

R169505

**CONSTRUCTION CERTIFICATE APPLICATION**

Made under the Environmental Planning and Assessment Act 1979 Sections 109C
(1) (b), 81a (2) and 81a (4)

Pittwater Council

Unit 9/5 Vuko Place, Warriewood NSW 2102

PO Box 882, Mona Vale NSW 1660

Tel: (612) 9970 1111

Fax: (612) 9970 7150

Internet: www.pittwaterlga.com.au

Email: pittwater_council@pittwater.nsw.gov.au

SITE DETAILS

Unit/Suite:	Street No: 46	Street: BONA
Suburb: TOWERS BAY	Lot No: 2	Deposit /Strata Plan: 522800

DEVELOPMENT CONSENT

Development Application No: N0747-04	Determination Date: 1-2-05
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APPLICANT DETAILS

Name/Company: TIM MARSHALL	Contact Person: TIM.
Postal Address: PO BOX 33 CHURCH POINT 2105	Contact Numbers: Phone (H/B): Mobile: 0438 043 100 Fax:
Signature of Applicant:	Date: 14-6-05

OWNERS DETAILS

Name: GRACE MARSHALL	If Company, contact person:
Postal Address: PO BOX 33 CHURCH POINT 2105	Contact Numbers: Phone (H/B): Mobile: 0408 811 066 Fax:
As the owner of the land to which this application relates, I consent to this application. I also give consent for the authorised Council Officer to enter the land to carry out inspections.	

Signature of Owners:**Date:**

14/6/05

If more than one owner, every owner must sign. If the owner is a company, the form must be signed by an authorised director and the common seal must be stamped on this application.
If the property has been recently purchased, written confirmation from the purchaser's Solicitor must be provided.
If the contracts have been exchanged for the purchase of the land, the current owner is to sign the application.

DEVELOPMENT DETAILSType of Work: ☒ Building Work

OR

☐ Subdivision Work

Description of proposal – (Provide brief, concise details):

NEW BOATSHED, JETTY, PONTON, RAMP AND
SEAWALL**WHO WILL BE DOING THE BUILDING WORKS?**☒ Owner Builder

Owner Builders Permit No: 290415 P

Copy of Owner Builders permit
attached:☒ Yes☐ No – to be provided with
Notice of Commencement
Form

If you are an Owner-Builder for the residential building work exceeding \$5000 you must apply for a permit at NSW Office of Fair Trading, 1 Fitzwilliam Street, Paramatta NSW 2150 Australia. Tel: 61 2 98950111 Fax: 61 2 9895 0222.

OR

☐ Licensed Builder

Name of Builder:

Phone:

Mobile:

Fax:

Contact person:

Insurance Company:

Insurance Certificate attached:

☐ Yes☐ No – to be provided with
Notice of Commencement
Form

If you are using a licensed builder for residential building work exceeding \$12,000 you must obtain Home Building Act Insurance. A certificate of insurance must be provided with this application or submitted with the Notice of Commencement Form.

VALUE OF PROPOSED DEVELOPMENT

Value of Works: \$ 100,000 (including full cost of labour and materials)

DO YOU NEED TO PAY THE BUILDING INDUSTRY LONG SERVICE LEVY?



Yes



No

Only required if the development involves building works exceeding \$25,000.00.

OFFICE USE ONLY

CC0292/05

Fee Type	Fee Amount
Construction Certificate Application Fee	\$ 566.50
Long Service Levy Fee	\$ 200
Driveway/Street Levels	
Kerb & Gutter Fee	
Sec 94 Contributions	
Bonds/Guarantees	
Other Fees	
TOTAL	\$ 766.50

Date of Receipt: 14/06/05	Receipt No: 169505	Accepted By: Wn
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CD

PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE

Purpose of collection:	To enable Council as the consent authority to assess your proposal.
Intended recipients	Council Staff and any other relevant government agency that may be required to assess the proposal.
Supply:	The information is required by legislation
Consequence of Non-provision:	Your application may not be accepted, not processed or rejected for lack of information
Storage:	The Pittwater Council will store details of the application and any subsequent decision in a register that can be viewed by the public.
Retention period:	Hard copies of the application will be destroyed after 7 years and electronic records will be kept indefinitely.
Please contact Council if this information you have provided changes or is incorrect.	

STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS

What is the area of the land?	Area in square metres	1200	
Gross floor area of existing building?	Area in square metres	0	
If no existing building, write "NIL"			
What is the existing building or site used for at present?	Main uses:	BUILDING	
	Other uses:		
Does the site contain a dual occupancy?	☐ Yes	☒ No	
Gross floor area of proposed building?	Proposed floor area in square metres		
What will the proposed building to be used for?	Main uses:	RESIDENCE	
	Other uses:		
How many dwellings:			
Are pre-existing at this property?	Dwellings:	0	
Are proposed to be demolished?	Dwellings:	0	
Are proposed to be constructed?	Dwellings:	1	
How many storeys will building consist of?	Storeys:	2	
What are the main building materials?			
Walls		Roof	
Full Brick	☐	Aluminium	☐
Brick veneer	☐	Concrete or slate	☐
Concrete, masonry	☐	Tile	☐
Steel	☐	Fibrous cement	☐
Fibrous cement	☐	Steel	☒
Timber/weatherboard	☒	Other	☐
Cladding-aluminium	☐	Unknown	☐
Curtain glass	☐		
Other	☐		
Unknown	☐		
Floor		Frame	
Concrete	☐	Timber	☐
Timber	☒	Steel	☒
Other	☐	Other	☐
Unknown	☐	Unknown	☐

APPLICANTS CHECK LIST

Note: This list is intended as a guide to the type of information to be submitted. Some items may not be required and Section B of the Conditions of Development Consent for the building works may specify further additional information required with submission of your Construction Certificate Application.

