EPC 101

RECEIVED MONA VALE
10 DEC 2015
CUSTOMER SERVICE

PITTWATER COUNCIL

Application for Building Certificate

Environmental Planning & Assessment Act, 1979 (as amended)
Section 149A, B, C, D

Effective from 1/7/15 till 30/6/16

Office Use – BC No: 0092/15

Please Note: Details provided on this form and documents provided will be made public both at Councils Office and via Application Tracking on Councils website. The information will be kept by Council and will be disposed of in accordance with the Local Government Disposal Authority. You are entitled to review your personal information at any time by contacting Council.

Property Description

Number: 3 Street: Beaconsfield Street

Suburb: Newport

Lot: A DP: 397484

Applicant

Applicants Name: Hickey Law

Postal Address: Level 8, 65 York Street

Suburb: Sydney Postcode: 2000

Phone (02) 8215-1516 Daytime Contact No ( )

Mobile (04) 16 090 967 Fax (02) 8215-1600

Email: mark@hickeylaw.com.au / admin@hickeylaw.com.au

You can apply for a building Certificate if you are:
(Please tick the appropriate box)

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

Signature: [signature] (for Hickey Law) Date: 9-12-15

For access to the building please contact: Belle Property Mona Vale

Phone: 9979-1020 Mobile:

Owners Consent

Owner/s Name/s:_____

Postal Address:_____

Suburb:_____ Postcode:_____

Phone ( ) _____ Mobile ( ) _____

Email:_____

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

Signature:_____

Certificate Type

☒ Whole Property

☐ Whole Building i.e:_____

☐ Part Building i.e_____

☐ Pool , Fencing & Access_____

☐ Unauthorised works_____

Processing Fees

Fee Description	Detail	Code	Fee
Class 1 & 10 (& class 2 buildings with only 2 dwellings)	$250	FHEA	✓
Class 2-9 buildings - floor area less than 200m²	$250	FHEA	
Class 2-9 buildings - floor area > 200m² to 2000 m²	$250 + $0.50 per m² > 200 m²	FHEA	
Class 2-9 buildings - floor area > 2000m²	$1165 + $0.75 per m² > 2000 m²	FHEA	
For unauthorised works, one of the above certificate fees will apply in addition to the following:			
Development Application, Construction Certificate and Notification fees OR CDC fees apply based on the cost of works	$860	FHEA	
Notification (required for unapproved works)	$270	TADV	
Notification Sign (required for unapproved works)	$40	NOPD	

Accompanying Information to be submitted with Application

Checklist	Documents Required	Office Use
	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.	
	Where the property is identified on either Pittwater Councils Geotechnical Risk Management Map 2003 and/or Pittwater Councils Costal Hazard map 97-003 as being Bluff Management Areas A geotechnical Engineers report prepared in accordance with Councils Interim Geotechnical Risk management policy is to be provided, together with completed form 4 & 4a pursuant to that policy	
When this application relates to **unapproved structures or works** the following information is required:		
	A detailed survey prepared by a Registered Surveyor clearly showing the site & location of the 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 as outlined on Councils Development Application form will satisfy this requirement).	
	1 set of Works as constructed plans. These plans should be prepared by a suitably qualified professional e.g. Architect/Draftsman and clearly annotate the unapproved structures and/or works as to their compliance with the relevant Council Development controls.	
	12 x A4 reduced copies of works as constructed plans for neighbour notification.	
	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 & experienced Geotechnical Engineer as to their adequacy.	
	Certificate by an appropriately qualified person that the structures and/or works comply with the Building Code of Australia and appropriate Australian Standards.	
	Council may require additional information to enable appropriate assessment and determination of the Building Certificate.	

Office Use

Receipt No: 390036 Date: 23/12/2015

Privacy and Personal Information Protection Notice
This information is provided under the Environmental Planning & Assessment Act 1979 voluntarily by the applicant and is collected for the assessment of the application. Failure to provide this information will prevent Council processing your application and may lead to your application being rejected. This information is intended only for Officers of Pittwater Council and will be stored in accordance with Pittwater Council's compliant Records Management System (ECM) and the State Records Act 1998 (NSW). This information may be accessed by Council Officers or by requests under the Government Information (Public Access) Act 2009 (NSW). You have a right to access your personal information under the Privacy and Personal Information Protection Act 1998 (NSW) by application to Pittwater Council and to have that information updated or corrected.

