

23 October 2017

General Manager
Northern Beaches Council
PO Box 882
Mona Vale NSW 1660

Dear Sir/Madam,

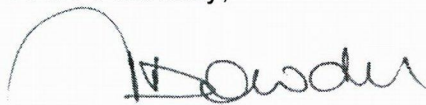
Development Application No. N0008/17
42 McCarrs Creek Road, Church Point

For Council's information, please find enclosed Construction Certificate No. 2017/5909 issued for alterations & additions to a dwelling (construction of an inclinator) at the above address, accompanied by:

- Copy of Construction Certificate application form
- **Notice of Commencement** of Work and Appointment of Principal Certifying Authority
- Home Warranty Insurance Certificate
- 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, PO Box 326, Mona Vale 1660.**

Yours Faithfully,



Tom Bowden
Insight Building Certifiers



R. A17287.

Construction Certificate Determination

issued under the Environmental
Planning and Assessment Act 1979
Section 109C (1) (b), 81A (2) and 81A (4)

Certificate No. 2017/5909

Council	Northern Beaches
Determination Date of issue	23 October 2017
Subject land Address Lot No, DP No.	42 McCarrs Creek Road, Church Point Lot 16 DP 11691
Applicant Name Address Contact No.	Ms Susan Crimmins 42 McCarrs Creek Road, Church Point NSW 2105 9997 3383 / 0414 499 463
Owner Name Address Contact No.	Ms Susan Crimmins 42 McCarrs Creek Road, Church Point NSW 2105 9997 3383 / 0414 499 463
Description of Development Type of Work	Alterations & Additions to a Dwelling (Construction of an Inclinators)
Builder or Owner/Builder Name Contractor Licence No/Permit Name Contractor Licence No/Permit	1. Garry Brook Site Preparation, Construction of Foundations & Landings & Installation of an Inclinators 64101C 2. P R King & Sons Pty Ltd Supply of Inclinators n/a
Value of Work Building	\$144,000.00

Attachments

- Copy of completed Construction Certificate Application Form
- Long Service Corporation receipt no's. 296456 dated 4 August 2017 & 00301278 & 00301279 dated 11 September 2017

Plans & Specifications certified

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

- Architectural Plans & Construction Specification reference no. 6416/1B, sheet no's. 2 of 2, prepared by P.R. King & Sons Pty Ltd dated 21 August 2016
- Structural Details reference no. 30879, drawing no's. C1, C2 & C3, prepared & endorsed by Jack Hodgson Consultants Pty Ltd dated 19 September 2017
- Completed Form 2 (Parts A & B) of Northern Beaches Council Geotechnical Risk Management Policy, endorsed by Jack Hodgson Consultants Pty Ltd dated 20 September 2017, respectively
- Dilapidation Report (Council Infrastructure) prepared by Jim's Building Inspections, undated
- Dilapidation Report (Waterfront Crown) prepared by Jim's Building Inspections, undated
- Dilapidation Report (40 McCarrs Creek Road) prepared by Jim's Building Inspections, undated
- Sydney Water approval dated 1 August 2017

Certificate

I hereby certify that the above Plans, documents or Certificates, satisfy:

- The relevant provisions of the Building Code of Australia
- The relevant conditions of this Development Consent

and that work completed in accordance with the documentation accompanying the application for this Certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation referred to in Section 81A(5) of the Environmental Planning & Assessment Act, 1979.

Signed



Date of endorsement
Certificate No.

23 OCT 2017
2017/5909

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

Development Consent

Development Application No.
Date of Determination

N0008/17
25 May 2017

BCA Classification

10b

APPLICATION FOR A CONSTRUCTION CERTIFICATE

Environmental Planning and Assessment Act 1979 & Environmental Planning and Assessment Regulation 2000

Description of Building Work

Alterations & additions to a dwelling (construction of an indinator)

Estimated cost of work

\$144,000.00

BCA Classification(s)

106

Development Consent Reference no.

N0008/17

Date of Issue

25-05-2017

Modified Consent Reference no. (If applicable)

Date of Issue (If applicable)

Property Address

Unit/Street no.

42

Street name

M'Carra's Creek Road

Suburb

Church Point

Post code

2105

Lot no.

16

DP no.

11691

Accompanying Documents

- Appropriate Architectural Plans and Specifications
- All information required by *Part 3 of Schedule 1 Forms* of the Regulation (see over)

I/We, the owner/s of the abovementioned property, hereby make application to Tom Bowden/Heath McNab of Insight Building Certifiers Pty Ltd (Insight) for a Construction Certificate for the building work described above and, in doing so, I/we also declare that the documents provided and asserted by me as a copy of a development consent and incorporated plans are a true copy of same as issued by the relevant consent authority or the Land and Environment Court.

Owner 1 Name:

Owner 2 Name:

Owner's Signature:

[Signature]

Owner's Signature:

Date:

7/8/17

Date:

Owner's Address:

42 M'CARRA'S CREEK RD. CHURCH POINT

Daytime Telephone:

*0414 499463
9997 3383*

Mobile:

[Office Use Only]: Date received by Accredited Certifier:.....

COUNCIL COPY

Environmental Planning & Assessment Regulations 2000

Schedule 1 – Part 3(6) – Documents to accompany application for Construction Certificates

- (1) An application for a construction certificate must be accompanied by the following documents:
 - (a) if the development involves building work (including work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house):
 - (i) a detailed description of the development, and
 - (ii) appropriate building work plans and specifications,
 - (b) if the development involves building work (other than work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house or work that relates only to fire link conversion):
 - (i) a list of any existing fire safety measures provided in relation to the land or any existing building on the land, and
 - (ii) 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,
 - (c) if the development involves subdivision work, appropriate subdivision work plans and specifications,
 - (d) in the case of development to which clause 6A applies, such other documents as any BASIX certificate for the development requires to accompany the application.
 - (2) A detailed description of the development referred to in subclause (1) (a) (i) must indicate the following matters:
 - (a) for each proposed new building:
 - (i) the number of storeys (including underground storeys) in the building,
 - (ii) the gross floor area of the building (in square metres),
 - (iii) the gross site area of the land on which the building is to be erected (in square metres),
 - (b) for each proposed new residential building:
 - (i) the number of existing dwellings on the land on which the new building is to be erected,
 - (ii) the number of those existing dwellings that are to be demolished in connection with the erection of the new building,
 - (iii) the number of dwellings to be included in the new building,
 - (iv) whether the new building is to be attached to any existing building,
 - (v) whether the new building is to be attached to any other new building,
 - (vi) whether the land contains a dual occupancy,
 - (vii) the materials to be used in the construction of the new building (using the abbreviations set out in clause 7 of this Schedule).
 - (3) Appropriate building work plans and specifications referred to in subclause (1) (a) (ii) include the following:
 - (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 79C (4) of the Act,
 - (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 the case of development to which clause 6A applies, such other matters as any BASIX certificate for the development requires to be included in the plans and specifications.
 - (3A) An application for a construction certificate that relates only to fire link conversion need only be accompanied by a document that describes the design and construction, and mode of operation, of the new fire alarm communication link.
 - (4) Appropriate subdivision work plans and specifications referred to in subclause (1) (c) include the following:
 - (a) details of the existing and proposed subdivision pattern (including the number of lots and the location of roads),
 - (b) details as to which public authorities have been consulted with as to the provision of utility services to the land concerned,
 - (c) details engineering plans as to the following matters:
 - (i) earthworks,
 - (ii) roadworks,
 - (iii) road pavement,
 - (iv) road furnishings,
 - (v) stormwater drainage,
 - (vi) water supply works,
 - (vii) sewerage works,
 - (viii) landscaping works,
 - (ix) erosion control works,
 - (d) copies of any compliance certificates to be relied on.
- 6A BASIX certificate required for certain development**
- (1) This clause applies to:
 - (a) BASIX affected development, and
 - (b) BASIX optional development in relation to which a person made a development application that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 2A for it to be so accompanied).
 - (2) In addition to the documents required by clause 6, an application for a construction certificate for any development to which this clause applies must also be accompanied by a BASIX certificate or BASIX certificates for the development, being either the BASIX certificate applicable to the development when the relevant development consent was granted or some other BASIX certificate or BASIX certificates that has or have been issued no earlier than 3 months before the date on which the application is made.
 - (3) 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.

Levy Online Payment Receipt

Building and Construction

SUSAN CRIMMINS
42 MCCARRS CREEK RD
CHURCH POINT NSW 2105

Application Details:

Applicant Name:	SUSAN CRIMMINS
Levy Number:	5176324
Application Type:	CC
Application Number:	N0008/17
Approving Authority:	NORTHERN BEACHES COUNCIL-CENTRAL

Work Details:

Site Address:	42 MCCARRS CREEK RD CHURCH POINT NSW 2105
Value of work:	\$53,350
Levy Due:	\$186.00

Payment Details:

LSC Receipt Number:	296456
Payment Date:	4/08/2017 2:53:22 PM
Bank Payment Reference:	123394645
Levy Paid:	\$186.00
Credit card surcharge:	\$0.74
Total Payment Received:	\$186.74

This plan / document
forms part of
Construction Certificate
no. 2017 / 5909

ABN 93 646 090 808

☎ 13 14 41

✉ info@longservice.nsw.gov.au

🌐 www.longservice.nsw.gov.au

✉ Locked Bag 3000,
Central Coast MC,
NSW 2252Level 1, 19-21
Watt Street
Gosford NSW 2250

11 September 2017

SUSAN CRIMMINS
42 MCCARRS CREEK RD
CHURCH POINT NSW 2105

As per your request for a copy of your receipt no. 00301278 dated 11 September 2017, the following information is provided:

Received from: (Name of person or organisation paying for levy) the amount of

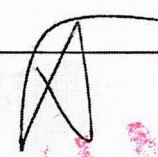
SUSAN CRIMMINS**\$131.00**

Payment details:

Direct Depos **\$131.00**

being payment for Long Service Levy as detailed below

Levy Payment Form number	5176324
Council/Department/Authority	NORTHERN BEACHES COUNCIL-CENTRAL
C.C. Number	N0008/17
Work address	42 MCCARRS CREEK RD CHURCH POINT NSW 2105
Estimated value of work	\$144,000.00
Levy payable (No exemption)	\$504.00
Total levy paid	\$504.00
Credit Card Surcharge (non-refundable)	\$0.00
Total Amount Paid	\$131.00

Signed: 

312938

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COPY**

This plan / document
forms part of
Construction Certificate
no. 2017 / 5909

ABN 93 646 090 808

☎ 13 14 41

✉ info@longservice.nsw.gov.au

🌐 www.longservice.nsw.gov.au

✉ Locked Bag 3000,
Central Coast MC,
NSW 2252Level 1, 19-21
Watt Street
Gosford NSW 2250

11 September 2017

SUSAN CRIMMINS
42 MCCARRS CREEK RD
CHURCH POINT NSW 2105

As per your request for a copy of your receipt no. 00301279 dated 11 September 2017, the following information is provided:

Received from: (Name of person or organisation paying for levy) the amount of

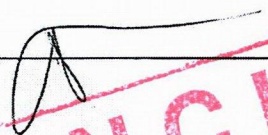
SUSAN CRIMMINS**\$187.00**

Payment details:

Direct Depos **\$187.00**

being payment for Long Service Levy as detailed below

Levy Payment Form number	5176324
Council/Department/Authority	NORTHERN BEACHES COUNCIL-CENTRAL
C.C. Number	N0008/17
Work address	42 MCCARRS CREEK RD CHURCH POINT NSW 2105
Estimated value of work	\$144,000.00
Levy payable (No exemption)	\$504.00
Total levy paid	\$504.00
Credit Card Surcharge (non-refundable)	\$0.00
Total Amount Paid	\$187.00

Signed: 

312940

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This plan / document
forms part of
Construction Certificate
no. 2017 / 5909

statement of cover

Gary Russell Brook	DON HUTTON INSURANCE BROKERS PTY LTD
59 Whitby Road	500 FOREST ROAD
KINGS LANGLEY NSW 2147	PENSHURST NSW 2222

Note: This document contains an extract of details kept on the HBCF Certificates Register. To confirm the authenticity of this document as proof of a valid contract of insurance, please visit the Certificates Register at www.hbcf.nsw.gov.au. The Register will also list whether any claims have been made on this insurance cover and any other relevant information.

CERTIFICATE IN RESPECT OF INSURANCE RESIDENTIAL BUILDING WORKS BY CONTRACTORS

A contract of insurance complying with sections 92 and 96 of the Home Building Act 1989 (the Act) has been issued by Insurance and Care NSW (icare) which provides services to the NSW Self Insurance Corporation in the management of the Home Building Compensation Fund (HBCF)

In respect of	Single Dwelling Alterations / Additions - Structural
At	
	42 Mccarrs Creek Road
	Church Point New South Wales 2105
Site plan No	NA
Site plan type	NA
Homeowner	Susan Crimmins
Carried out by	Gary Russell Brook
Builder job No	
Licence number	64101C
Contract sum	\$55,000.00
Contract date	22/07/2017
Premium paid	\$267.74

Subject to the Act, the Home Building Regulation 2014 and the conditions of the insurance contract, cover will be provided to a beneficiary described in the contract and successors in title to the beneficiary. This Certificate is to be read in conjunction with the policy wording current as at the policy date and available at the Home Building Compensation Fund website at www.hbcf.nsw.gov.au

Certificate No HBCF17043250

Issued on 14/08/2017

Issued by Residential Builders Underwriting Agency Pty Ltd as agent for Great Lakes Reinsurance (UK) SE

Issued on behalf of NSW Self Insurance Corporation (ABN 97 369 689 650)


GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – PART A - To be submitted with detailed design for Construction Certificate

Development Application for _____
Name of Applicant

Address of site 42 McCARRS CREEK ROAD, CHURCH POINT

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

I, PETER THOMPSON on behalf of JACK HODGSON CONSULTANTS
(insert name) (trading or company name)

on this the 20TH SEPTEMBER, 2017
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. 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 and 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 for both 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 & MANAGEMENT FOR PROPOSED INCLINAOTR AT 42 McCARRS CREEK ROAD, CHURCH POINT – MR 30879

Report Date: 3RD NOVEMBER, 2016

Author : PETER THOMPSON

Author's Company/Organisation: JACK HODGSON CONSULTANTS PTY LTD

Structural Documents list:

DRAWING NO 30879-C1 TO C3 DATED 19-9-17 PREPARED BY JACK HODGSON CONSULTANTS

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.