Application Form - Supporting Documentation - (3 copies of each)	☒ Owners Consent ☒ Applicant's Signature ☒ Long Service Levy ☒ Driveway/Street levels Application ☒ Architectural Plans ☒ Quick Check Plans endorsed by Sydney Water ☐ Construction Specifications for Building Works ☒ Structural Engineer's Plans ☒ Structural/Geotechnical Certificates ☒ Landscape Plans ☒ Driveway Level Plans ☒ On-site Stormwater Detention Plans ☒ Drainage Plans on Site Storm Management ☒ Erosion and Sediment Management Plan ☒ Sydney Water Quick Check Plans ☒ Subdivision Work Plans ☒ Schedule of External Finishes/Colours ☒ Fire Safety Measures Schedule ☒ Form No. 2 - "Geotechnical Risk Management Policy for Pittwater" ☒ Details and location of fencing for Swimming Pool to comply with AS 1926-1986 "Fences and Gates for Private Swimming Pools" ☒ Specifications for construction of buildings in Bushfire-prone areas ☐ Security Deposit / Section 94 contributions
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GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 - To be submitted with detailed design for construction certificate

Development Application for	<u>I & G MARSHALL</u>
Name of Applicant	
Address of site	<u>LOT DP522800, 46 BONA CREB.</u> <u>TOWERS BAY</u>

Declaration made by Structural or Civil Engineer in relation to the incorporation of the Geotechnical issues into the project design

I, RICHARD BAXENDALE (insert name) on behalf of RJ BAXENDALE - CONSULTING (trading or company name) ENGINEER PTY LTD.

on this the 19/5/05 (date)

certify that I am a Structural or Civil 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 also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development.

Geotechnical Report Details:

Report Title:	<u>WASTEWATER MANAGEMENT STUDY & GEOTECHNICAL RISK ASSESSMENT</u>
Report Date:	<u>OCTOBER 2003</u>
Author:	<u>MARTENS & ASSOC. PTY LTD</u>

Structural Documents list:

<u>05335/100A BOATSWREN DETAILS.</u>
<u>MARKED UP EXTRACT OF 05335/100A DATED</u>
<u>19/05/05</u>

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.

RICHARD BAXENDALE
(name)

RJ Marshall
(signature)

Declaration made by Geotechnical Engineer or Engineering Geologist in relation to Structural Drawings

I prepared and/or technically verified the abovementioned Geotechnical Report as per Form 1 dated _____ and now certify that I have viewed the above listed structural documents prepared for the same development. I am satisfied that the recommendations given in the Geotechnical Report have been appropriately taken into account by the structural engineer in the preparation of these structural documents. I am 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.