ADAM CLERKE SURVEYORS PTY LTD

Incorporating PAUL KEEN & COMPANY

LAND & ENGINEERING SURVEYORS

A.Clerke BSurv (Hons) USQ. Reg'd Surv.M.I.S.Aust.

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38 KEVIN AVENUE,
AVALON 2107.

TEL: 9918 4111 / 9997 3088
FAX: 9918 4011 / 9997 8991
Mob: 0414400088
EMAIL: pkeensvy@bigpond.net.au
ABN 24 126 037 045

DATE: 2nd Dec 2015
REF: 20915

SURVEY REPORT

Hickey Law
Level 8, 65 York Street,
Sydney. NSW. 2000.

Ref: No.3 Beaconsfield Street, Newport.

In accordance with your instructions we have made a survey of the whole of the land comprised in Computer Folio A/397484 being Lot A in Deposited Plan 397484 situated at Newport in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and report as follows:

A two and three storey brick house with concrete terrace roof and known as No.3 Beaconsfield Street stands wholly within the boundaries of the subject land together with terrace, garage and timber shingle awning.

The land has a frontage of 12.27 metres to Beaconsfield Street, splay frontage of 4.09 metres and a side frontage of 31.34 metres to Barrenjoey Road and the remaining dimensions and position of buildings are shown on the accompanying sketch. The boundaries are edged red.

Along the frontage to Beaconsfield Street the brick wall stands from 0.07 to 0.11 to 0.1 metres clear of the adjoining alignment. Along the splay frontage the brick wall stands 0.04 metres clear of the adjoining alignment. Along the frontage to Barrenjoey Road the brick walls stand from 0.07 metres clear to 0.07 metres onto to 0.03 metres clear to 0.03 to 0.03 to 0.09 metres onto of the adjoining alignment. Along part of the south eastern boundary the brick wall stands from 0.11 metres onto to 0.16 metres clear of the adjoining land, the paling fence stands from 0.1 to 0.2 metres onto the adjoining land and the timber log wall stands up to approximately 0.2 metres onto the adjoining land. Along part of the north western boundary the timber log wall stands from nil to approximately 0.3 metres onto the adjoining land, the timber shingle awning and disused pond stand up to approximately 1 metre onto the adjoining land, as shown on the attached sketch and the timber paling fence stands from nil to 0.1 to nil metres onto the adjoining land.

There are no other visible encroachments by or upon the subject property.

The land is subject to reservations and conditions contained in the crown grant(s).

The land has an appurtenant easement to drain water created by D.P.787717, pursuant to Section 88B of the Conveyancing Act, 1919.

This survey has been carried out for identification purposes only and survey marks should be placed if structures are to be erected on or near the boundaries. Boundaries are not to be established from information shown on sketch.

A. Clerke

Adam Clerke.

ADAM CLERKE SURVEYORS PTY LTD

Incorporating PAUL KEEN & COMPANY
LAND & ENGINEERING SURVEYORS
Adam Clerke BSURV (Hons) USQ (REG'D SURV. M.I.S.AUST.)

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E-MAIL: pkeensvy@bigpond.net.au

