

14 July 2016

General Manager  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1660



Dear Sir,

**Determination of Complying Development Certificate Application  
18-20 Sturdee Lane, Lovett Bay**

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For Council's information, please find enclosed Complying Development Certificate No. 2016/918CDC issued for the rebuild of an existing ramp, jetty and pontoon at the above address, accompanied by:

- Copy of Complying Development Certificate application form
- Record of Site Inspection (Clause 129B Environmental Planning & Assessment Regulations 2000.)
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Cheque made payable to Council for the required Security Deposit and Inspection Fee.
- Cheque for \$36.00 being the prescribed fee to receive the above certificate.

**NB:** Please forward receipt for the above fee to **Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660.**

Yours faithfully

A handwritten signature in dark ink, appearing to read "Tom Bowden".

**Tom Bowden**  
**Insight Building Certifiers Pty Ltd**

Rec: 397644

PRVC

\$36.00

18/7/16

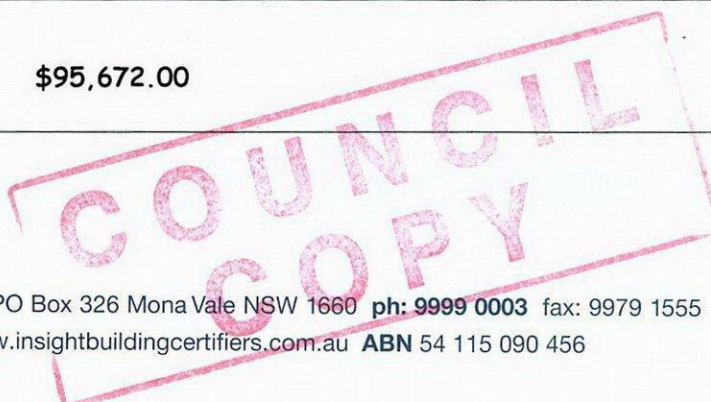


# Determination of a Complying Development Certificate Application

made under the Environmental  
Planning and Assessment Act 1979  
Section 85 and 85A

**Certificate No. 2016/918CDC**

<b>Council</b>	Northern Beaches
<b>Determination</b> Date of issue	14 July 2016
<b>Subject land</b> Address Lot No, DP No. Land Use Zone	18-20 Sturdee Lane, Lovett Bay Lot 1 DP 1132852 E3 - Environmental Management
<b>Applicant</b> Name Address Contact No.	Ms Fiona Loader 15 Donnelly Street, Balmain NSW 2041 0422 392 124
<b>Owner</b> Name Address Contact No.	Ms Fiona Loader 15 Donnelly Street, Balmain NSW 2041 0422 392 124
<b>Description of Development</b> Type of Work	Rebuild Existing Ramp, Jetty & Pontoon
<b>Builder or Owner/Builder</b> Name Contractor Licence No/Permit	All Waterfront Constructions Pty Ltd n/a
<b>Value of Work</b> Building	\$95,672.00





The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with *Insight Building Certifiers* stamp;

1. Architectural Plans & Construction Specification drawing no. 2166-CDC01 prepared by Stephen Crosby & Associates Pty Ltd dated June 2016 accompanied by Design Compliance Statement prepared & endorsed by All Waterfront Constructions dated 9 July 2016
2. Licence no. LI 561789 dated 15 March 2016 issued by NSW Government, Crown Lands Division
3. NSW Fisheries (Fisheries Management Act) correspondence (email) dated 13 July 2016
4. Protection of the Environment Operations Act correspondence (email) reference no. 00D90ZANp\_5006F1Da35v:ref dated 16 May 2016
5. Long Service Corporation receipt no. 247777 dated 8 July 2016

and any other supporting documentation submitted as part of the application.

## Certificate

I certify that the proposed development is complying development and that if carried out in accordance with the plans, specifications and attached schedule of conditions will comply with the requirements of the State Environmental Planning Policy: Exempt and Complying Development Codes 2008, Part 4A (as amended on 22 February 2014) including the relevant conditions under Schedule 7, all requirements of the Environmental Planning and Assessment Regulations 2000 (as amended) concerning the issue of the Certificate and the relevant provisions of the Building Code of Australia.

Signed



14 JUL 2016

Certificate No.

2016/918CDC

Date on which this Certificate will lapse:

14 July 2021

### Certifying Authority

Name of Accredited Certifier  
Accreditation No.  
Accreditation Authority  
Contact No.  
Address

Tom Bowden  
BPB0042  
Building Professionals Board  
(02) 9999 0003  
13/90 Mona Vale Road, Mona Vale NSW 2103

BCA Classification

10b



**Conditions of Complying Development Certificate no. 2016/918CDC**

*(Prescribed Conditions under the State Environmental Planning Policy: Exempt & Complying Development Codes 2008 (issued 22 February 2014))*

**Notification to neighbours**

The person having the benefit of the complying development certificate must give at least 7 days' notice in writing of the intention to commence works to the owner or occupier of each dwelling that is situated within 20m of the lot on which the works shall be carried out.

**Schedule 7 Conditions applying to complying development certificates  
Housing Alterations Code and General Development Code**

(Clauses 3.37 and 3A.39)

**Note 1.** Complying development under the Housing Alterations Code must comply with the requirements of the Act, the Environmental Planning and Assessment Regulation 2000 and the conditions listed in this Schedule.