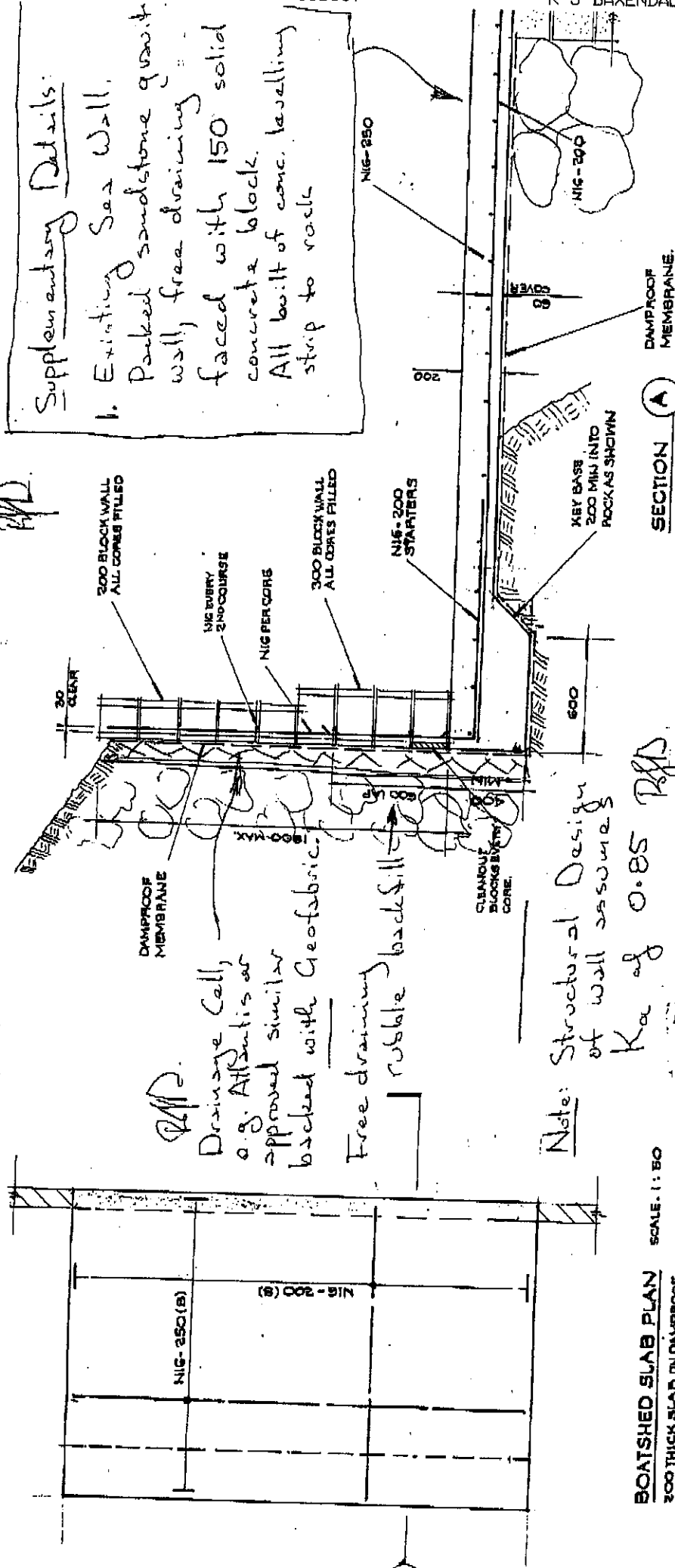
Signature Dr Daniel Martens

Name Dr Daniel Martens

Chartered Professional Status CPEng, NPEER, FIEMust

Membership No. 2185379





Supplementary Details:

1. Existing Sea Wall, Packed sandstone quarry wall, free draining faced with 150 solid concrete block. All built of conc. barrelling strip to rock.

MARKED UP
EXTRACT OF
DWG 05335/100A

BLOCKWORK NOTES:

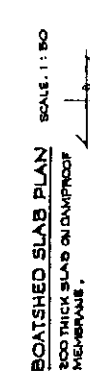
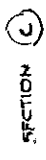
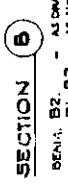
1. All concrete masonry blocks to be Class 15 and are to conform to AS 1500 Concrete Blocks for Masonry Construction.
2. Mortar Mix to be 1:1:4, Cement: Lime: Sand.
3. Core filling grout to be ready mixed. Compressive strength $F_c = 32$ MPa. Maximum Aggregate size = 10 mm. Slump = 250 mm.
4. ALL CORES FILLED. Each core is to be tamped before placing vertical reinforcement to remove protruding mortar fins, mortar droppings are then to be removed to Engineer's approval.
5. Walls are to be adequately propped during construction.
6. Cures and reinforcement are to be inspected and approved by Engineer before core filling operations commence.
7. ALL BLOCKWORK TO BE 200 mm UNO.

Endorsed by De Daniel Martens
CPENG FIEAUST WPER
Membership no. - 2185379

RJD
19/05/05
19/05/05
REQUIRED

HIEARY CPENG

SECTION C



1. All concrete masonry blocks to be Class 15 and are to conform to AS 1500 - Concrete Blocks for Masonry Construction.
2. Mortar Mix to be 1 : 1 : 4; Cement : Lime : Sand.
3. Core filling grout to be ready mixed. Compressive strength $f'_c = 32 \text{ MPa}$. Maximum Aggregate size = 10 mm.
4. ALL CORES FILLED.
Each core is to be tamped before placing vertical reinforcement to remove protruding mortar fluff, cracker droppings are then to be removed to Engineers approval.
5. Walls are to be adequately propped during construction.
6. Cavity and reinforcement are to be inspected and approved by Engineer before core filling operations commence.
7. ALL BLOCKWORK TO BE 200 mm UNO.

- GENERAL NOTES**
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S DRAWINGS AND ANY DISCREPANCY IS TO BE CONFIRMED BY THE ARCHITECT OR THE ENGINEER.
 2. DESIGN LOADS:
Superimposed live load - 3.0 KPa
 3. All materials and workmanship shall comply with the following:

Australian Standard - Concrete Structures	-	A.S. 3600
Australian Standard - Steel Structures	-	A.S. 4100
ASCE Concrete Specification	-	Current Edition
ASCE Structural Steel Specification	-	Current Edition
 4. ALL DETAILS ARE SUBJECT TO CONFIRMATION UPON OPENING UP.
 5. CONCRETE STRENGTH:-
Suspended Slabs -

F _c = 40 MPa -	Slump	90-80mm.
Max. Aggregate Size -	20mm.	

Suspended Sills on Grade -

F _c = 40 MPa -	Slump	60-80mm.
Max. Aggregate Size -	20mm.	