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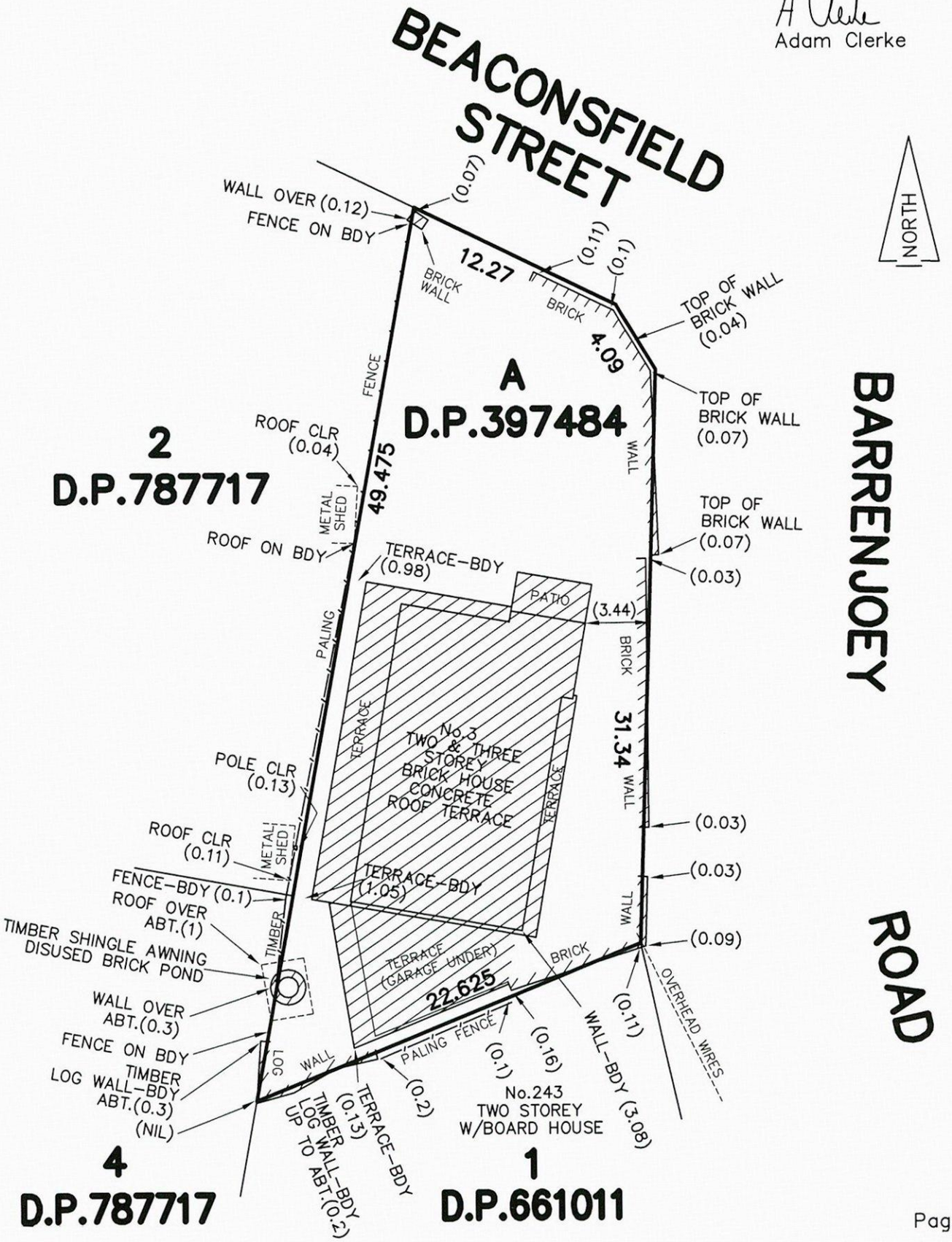
NEWPORT 2106.
38 KEVIN AVENUE,
AVALON 2107.

SURVEY REPORT

To be removed once account has been paid.

DATE: 2nd Dec. 15
REF: 20915

A Clerke
Adam Clerke



HICKEY LAW

Our Ref: MH:JH:15/0905
Your Ref:

9 December 2015

URGENT

Pittwater Council
Village Park
1 Park Street
MONA VALE NSW 2103

By facsimile: 02 9970 1200

Dear Sir/Madam

Re: Liu Purchase from Livingstone & Tokoragi
Property: 3 Beaconsfield Street, Newport

We act for Xin (Sam) Liu in relation to the above matter and **enclose** the following:

1. Application for Building Certificate;
2. Survey Report dated 2 December 2015; and
3. credit card payment authorisation.

It would be appreciated if you would arrange to carry out the inspection of the property and forward the certificate prior to Christmas.

The agent is Belle Property Mona Vale and that office can be contacted on 9979 1020 to make arrangements for access to the property.

We thank you in anticipation of your assistance.

Yours faithfully
Hickey Law

(on behalf of)

Mark Hickey
Legal Practitioner Director
mark@hickeylaw.com.au
m **0416 090 967**

Encl.

