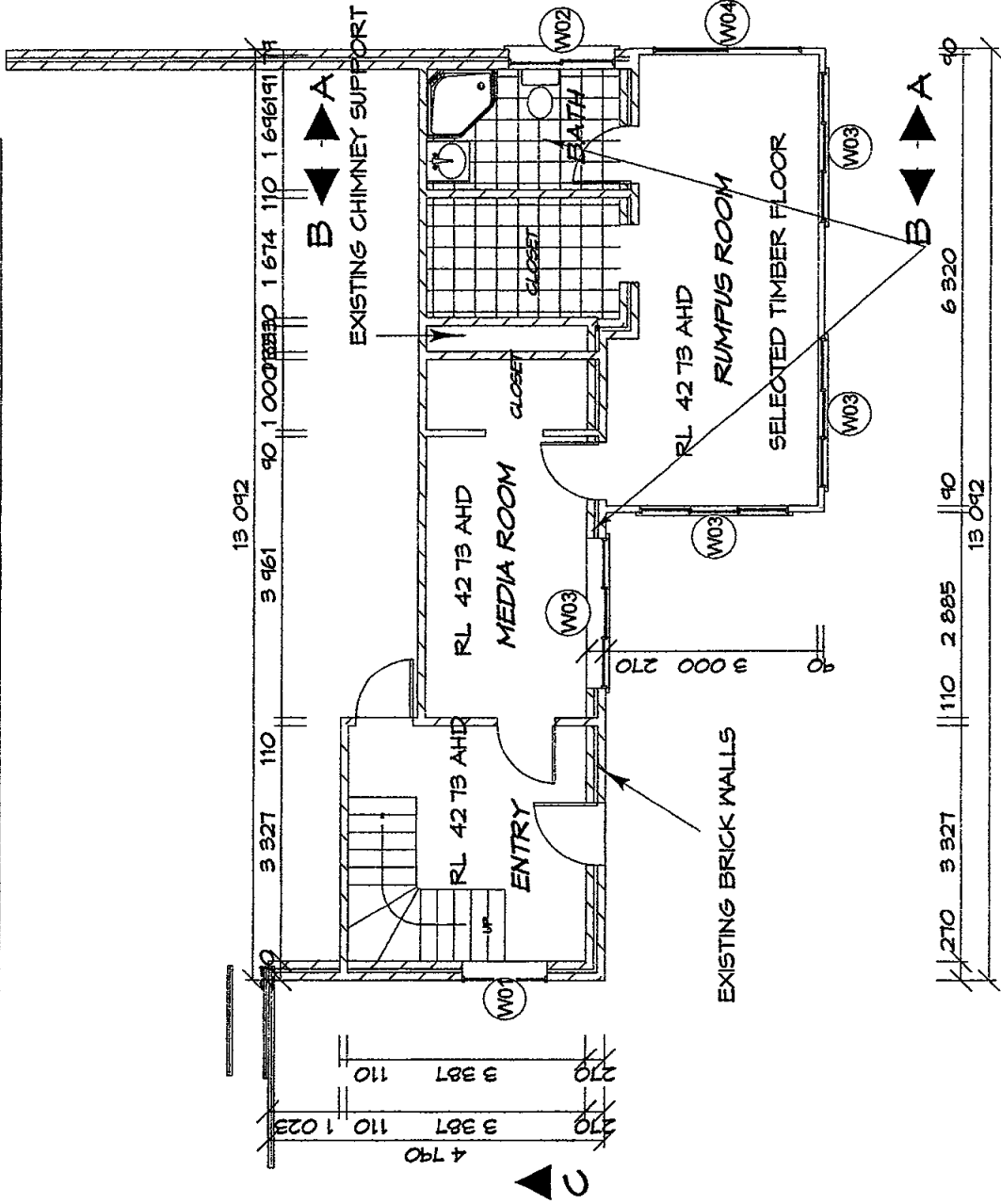
Chartered Professional Status **M Eng Sc F I E Aust**