Signature

Name PETER THOMPSON

Chartered Professional Status MIE Aust CPEng

Membership No. 146800

Company JACK HODGSON CONSULTANTS

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This plan / document
forms part of
Construction Certificate
no. 2017 / 5909

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, Peter Thompson on behalf of Jack Hodgson Consultants Pty Ltd
(insert name) (trading or company name)

on this the 20TH SEPTEMBER, 2017
(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 & MANAGEMENT FOR PROPOSED INCLINED LIFT AT 42 McCARRS CREEK ROAD, CHURCH POINT MR 30879

Report Date: 3RD NOVEMBER, 2016

Author: PETER THOMPSON

Documentation which relates to or is relied upon in report preparation:

ARCHITECTURAL PLANS PREPARED BY P R KING & SONS JOB NO: 6416/1 ON 2 SHEETS DATED OCTOBER 2016

STRUCTURAL ENGINEERING PLANS PREPARED BY JACK HODGSON CONSULTANTS DWG NO: 30879-C1 TO C3 DATED 19-9-17

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.

Signature Peter Thompson
Name Peter Thompson
Chartered Professional Status MIE Aust CPEng
Membership No. 146800
Company Jack Hodgson Consultants Pty Ltd

Policy of Operations and Procedures Council Policy – No 178

This plan / document
forms part of
Construction Certificate
no. 2017 / 5909

Building plan assessment application

Application number: 287919

Property address: 42 Mccarrs Creek Rd, Church Point 2105

Lot details: Lot 16, Deposited Plan 11691

01/08/2017

Dear susan crimmins

Your building plan assessment application has been

APPROVED

This Approval is provided subject to the Conditions and Important Information issued to you by Sydney Water, which you are taken to have accepted by using the approval.

This Approval is based on the information you provided to us through Sydney Water Tap in.

If any of the information you have provided is incorrect or incomplete, Sydney Water may revoke this Approval.

This approval is valid until 01/08/2018 (one year).

ANY QUESTIONS?

Email us

swtapin@sydneywater.com.au

Call us

1300 082 746

STRUCTURES

The structures and information you supplied are displayed below.

Structure(s) that will not impact Sydney Water infrastructure

Structure 1	Inclinor	32.0 m x 1.0 m x 2.0 m
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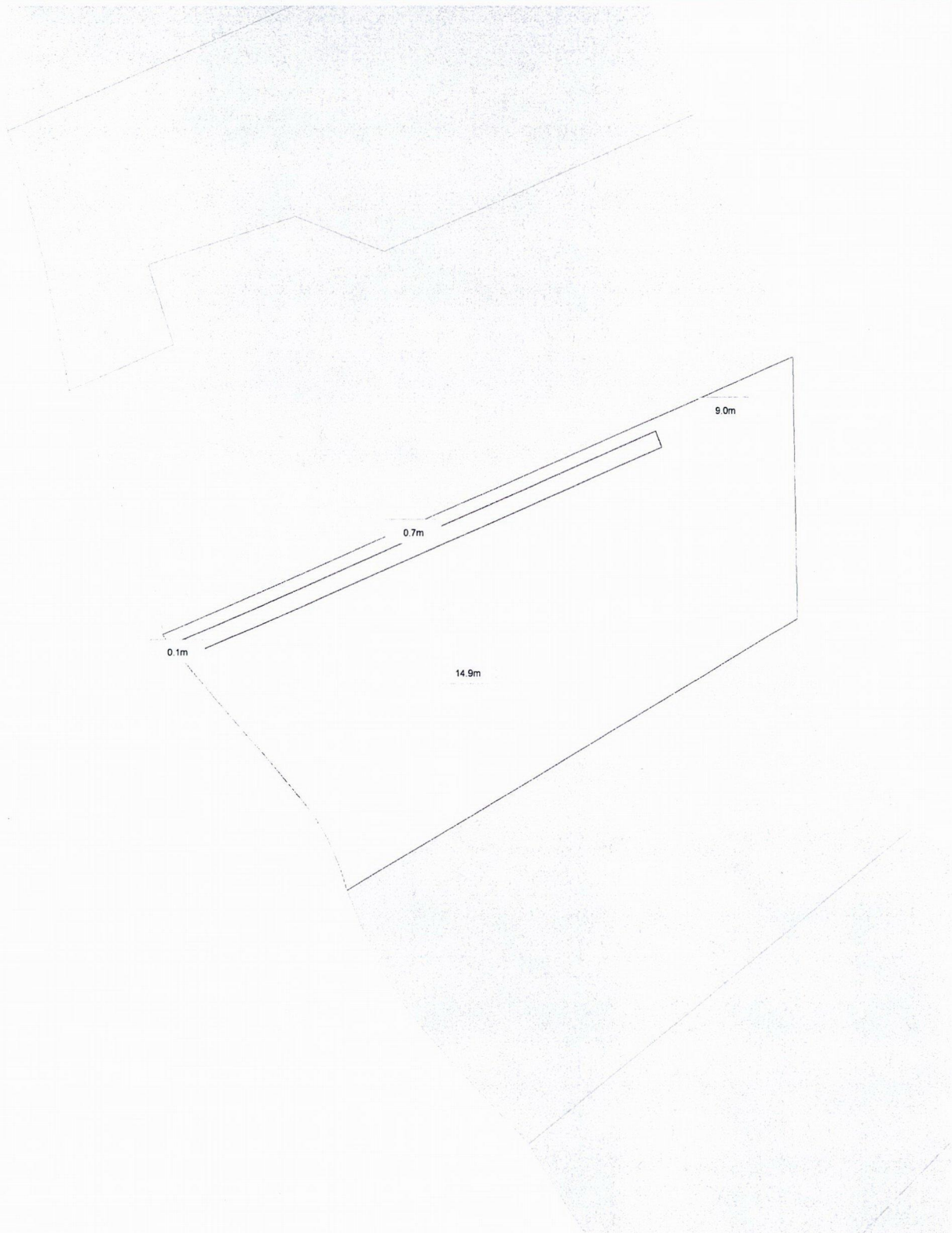
Structure 1 of 1: Inclinator

Application number: 287919

Property address: 42 Mccarrs Creek Rd, Church Point 2105

Lot details: Lot 16, Deposited Plan 11691

This structure will not impact Sydney Water infrastructure.



CONDITIONS AND IMPORTANT INFORMATION

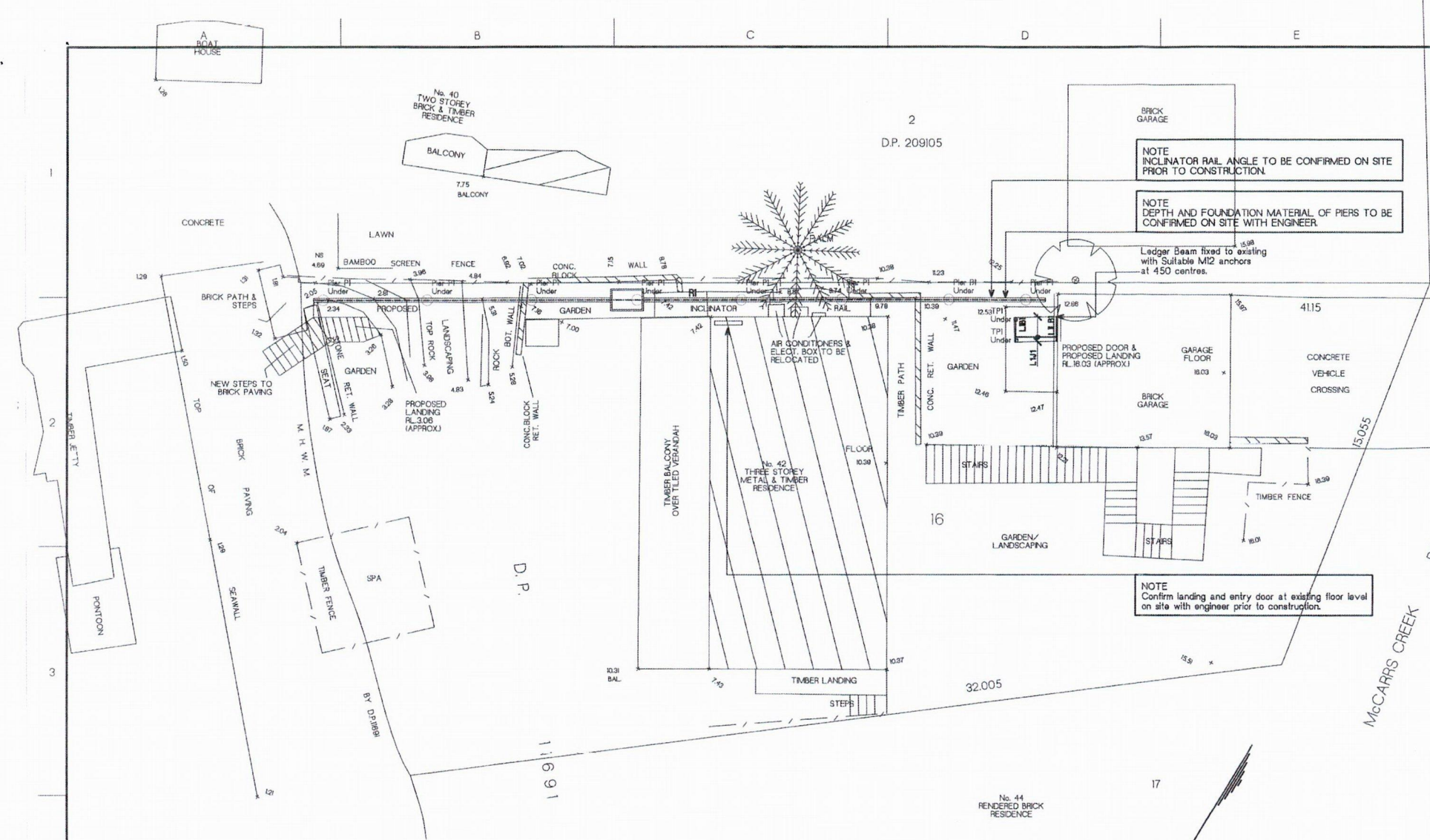
Conditions and Important Information

Attention: You must read the information below.

- 1 The approval of your building plan by Sydney Water (Approval) has been generated by an automated system based on the information you have provided to Sydney Water through the Sydney Water Tap in. Sydney Water does not make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Approval.
- 2 It is your responsibility to ensure that the information is correct and complete when submitting your building plan for approval through Sydney Water Tap in and, if any of the information is incorrect or incomplete, to resubmit information that is correct and complete. If any of the information that you have provided is incorrect or incomplete, this may result in the revocation of the Approval.
- 3 The Approval is provided on each of the following conditions which you are taken to have accepted by using the Approval. To the fullest extent permitted by law:
 - (a) all conditions and guarantees concerning the Approval (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded and to the extent that those statutory guarantees cannot be excluded, the liability of Sydney Water to you is limited to either of the following as nominated by Sydney Water in its discretion, which you agree is your only remedy:
 - i. the supplying of the Approval again; or
 - ii. payment of the cost of having the Approval supplied again;
 - (b) in no event will Sydney Water be liable for, and you release Sydney Water from all Losses arising out of or in connection with you providing incorrect or incomplete information to Sydney Water in connection with the Approval:
 - i. whether arising under statute or in contract, tort or any other legal doctrine, including any negligent act, omission or default (including wilful default) by Sydney Water; and
 - ii. regardless of whether Sydney Water is or ought to have been aware of, or advised of, the possibility of such loss, costs or damages;
 - (c) you will indemnify, defend and hold harmless Sydney Water from and against all Losses of Sydney Water in respect of, or in connection with loss or damage to any property, personal injury (including death or illness of any person), arising out of or in connection with:
 - i. you providing incorrect or incomplete information to Sydney Water in connection with the Approval; or
 - ii. any third party claim against Sydney Water; and
 - (d) you assume all risks associated with the use of the Sydney Water Tap in and Sydney Water websites, including risk to your computer, software or data being damaged by any virus, and you release and discharge Sydney Water from all Losses which might arise in respect of your use of the websites.