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CONSULTING
EARTH
SCIENTISTS

21 December 2015

Mr. Sam Liu c/o Hickey Law
8/65 York Street
Sydney
NSW 2000

CES Document Reference:
CES151204-MHL-AB

RE: 3 BEACONSFIELD STREET, NEWPORT, NSW - GEOTECHNICAL REPORT

1 INTRODUCTION

At the request of Mr. Mark Hickey at Hickey Law, a geotechnical assessment has been carried out by Consulting Earth Scientists (CES) at 3 Beaconsfield Street, Newport, NSW. The southern portion of the site is classified by Pittwater Council as being within the Geotechnical Hazard Zone H1 and therefore the property requires a Geotechnical Report in accordance with the provisions of the Pittwater Local Environmental Plan 2014.

CES understands that the Geotechnical Report is required in support of the Building Certificate application for the property. The property has recently been purchased and the new owner intends to undertake minor internal alterations only.

2 METHODOLOGY

The preparation of this Geotechnical Report has involved the following activities:

- A review of relevant regional geological maps,
- A review of the Pittwater Geotechnical Hazard Mapping sheets,
  A site walk-over to make observations of surface features at the property and the immediate surrounding area to assess current site slope stability conditions and assess existing features and any exposures of soil and rock. The site walkover was carried out by a Principal Geotechnical Engineer on 18 December 2015. At the time of the site visit, the weather was fine and dry.

CONSULTING EARTH SCIENTISTS
Suite 3, Level 1
55 Grandview Street
Pymble NSW 2073 Australia
T 02 8569 2200 F 02 9983 0582
W www.consultingearth.com.au

The risk of slope instability has been assessed from the observed site conditions using methods consistent with those presented in the Australian Geomechanics Society (AGS) publication Practice Note Guidelines for Landslide Risk Management, 2007. Based on those methods, the risks to property associated with slope instability on the subject site have been assessed using the terms presented in the tables attached to this letter report.

3 THE SITE

3.1 LOCATION

The site is located at 3 Beaconsfield Street, Newport, and is situated on ground that slopes down to the west. The site is bounded to the east by Barrenjoey Road, to the north by Beaconsfield Street, and to the west and south by neighbouring residential properties.

3.2 PUBLISHED GEOLOGY

The Sydney 1:100,000 geological map for the area (NSW Department of Mineral Resources, 1983, Sheet 9130) indicates that the site is underlain by bedrock comprising the Newport Formation and the Garie Formation of the Narrabeen Group. The Newport Formation consists of interbedded laminite, shale and quartz to quartz-lithic sandstone. The Garie Formation consists of clay pellet sandstone.

3.3 SITE SURFACE FEATURES

The site is rectangular in outline with a three storey brickwork residential property occupying the central portion of the site. The site is accessed via a level gravel and concrete driveway from Beaconsfield Street (see Plate 1). The lower floor of the house is accessed from the driveway and comprises a partial basement cut into the slope behind.

A grassed lawn and planted garden area with trees slopes down at approximately 5 degrees from a brickwork porch and concrete steps at the front of the property. Cracking of the porch and steps was observed (see Plate 2). Low height (approximately 1m) brickwork retaining walls border the driveway adjacent to the porch.

Brickwork walls approximately 1.5m in height surround the property on the north, south and eastern sides. Cracking of the northern boundary wall is evident and part of the eastern boundary wall has tilted and was secured by posts and wire fastenings at the time of the visit (see Plate 3). The remainder of the wall along the eastern boundary appears to have recently been re-built.

Concrete slabs constructed on the ground surface adjacent to the dwelling on the eastern and southern sides have separated from the structure (and possibly settled) creating open gaps up to 10mm wide (see Plate 4).

Limited surface soil exposures associated with the garden areas were observed at the site. No rock exposures or boulders were observed at the site or on adjacent residential properties. An exposure of weathered Newport Formation Shale was observed on the opposite side of Barrenjoey Road approximately 20m to the east of the property. It is considered likely that given the location of the property on the hillslope and nearby rock exposures, that a layer of Topsoil overlying Colluvium is present at the site and that the Newport Formation is likely to be present at relatively shallow depths beneath the site.

Groundwater seepage was not observed at the time of this assessment. The observations relating to garden brick walls and concrete slabs are considered to be related to poor construction (including insufficient depth of footings) rather than ground instability. No evidence of ground movement or slope instability was observed such as tension cracks, sloping trees or bulging/ hummocky ground.