**Note 2.** Division 2A of Part 7 of the Environmental Planning and Assessment Regulation 2000 specifies conditions to which certain complying development certificates are subject.

**Note 3.** In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.

**Note 4.** If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.

**Note 5.** Under section 86A of the Environmental Planning and Assessment Act 1979, a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

**Part 1 Conditions applying before works commence**

**1 Toilet facilities**

- (1) Toilet facilities must be available or provided at the work site before works begin, and must be maintained until the works are completed, at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
- (2) Each toilet must:
  - (a) be a standard flushing toilet connected to a public sewer, or
  - (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
  - (c) be a temporary chemical closet approved under the Local Government Act 1993.

**2 Garbage receptacle**

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

**Part 2 Conditions applying during the works**

**Note.** The Protection of the Environment Operations Act 1997 and the Protection of the Environment Operations (Noise Control) Regulation 2008 contain provisions relating to noise.



### **3 Hours for construction**

Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday.

### **4 Compliance with plans**

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

### **5 Demolition**

Any demolition must be carried out in accordance with AS 2601—2001, *The demolition of structures*.

### **6 Maintenance of site**

- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- (3) At the completion of the works, the work site must be left clear of waste and debris.



## APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE

### Information for the Applicant

- This form may be used to apply for a complying development certificate (a "CDC") to carry out development classed as "complying development". To complete this form, please place a cross in the relevant boxes, fill out the white sections as appropriate and attach copies of all documents indicated in the form as being required to be provided. To minimise delay in receiving a decision about the application, please ensure that all relevant information and documents are provided.
- Once completed, this application form should be submitted to **Insight Building Certifiers Pty Ltd** "certifying authority" for determination.
- It is recommended that applicants should obtain a planning certificate issued under s.149 Environmental Planning and Assessment Act 1979 from the Local Council and provide it to the certifying authority with this application. This may expedite the determination of the application.
- A single application for a CDC may be made for development comprising the concurrent construction of new single storey or two storey dwelling houses if each is to be erected on existing adjoining lots.
- If the certifying authority issues a CDC, the Applicant (or a subsequent owner of the land on which the development is proposed to be carried out) has permission to carry out the development without the need to obtain further development consent.

**However**, depending upon factors such as the type of development, the location of the development and whether there will be external work or activities involved (eg. road opening, use of footpath areas) there may still be a need to obtain other approvals in order for the work involved to be performed. A list of the possible additional approvals that may be required can be obtained from the Department of Planning at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au). In order to avoid potential delays in commencing any work, Applicants should ascertain whether other approvals will be needed, and if so, the stage at which they will be required.

### Section A: Details of the Applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other:

First Name  Family name

Company (if applicable)  ABN (if applicable)

Unit/Street no.  Street name

Suburb or town  State  Postcode

Daytime telephone  Fax  Mobile

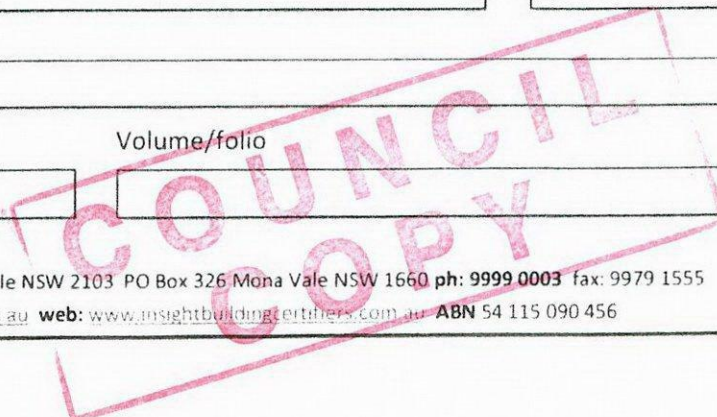
### Section B: Location and title details of the land where the development is to be carried out

Unit/Street no.  Street name

Suburb or town  Postcode

Lot no.  Section

DP/SP no.  Volume/folio





**Section C: Describe the development proposed to be carried out**

Provide a brief description of the development. For example, if a dwelling is proposed, include information such as the type of building (house, townhouse, villa etc), the number of floors, the number of bedrooms, the major building material (brick, brick veneer, timber clad etc)

REBUILD DAMAGED JETTY, RAMP, PONTOON  
AND PILES

**Section D: Estimated cost of the development**

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including the cost of construction of any building and the preparation of a building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment). GST is also to be included.

\$95,672.50

**Section E: Environmental planning instrument**

Provide the name of the "environmental planning instrument" under which the development is complying development.

**Note:** The criteria for complying development may vary between environmental planning instruments. You must nominate which instrument this Application is to be assessed under.



State Environmental Planning Policy (Exempt & Complying Development Codes) Amendment.  
(Commercial & Industrial Development & Other Matters.) 2013.

OR



State Environmental Planning Policy (Affordable Rental Housing) 2009

**Section F: Easements & Positive covenants**

Is the subject land affected or burdened by any easement (eg. Drainage, telecommunications, electricity power lines, sewer or similar), right of carriage way or similar, or any registered covenants or restrictions on the use of lands



Yes



No

If you don't know or are unsure a title search can be carried out online for a small fee by contacting NSW Departments of Land & Property Information.