- 4 Subject to condition numbered 3(c) in this document, your liability under condition numbered 3(c) in this document is reduced to the extent that the loss, liability, expense or damage:
- (a) is caused solely and directly by any negligent act or omission of Sydney Water; or
 - (b) could not reasonably be foreseen and was not reasonably within the contemplation of you and Sydney Water at the time of the loss, liability, expense or damage.
- 5 The position of the proposed building/building works in relation to Sydney Water's pipes and structures is satisfactory. You are responsible for, amongst other things:
- (a) protecting underground structures, including Sydney Water's pipelines, from damage and interference;
 - (b) maintaining minimum clearances between Sydney Water's structures and structures belonging to others;
 - (c) preventing loss or damage to any property, personal injury (including death or illness of any person) arising out of or in connection with you providing incorrect or incomplete information to Sydney Water in connection with the Approval;
 - (d) repairing or making good loss or damage to any property or the environment arising out of or in connection with you providing incorrect or incomplete information to Sydney Water in connection with the Approval;
 - (e) ensuring that connections to Sydney Water's sewer, watermain or stormwater are only be made following the issue of a permit to a licensed plumber/drainier;
 - (f) ensuring that all proposed fittings will drain to Sydney Water's sewer;
 - (g) ensuring that all plumbing and/or drainage Work is to be carried out in accordance with the NSW Code of Practice, AS 3500 and the Sydney Water Act 1994;
 - (h) ensuring that gullies, inspection shafts and boundary traps are not placed under any roof, balcony, verandah, floor or other cover unless otherwise approved by Sydney Water; and
 - (i) notifying Sydney Water immediately of any damage caused or threat of damage to Sydney Water's structures.
- 6 **"Sydney Water"** means Sydney Water Corporation and its employees, agents, representatives and contractors. References to "you" include references to your employees, agents, representatives, contractors, executors, administrators, successors, substitutes, assigns and anyone else using the Approval. References to "Losses" means all liabilities, losses, damages, expenses, compensations, fines, penalties, charges and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature however they arise and whether they are present or future, fixed or unascertained, actual or contingent and including any loss of profits, loss of revenue or loss of opportunity. To the extent of any inconsistency, the conditions numbered 1 to 6 in this document will prevail over any other information provided or made available to you by Sydney Water.

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 92 (24 hours, 7 days).



INCLINATOR RAIL AND LANDING MARKING PLAN MEMBER SIZES

Location Code	Member	Description
RI	150UC 37 Rail	3.5m MAX. CLEAR SPAN
L1BI	140 x 45 F7 Treated Bearer	
L1LBI	140 x 45 F7 Treated Ledger Beam	
L1JI	140 x 45 F7 Treated Joists at 450 cts	
TPI	132 x 132 H3 Post	

Scale 1:100

- STEELWORK NOTES**
1. Fabricate and erect all structural steelwork in accordance with AS 3680.1, AS 4100, AS 1554 and the Specification.
 2. Do not obtain dimensions by scaling the structural elements.
 3. Chip all welds free of slag.
 4. All steelwork to be Hot Dipped Galvanised. Unless Otherwise Noted.
 5. Unless otherwise noted use
 - a) 6mm continuous fillet weld
 - b) 10mm thick gusset, fin and end plates, weld all round.
 - c) 16mm dia. 4.8/8 bolts
 6. Minimum end bearing 150mm.

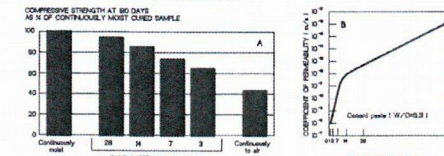
- TIMBER NOTES**
1. All work including bracing, wind bracing & tie down shall be carried out in accordance with AS 3680.1, AS 1694.2, AS 1720.1 and the specification.
 2. Refer to the Architects Drawings and the specification for all timber sizes not shown on these drawings.
 3. All timber shall be free of Gum veins, pockets, knots holes or splits within 255mm of any connection.
 4. Refer to specification for preservatives and finishes to timbers.
 5. All bolts, nuts, washers and timber connectors shall be hot dip galvanised unless noted otherwise.
 6. All F5 timber shown are nominal sizes only.

- CONCRETE & BLOCK NOTES**
1. All concrete work to be in accordance with AS 3600.
 2. Fc Refer to table.
 3. Maximum aggregate size = 20 for footings, slabs & beams = 10 for block filling.
 4. Slump = 80.
 5. All concrete, including block filling, to be vibrated.
 6. Slabs to be kept damp for at least 14 days after placing.
 7. All blockwork to be in accordance with SAA Masonry Code AS 3700.
 8. All cavities of block work to be thoroughly cleaned out, using knock out blocks or other suitable means, before filling with grout or concrete.
 9. 200 & 300 blocks to be hollow retaining wall blocks with a characteristic strength of 15 MPa.
 10. Reinforcing Steel to comply with AS/NZS 4671:2001, and to be D500N unless noted otherwise. (where 500 = strength grade in megapascals & N = Normal ductility class).
 11. Steel Reinforcement to be cut & bent in accordance with AS 3600.
 12. Bar Chairs to be no more than 800mm centre to centre spacings.
 13. Metal roofing being used as formwork (not Bondeck or similar). Depth of Slab must be taken from the Top of the Roof Rib. Specified bottom cover must be taken from the Top of the Roofing Rib or be protected by an approved curing membrane.
 14. Moisture Vapour Membrane to be 200 Microns thick, U.V. Resistant and to be in accordance with AS 2870-1996. Acceptable manufacturers and processors of steel reinforcement must hold a valid certificate of approval, issued by the Australian Certification Authority for Reinforcing Steel Ltd (ACRS), or to an equivalent certification system as may be approved in writing by the specifier. Evidence of compliance with this clause must be obtained when the contract bids are received.

Element	Cover (mm)	Fc at 28 days
	Protected Exposed	Protected Exposed
Piers	65	25 MPa
Footings	50	25 MPa
Block Filling	refer to detail	25 MPa
Slab on Ground		32 MPa 32 MPa
- Top	30	45
- Bottom		
Beams	50	50
Columns	30	45
Slabs	30	45
Walls	30	45

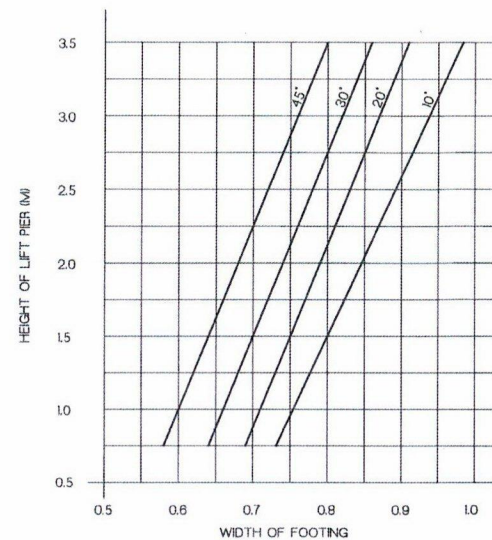
The minimum clear cover is to reinforcement bars and stirrups.

IMPORTANCE OF CURING CONCRETE

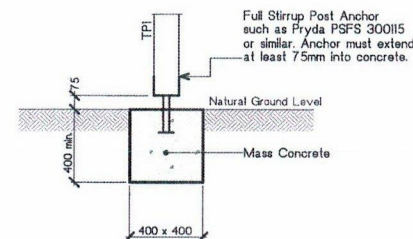
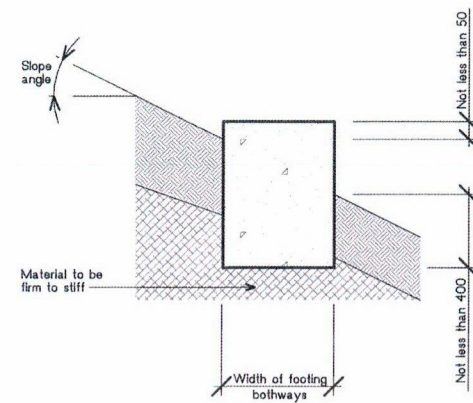


Effect of curing duration on: (A) compressive strength and (B) concrete permeability
Acknowledgement: Diagram is based on fig 12 of Guide to Concrete Repair & Protection (SAA/19841008)

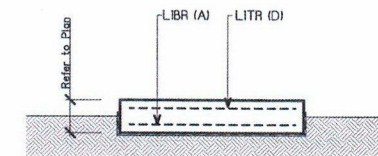
No.	Amendment	Drawn	Date
PLAN OR DOCUMENT CERTIFICATION I am a qualified.....CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER..... I hold the following qualifications or licence No..B.Eng.Sc.....MLE. Aust..... Further I am appropriately qualified to certify this component of the project. I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia. A.S.1170.1, A.S.1170.2, A.S.1170.3, A.S.1170.4, A.S.1170.5, A.S.1170.6, A.S.1170.7, A.S.1170.8, A.S.1170.9, A.S.1170.10, A.S.1170.11, A.S.1170.12, A.S.1170.13, A.S.1170.14, A.S.1170.15, A.S.1170.16, A.S.1170.17, A.S.1170.18, A.S.1170.19, A.S.1170.20, A.S.1170.21, A.S.1170.22, A.S.1170.23, A.S.1170.24, A.S.1170.25, A.S.1170.26, A.S.1170.27, A.S.1170.28, A.S.1170.29, A.S.1170.30, A.S.1170.31, A.S.1170.32, A.S.1170.33, A.S.1170.34, A.S.1170.35, A.S.1170.36, A.S.1170.37, A.S.1170.38, A.S.1170.39, A.S.1170.40, A.S.1170.41, A.S.1170.42, A.S.1170.43, A.S.1170.44, A.S.1170.45, A.S.1170.46, A.S.1170.47, A.S.1170.48, A.S.1170.49, A.S.1170.50, A.S.1170.51, A.S.1170.52, A.S.1170.53, A.S.1170.54, A.S.1170.55, A.S.1170.56, A.S.1170.57, A.S.1170.58, A.S.1170.59, A.S.1170.60, A.S.1170.61, A.S.1170.62, A.S.1170.63, A.S.1170.64, A.S.1170.65, A.S.1170.66, A.S.1170.67, A.S.1170.68, A.S.1170.69, A.S.1170.70, A.S.1170.71, A.S.1170.72, A.S.1170.73, A.S.1170.74, A.S.1170.75, A.S.1170.76, A.S.1170.77, 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INCLINATOR FOOTING DETAILS
Scale 1:5



PAD FOOTING DETAIL-PFA
Scale 1:20



SECTION
Scale 1:20

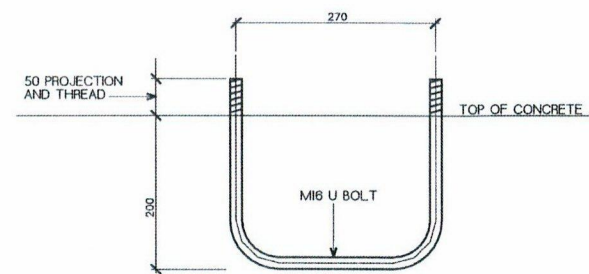
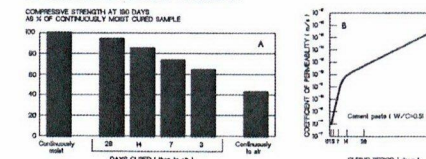
- STEELWORK NOTES**
1. Fabricate and erect all structural steelwork in accordance with AS 3680.1, AS 4100, AS 1554 and the Specification.
 2. Do not obtain dimensions by scaling the structural elements.
 3. Chop all welds free of slag.
 4. All steelwork to be Hot Dipped Galvanised, Unless Otherwise Noted.
 5. Unless otherwise noted use:
 - a) 8mm continuous fillet weld
 - b) 10mm thick gusset, fin and end plates, weld all round.
 - c) 16mm dia. 4.6/s bolts
 6. Minimum end bearing 150mm.

- TIMBER NOTES**
1. All work (including bracing, wind bracing & tie downs) shall be carried out in accordance with AS 3680.1, AS 1684.2, AS 1720.1 and the specification.
 2. Refer to the Architects Drawings and the specification for all timber sizes not shown on these drawings.
 3. All timber shall be free of Gum veins, pockets, knots holes or splits within 255mm of any connection.
 4. Refer to specification for preservatives and finishes to timbers.
 5. All bolts, nuts, washers and timber connectors shall be hot dip galvanised unless noted otherwise.
 6. All F5 timber shown are nominal sizes only.

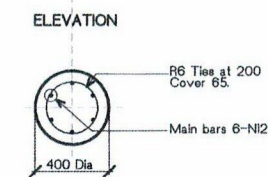
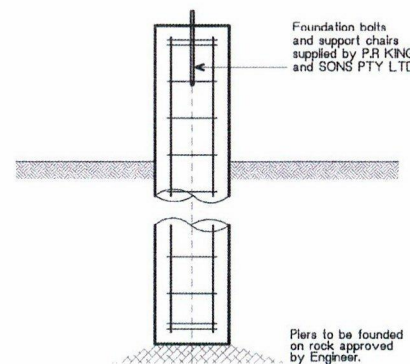
- CONCRETE & BLOCK NOTES**
1. All concrete work to be in accordance with AS 3600.
 2. Fc Refer to table.
 3. Maximum aggregate size = 20 for footings, slabs & beams. = 10 for block filling.
 4. Slump = 80.
 5. All concrete, including block filling, to be vibrated.
 6. Slabs to be kept damp for at least 14 days after placing.
 7. All blockwork to be in accordance with SAA Masonry Code AS 3700.
 8. All cavities of block work to be thoroughly cleaned out, using knock out blocks or other suitable means, before filling with grout or concrete.
 9. 200 & 300 blocks to be hollow retaining wall blocks with a characteristic strength of 15 MPa.
 10. Reinforcing Steel to comply with AS/NZS 467:2001, and to be D500N unless noted otherwise. (where 500 = strength grade in megapascals & N = Normal ductility class).
 11. Steel Reinforcement to be cut & bent in accordance with AS 3600.
 12. Bar Chairs to be no more than 800mm centre to centre spacings.
 13. Reinforcement to be tied at every other intersection minimum.
 14. Metal roofing being used as formwork (not Bonddeck or similar). Depth of Slab must be taken from the Top of the roof Rib. Specified bottom cover must be taken from the Top of the Roofing Rib or be protected by an approved curing membrane.
 15. Moisture Vapour Membrane to be 200 Microns thick, U.V. Resistant and to be in accordance with AS 2870:1996. Acceptable manufacturers and processors of steel reinforcement must hold a valid certificate of approval, issued by the Australian Certification Authority for Reinforcing Steel Ltd (ACRS), or to an equivalent certification system as may be approved in writing by the specifier. Evidence of compliance with this clause must be obtained when the contract bids are received.