Membership No **149788**

Company **Jack Hodgson Consultants Pty Ltd**

THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

WINDOW SCHEDULE			
NUMBER	QTY	FLOOR	DESCRIPTION
W01	1	1	GLASS BRICKS
W02	1	1	LEFT SLIDING
W03	4	1	TRIPLE SLIDING
W04	1	1	LEFT SLIDING



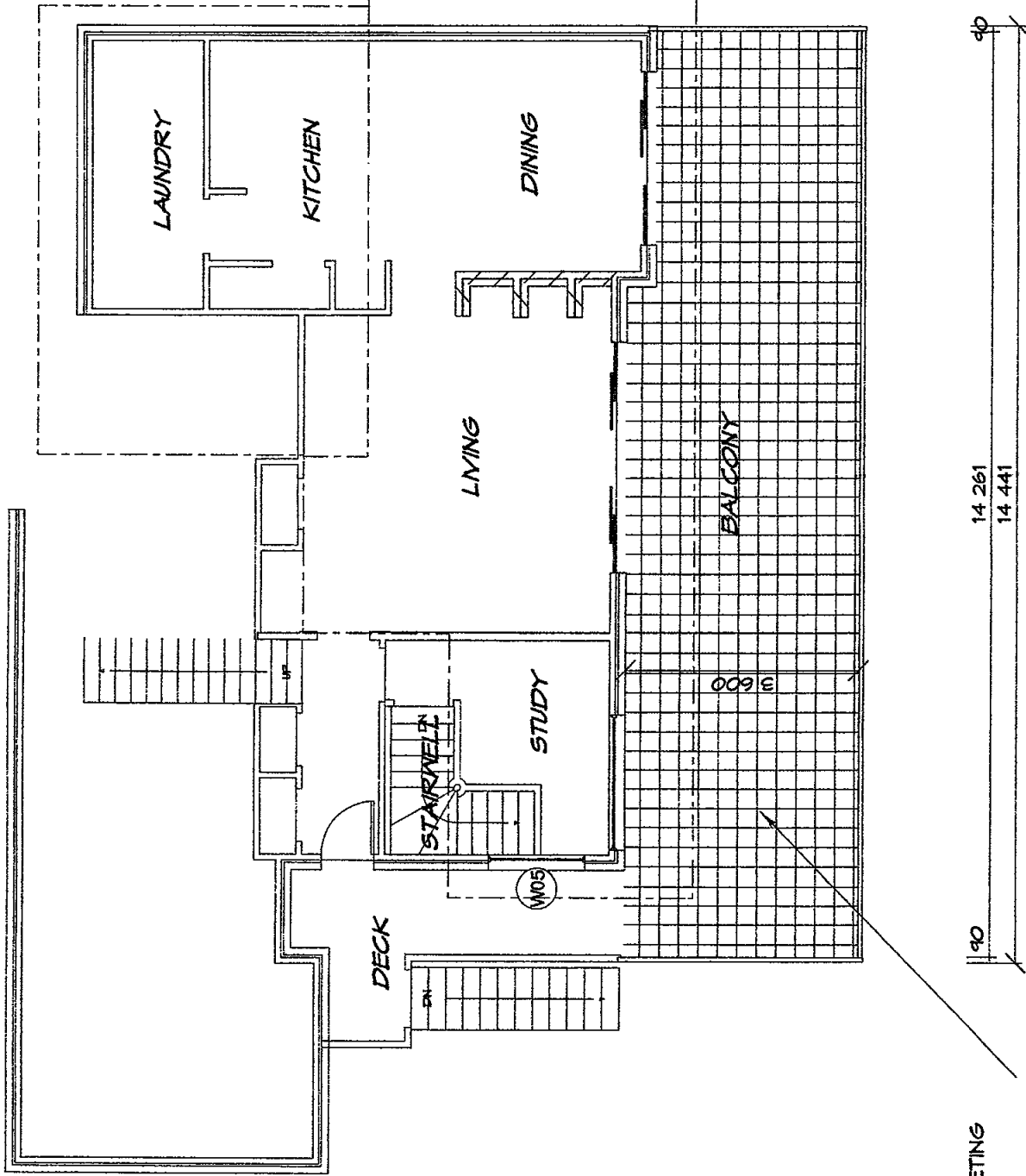
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENTAL CONSENT