[www.lpi.nsw.gov.au](http://www.lpi.nsw.gov.au) or call 1300 052 637

Suite 13/90 Mona Vale Road Mona Vale NSW 2103 PO Box 326 Mona Vale NSW 1660 ph: 9999 0003 fax: 9979 1555

email: [info@insightcert.com.au](mailto:info@insightcert.com.au) web: [www.insightbuildingcertifiers.com.au](http://www.insightbuildingcertifiers.com.au) ABN 54 115 090 456



**Section G: Asbestos**

If any bonded asbestos material or friable asbestos material will be disturbed, repaired or removed in carrying out the development, what is the estimated area of the material?

square metres

**Section H: Attachments relating to the proposed development**

Applicants must provide the documents listed below that are relevant to the type of development that is proposed. Please confirm that documents relating to the requirements below have been attached by placing a cross in the appropriate box(s). Applicants should confirm with the certifying authority how many copies of documents are required to be provided prior to lodging this application.

**Attachments for developments other than fire link conversions**
☐
**A site plan of the land**

Provide a site plan indicating;

- a) the location, boundary dimensions, site area and north point of the land,
- b) existing vegetation and trees on the land,
- c) the location and uses of existing buildings on the land,
- d) existing levels of the land in relation to buildings and roads,
- e) the location and uses of buildings on sites adjoining the land,
- f) location of any easements or similar which burden the site

☒
**A plan of the development**

Provide a site plan which indicates; plan

- a) the location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development,
- b) floor plans of any proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building,
- c) elevations and sections showing proposed external finishes and heights of any proposed buildings (other than temporary structures),
- d) elevations and sections showing heights of any proposed temporary structures and proposed finished levels of the land in relation to existing and proposed buildings and roads,
- e) proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate),
- f) proposed landscaping and treatment of the land (indicating plant types and their height and maturity),
- g) proposed methods of draining the land,
- h) in respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section)
- i) in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section)

Does the development involve building work (including work in relation to a dwelling-house or a building or structure) that is ancillary to a dwelling house?

☒

Yes

☐

No

If 'Yes' provide;



- 1) **A detailed description of the development by completing SECTION P.**
- 2) **Appropriate building work plans and specifications, which are to include:**
  - a) detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show:
    - i. a plan of each floor section, and
    - ii. a plan of each elevation of the building, and
    - iii. 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, and
    - iv. the height, design, construction and provision for fire safety and fire resistance (if any),
  - b) specifications for the development:
    - i. that describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and
    - ii. that state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used,
  - c) a statement as to how the performance requirements of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),
  - d) a description of any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Environmental Planning and Assessment Act 1979\*\*,
  - e) copies of any compliance certificate to be relied on,
  - f) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building,
  - g) in respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)
  - h) in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)

\*\* S.85A(4) EP&A Act provides that a certifying authority must not refuse an Application on the ground that any building product or system does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the EP&A Regulation 2000.

**Does the development involve building work (other than work in relation to a dwelling-house or a building or structure) that is ancillary to a dwelling house?**

☐

Yes

☒

No

**If 'Yes' provide;**

- 1) a list of any existing fire safety measures provided in relation to the land or any existing building on the land, and
- 2) a list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

**Does the development involve the erection of a wall to a boundary that has a wall less than 0.9m from the boundary?**

☐

Yes

☒

No

**If 'Yes' provide;**

- 1) A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of supporting the adjoining wall.



Does the development involve the demolition or removal of a wall to a boundary that has a wall less than 0.9m from the boundary?

☐ Yes

☒ No

If 'Yes' provide;

- 1) A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of maintaining support for the adjoining wall after the demolition or removal.

Does the proposed development comprise internal alterations to, or changes of use of, an existing building that is subject to an alternate solution relating to a fire safety requirement under the BCA?

☐ Yes

☒ No

If 'Yes' provide;

- 1) A written report by another accredited certifier who is accredited for the purpose of issuing a CDC for a building of that kind, which includes a statement that the proposed development is consistent with that alternative solution

Does the Application involve a BASIX affected development, or a BASIX optional development for which a BASIX Certificate has been obtained?

☐ Yes

☒ No

If 'Yes' provide;

- 1) the BASIX certificate(s) for the development (being a certificate(s) that has been issued no earlier than 3 months before the date of the Application being made, and
- 2) such other documents as the BASIX certificate(s) for the development requires to accompany the Application.

(See-BASIX Notes at the end of this section)



## **BASIX NOTES**

BASIX (the Building Sustainability Index) is a system introduced by the NSW Government to ensure that homes are built to be more energy and water efficient.

BASIX is an on-line program that assesses a building's design, and compares it against energy and water reduction targets. The design must meet these targets before a BASIX Certificate can be printed from the on-line facility.

Any changes made to a building's design after a BASIX Certificate has been issued means that another BASIX assessment must be completed and a new BASIX Certificate obtained.

Buildings which are affected by the BASIX system ("**BASIX affected buildings**") are those that contain one or more dwellings (but do not include hotels or motels).

A BASIX Certificate **MUST** be obtained for every "**BASIX affected development**", which are any of the following developments (other than development that is "**BASIX excluded development**"-see below):

- a) development that involves the erection (but not the relocation) of a BASIX affected building,
- b) development that involves a change of building use by which a building becomes a BASIX affected building,
- c) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is \$50,000 or more,
- d) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000 litres or more.