Element	Cover (mm)		Fc at 28 days	
	Protected	Exposed	Protected	Exposed
Piers	65	65	25 MPa	25 MPa
Footings	50	50	25 MPa	25 MPa
Block Filling	refer to detail	refer to detail	25 MPa	25 MPa
Slab on Ground	30	45	32 MPa	32 MPa
Top	30	45	32 MPa	32 MPa
Bottom	30	45	32 MPa	32 MPa
Beams	50	50	40 MPa	40 MPa
Columns	30	45	40 MPa	40 MPa
Slabs	30	45	40 MPa	40 MPa
Walls	30	45	40 MPa	40 MPa

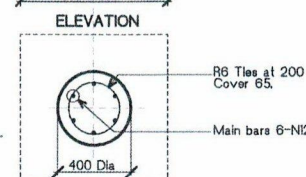
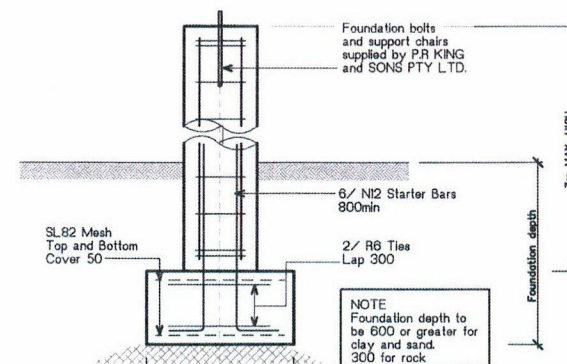
IMPORTANCE OF CURING CONCRETE



TYPICAL FOUNDATION BOLT DETAIL
Scale 1:5



TYPICAL PIER 'P1' DETAIL
Scale 1:20



TYPICAL PIER 'P2' DETAIL
Scale 1:20

This plan / document forms part of Construction Certificate no. 2017/5909

No.	Amendment	Drawn	Date
-----	-----------	-------	------

PLAN OR DOCUMENT CERTIFICATION

I am a qualified...CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEER...
I hold the following qualifications or licence No. B.Eng.Sc. M.J.E. Aust.

Further I am appropriately qualified to certify this component of the project.

I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia.

AS.1170.1, AS.1170.2, AS.1170.3, AS.1684, AS.2870.1, AS.3500, AS.3600, AS.3700, AS.4100 & AS.1183. On behalf of Jack Hodgson Consultants

Name Date Signature

INCLINATOR RAIL AND LANDING DETAILS

**PROPOSED INCLINATOR
42 McCARRS CREEK ROAD
CHURCH POINT**

Our design and drawings are based upon and derived from information including levels, surveys, etc. provided by the owner/architect/designer/builder. (P.R. King and Sons, PTY LTD, Plan 8418/1 Date: OCT 2016). Should the information provided to us be found to be deficient, unreliable, incorrect or inaccurate then our design/drawings may require modification. We take no responsibility for verifying the accuracy of the information that forms the basis of our brief and it is your obligation to verify it prior to the commencement of building operations.

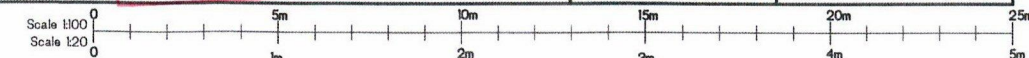
The Structural Details shown on this Drawing are NOT to change under any circumstance.
NO Certificate will be issued for work NOT in accordance with the Drawing

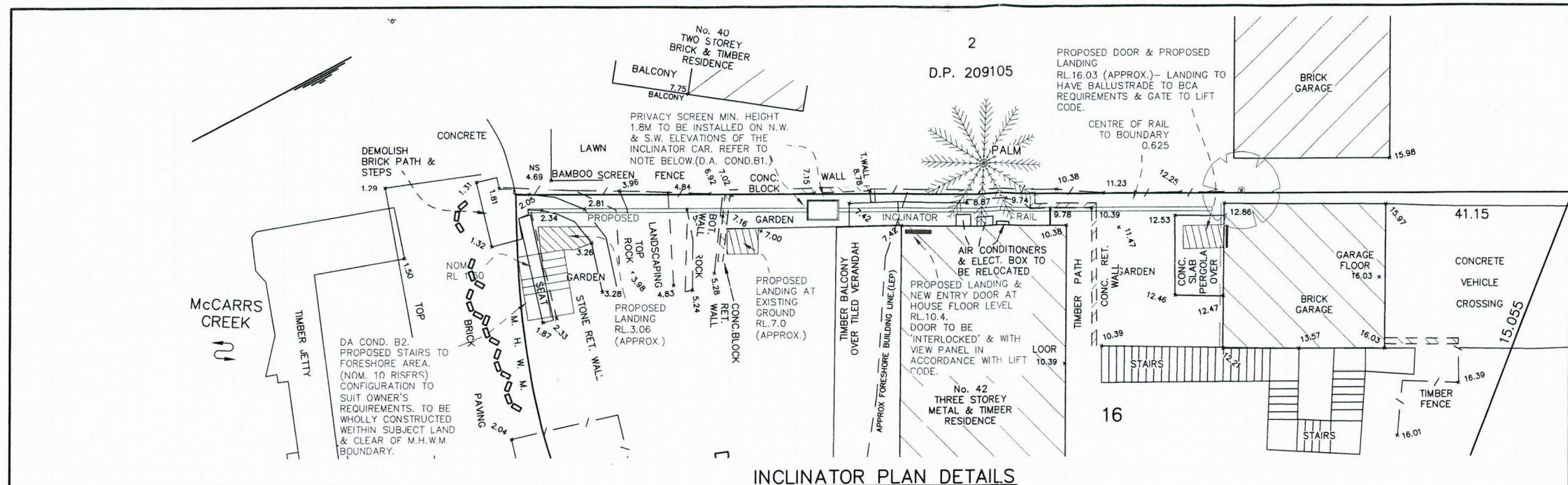
JACK HODGSON CONSULTANTS PTY. LIMITED.
Consulting Civil, Geotechnical, and Structural Engineers.
380, 8 Jable Avenue, Warriewood, P.O. Box 393 Post Code 1580.
Telephone (02) 9979 0733 Facsimile (02) 9979 0928.
Email info@jackhodgson.com.au web www.jackhodgson.com.au ACN: 053 405 011

Designed	GH	Drawn	MJC	Job No.	ACN: 053 405 011
Design Check	GH	Drawing Check	GH		

Date 19 SEPTEMBER 2017

30879-C3





INCLINATOR PLAN DETAILS

1:100

NOTE: ALL RECOMMENDATIONS CONTAINED WITHIN GEOTECHNICAL REPORT REFERENCE NO. MR 30879 PREPARED BY JACK HODGSON CONSULTANTS PTY LTD DATED 3 NOVEMBER 2016 ARE TO BE INCORPORATED AND MAINTAINED OVER THE LIFE OF THE DEVELOPMENT.

NOTE: ALL RECOMMENDATIONS CONTAINED WITHIN BUSHFIRE RISK ASSESSMENT REPORT REFERENCE NO. I-16043 PREPARED BY BUSHFIRE & EVACUATION SOLUTIONS DATED 7 NOVEMBER 2016 ARE TO BE INCORPORATED AND MAINTAINED OVER THE LIFE OF THE DEVELOPMENT.

NOTE: ALL NEW WORKS ARE TO BE CONSTRUCTED TO SATISFY THE REQUIREMENTS OF BUSHFIRE ATTACK LEVEL (BAL) 12.5 OF AS3959-2009 & PLANNING FOR BUSHFIRE PROTECTION 2006 (AS AMENDED BY NSW PLANNING FOR BUSHFIRE PROTECTION)

NOTE: ALL ELECTRICAL EQUIPMENT, WIRING, FUEL LINES & ANY SERVICE PIPES & CONNECTIONS TO BE WATERPROOFED TO ESTUARINE PLANNING LEVEL (CONDITION B7(C)).

NOTE: NO STORAGE OF TOXIC OR POTENTIALLY POLLUTING GOODS, MATERIALS OR OTHER PRODUCTS BELOW ESTUARINE PLANNING LEVEL (CONDITION B7(D)).

NOTE: OPERATION OF PROPOSED INCLINATOR TO BE IN ACCORDANCE WITH ALL REQUIREMENTS OF CONDITION B19.

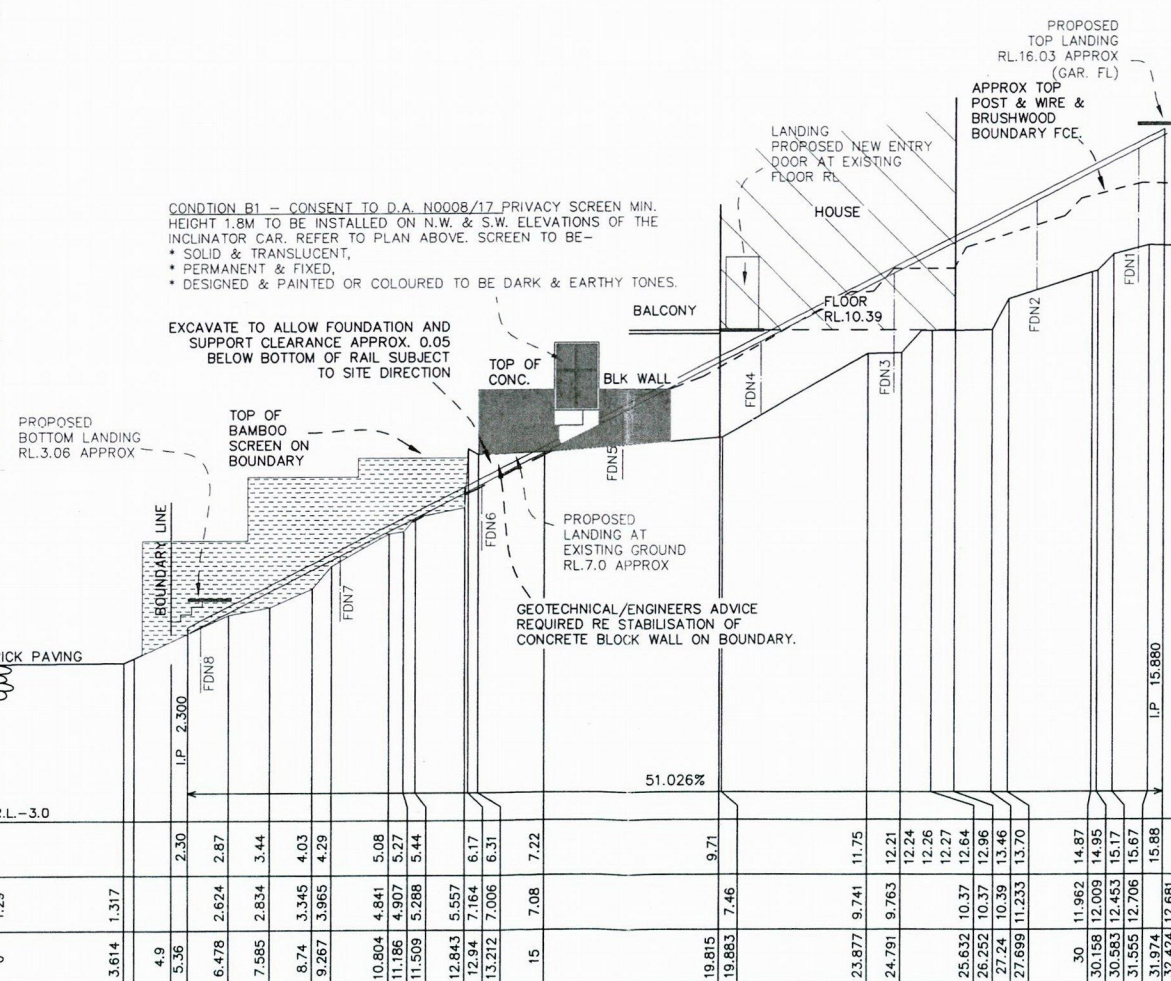
NOTE: INCLINATOR RAIL & SUPPORT POSTS TO BE PAINTED DARK GREEN OR SIMILAR IN ACCORDANCE WITH CONDITION B20.

NOTE: MATERIALS & COLOUR SCHEMES OF THE INCLINATOR CARRIAGE TO BE OF COLORBOND 'WINDSPRAY' OR DARKER IN ACCORDANCE WITH CONDITION B21.

NOTE: SEDIMENT & EROSION CONTROL & TREE PROTECTION MEASURES ARE TO BE INSTALLED AND MAINTAINED DURING THE LIFE OF THE PROJECT.