4 SLOPE RISK ASSESSMENT

4.1 DEFINITIONS

A qualitative risk assessment involves identification of the hazard event, and a qualitative estimation of the consequences and frequency of occurrence of the event. The terms used in the risk assessment process are defined below:

Hazard: A condition with the potential for causing an undesirable consequence.

Likelihood: The probability, expressed qualitatively, that the hazardous event will occur.

Consequence: Outcome arising from a hazard, expressed as loss or damage.

Risk: A term combining the probability and severity or consequence of any event causing adverse effects to property or the environment.

4.2 HAZARD IDENTIFICATION

The following hazards that could potentially impact on this site are assessed as follows:

H1) Rotational landslide impacting the property.
H2) Translational landslide impacting on the property.
H3) Long term creep effects in soil affecting the property.

In assessing risk, the descriptors used are from Australian Geomechanics Society publication Practice Note Guidelines for Landslide Risk Management, 2007.

4.3 PROPERTY ELEMENTS AT RISK

Elements at risk for the identified hazards are the existing residential structure. The following consequence assessment addresses the risks associated with potential damage to the structure.

The consequences associated with loss of life of occupants of the dwelling are a separate issue and are not addressed by this assessment.

4.4 RISK EVALUATION FOR EXISTING SITE CONDITIONS

The matrix in Table 1 below evaluates the hazards outlined above and their likelihood of occurring.

Table 1 – Qualitative Risk Analysis

Hazard	H1	H2	H3
Consequence	Major	Major	Insignificant
Likelihood	Rare	Rare	Possible
Risk	Low	Low	Very Low

4.5 EVALUATION OF RISK LEVEL

Based on the above, and in accordance with the "Qualitative Risk Analysis Matrix" attached to this report, the overall site is assessed as having a "Low" risk of slope instability.

5 GEOTECHNICAL RISK MANAGEMENT RECOMMENDATIONS

It is noted that minor internal alterations only are proposed for the dwelling, however the following recommendations should be considered good practice:

a) Any proposed new external hardstand slabs or boundary wall footings should be taken below any topsoil/subsoil, root affected material and any ground showing evidence of disturbance or that is assessed as having the potential for creep movement. Where practicable, footings should be taken to rock.
b) The occupant of the house should carry out regular inspections and maintenance of existing drainage and retaining structures.
c) Further recommendations with regards to Good Hillside Practices are attached to this letter report.

8 LIMITATIONS OF THIS REPORT

This report has been prepared for use by the client who commissioned the works in accordance with the project brief and based on information provided by the client. The advice contained in this report relates only to the current project and all results, conclusions and recommendations should be reviewed by a competent person with experience in geotechnical and environmental investigations before being used for any other purpose. Consulting Earth Scientists Pty Ltd (CES) accepts no liability for use or interpretation by any person or body other than the client. This report must not be reproduced except in full and must not be amended in any way without prior approval by the client and CES.

This report does not provide a complete assessment of the geotechnical or environmental status of the site and is limited to the scope defined therein. Should information become available regarding conditions at the site including previously unknown sources of contamination, CES reserves the right to review the report in the context of the additional information.

For and on behalf of Consulting Earth Scientists Pty Ltd

Stephen Moore
Principal Geotechnical Engineer

Attachments:

- Site photographs
- Extracts from AGS 2007, Landslide Risk Management

Plate 1 – Driveway access to property from Beaconsfield Street

Plate 2 – Cracking of brickwork porch and concrete steps

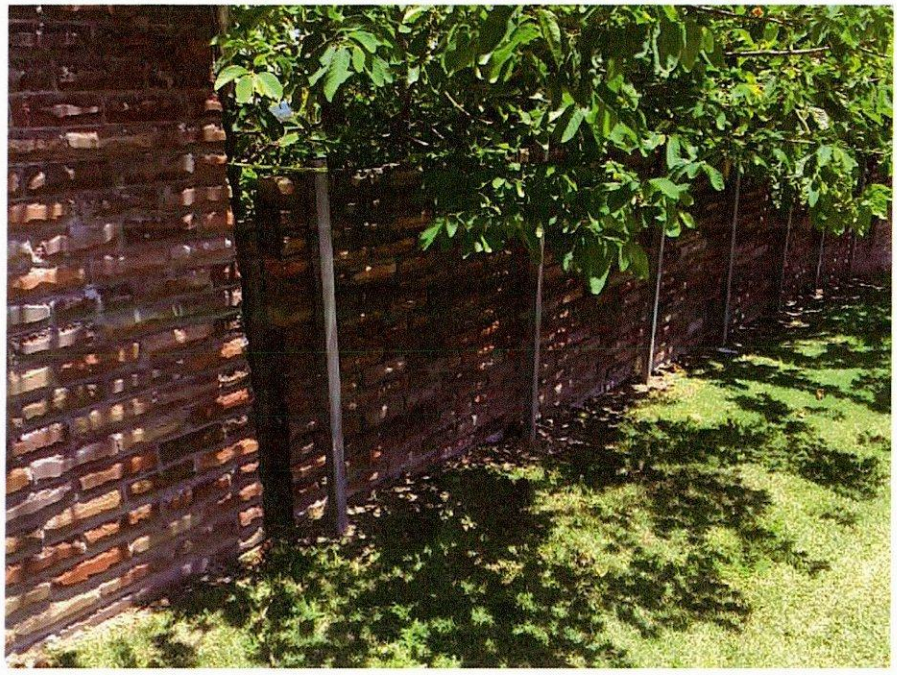

Plate 3 – Re-built boundary wall (left frame) and tilted boundary wall (right frame)

Plate 4 – Concrete slab parted from brick structure

PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

APPENDIX C: LANDSLIDE RISK ASSESSMENT

QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY

QUALITATIVE MEASURES OF LIKELIHOOD

Approximate Annual Probability		Implied Indicative Landslide Recurrence Interval		Description	Descriptor	Level
Indicative Value	Notional Boundary					
10^{-1}	$5x10^{-2}$	10 years	20 years	The event is expected to occur over the design life.	ALMOST CERTAIN	A
10^{-2}	$5x10^{-3}$	100 years	200 years	The event will probably occur under adverse conditions over the design life.	LIKELY	B
10^{-3}	$5x10^{-4}$	1000 years	2000 years	The event could occur under adverse conditions over the design life.	POSSIBLE	C
10^{-4}	$5x10^{-5}$	10,000 years	20,000 years	The event might occur under very adverse circumstances over the design life.	UNLIKELY	D
10^{-5}	$5x10^{-6}$	100,000 years	200,000 years	The event is conceivable but only under exceptional circumstances over the design life.	RARE	E
10^{-6}		1,000,000 years		The event is inconceivable or fanciful over the design life.	BARELY CREDIBLE	F

Note: (1) The table should be used from left to right; use Approximate Annual Probability or Description to assign Descriptor, not *vice versa*.

QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY

Approximate Cost of Damage		Description	Descriptor	Level
Indicative Value	Notional Boundary			
200%	100%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.	CATASTROPHIC	1
60%	40%	Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.	MAJOR	2
20%	10%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage.	MEDIUM	3
5%	1%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works.	MINOR	4
0.5%		Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.)	INSIGNIFICANT	5

Notes: (2) The Approximate Cost of Damage is expressed as a percentage of market value, being the cost of the improved value of the unaffected property which includes the land plus the unaffected structures.

(3) The Approximate Cost is to be an estimate of the direct cost of the damage, such as the cost of reinstatement of the damaged portion of the property (land plus structures), stabilisation works required to render the site to tolerable risk level for the landslide which has occurred and professional design fees, and consequential costs such as legal fees, temporary accommodation. It does not include additional stabilisation works to address other landslides which may affect the property.

(4) The table should be used from left to right; use Approximate Cost of Damage or Description to assign Descriptor, not vice versa

EPC 183

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 3 BEACONSFIELD STREET, NEWPORT

Order No. (if applicable)

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

I, STEPHEN MOORE *(Insert Name)* on behalf of CONSULTING EARTH SCIENTISTS PTY LTD *(Trading or Company Name)*

on this the 23/12/15 (Date)

certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy for Pittwater 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/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 Geotechnical Risk Management Policy for Pittwater - 2009. The attached report provides details of the assessment in accordance with the Geotechnical Risk Management Policy for Pittwater - 2009. 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 Author: Title: Report Date: 3 BEACONSFIELD STREET, NEWPORT NSW – GEOTECHNICAL REPORT

Signature ..... Name STEPHEN MOORE

Chartered Professional Status MIEAust CPEng

Membership No. 3450496

Company CONSULTING EARTH SCIENTISTS

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