Footings:-

F _c = 40 MPa -	Slump	60-80mm.
Max. Aggregate Size -	20mm.	
 6. COVER TO REINFORCEMENT:-

100 mm -	
Footings - Piers	
Internal Sills and Beams -	40 mm.
External Sills and Beams -	50 mm.
 7. Reinforced concrete dimensions shown on these drawings are minimum and no other materials are to encroach those sections.
 8. Location of all temporary construction joints shall be approved by Engineer.
 9. All proposed penetrations not indicated on these drawings are to be approved by the Engineer.
 10. All footings are to bear on rock having a minimum bearing capacity of 600 kN/m² (Subject to confirmation by Engineer on site.)
- [Handwritten signature]*
The Aut. Conf.

A	AMENDED TO SUIT SITE CONDITIONS	MAY 1985
NO.	AMOUNT	DATE
R. J. BAXENDALE - CONSULTING ENGINEER PTY. LTD. TEL: 466 1000 FAC: 466 1007 PO BOX 1007 JERRINGTON N.S.W. 2204		
PROPOSED BOATSHED AT 46 BONA CRESCENT TOWLERS BAY FOR T. & G. MARSHALL		
BOATSHED DETAILS.		
ARCHITECT	SCALES: 1:50, 1:10	DWG. No. 05335 / 100 A
	DATE: FEB 2005	



OFFICE OF **FAIR TRADING**

NSW Consumer Protection Agency

Department of Commerce

TIMOTHY JAMES MARSHALL
P O BOX 33
CHURCH POINT 2105

HOME BUILDING ACT 1989

OWNER BUILDER PERMIT

Permit :290415P
Receipt:AA2031475

Issued:23/02/2005
Amount:\$129.00

Building Site:

46 BONA CRESCENT, TOWLERS BAY 2105

Authorised Building Work:

N0747/04 ERECT BOATSHED AND SEA WALL
BUILDING WORK AS PER BA NO.
ISSUED BY PITTWATER COUNCIL

Should the property be sold within 6 years of completion of the work it will be necessary to obtain home warranty building insurance from approved insurers if the value of the work was greater than \$12,000. A certificate of insurance must be attached to any contract for sale.

You should obtain professional advice from general insurers regarding public liability and property damage cover, etc.

Note: This permit is only valid when an official receipt has been imprinted.

If payment is made by cheque, the permit is conditional on the cheque being met at presentation.