NOTE: ALL NEW WORKS MUST BE ENTIRELY WITHIN THE ALLOTMENT BOUNDARIES.

CONDITION B2 - CONSENT TO D.A. N0008/17 ACCESS STAIRS TO FORESHORE AREA, TO SUIT OWNERS REQUIREMENTS, TO BE WHOLLY SITUATED WITHIN THE SUBJECT LAND & CLEAR OF THE MEAN HIGH WATER MARK BOUNDARY. REFER TO LAYOUT ON PLAN ABOVE.



INCLINATOR LONG SECTION

1:100 HOR.
1:100 VER.

Insight building certifiers pty ltd
CONSTRUCTION CERT. No. 2017/5909
CONSTRUCTION CERTIFICATE
PLANS

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

David 23 OCT 2017

T.Bowden Accreditation No. BPB0042

FOR SEDIMENT & EROSION CONTROL

DENOTES STRAW BALE FILTER TO BE INSTALLED IN ACCORDANCE WITH SD6-6
- MANAGING URBAN STORMWATER, 1998, N.S.W. DEPARTMENT OF HOUSING

- TO BE INSTALLED BELOW EXCAVATION AREAS AND AS DIRECTED PRIOR TO THE COMMENCEMENT OF ANY WORK ON SITE.

INCLINATOR SPECIFICATION

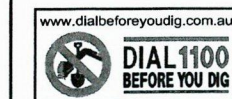
TRACK LENGTH: NOM. 30.0 METRES AT 27.03 DEGREES
CAPACITY: FOUR PERSONS OR 272 KG.
CONTROL: 24 VOLT CONTROLS FROM EACH LANDING AND ON THE CAR, MARKED UP, DOWN AND STOP
FOUNDATIONS: AS SPECIFIED IN DRAWING NO. 4356-S1 TO S5 BY ROONEY & BYE P/L
LOCATIONS TO BE CONFIRMED ON SITE
4.5 MAX. INCLINED DISTANCE BETWEEN FOUNDATIONS AT DESIGN GRADE

INCLINATOR LANDING AND CLEARANCE DETAILS

EACH LANDING MUST COMPLY WITH THE FOLLOWING CRITERIA.

1. THE GAP BETWEEN LANDING SILLS AND THE LIFT MUST BE BETWEEN 100 AND 120MM
2. ALL OTHER OBJECTS INCLUDING LANDING GATES AND HANDRAILS MUST BE AT LEAST 225 MM AWAY FROM THE LIFT.
3. THE LANDING MUST BE LEVEL WITH THE FLOOR OF THE LIFT WHEN IT IS AT THE LANDING.
4. THE LANDING MUST BE A MINIMUM 600MM X 600MM.
5. THE LANDING MUST BE WELL ILLUMINATED.
6. LANDING CONTROL STATIONS MUST BE LOCATED ON THE LANDINGS SO THAT ALL OTHER LANDINGS ARE VISIBLE WHEN SOMEONE IS OPERATING THE CONTROLS ON THE LANDING.
7. MINIMUM END CLEARANCE AT TOP AND BOTTOM STATIONS TO BE 450MM

DRAWING REVISION B:
DESIGN CHANGES REQUIRED BY CONDITION Nos.B1 & B2. IN THE CONSENT TO D.A. N0008/17.



TM DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE

TM: trade mark of Association of Australian Dial Before You Dig Services Ltd; used under licence.

0	10	20	30	40	50	Table of mm	100	110	120	130	140	150
DESIGN BY	YSO GEOMATICS	Reduction Ratio	1:100									
SURVEY BY	4/114 HAMPDEN ROAD		(A1)									
CALC BY	ARTARMON NSW 2064	Datum	A.H.D.									
	Phone: (02) 9419 8222											

AMENDMENTS	A	B	C	D	Date
Date	28/11/16	21/08/16			OCTOBER, 2016
REGISTERED SURVEYOR					
B: INCLINATOR CAR PRIVACY SCREENS & BOTTOM ACCESS CLEAR OF M.H.W.M. BOY.					
DESIGN CHANGES - CONDITIONS B1 & B2 OF CONSENT TO D.A.N0008/17.					
A: PROPOSED BOTTOM LANDING/RAMP ACCESS.					

P. R. KING & SONS PTY. LTD.
155 VICTORIA ROAD MARRICKVILLE 2204
A.C.N. 000 134 547

OWNER	S. CRIMMINS	LGA	NORTHERN BEACHES
ADDRESS	42 McCARRS CREEK ROAD CHURCH POINT	PLAN No.	6416/1B
		DA No.	
DESIGN OF PROPOSED INCLINATOR WITHIN LOT 16 IN D.P. 11691			SHEET No. 2 OF 2 SHEETS



Dilapidation Inspection Report

Inspection Date: Mon, 14 Aug 2017

Property Address: 40 Mccarrs Creek Rd, Church Point NSW 2105, Australia

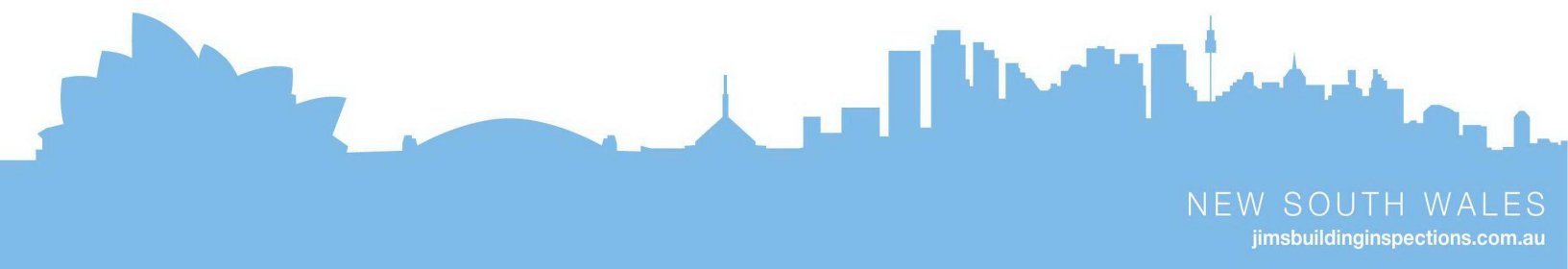


Contents

	The parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant items
Section E	Additional comments
Section F	Annexures to this report
	Definitions to help you better understand this report
	Terms on which this report was prepared
	Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

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The Parties

Name of Client: Sue Crimmins

Name of Principal (if applicable): External Only South

Job Address: 40 Mccarrs Creek Rd, Church Point NSW 2105, Australia

Client's Email Address: scrimmins9@gmail.com

Client's Phone Number: 0414499463

Consultant: Tiho Lerota Ph: 0401 300 056
Email: mosman@jimsbuildinginspections.com.au

287867C

Company Name: Jim's Building Inspections (Mosman)

Company Address and Postcode: ,

Company Email: mosman@jimsbuildinginspections.com.au

Company Contact Numbers: 0401 300 056

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors.

The following apply: Refer summary at end of report

Section A Results of inspection - summary

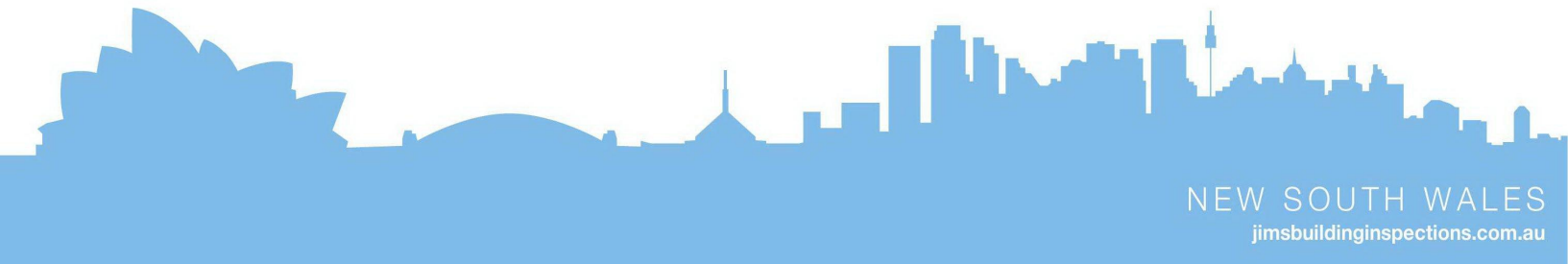
A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✓
Major Defect		✓
Minor Defect	✓	

Additional specialist inspections:

- Not Applicable

In summary the building, compared to others of similar age and construction is in the condition documented in this report.



Section B General

General description of the property

Building Type:	Residential, Detached
----------------	-----------------------

Number of Storeys:	Double
--------------------	--------

Main building – floor construction:	N/A
-------------------------------------	-----

Main building – wall construction:	N/A
------------------------------------	-----

Main building – roof construction:	N/A
------------------------------------	-----

Other timber building elements:	N/A
---------------------------------	-----

Other building elements:	N/A
--------------------------	-----

Occupancy status:	Unoccupied
-------------------	------------

Furnished:	Furnished
------------	-----------

Strata or company title properties:	No
-------------------------------------	----

Orientation (to establish the way the property was viewed):	West
---	------

Prevailing weather conditions at the time of inspection:	Fine
--	------

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- The Site

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

The following areas were inaccessible:

- Not Applicable

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Not Applicable

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection.

The risk of undetected defects is: Medium

When the risk of undetected defects is high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.



Section D Significant Items

Safety Hazard

No evidence was found.

Major Defect

No evidence was found.

Minor Defect

Defects 3.01

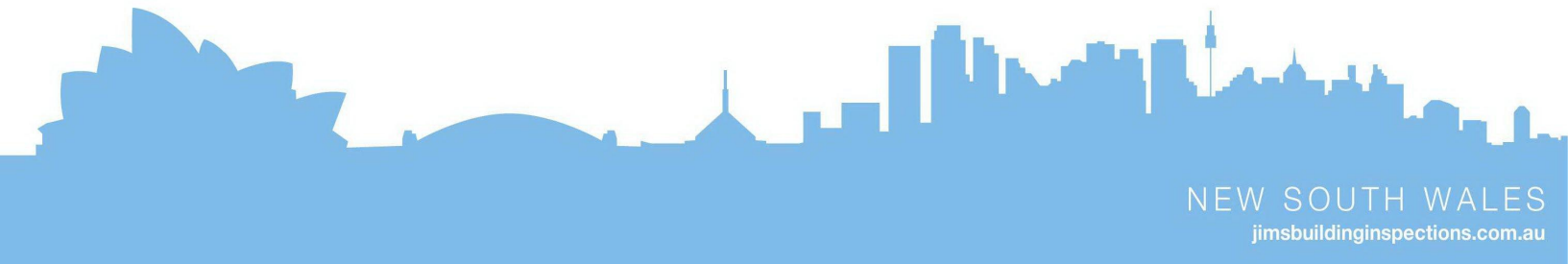
Building:	Yard
Location:	Yard - Side > Rear Left
Finding:	Concrete paving - Cracking [Dilapidation]
Information:	Cracking to the paving in this area was identified at the time of inspection.

This type of cracking is often consistent with general dilapidation of the property, and may continue to develop if left unmaintained.

Frequent monitoring should be carried out to identify any further damage.



Section D Significant Items

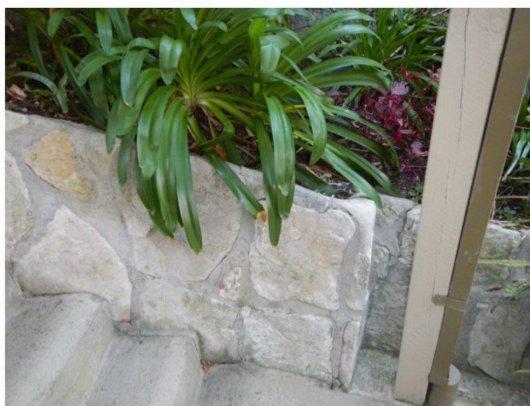


Defects 3.02

Building: Yard
Location: Yard - Side > Centre Left
Finding: Concrete paving - Cracking [Dilapidation]
Information: Cracking to the paving in this area was identified at the time of inspection.

This type of cracking is often consistent with general dilapidation of the property, and may continue to develop if left unmaintained.

Frequent monitoring should be carried out to identify any further damage.



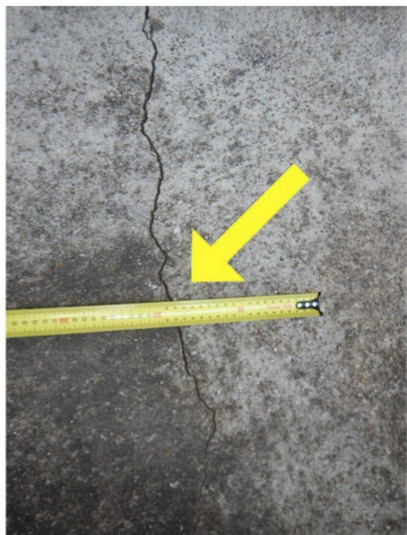
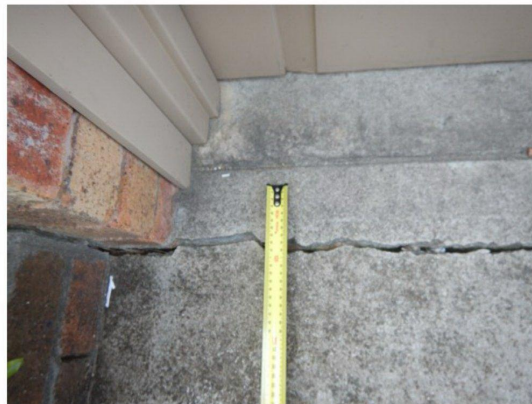
Section D Significant Items

Defects 3.03

Building: Yard
Location: Yard - Front > Front Left
Finding: Concrete paving - Cracking [Dilapidation]
Information: Cracking to the paving in this area was identified at the time of inspection.