### ***BASIX excluded development is***

- (a) development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning,
- (b) alterations, enlargements or extensions to a building listed on the State Heritage Register under the *Heritage Act 1977*,
- (c) alterations, enlargements or extensions that result in a space that cannot be fully enclosed (for example, a veranda that is open or enclosed by screens, mesh or other materials that permit the free and uncontrolled flow of air), other than a space can be fully enclosed but for a vent needed for the safe operation of a gas appliance,
- (d) alterations, enlargements or extensions that the Director-General has declared, by order published in the Gazette, to be BASIX excluded development.

A BASIX Certificate **MAY** be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called "**BASIX optional development**".

**BASIX optional development** means any of the following development that is not BASIX excluded development:

- (a) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than \$50,000
- (b) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.

If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Further information about BASIX and to obtain a BASIX Certificate, go to <http://www.basix.nsw.gov.au>. You should review the website to determine whether your development is affected or exempt from the BASIX provisions.



**Section I: List of Documents**

P. are and attach a list of all of the documents provided under SECTION G.

**Section J: Copyright**

Information for the Applicant: Upon an application being made for a complying development certificate, the Applicant (not being entitled to copyright) is taken to have indemnified all persons using the application and any accompanying documents in accordance with the Act against any claim or action in respect of breach of copyright (See-Cl.129 EP&A Regulation 2000).

**Section K: Authority to enter and inspect land**

Information for the Applicant: A certifying authority must not issue a complying development certificate for development unless the certifying authority, or an accredited certifier or council on behalf of the certifying authority, has carried out an inspection of the site of the development.

By signing this Application, the Applicant, and if the Applicant is not the owner of the property, the owner also, authorise the certifying authority, or an accredited certifier or council, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this Application. The Applicant and the owner undertake to take all necessary steps make access available to the property to enable the inspection to be carried out.

**Section L: Long Service Payment Levy**

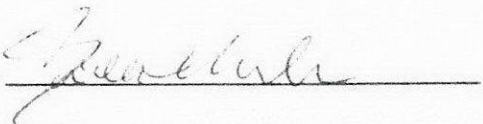
Information for the Applicant: Where a certifying authority completes a complying development certificate, that certificate must not be forwarded or delivered to the Applicant unless any long service payment levy payable under s.34 of the Building and Construction Industry Long Service Payments Act 1986 (or, where such a levy is payable by instalments, the first instalment of the levy) has been paid.

The Applicant should attach a copy of a receipt for any long service payment levy that has been made or make arrangements for a copy to be available to be provided to the certifying authority in the event that a complying development certificate is completed.

**Section M: Signature of Applicant(s)**

Name:

Name:

Signature: 

Signature:

Date:

Date:

**Section N: Signature of Owner(s)**

**Note:** If the Applicant is not the owner of the property, the owner(s) must sign the following statement.

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

Name:

Name:

Signature:

Signature:

Date:

Date:



**Section O: Delivery of the Application**

**Information for the Applicant:** Applications for complying development certificates must be delivered:

- by hand, or
- sent by post, or
- transmitted electronically

to the principal office of the certifying authority.

Applications MAY NOT be sent by facsimile transmission.

**Section P: Date of Receipt of Application**

To be completed by the certifying authority immediately after receiving the application.

This Application was received on

(insert date).

BY: .....

**NOTE: COMPLETE SECTION P ON THE FOLLOWING PAGE**



**Section Q: Description of the development****1) For each proposed new building, indicate:**

The number of storeys (including underground storeys) in the building

The gross floor area of the building (in square metres)

The proposed site area of the land on which the building is to be erected (in square metres)

**2) For each proposed new residential building, indicate:**

The number of existing dwellings on the land on which the new building is to be erected

The number of those existing dwellings that are to be demolished in connection with the erection of the new building

The number of dwellings to be included in the new building

Whether the new building is to be attached to any existing building

Whether the new building is to be attached to any other new building

Whether the land contains a dual occupancy

The materials to be used in the construction of the new building by completing the table below

Place a cross in each appropriate box.

Walls	Code	Roof	Code	Floor	Code	Frame	Code
<input type="checkbox"/> Brick (double)	11	<input type="checkbox"/> Tiles	10	<input type="checkbox"/> Concrete/slate	20	<input type="checkbox"/> Timber	40
<input type="checkbox"/> Brick (veneer)	12	<input type="checkbox"/> Concrete/slate	20	<input type="checkbox"/> Timber	40	<input type="checkbox"/> Steel	60
<input type="checkbox"/> Concrete/stone	20	<input type="checkbox"/> Fibre cement	30	<input type="checkbox"/> Other	80	<input type="checkbox"/> Aluminium	70
<input type="checkbox"/> Fibre cement	30	<input type="checkbox"/> Steel	60	<input type="checkbox"/> Not Specified	90	<input type="checkbox"/> Other	80
<input type="checkbox"/> Timber	40	<input type="checkbox"/> Aluminium	70			<input type="checkbox"/> Not Specified	90
<input type="checkbox"/> Curtain glass	50	<input type="checkbox"/> Other	80				
<input type="checkbox"/> Steel	60	<input type="checkbox"/> Not Specified	90				
<input type="checkbox"/> Aluminium cladding	70						
<input type="checkbox"/> Timber/weather board	40						
<input type="checkbox"/> Other	80						
<input type="checkbox"/> Not Specified	90						