PROVIDE 15mm COMPRESSED FIBRE CEMENT SHEETING OVER TIMBER FLOOR JOISTS
FIX & SEAL SHEETS IN ACCORDANCE WITH MANUFACTURERS PRINTED SPECIFICATION
ALLOW SET DOWN FOR TILED FLOORS AS REQUIRED

THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

PROPOSED BASEMENT FLOOR PLAN

REVISIONS	PROPOSED ALTERATIONS AND ADDITIONS TO RESIDENCE AT 7 CRANE LODGE PLACE PALM BEACH FOR MR AND MRS BLUFF			W & B CONSULTING PTY LTD BUILDING DESIGNERS PROJECT CONSULTANTS			E652/17-19 MEMORIAL AVENUE ST IVES NSW 2075 PH 9486 8354 MOB 0419 244 670 ACN 32 001 864 955 E-MAIL mled@bigpond.net.au			DRAWN BY MIKE LEDBURY	
	PROPOSED BASEMENT FLOOR PLAN			MEMBER HOUSING INDUSTRY ASSOCIATION			HIA			DATE 5 FEB 2011	
										SCALE 1 100	
										DRAWING NUMBER	
										11 BLUFF 04	



PROVIDE 15mm COMPRESSED FIBRE CEMENT SHEETING
OVER TIMBER FLOOR JOISTS
FIX & SEAL SHEETS IN ACCORDANCE WITH
MANUFACTURERS PRINTED SPECIFICATION
ALLOW SET DOWN FOR TILED FLOORS AS REQUIRED

MODIFIED GROUND FLOOR PLAN

FITTING & FINISHES
APPROVED DEVELOPMENT CONSENT PLAN

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

THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

REVISIONS	

PROPOSED ALTERATIONS AND ADDITIONS TO
RESIDENCE
AT 7 CRANE LODGE PLACE
PALM BEACH
FOR MR AND MRS BLUFF
MODIFIED GROUND FLOOR PLAN

W & B CONSULTING PTY LTD
BUILDING DESIGNERS
PROJECT CONSULTANTS

MEMBER
HOUSING INDUSTRY
ASSOCIATION



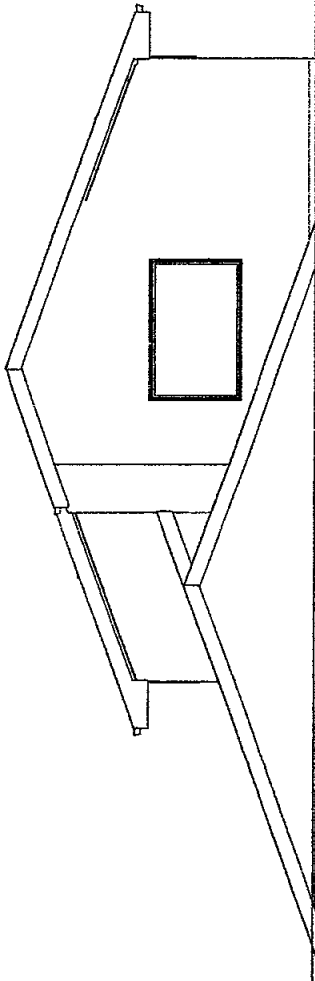
E652/17-19 MEMORIAL AVENUE
ST IVES NSW 2075
PH 9488 8354
MOB 0419 244 670
ACN 32 001 864 955
E-MAIL mled@bigpond.net.au

DRAWN BY	MIKE LEDBURY
DATE	5 FEB 2011
SCALE	1 100
DRAWING NUMBER	11 BLUFF 05

PITTMAN COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

PROVIDE 1800 HIGH SELECTED SLATTED
TIMBERPRIVACY SCREEN IN ACCORDANCE WITH
PART 3.12 OF BCA.