This type of cracking is often consistent with general dilapidation of the property, and may continue to develop if left unmaintained.

Frequent monitoring should be carried out to identify any further damage.



Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed -

- Not Applicable

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

Dilapidation report - neighbouring property 40 McCarrs Rd Church Point north side of proposed works at number 42 McCarrs Rd Church Point.

Areas noted within report with reference to minor cracking to concrete surfaces.

All inspected areas where accessible for inspection although expected obstructions were present which you should take note of.

This report must be read in full to clearly understand all items identified as defects listed within the report.

For further information, advice and clarification please contact Tiho Lerota on 0401 300 056

Section E Attachments and Further Comments



The following items were noted as - For your information

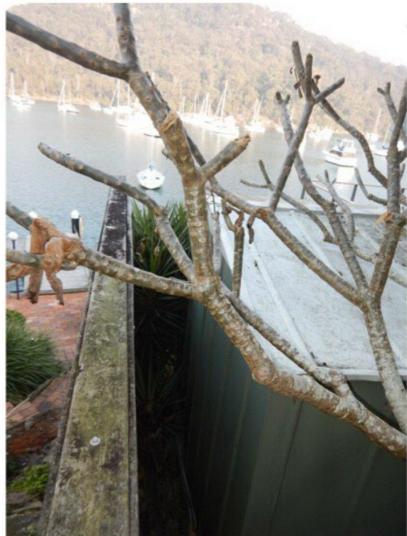
Noted Item

Building: Yard
Location: Yard - Side > Rear Left
Finding: Additional Photos
Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance.

Please discuss these photos with your building consultant for clarification.



Section E Attachments and Further Comments



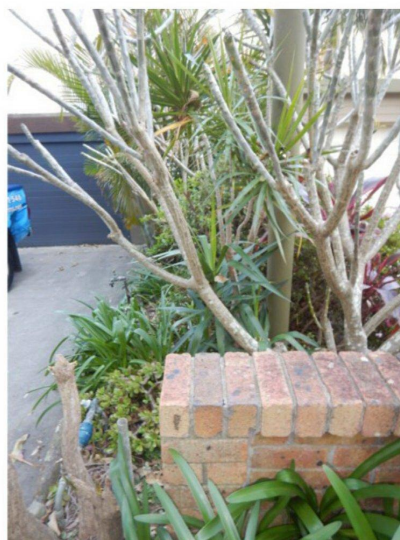
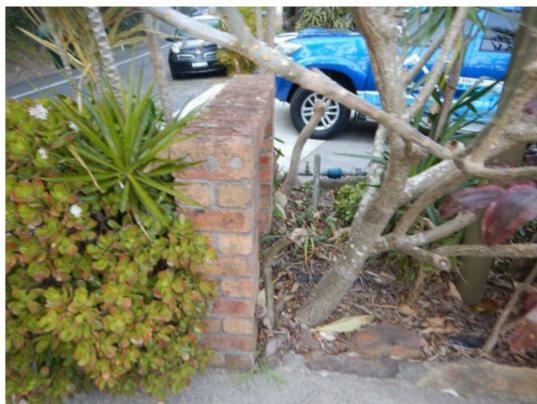
Section E Attachments and Further Comments



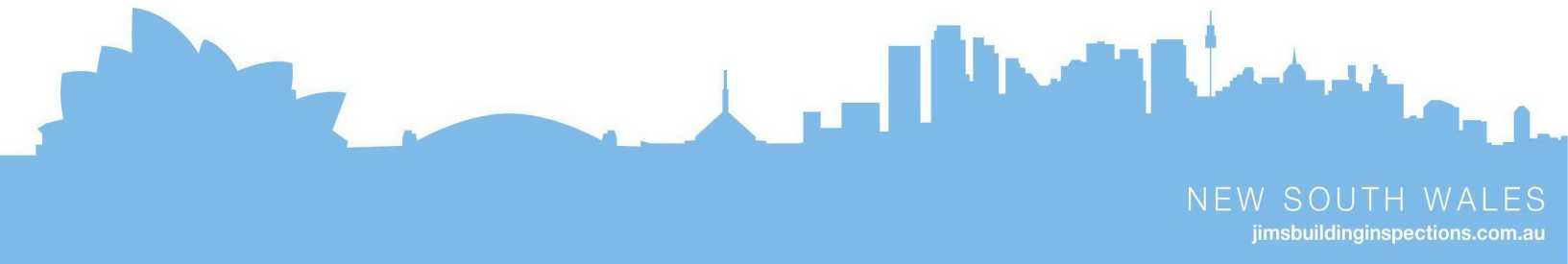
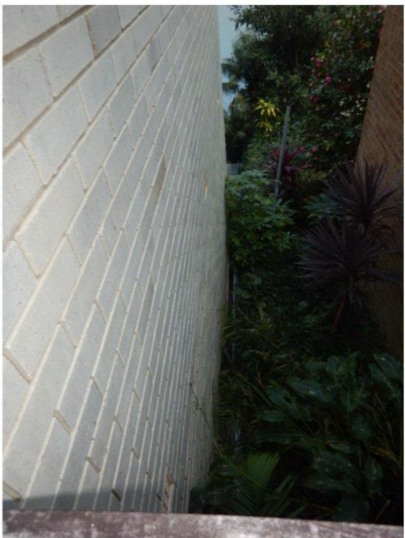
Noted Item

Building: Yard
Location: Yard - Side > Front Left
Finding: Additional Photos
Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance.

Please discuss these photos with your building consultant for clarification.



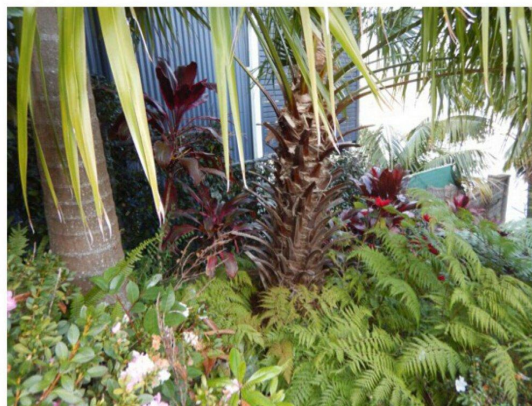
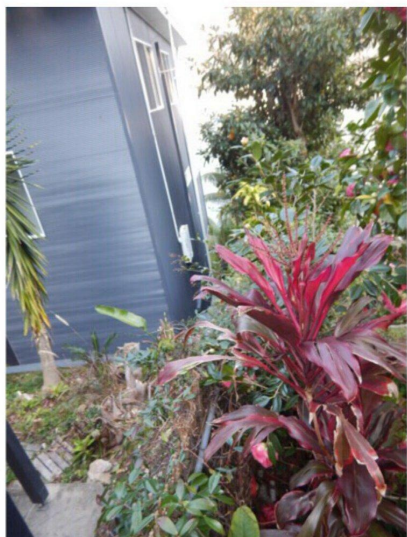
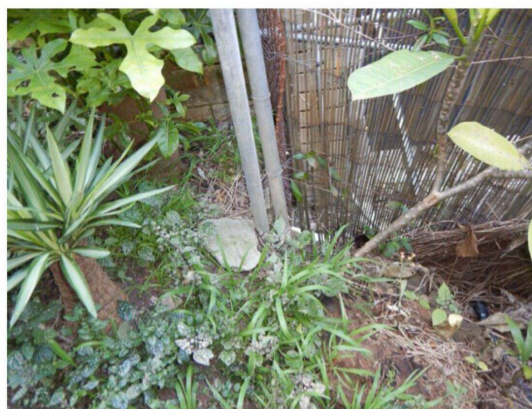
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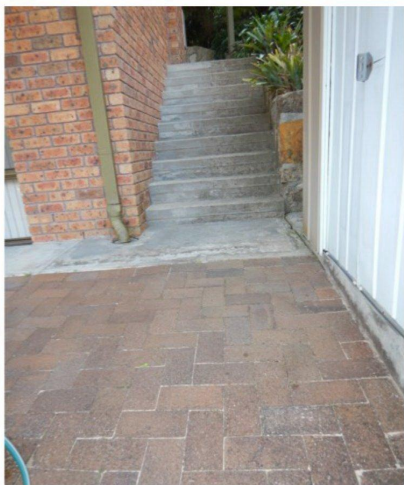
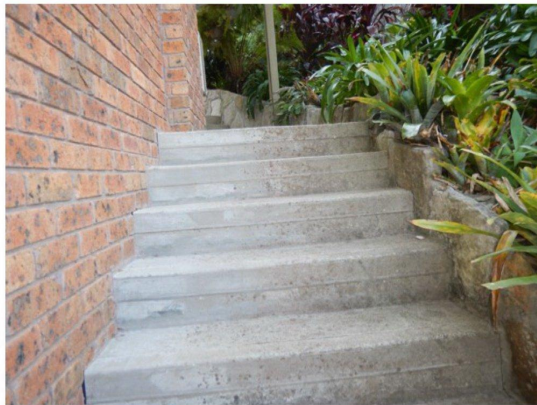
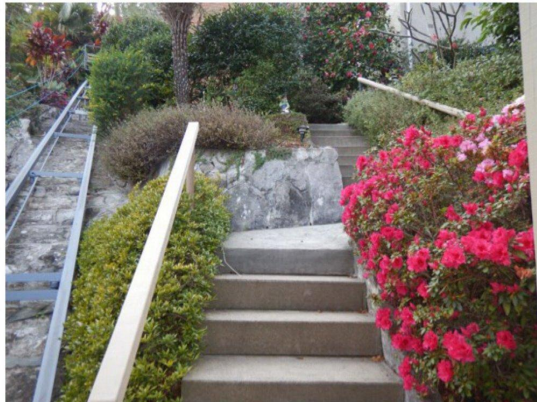
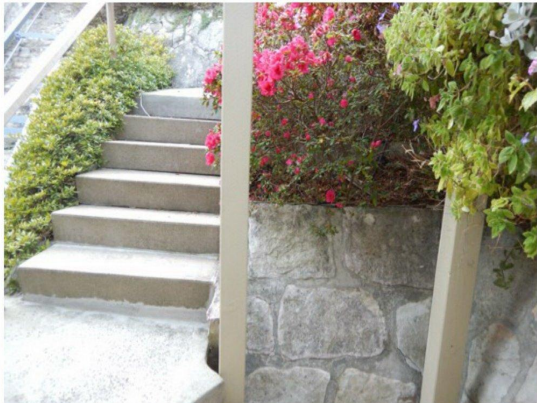
Noted Item

Building: Yard
Location: Yard - Side > Centre Left
Finding: Additional Photos
Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance.

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Section E Attachments and Further Comments

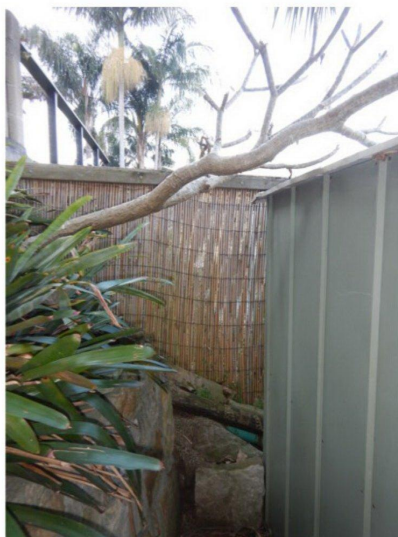


Section E Attachments and Further Comments

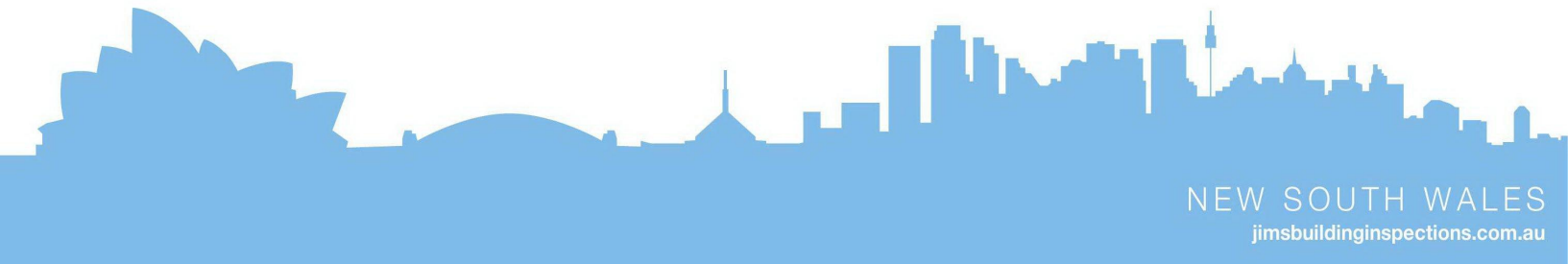
Noted Item

Building: Yard
Location: Yard - Side > Rear Left
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Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance.