## Notice to Council of Appointment of Principal Certifying Authority (PCA)

**NOTICE TO** (insert Council details and address)

 Name: NORTHERN BEACHES COUNCIL

 Address: PO Box 882
Mona Vale NSW 1660
**Section A: Development Details**

Address:

18-20 STURDEE LANE
LOVETT BAY NSW 2105

Description of the building work or subdivision work:

REBUILD EXISTING JETTY AND PONTOON
**Section B: Details of Complying Development Certificate (CDC)**

Name of Certifying Authority:

Tom Bowden

Date of CDC:

14 JUL 2016

CDC number/identifier:

2016/918CDC
**Section C: Details of person appointing the PCA**

Name:

FIONA LOADER

Address:

15 DONNELLY ST
BURMIN, NSW

 Phone: 0422 392 124

Fax:

Email:

floader@allegrofinds.com.au
**Section D: PCA Details**

 Name: Tom Bowden

 Accreditation no. BPB0042

 Address: Suite 13/90 Mona Vale Road, Mona Vale NSW 2103

 PO Box: PO Box 326, Mona Vale NSW 1660

 Phone: (02) 9999 0003

 Fax: (02) 9979 1555

 Email: info@insightcert.com.au
**Section E: Consent to appointment**

I, Tom Bowden, consent to being appointed as the Principal Certifying Authority (PCA) for the development.

Signature:



Date:

14 JUL 2016



Land to which this Site Inspection Report result sheet applies:

Council Area

Northern Beaches Council

Date of Inspection

04-07-2016

Address

18-20 Sturdee Lane, Lovett Bay

DA No.

N/A

CC No.

N/A

CDC No.

2016/918CDC

Date CDC Application was made

01-07-2016

Requested by

Fiona Loader

Contact No.

0422 392 124

Inspection details

Prior to issue of CDC

Prescriptive requirements

1. Do all plans and specifications accompanying the application accurately depict existing site conditions and existing buildings subject of the inspection?

Yes

2. Have any works authorised by the relevant development consent commenced on the site? (CC ONLY)

N/A

3. Are there any features of the site or of any building on the site that would result in the proposed development the subject of the application; (i) not being complying development, or (ii) not complying with the BCA? (CDC ONLY)

No

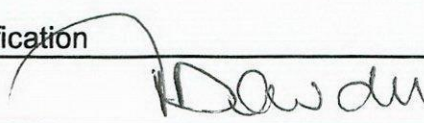
4. Details of current fire safety measures in the existing buildings on the site that will be affected by the proposed works

N/A

Accredited Certifiers Details

Tom Bowden BPB0042

Certification





**L I C E N C E**

File Reference

16/00193

**Crown Lands Act 1989 - Section 34**

Licence Number

LI 561789

**MINISTER**

The Minister administering the Crown Lands Act 1989, (hereinafter referred to as the Minister)

grants to

**LICENSEE**name &  
addressFIONA ROBIN LOADER  
15 Donnelly St  
BALMAIN NSW 2041

a Licence pursuant to the provisions of Section 34 of the Crown Lands Act 1989 in respect of the land described in Schedule 3 and subject to the terms and conditions contained in the licence document "Domestic Waterfront Licence: Your Standard Terms and Conditions", Schedule 1, Schedule 2 and in any additional Schedules or documents referred to in Schedule 1.

**EXECUTION**Dated this 15<sup>th</sup> day of MARCH 2016**THE MINISTER**

as delegate of the Minister

**MARGARET JOHNSTON**  
Group Leader Business Centre  
NSW Trade & Investment  
Crown Lands

**THE Licensee**

In consideration of the grant of this Licence I / We agree to be bound by the terms, conditions and provisions of the Licence.

signature(s) of Licensee(s)

Signed in my presence by the Licensee(s) who are personally known to me

signature(s) of Licensee(s)

date

signature of witness

date

name of witness (block letters)

address &amp; occupation of witness

**COUNCIL  
COPY**

This plan / document  
forms part of Complying  
Development Certificate

no. 2016 / 918 CDC



### Schedule 1

Item	Column 1 (description of variable particulars)	Column 2 (particulars)
1	Licensee's Address for service of notices	15 Donnelly St BALMAIN NSW 2041
2	Minister's Address for service of notices	Department of Primary Industries - Lands PO Box 2185 DANGAR NSW 2309
3	Address for payment of rent	Department of Primary Industries PO Box 2155 Dangar NSW 2309
4	Benefited Land	Lot 1 DP 1132852 Parish Broken Bay County Cumberland
5	Permitted Use	Berthing Area (45m <sup>2</sup> ), Jetty (19m x 1.8m), Piles (x 1 Stabilising - unauthorised installed without consent), Piles (x 2 Only - Mooring Piles), Piles (x 2 Only - Stabilising), Pontoon (23.5m <sup>2</sup> ), Ramp (4.6m x 1.2m - excl. part pontoon), Reclamation (incl. steps)
6	No Residence on Premises	No residence
7	Commencing Date	9th October 2015
8	Terminating Date	20 years from the Commencement Date of the Licence.
9	Initial Rent	\$546.00
10	Insurance - Public Risk	\$20 Million
11	Any other Insurances	No other insurance
12	Holding number (and where number is to be affixed to)	LI 561789 is to be displayed in a prominent position clearly visible from the water.
13	Standard terms and conditions	"Domestic Waterfront Licence: Your Standard Terms and Conditions"
14	Additional specific terms and conditions	Annexed as Schedule 2
15	Diagram of the Premises	Annexed as Schedule 3

\*\*\*\*\* End of Schedule 1 \*\*\*\*\*



## **Schedule 2**

### **ADDITIONAL TERMS AND CONDITIONS**

**1. Boat trolleys and cradles**

You must ensure that boat trolleys and cradles are returned to their fully retracted state and housed wholly above the mean high water mark after launching vessels.