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



GROUND FLOOR CEILING LINE

GROUND FLOOR LINE RL 45.4 AHD

PROPOSED LOWER FLOOR CEILING LINE

PROPOSED LOWER FLOOR LINE RL 42.73 AHD

PROVIDE 'Harditex' (BLUE BOARD) LINING TO EXTERNAL
WALLS
PROVIDE TEXTURE COAT FINISH TO EXTERIOR AS SPECIFIED IN
'JAMES HARDIE' PRINTED SPECIFICATION. PROVIDE ALUMINIUM
FOIL SARKING & R2.5 INSULATION BATTS IN STUD WALL

EAST ELEVATION

PROVIDE SELECTED ALUMINIUM SLIDING
WINDOWS. REFER WINDOW SCHEDULE FOR
SIZES

THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC

REVISIONS		

PROPOSED ALTERATIONS AND ADDITIONS TO
RESIDENCE
AT 7 CRANE LODGE PLACE
PALM BEACH
FOR MR AND MRS BLUFF
EAST ELEVATION

W & B CONSULTING PTY LTD
BUILDING DESIGNERS
PROJECT CONSULTANTS



MEMBER
HOUSING INDUSTRY
ASSOCIATION

E652/17-19 MEMORIAL AVENUE
ST IVES NSW 2075

PH 9488 8354
MOB 0419 244 670

ACN 32 001 864 955

E-MAIL mled@bigpond.net.au

DRAWN BY MIKE LEDBURY

DATE 5 FEB 2011

SCALE 1:100

DRAWING NUMBER

11 BLUFF 07

PITTSBURGH
APPROVED DEVELOPMENT CONSENT PLAN

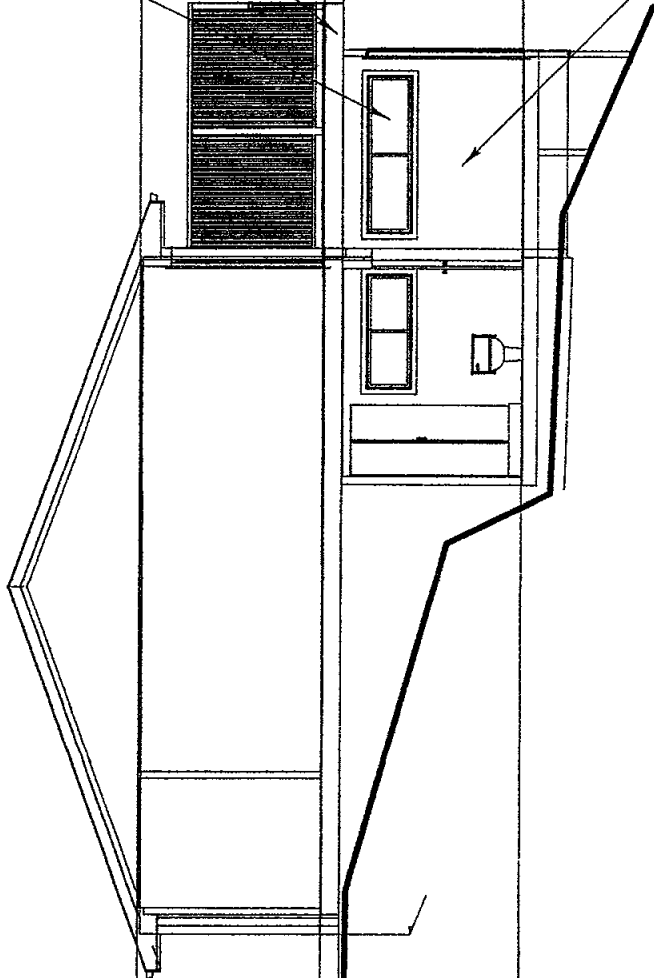
NOTE THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT

PROVIDE SELECTED ALUMINIUM SLIDING
WINDOWS REFER WINDOW SCHEDULE FOR
SIZES

PROVIDE 190 X 45 TREATED PINE FLOOR JOISTS
AT 400 MAXIMUM CENTRES TO AVOID FLOOR BOUNCE

PROVIDE 10 mm PLASTERBOARD LININGS TO ALL
TIMBER FRAMED WALLS UNLESS NOTED OTHERWISE
PROVIDE 13mm PLASTERBOARD TO ALL INTERNAL
CEILING

THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING,
CERTIFIERS CC / CDC



SECTION A - A

REVISIONS

PROPOSED ALTERATIONS AND ADDITIONS TO
RESIDENCE
AT 7 CRANE LODGE PLACE
PALM BEACH
FOR MR AND MRS BLUFF
SECTION A - A

W & B CONSULTING PTY LTD
BUILDING DESIGNERS
PROJECT CONSULTANTS

MEMBER
HOUSING INDUSTRY
ASSOCIATION



E652/17-19 MEMORIAL AVENUE
ST IVES NSW 2075

PH 9488 8354

MOB 0419 244 670

ACN 32 001 864 455

E-MAIL mled@bigpond.net.au

DRAWN BY MIKE LEDBURY

DATE 5 FEB 2011

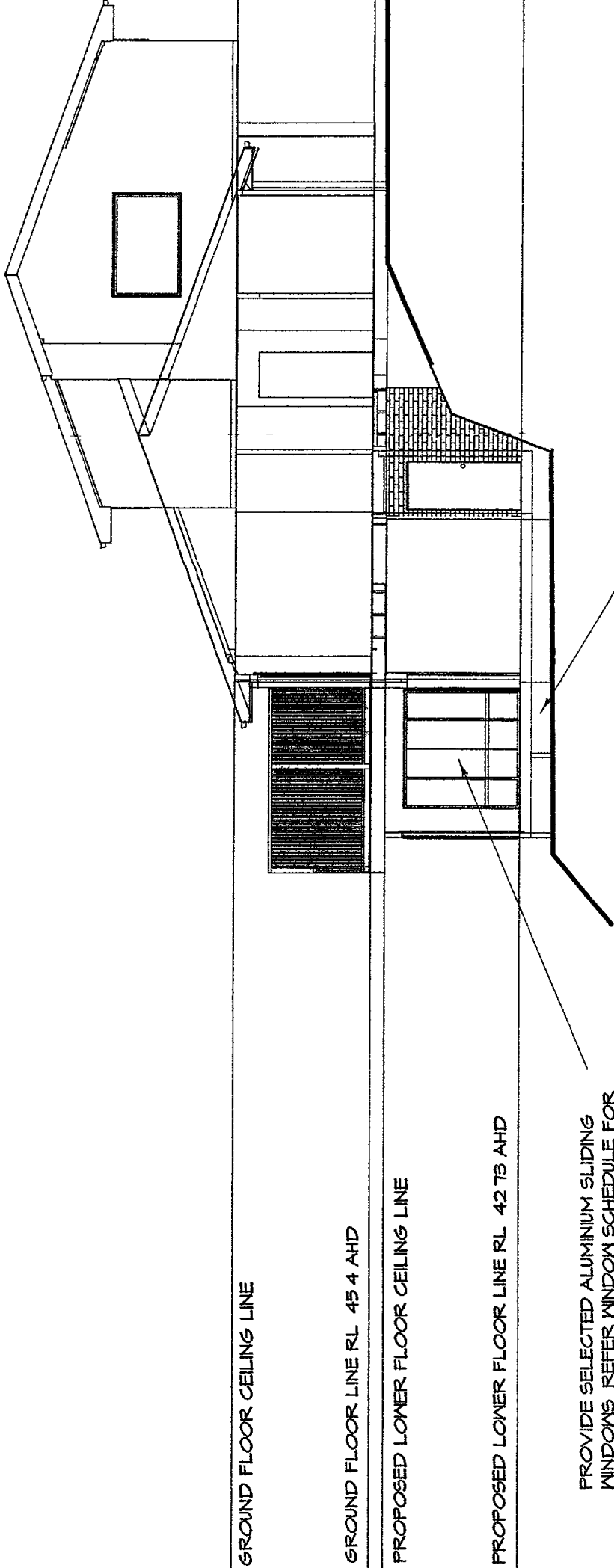
SCALE 1 100

DRAWING NUMBER

11 BLUFF 10

PITMAN COUNCIL
APPROVED DEVELOPMENT CONSENT PLAN

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



SECTION C - C

PROVIDE 90 x 70 TREATED TIMBER BEARERS AT 1500
MAXIMUM CENTRES IN ACCORDANCE WITH AS1684

PROVIDE 90 x 45 TREATED TIMBER FLOOR JOISTS
AT 450 MAXIMUM CENTRES IN ACCORDANCE WITH
AS1684

THIS PLAN / DOCUMENT FORMS PART OF FORM BUILDING CERTIFIERS CC / CDC

REVISIONS	

PROPOSED ALTERATIONS AND ADDITIONS TO
RESIDENCE
AT 7 CRANE LODGE PLACE
PALM BEACH