4

Issuing Officer

***** END OF PERMIT *****

MATERIAL FINISHES

ROOF COLOURED SLATE GULLY & TWO VENTILATED
WALLS CEDAR PAINTED GLAZED
WINDOWS

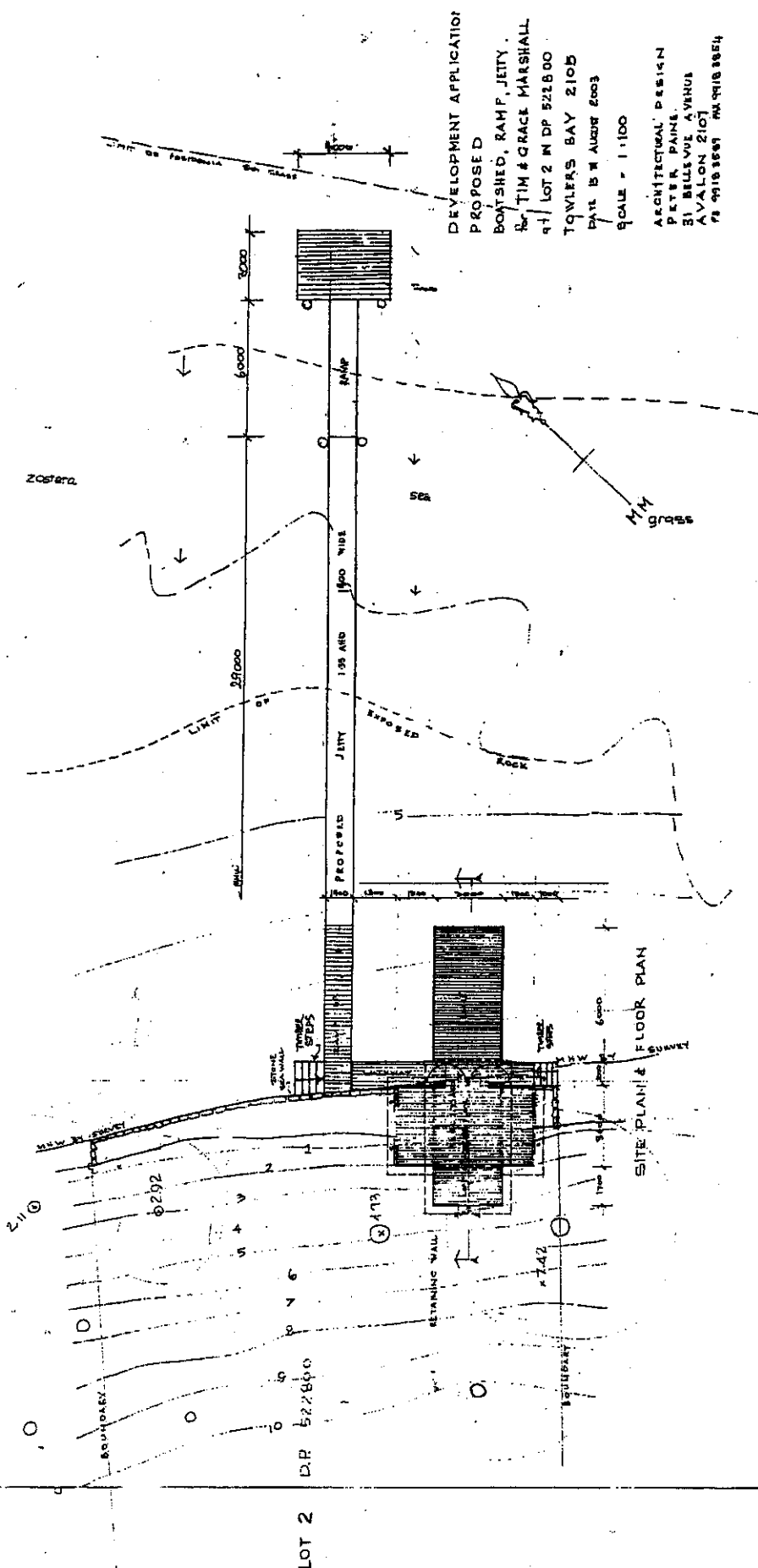
SOUTH WEST ELEVATION

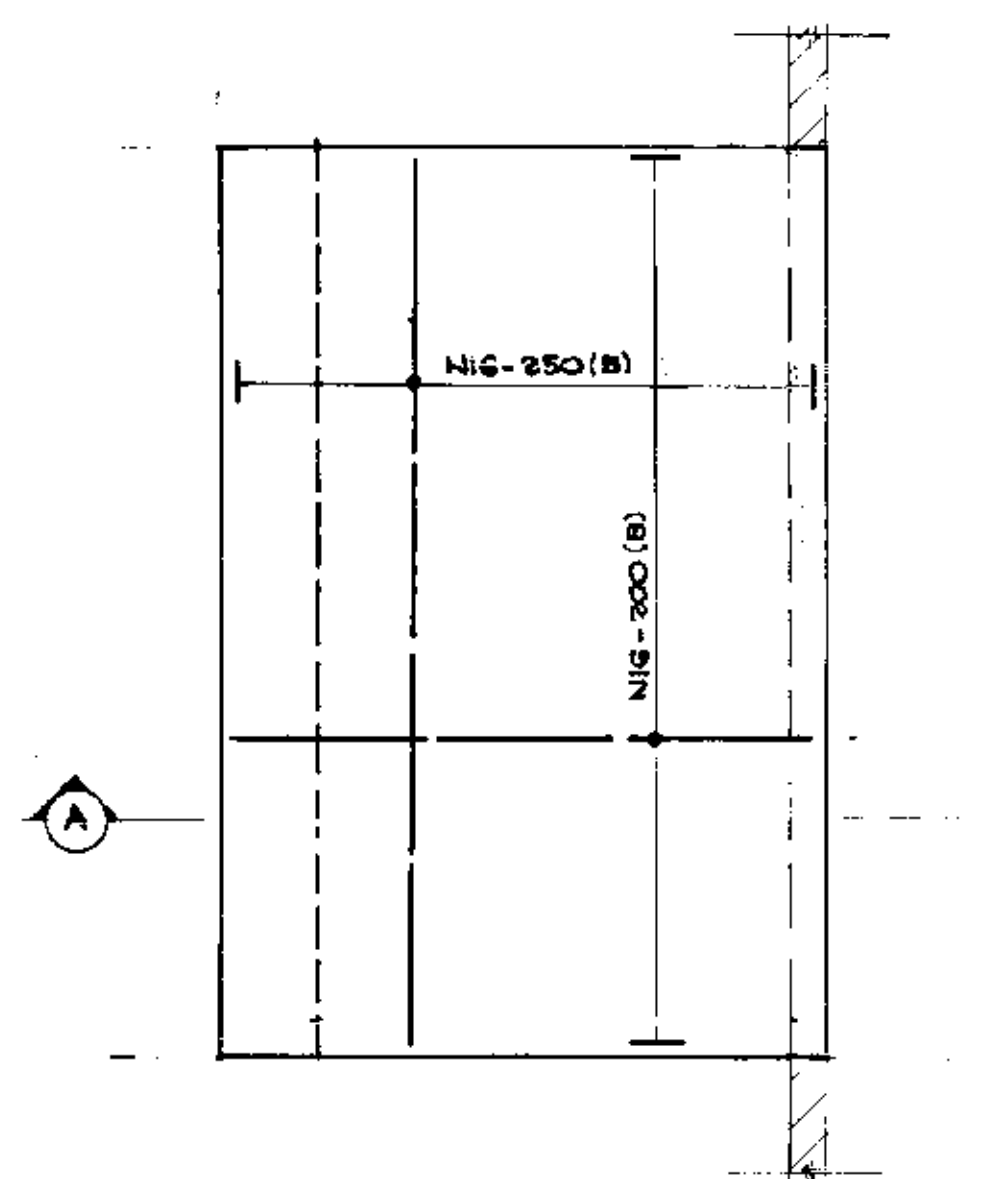
NORTH WEST ELEVATION

NORTH EAST ELEVATION

SOUTH EAST ELEVATION