**2. Carrying out of exempt or complying development**

You must not carry out or authorise any other persons to carry out exempt or complying development under the Environmental Planning and Assessment Act 1979 on Crown land without the written approval of the Minister.

**3 Davits, derricks or boat hoists not permitted**

You must not attach or permit any person to attach davits, derricks or boat hoists to the Improvements on the Land.

**4. Unauthorised structures**

You must obtain Landowners consent from the Minister administering the Crown Lands Act 1989 prior to lodging a Development Application or Building Certificate from Pittwater Council within six (6) months from the date of execution of the licence for the Unauthorised Stabilising Pile installed without consent. If an application has not been received within six (6) months or Development Consent / Building Certificate is not granted by Pittwater Council the structures will be required to be removed. All costs incurred during removal will be payable by you

\*\*\*\*\* End of Schedule 2 \*\*\*\*\*



**BERMING AREA**  
4 x 4

**PANTOON**  
9.8 x 2.4

**JETTY**  
11 x 1.8

**TIMBER**  
11 x 1.8

**PICO**  
11 x 1.8

**LOVETT BAY**

**108.205 MHM**

**71.805 MHM**

AREA	THICK
BERMING AREA (4 x 4)	4.0
PANTOON (9.8 x 2.4)	2.4
JETTY (11 x 1.8)	1.8
TIMBER (11 x 1.8)	1.8
PICO (11 x 1.8)	1.8
<b>TOTAL</b>	<b>5.5</b>

**D.P.1132852**

<p><b>LOCALITY DETAILS:</b></p> <p>Parish Broken Bay</p> <p>County Cumberland</p> <p>Lands Office Metropolitan</p> <p>Land District Metropolitan</p> <p>Local Government Area Pittwater</p> <p>Locality Pittwater</p>		<p><b>DIAGRAM SHOWING Licence: 561789</b></p> <p>FILE: 16/00193</p> <p>BENEFITTING</p> <p>LOT: 1 Sec: DP: 1132852</p> <p>KNOWN AS 18-20 STURDEE LANE LOVETT BAY NSW 2105</p> <p>TOTAL AREA 155.1M2</p> <p>DATE 11/01/2016</p>	
<p>REDUCTION RATIO: NOT TO SCALE</p>			



## DESCRIPTION OF LANDS

**PART 1**

Local Govt Area	PITTWATER		
County	CLIMFRILAND		
Parish	BROKEN BAY		
Locality	LOVETT BAY		
Precinct	PITTWATER		
Status	Lot	Section	Plan
Crown Land below mean high water mark adjacent	1		DP 1132852

**PART 2**

Plan/diagram. Schedule 3	Area 155 1m2
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**TEXT DESCRIPTION:** Crown Land below mean high water mark fronting Lot 1 DP 1132852 known as 18-20 Sturdee Lane, Lovett Bay -Pittwater.

\*\*\*\*\* End of Description of Lands (Crown Land) and Schedule 3 \*\*\*\*\*



## Natalie Parkinson

---

**From:** Steve Crosby <[scrosby@internode.on.net](mailto:scrosby@internode.on.net)>  
**Sent:** Wednesday, 13 July 2016 5:30 PM  
**To:** Natalie Parkinson  
**Subject:** Fwd: 18-20 STURDEE LANE ELVINA BAY CDC

Hi Natalie,

Attached is the approval from NSW Fisheries for the CDC for 18-20 Sturdy Lane.

Cheers,

Steve

Begin forwarded message:

**From:** Carla Ganassin <[carla.ganassin@dpi.nsw.gov.au](mailto:carla.ganassin@dpi.nsw.gov.au)>  
**Subject:** Re: 18-20 STURDEE LANE ELVINA BAY CDC  
**Date:** 13 July 2016 4:01:44 pm AEST  
**To:** Steve Crosby <[scrosby@internode.on.net](mailto:scrosby@internode.on.net)>

Hi Stephen,

These works dont involve any activity that would trigger a permit under the *Fisheries Management Act*. Therefore approval under the *Fisheries Management Act* for this Complying Development Certificate is not required.

Please call if you wish to discuss.

Regards,

Carla Ganassin | Fisheries Manager | Aquatic Ecosystems Unit  
NSW Department of Primary Industries | Fisheries NSW  
Block E, Level 3, 84 Crown Street, Wollongong NSW 2500  
SEND MAIL TO: Locked Bag 1 | Nelson Bay NSW 2315  
T: 02 4222 8342 | F: 02 4225 9056 | E: [carla.ganassin@dpi.nsw.gov.au](mailto:carla.ganassin@dpi.nsw.gov.au)  
W: [www.dpi.nsw.gov.au](http://www.dpi.nsw.gov.au)

*Conserve, Share, Provide*

On 13 July 2016 at 10:30, Steve Crosby <[scrosby@internode.on.net](mailto:scrosby@internode.on.net)> wrote:  
Hello Carla,

Thanks for your time this morning, I have attached the Plan showing the replacement of the damaged jetty, ramp and pontoon at this water access only property in Elvina Bay. The rebuilding requires CDC and NSW Fisheries consent is required for the CDC to be issued. I have also attached a copy of the Crown Lands licence for the jetty to confirm the replacement matches the approved structure, and the design statement from the wharf builder.