FOR MR AND MRS BLUFF
SECTION C - C

W & B CONSULTING PTY LTD
BUILDING DESIGNERS
PROJECT CONSULTANTS

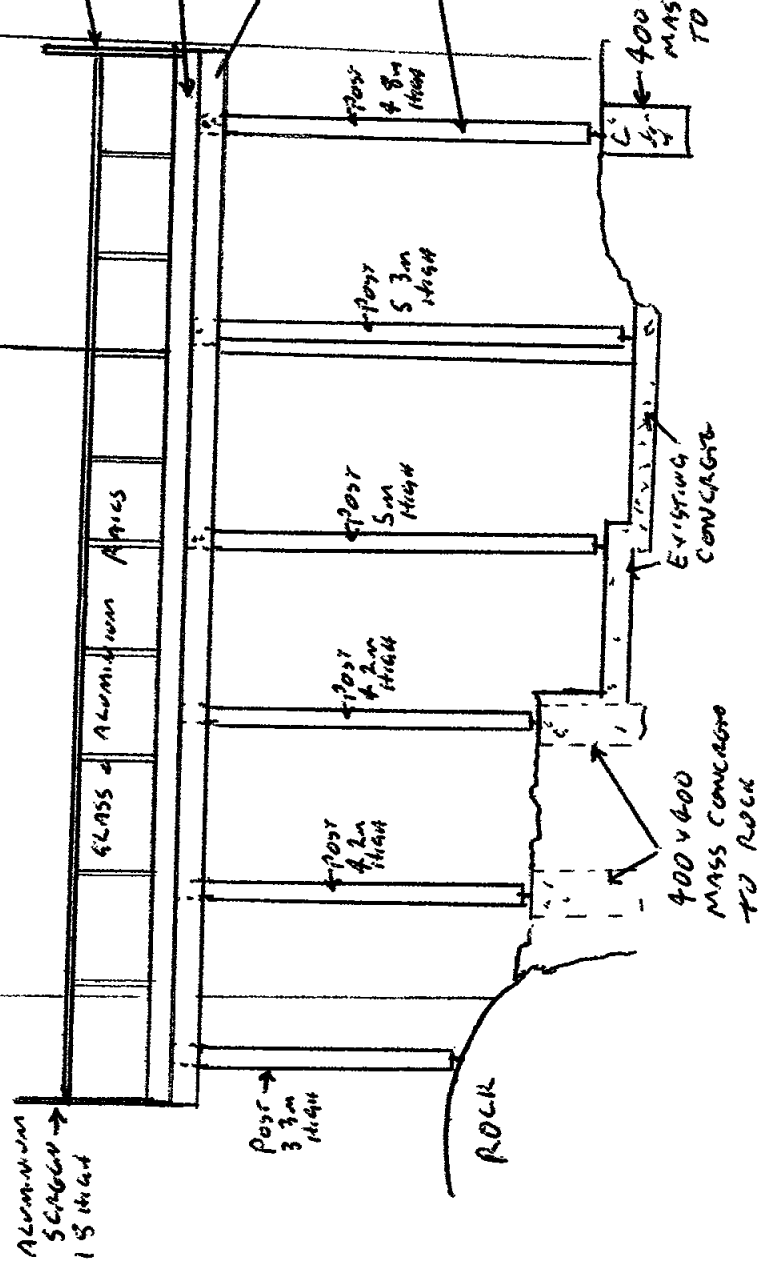
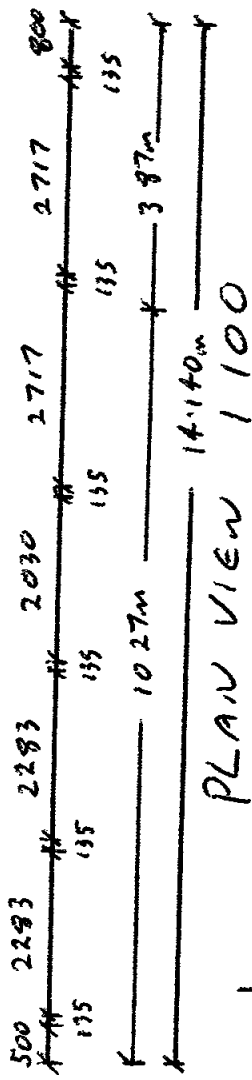
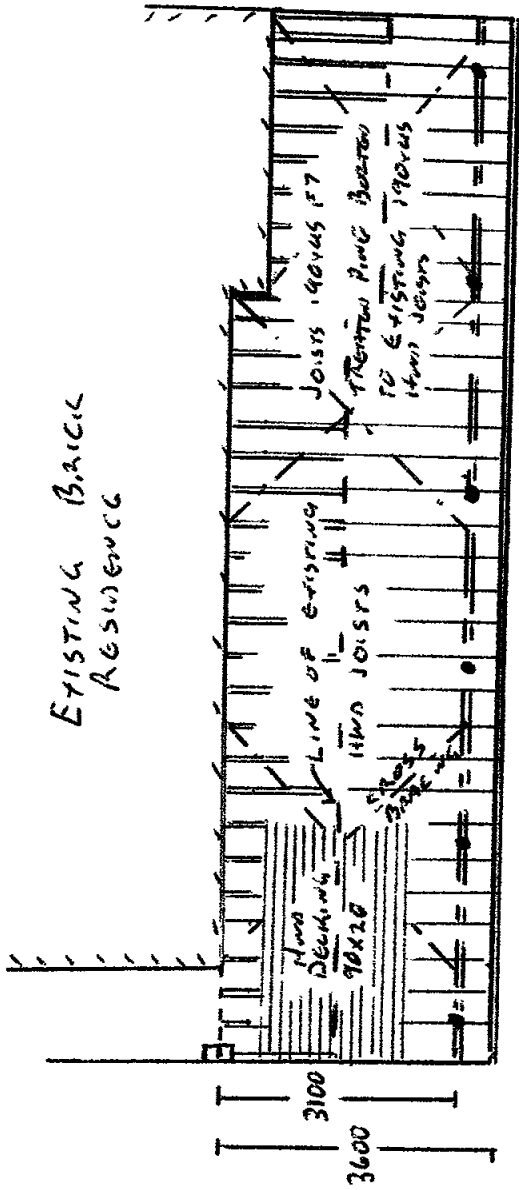
MEMBER
HOUSING INDUSTRY
ASSOCIATION



E652/17-19 MEMORIAL AVENUE
ST IVES NSW 2075
PH 9456 8354
MOB 0419 244 670
ACN 32 001 864 955
E-MAIL mled@bigpond.net.au

DRAWN BY	MIKE LEDBURY
DATE	5 FEB 2011
SCALE	1 100
DRAWING NUMBER	11 BLUFF 12

EXISTING BRICK
RESIDENCE



ELEVATION 1100

PLAN OR DOCUMENT CERTIFICATION

I am a qualified Civil & Structural Engineer near
I hold the following certificate No. 143758
FIE Aust N Pur 3 Civil & Structural No 143758