SECTION A-A

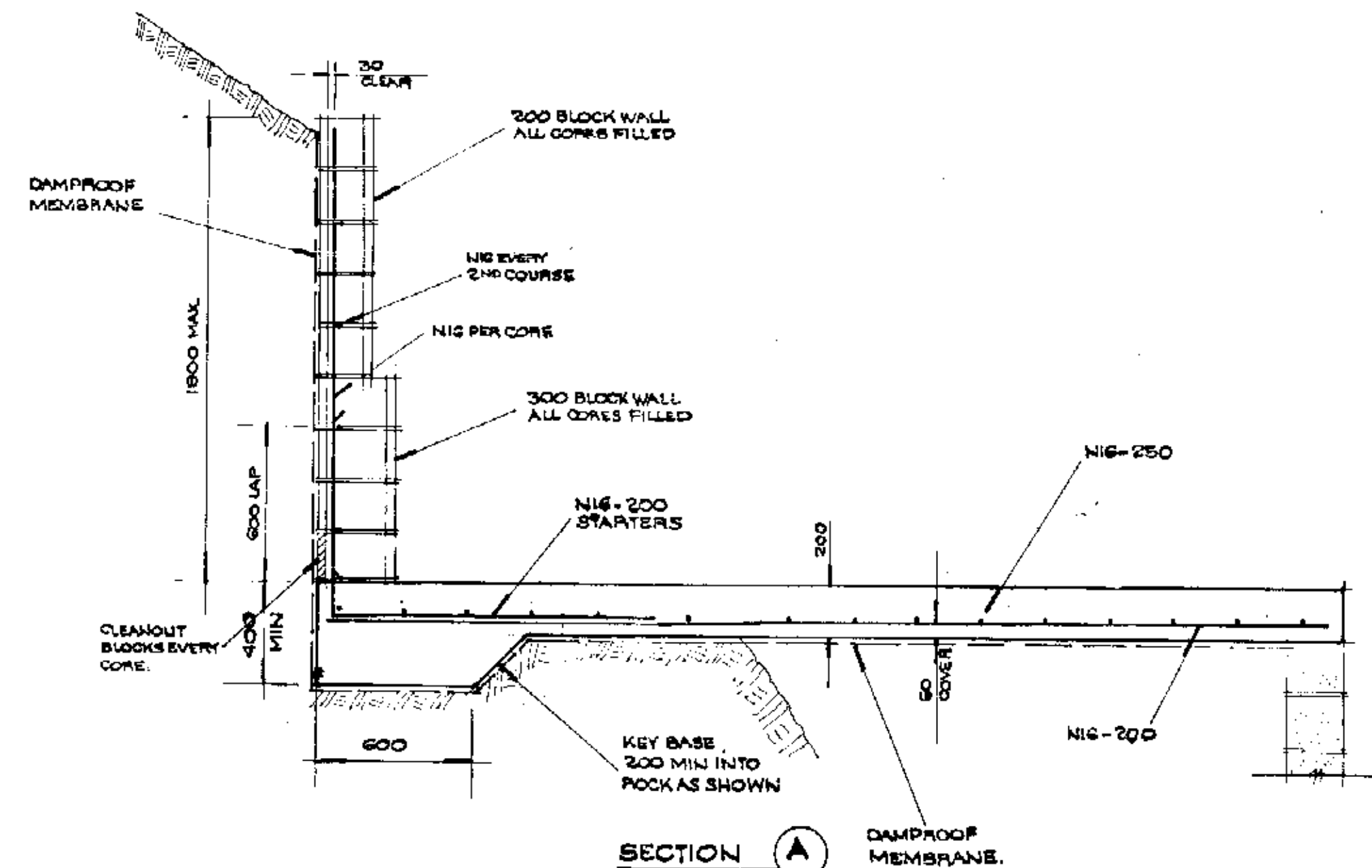




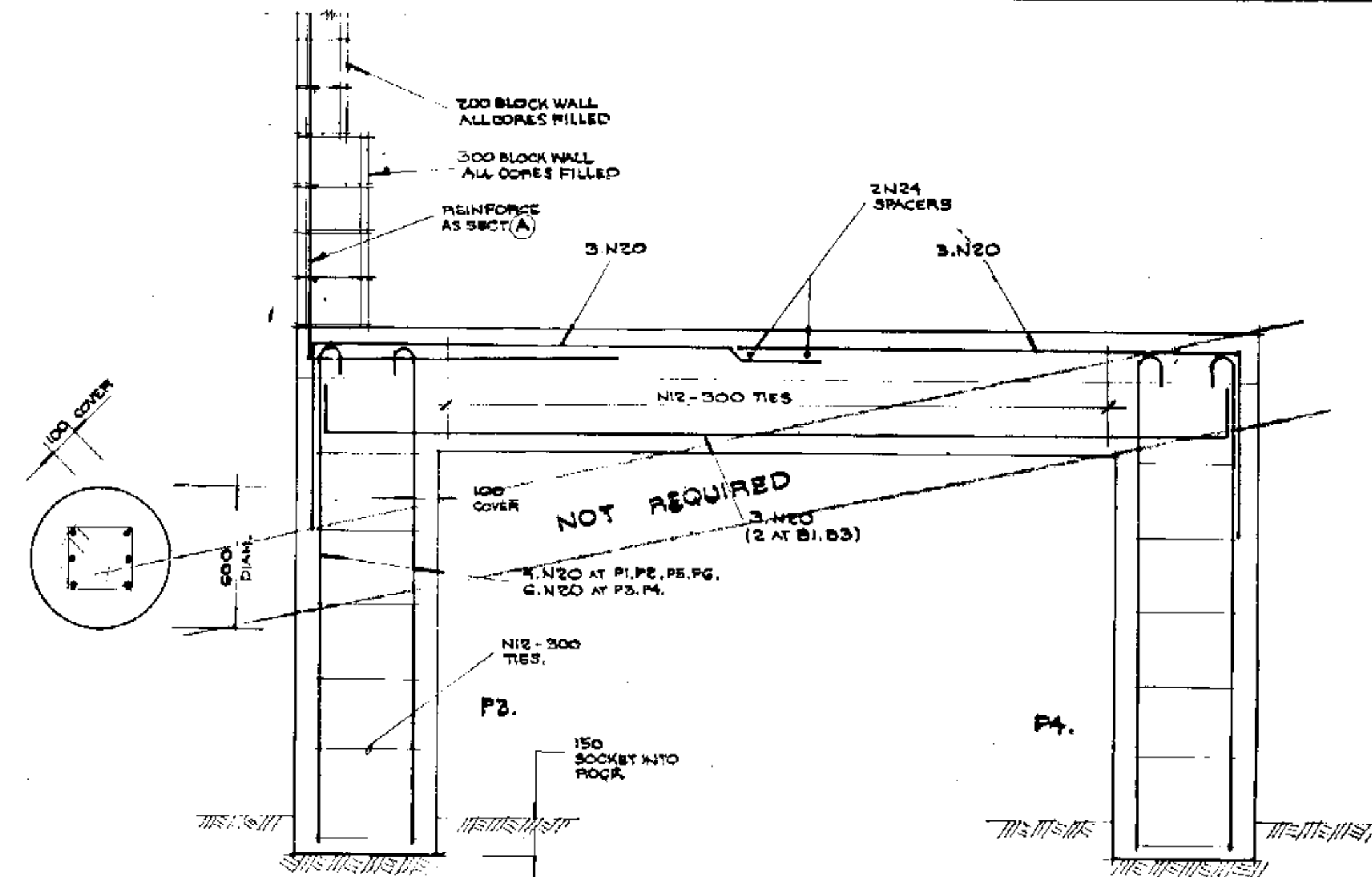
BOATSHED SLAB PLAN
200 THICK SLAB ON DAMPROOF MEMBRANE.