COUNCIL  
COPY



If possible can you email consent to the CDC on behalf of NSW Fisheries so I can forward that on to the Certifier.

---

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of their organisation.



**From:** Steve Crosby <[scrosby@internode.on.net](mailto:scrosby@internode.on.net)>  
**Subject:** Private jetty repairs under CDC and POEO Act  
**Date:** 9 May 2016 4:36:26 pm AEST  
**To:** [info@environment.nsw.gov.au](mailto:info@environment.nsw.gov.au)

Hello,

Structural repairs to a private jetty in NSW can be done under a Complying Development Consent (CDC) issued by a Private Certifier. This is established in the SEPP (Exempt and Complying Development Codes) 2008, Division 6 Waterways structures, attached here.

Can someone help me with the following requirement-

Section 4A.12 Development standards (1) (i) states "if an approval is required under the Protection of the Environment Operations Act 1997- be approved under that Act."

The Certifier has asked for an approval if one is required, or if an approval is not required, a letter to that effect from the appropriate authority. Can you help?

Kind regards,

Steve Crosby

ref:\_00D90ZANp.\_5006F1Da35v:ref

**From:** Environment Line [info@environment.nsw.gov.au](mailto:info@environment.nsw.gov.au)  
**Subject:** RE: Private jetty repairs under CDC and POEO Act [ ref:\_00D90ZANp.\_5006F1Da35v:ref ]  
**Date:** 16 May 2016 4:44 pm  
**To:** [scrosby@internode.on.net](mailto:scrosby@internode.on.net)

Hi Steve

The Manager of Metropolitan EPA Branch has advised that approval under the POEO Act is not required in this instance.

Regards  
Linda  
Environment Line

**COUNCIL  
COPY**

This plan / document  
forms part of Complying  
Development Certificate  
no. 2016/918 CDC



# Levy Online Payment Receipt

## Building and Construction



S CROSBY  
PO BOX 204  
CHURCH POINT NSW 2105

### Application Details:

Applicant Name:	S CROSBY
Levy Number:	5133623
Application Type:	CDC
Application Number:	2016/918CDC
Approving Authority:	PITTWATER COUNCIL

### Work Details:

Site Address:	18 STURDEE LANE LOVETT BAY NSW 2105
Value of work:	\$95,672
Levy Due:	\$334.00

### Payment Details:

LSC Receipt Number:	247777
Payment Date:	8/07/2016 3:36:08 PM
Bank Payment Reference:	911150278
Levy Paid:	\$334.00
Credit card surcharge:	\$1.34
<b>Total Payment Received:</b>	<b>\$335.34</b>

This plan / document  
forms part of Complying  
Development Certificate  
no. 2016/918 CDC

HELPLINE  
13 14 41  
[www.longservice.nsw.gov.au](http://www.longservice.nsw.gov.au)

EMAIL  
[info@longservice.nsw.gov.au](mailto:info@longservice.nsw.gov.au)  
ABN 93 646 090 808

POSTAL ADDRESS  
Locked Bag 3000,  
Central Coast MC, NSW 2252





Chris Kemp  
Operations Director  
All Waterfront Constructions Pty. Ltd.  
m. 0410 703 351  
e. ckemp@allwaterfront.com.au  
PO Box 510, Church Point NSW 2105  
[www.allwaterfrontconstructions.com.au](http://www.allwaterfrontconstructions.com.au)

## **DESIGN COMPLIANCE STATEMENT**

**For Client:** Adrian and Fiona Loader  
**Insight Reference No.:** 2016/918CDC **AWC Quotation No.** 0229a  
**Scope of Works:** Replacement/repair of an existing ramp, jetty & pontoon  
**Site Address:** 18-20 Sturdy Lane, Lovett Bay NSW 2105  
**Phone:** Adrian: 0411 585 2377 **Email:** aloader@allegrofund.com.au  
**cc.** Stephen Crosby & Associates **Email:** scrosby@internode.on.net  
**Date:** 9 July 2016

### **DESIGN COMPLIANCE STATEMENT:**

Requirement	Standard of Compliance
1. The proposed works will not reduce the amount of light penetration to any water below.	New works replace existing structures and light penetration to water below will be unaltered.
2. The proposed works will not involve disturbance of or injury to the bed of any waterway or injury to any marine vegetation.	Proposed works include pile removal and replacement activities for pontoon locator piles and main wharf piles. Disturbance to the seabed will be mitigated by: <ul style="list-style-type: none"><li>- Inshore wharf piles to be hand dug to a minimum 1m and concreted;</li><li>- Offshore wharf piles to be set on existing foundations;</li><li>- Pontoon locator piles set into existing holes.</li></ul> No marine vegetation is in vicinity of works.
3. The design of the proposed works are no larger in size or capacity than the structure being repaired/replaced.	Replacement wharf, pontoon and ramp will all be of the same dimensions as previous structures.
4. The design will not result in a pile being exposed within the waterway.	All existing piles will be removed from the seabed and disposed to waste station
5. The design of the structure will comply with AS3962 – 2001 & AS4997 – 2005.	Design of the structure complies with relevant section of AS 3962-2001 Guidelines for the design of Marinas and AS4997- 2005 Guidelines for the design of Maritime Structures.