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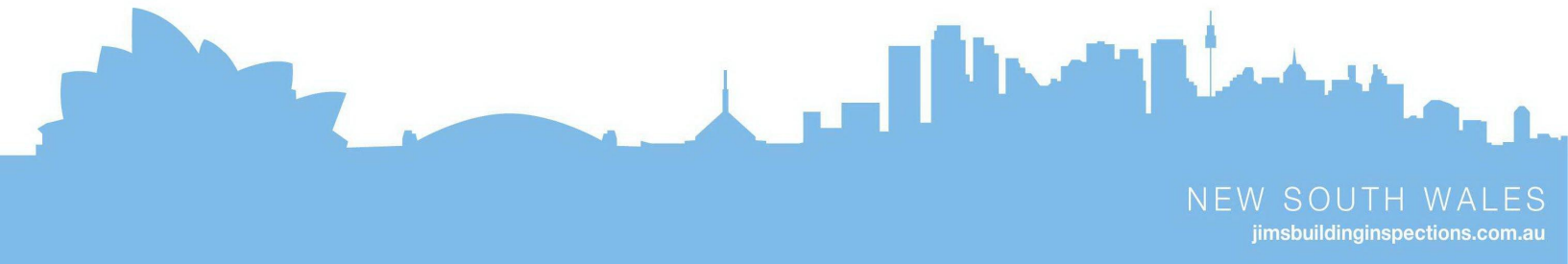


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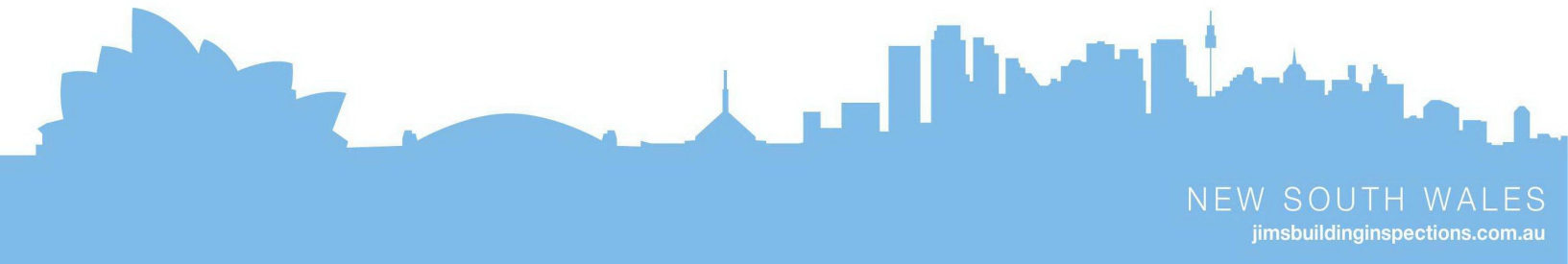


Noted Item

Building:	Main Building
Location:	Exterior walls - left side
Finding:	Additional Photos
Information:	Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.



Section E Attachments and Further Comments

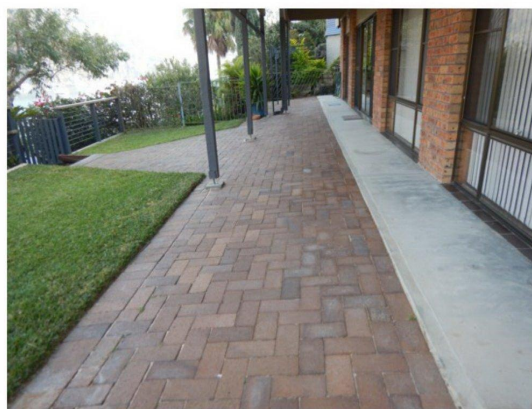
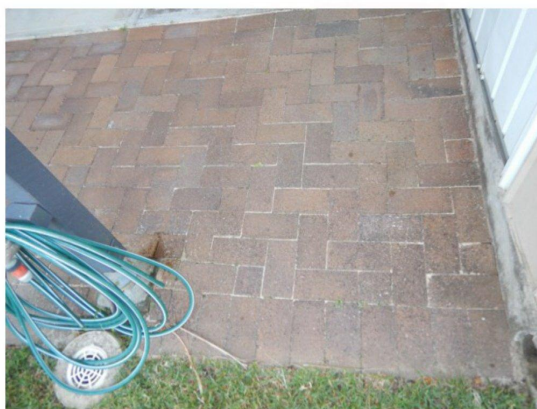


Section E Attachments and Further Comments

Noted Item

Building: Yard
 Location: Yard - Back
 Finding: Additional Photos
 Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance.

Please discuss these photos with your building consultant for clarification.

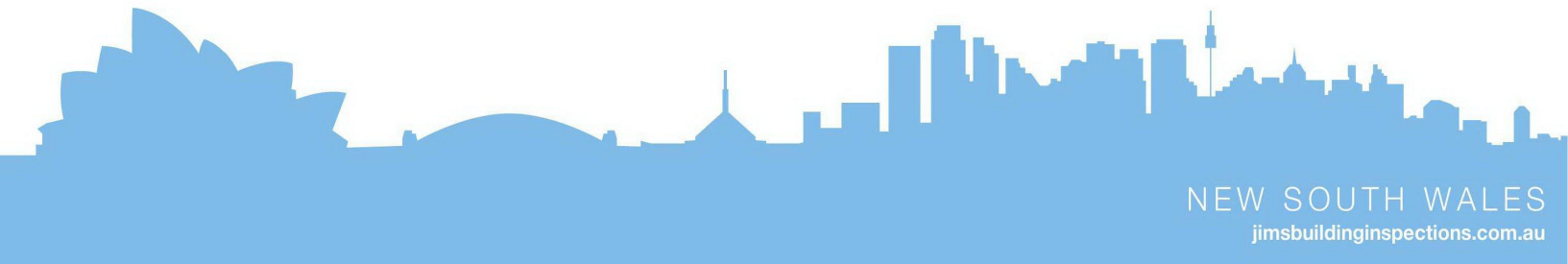
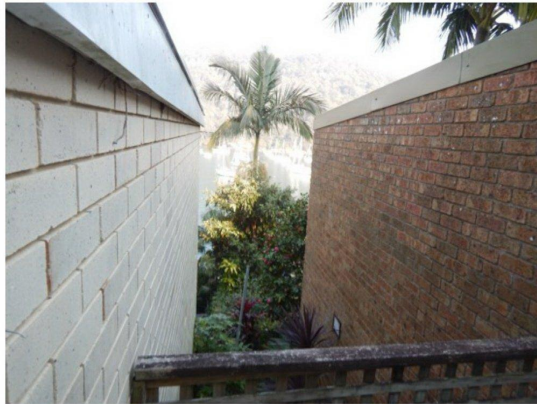


Noted Item

Building: Garage
 Location: > Front Left
 Finding: Additional Photos
 Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance.

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Section E Attachments and Further Comments



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Limitation	Any factor that prevents full or proper inspection of the building.
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Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.

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SCOPE OF INSPECTION The inspection shall comprise visual assessment of the property and limited assessment of serviceability to identify major defects, urgent and serious safety hazards and to document the condition of the property at the time of inspection. An estimate of the costs of rectification of defects is not required in an inspection report.

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Should re-inspection be required after the completion of construction works you should separately re-engage the Consultant

ACCEPTANCE CRITERIA Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted practice at the time of construction and which has been maintained such that there is no significant loss of strength and serviceability.

A report may be conditional on the following:

- (a) Information provided by the person, the employees or agents of the person requesting the report.
- (b) Apparent concealment of possible defects.
- (c) Any other factor limiting the preparation of the report.

EXTENT OF REPORTING

Significant items to be reported are as follows:

- (a) Major defects.
- (b) A documentation of the extent of minor defects.
- (c) Any major defect that is an urgent and serious safety hazard.

LIMITATIONS

The Client acknowledges:

1. That this Report is prepared in accordance with AS 4349-2007 but that it is not a Certificate of Compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing in the future.
2. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
3. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include

Terms on which this report was prepared

areas which were inaccessible, not readily accessible, and unsafe to access or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

4. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS

This report excludes assessment of: Footings below ground, concealed damp proof course, electrical installations, concealed plumbing, adequacy of roof drainage, gas fittings and fixtures, air-conditioning, automatic garage doors, pools and related equipment, alarm systems, operation of fireplaces and chimneys, flues and solid fuel heaters, alarm and intercom systems, soft floor coverings, appliances, paint coating, health hazards, timber and metal framing size and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment such as soil conditions, control joints, sustainable development provisions, concealed timber frames, landscaping, rubbish, floor coverings, furniture and accessories, stored items, insulation, environmental matters or lighting and energy efficiency.

IMPORTANT SAFETY INFORMATION - SMOKE DETECTORS

We cannot comment on smoke detector installation and testing as it is not within the scope of this report and requires specialist inspection services. It is however strongly recommended that all existing detectors in the property be tested prior to occupation and advice be sought as to the suitability of their number, placement and operation.

IMPORTANT SAFETY INFORMATION - ASBESTOS

We cannot comment on the presence or absence of Asbestos from this building as it is not within the scope of this report and requires specialist inspection services. It is however strongly advised that the presence of Asbestos be presumed until otherwise definitely known.

Asbestos containing materials may include sheet type building materials, roofing materials, insulations and linings and more. Especially in buildings that were built or modified pre-1992 further inspection should be undertaken prior to works like renovations, extensions, repairs and maintenance or where any materials which could contain Asbestos become damaged or worn.

An Asbestos Inspection And Condition Audit is always advised.

IMPORTANT SAFETY INFORMATION - SAFETY GLASS

Glazing standards in contemporary or recently constructed buildings are governed by the Building Code of Australia (National Construction Code) and will almost always be constructed using glazing designed to minimise injury if impacted or broken. Glazing in older homes is highly unlikely to be 'Safety Glass' and may cause significant injury if damaged. Exercise care and caution around glass in older homes in particular.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based



Terms on which this report was prepared

please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

Privacy Policy:

We value your personal information, we will ensure it is secure and never share or sell your personal details and contact information. We do however use data collected during inspections for research, commercial, training and educational purposes.

For more information please review our Privacy Policy online at www.jimsbuildinginspections.com.au.

Compliments, Complaints and Concerns:

Your feedback, both positive and negative, can assist us to improve our services. We encourage you to please contact us with any compliments or concerns directly and as soon as you are able.

The process for managing customer feedback is documented below:

1. Contact your inspector directly to provide feedback or make any complaint as soon as you are able.
2. If your inspector cannot resolve it or it involves our insurers they will escalate it to their Regional Franchisor (Manager) and / or insurer as applicable.
3. You can also contact their Regional Franchisor (Manager) directly on 131 546 ask to speak to your Inspectors Regional Franchisor (Manager) or email info@jimsbuildinginspections.com.au

Should you have any queries about our terms and conditions, the inclusions and exclusions of this report please contact your Inspector.





Dilapidation Inspection Report

Inspection Date: Mon, 14 Aug 2017

Property Address: 40/42/44 McCarrs Rd Church Point NSW

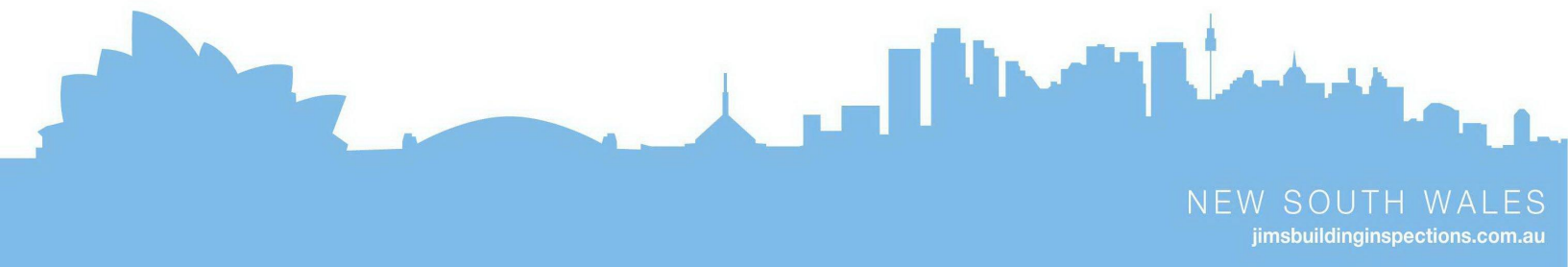


Contents

	The parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant items
Section E	Additional comments
Section F	Annexures to this report
	Definitions to help you better understand this report
	Terms on which this report was prepared
	Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

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The Parties

Name of Client: Sue Crimmins

Name of Principal (if applicable): Council Assets -

Job Address: 40/42/44 McCarrs Rd Church Point NSW

Client's Email Address: scrimmins9@gmail.com

Client's Phone Number: 0414499463

Consultant: Tiho Lerota Ph: 0401 300 056
Email: mosman@jimsbuildinginspections.com.au

287867C

Company Name: Jim's Building Inspections (Mosman)

Company Address and Postcode: ,

Company Email: mosman@jimsbuildinginspections.com.au

Company Contact Numbers: 0401 300 056

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors.