Further I am appropriately qualified to certify this component of the project
I hereby state that I have not been or do not intend to be involved in the design, development, construction, or operation of the project in any way
and I agree to be bound by the conditions of the contract
Date 16-7-11
Signature [Signature]

SECTION 1.50

This is the plan/spec referred to
in Form Building Certifiers Certificate
Certificate No. 2011-195
Plan No. 1780
01/08/11
Craig Formosa BPB0124 DATED

I certify that work completed in accordance with
these plans and specifications will comply with
the regulations referred to in Section 81A(5) of
the Environment Planning and Assessment Act 1979

SPECIFICATIONS

FOOTINGS WHERE REQUIRED 400x400 MASS CONCRETE
POSTS 135x135 QLS PAINTED TREATED PINE
BEAMS 240x70 QLS TREATED PINE BEAMS TO POSTS
JOISTS 190x45 F7 TREATED PINE 3m SPAN
BEAMS TO EXISTING 190x45 AND CANTILEVERED JOISTS
1m 3x M12 BOLTS
DECKING 90x20 MERRBAY
BRACING METAL CROSS BRACING 4x3
HANDRAILS IN HIGH CHARCOAL GLASS - ALUMINIUM
SCREENS 18mm CHARCOAL ALUMINIUM
ALL WORK TO BCA
ENGINEER TO INSPECT FOOTINGS

PROPOSED DECK

ENGINEERS - WORKING
DRAWINGS

7 CRANE LODGE PLACE
PALM BEACH

BURGER P & CONSTRUCTIONS P/L
37 UNDERCLIFF ST DEE WHT
PM CIVIL 285472 LIC 24428C
Drawing No 1780
Date 24/6/11

PROVIDE 1000 HIGH SELECTED STAINLESS STEEL HANDRAILS & POSTS WITH GLASS OR POLYCARBONATE INSERTS IN ACCORDANCE WITH PART 3.9.2 OF BCA.

PITWATER COUNCIL

PROVIDE HARDITEX (BLUE BOARD) LINING TO EXTERNAL WALLS.
PROVIDE TEXTURE COAT FINISH TO EXTERIOR AS SPECIFIED IN "JAMES HARDIE" PRINTED SPECIFICATION. PROVIDE ALUMINIUM FOIL SARKING & R2.5 INSULATION BATTS IN STUD WALL.

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

Ensure that no horizontal elements are between 150mm & 760mm above FFL.

PROVIDE SELECTED ALUMINIUM SLIDING WINDOWS. REFER WINDOW SCHEDULE FOR SIZES.

PROVIDE 90 X 70 TREATED TIMBER BEARERS AT 1500 MAXIMUM CENTRES IN ACCORDANCE WITH AS1684

PROVIDE 90 X 45 TREATED TIMBER FLOOR JOISTS AT 450 MAXIMUM CENTRES IN ACCORDANCE WITH AS1684

PROVIDE GALVANISED STEEL OR TREATED PINE BEARER SUPPORT POSTS OR BRICK PIERS IN ACCORDANCE WITH GEOTECH REPORT & ENGINEERS DETAILS

THIS PLAN / DOCUMENT FORMS PART OF FORM BUILDING CERTIFIERS CC / CDC

REVISIONS	

PROPOSED ALTERATIONS AND ADDITIONS TO RESIDENCE AT 7 CRANE LODGE PLACE PALM BEACH FOR MR. AND MRS. BLUFF SOUTH ELEVATION

W & B CONSULTING PTY LTD
BUILDING DESIGNERS
PROJECT CONSULTANTS


MEMBER
HOUSING INDUSTRY ASSOCIATION

E652/17-19 MEMORIAL AVENUE ST IVES NSW 2075
PH. 9488 8354
MOB. 0419 244 670
ACN 32 001 864 955
E-MAIL. mled@bigpond.net.au

DRAWN BY	MIKE LEDBURY
DATE	5 FEB 2011
SCALE	1 : 100
DRAWING NUMBER	
11.BLUFF.06	