SCALE: 1:50

Laid First



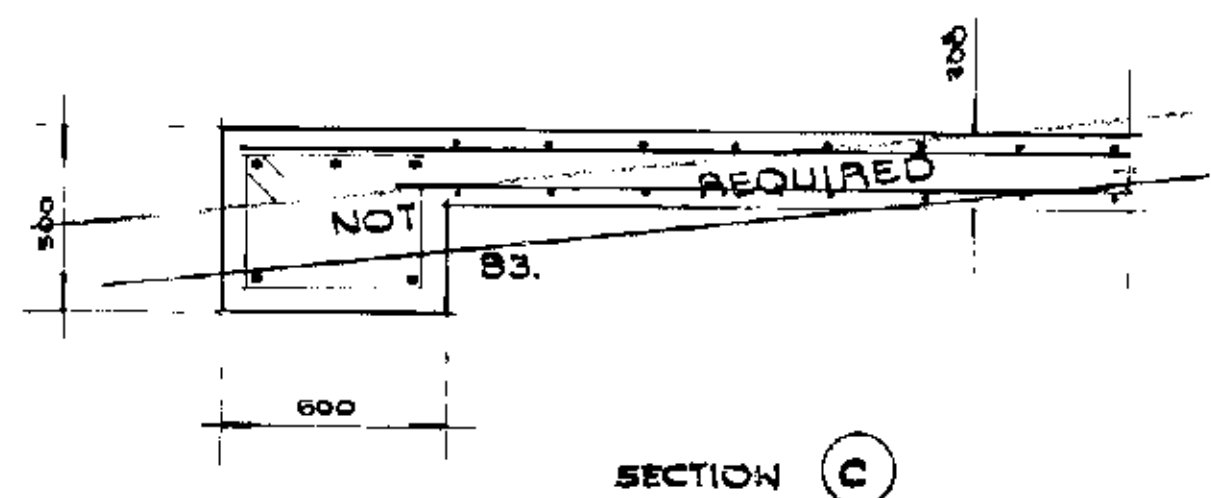
SECTION A



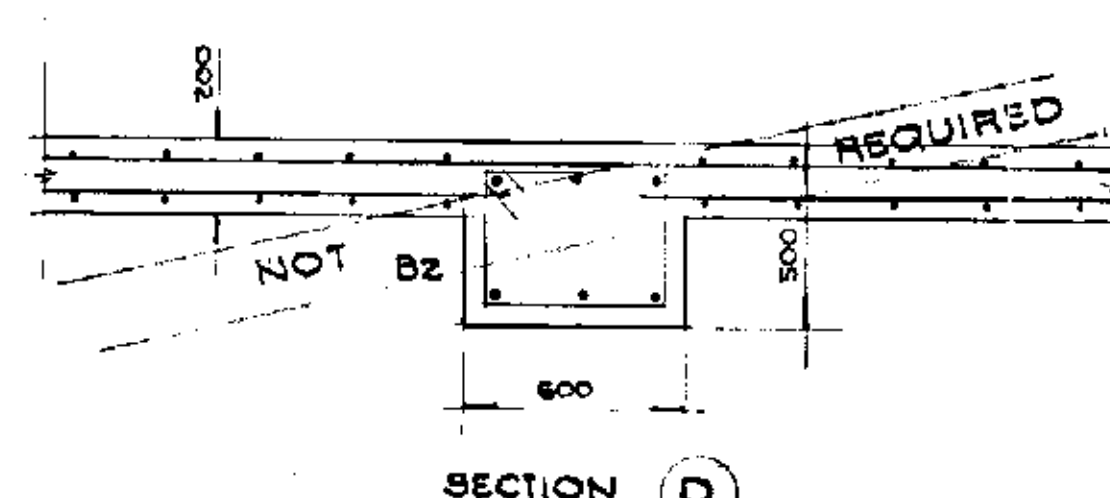
SECTION B

BEAM B2 - AS DRAWN.
B1, B3 - AS NOTED.

- BLOCKWORK NOTES:**
1. All concrete masonry blocks to be Class 15 and are to conform to AS 1500 'Concrete Blocks for Masonry Construction'.
 2. Mortar Mix to be 1 : 1 : 4, Cement : Lime : Sand.
 3. Core filling grout to be ready mixed. Compressive strength $f'c = 32$ MPa. Maximum Aggregate size - 10 mm. Slump - 250 mm. ALL CORES FILLED.
 4. Each core is to be riddled before placing vertical reinforcement to remove protruding mortar fins, mortar droppings are then to be removed to Engineers approval.
 5. Walls are to be adequately propped during construction.
 6. Cores and reinforcement are to be inspected and approved by Engineer before core filling operations commence.
 7. ALL BLOCKWORK TO BE 200 mm U.N.O.



SECTION C



SECTION D

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S DRAWINGS AND ANY DISCREPANCY IS TO BE CONFIRMED BY THE ARCHITECT OR THE ENGINEER.
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Australian Standard - Steel Structures - AS 4100
ACSE Concrete Specification - Current Edition
ACSE Structural Steel Specification - Current Edition
4. ALL DETAILS ARE SUBJECT TO CONFIRMATION UPON OPENING UP.
5. CONCRETE STRENGTH:-
Suspended Slabs - $f'c = 40$ MPa. - Slump 60-80mm. Max. Aggregate Size - 20mm.
Suspended Slabs on Grade - $f'c = 40$ MPa. - Slump 60-80mm. Max. Aggregate Size - 20mm.
Footings:- $f'c = 40$ MPa. - Slump 60-80mm. Max. Aggregate Size - 20mm.
6. COVER TO REINFORCEMENT:-
Footings:- Piers 100 mm.
Internal Slabs and Beams:- 40 mm.
External Slabs and Beams:- 50 mm.
7. Reinforced concrete dimensions shown on these drawings are minimum and no other materials are to encroach those sections.
8. Location of all temporary construction joints shall be approved by Engineer.
9. All proposed penetrations not indicated on these drawings are to be approved by the Engineer.
10. All footings are to bear on rock having a minimum bearing capacity of 800 KPa (Subject to confirmation by Engineer on site.)

AMENDED TO SUIT SITE CONDITIONS MAY '05

No. AMENDMENT DATE

R. J. BAXENDALE -
CONSULTING ENGINEER Pty. Ltd.
30/451 PACIFIC HIGHWAY
ATTARNOON, N.S.W. 2054
TELEPHONE: 8508 0600
FAX: 8508 1637
CONSULTING
STRUCTURAL
ENGINEER
ENGINEERS
AUSTRALIA

PROPOSED BOATSHED AT
46 BONA CRESCENT TOWLERS BAY
FOR T. & G. MARSHALL

BOATSHED DETAILS.

ARCHITECT SCALES: 1:50, 1:20 DWG. No.
DATE: FEB 2005 05335 / 100 A