Yours sincerely

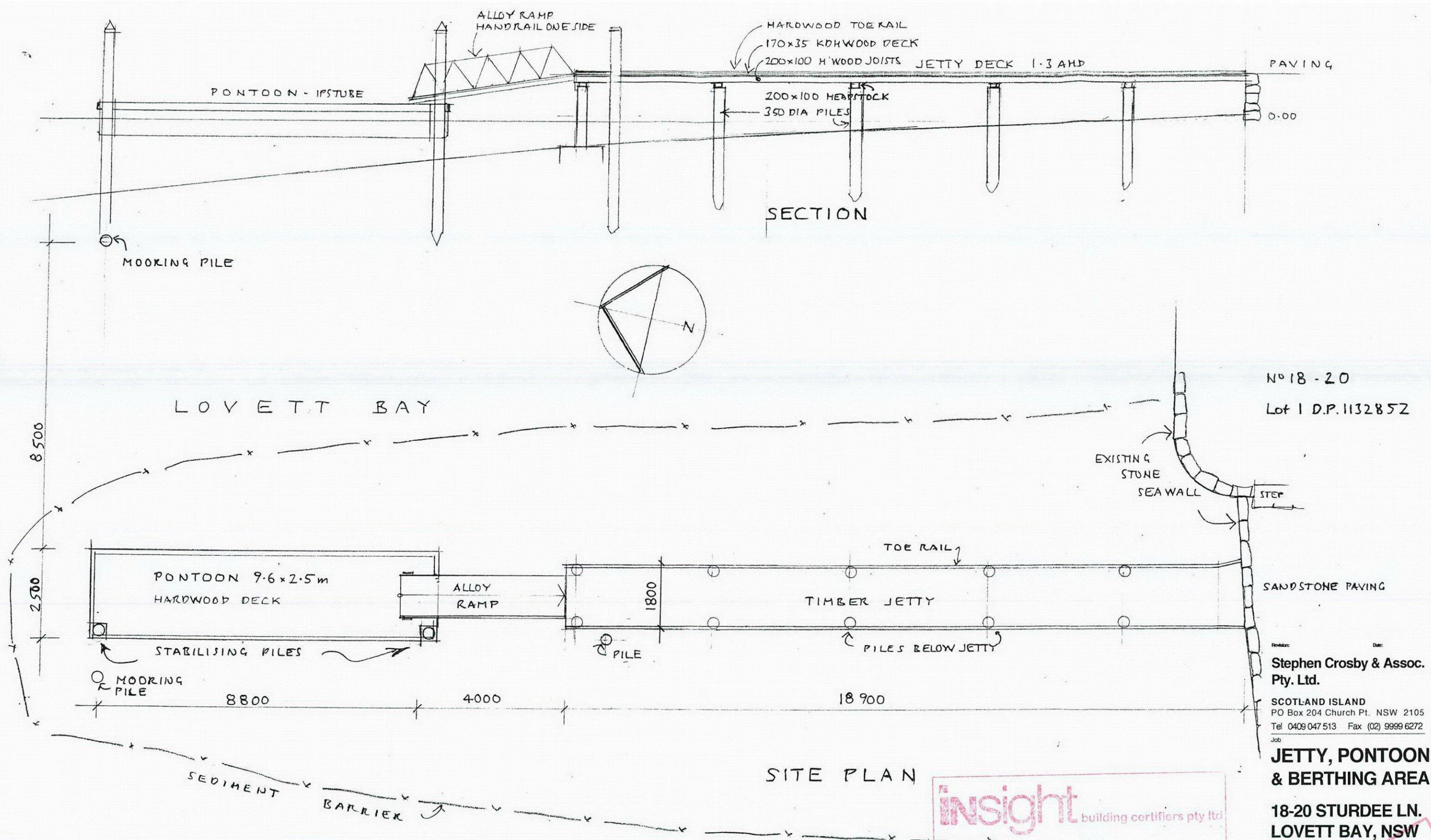
  
CHRIS KEMP  
Operations Director  
m. 0410 703 351

This plan / document  
forms part of Compliance  
Development Certificate  
no. 2016/918 CDC

**Servicing all aspects of residential & commercial waterfront construction**

ABN: 35 166 647 794





Nº 18 - 20  
Lot 1 D.P. 1132852

Prepared: Stephen Crosby & Assoc.  
Pty. Ltd.

SCOTLAND ISLAND  
PO Box 204 Church Pt. NSW 2105  
Tel 0409 047 513 Fax (02) 9999 6272

Job  
**JETTY, PONTOON  
& BERTHING AREA**

**18-20 STURDEE LN.  
LOVETT BAY, NSW**  
Lot 1 DP 1132852

For A & F LOADER  
Drawing

**SITE PLAN  
& SECTION**

Scale 1:100  
Date JUNE 2016  
Drawn S.C.  
Drawing Number

**2166 - CDC 01**

**COUNCIL  
COPY**

**insight** building certifiers pty ltd

**COMPLYING DEVELOPMENT CERTIFICATE  
PLANS**

CERTIFICATE NO. 2016/918-EDC

I certify that the work completed in accordance with these plans & specifications will comply with Section 95 of the Environmental Planning & Assessment Act 1979

*T. Bowden* 14 JUL 2016

T. Bowden Accreditation No. BPE0042