The following apply: Refer summary at end of report

Section A Results of inspection - summary

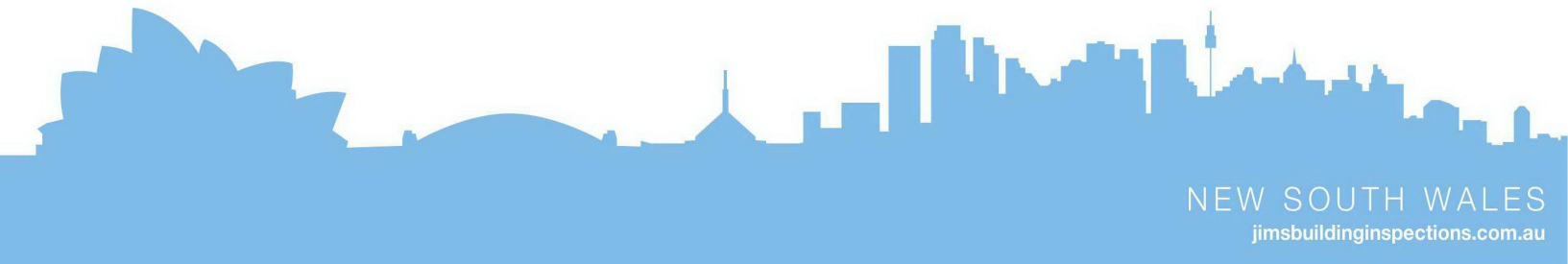
A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✓
Major Defect		✓
Minor Defect		✓

Additional specialist inspections:

- Not Applicable

In summary the building, compared to others of similar age and construction is in good condition



Section B General

General description of the property

Building Type:	Commercial
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Number of Storeys:	
--------------------	--

Main building – floor construction:	N/A
-------------------------------------	-----

Main building – wall construction:	N/A
------------------------------------	-----

Main building – roof construction:	N/A
------------------------------------	-----

Other timber building elements:	N/A
---------------------------------	-----

Other building elements:	N/A
--------------------------	-----

Occupancy status:	Unoccupied
-------------------	------------

Furnished:	Unfurnished
------------	-------------

Strata or company title properties:	No
-------------------------------------	----

Orientation (to establish the way the property was viewed):	East
---	------

Prevailing weather conditions at the time of inspection:	Fine
--	------

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- The Site

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

The following areas were inaccessible:

- Not Applicable

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Not Applicable

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection.

The risk of undetected defects is: Medium

When the risk of undetected defects is high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.



Section D Significant Items

Safety Hazard

No evidence was found.

Major Defect

No evidence was found.

Minor Defect

No evidence was found.

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed -

- Not Applicable

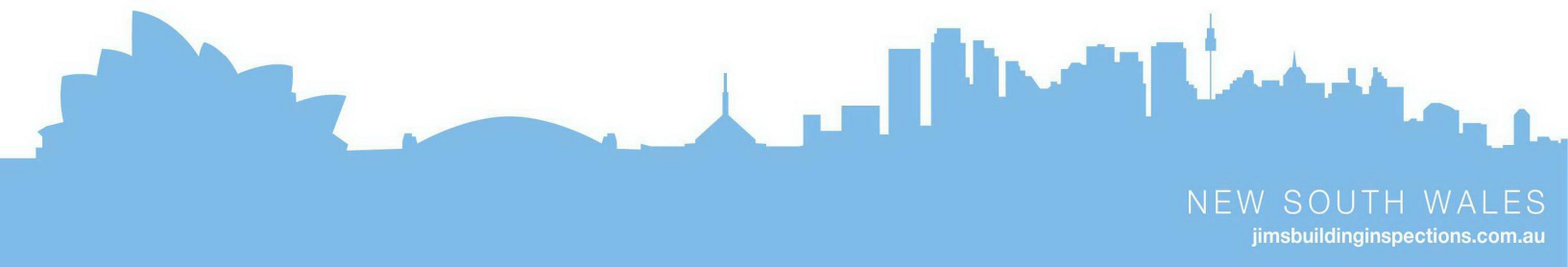
Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

Dilapidation report -Council Assets street frontage at 40, 42 and 44 McCarrs Creek Rd Church Point.

All inspected areas where accessible for inspection although expected obstructions were present which you should take note of.

This report must be read in full to clearly understand all items identified as defects listed within the report.



For further information, advice and clarification please contact Tiho Lerota on 0401 300 056

Section E Attachments and Further Comments

The following items were noted as - For your information

Noted Item

Building:

Location: Property No. 40 > Front

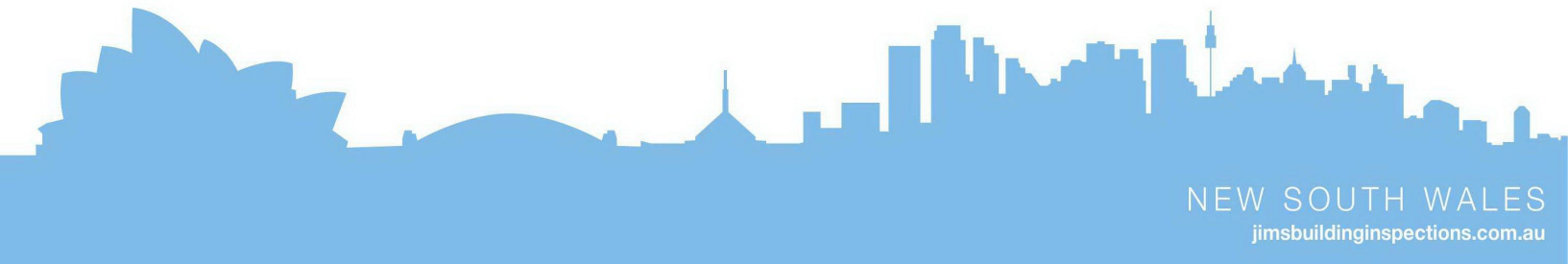
Finding: Additional Photos

Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance.

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Section E Attachments and Further Comments



Section E Attachments and Further Comments

Noted Item

Building:

Location: Property No. 42 > Front

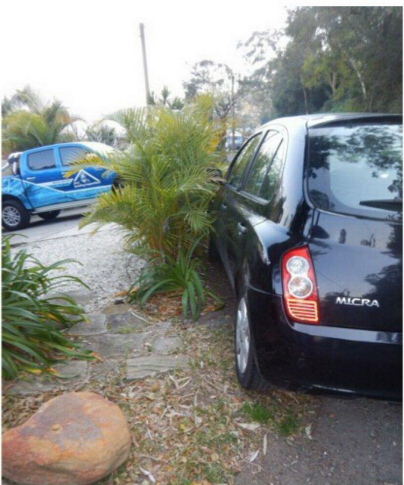
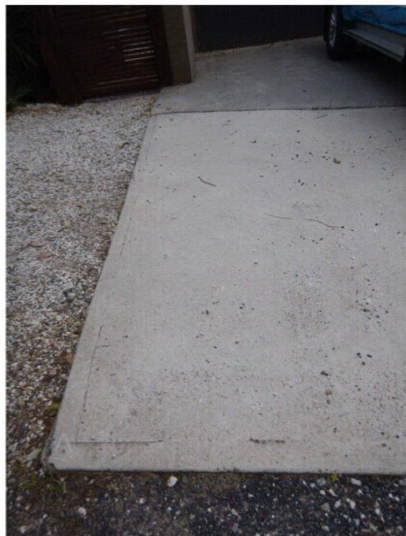
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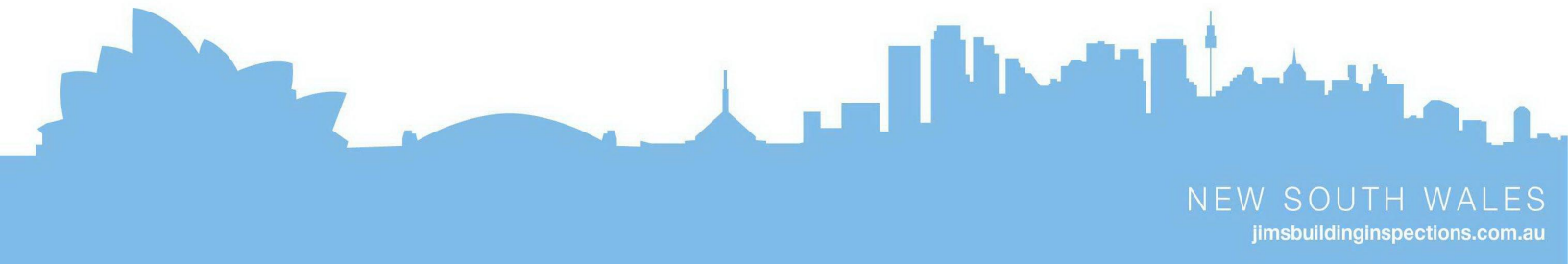
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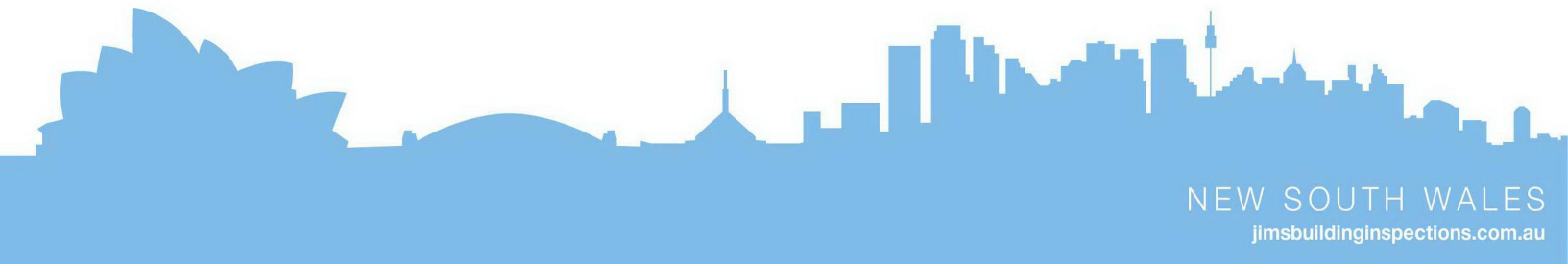
Section E Attachments and Further Comments



Section E Attachments and Further Comments



Section E Attachments and Further Comments



Section E Attachments and Further Comments



Section E Attachments and Further Comments



Noted Item

Building:

Location: Property No. 44 > Front

Finding: Additional Photos

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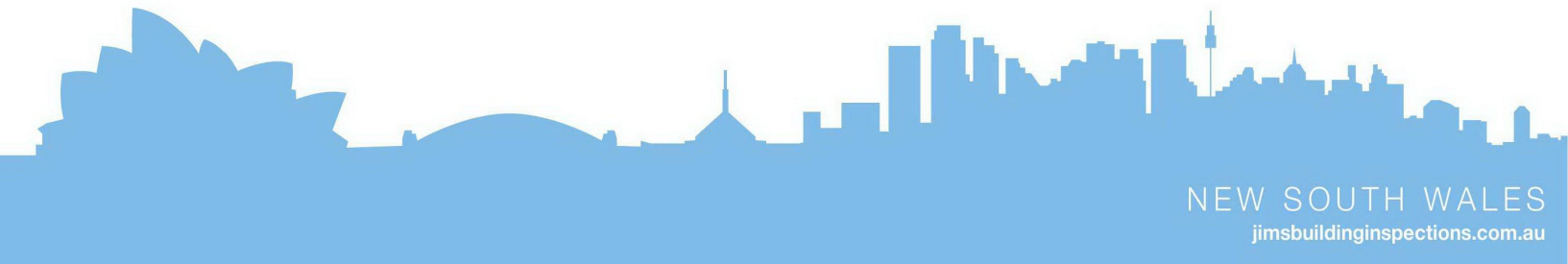
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Section E Attachments and Further Comments



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2. If your inspector cannot resolve it or it involves our insurers they will escalate it to their Regional Franchisor (Manager) and / or insurer as applicable.
3. You can also contact their Regional Franchisor (Manager) directly on 131 546 ask to speak to your Inspectors Regional Franchisor (Manager) or email info@jimsbuildinginspections.com.au

Should you have any queries about our terms and conditions, the inclusions and exclusions of this report please contact your Inspector.

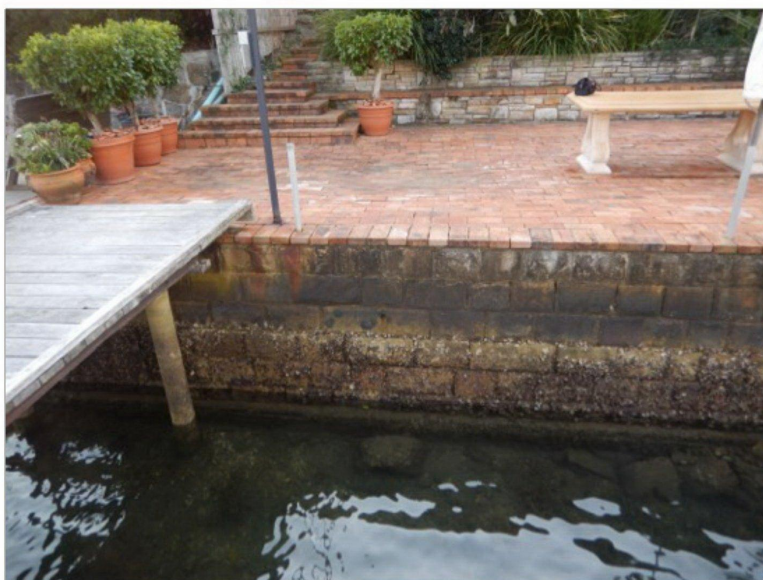




Dilapidation Inspection Report

Inspection Date: Mon, 14 Aug 2017

Property Address: 42 Mccarrs Creek Rd, Church Point NSW 2105,
Australia

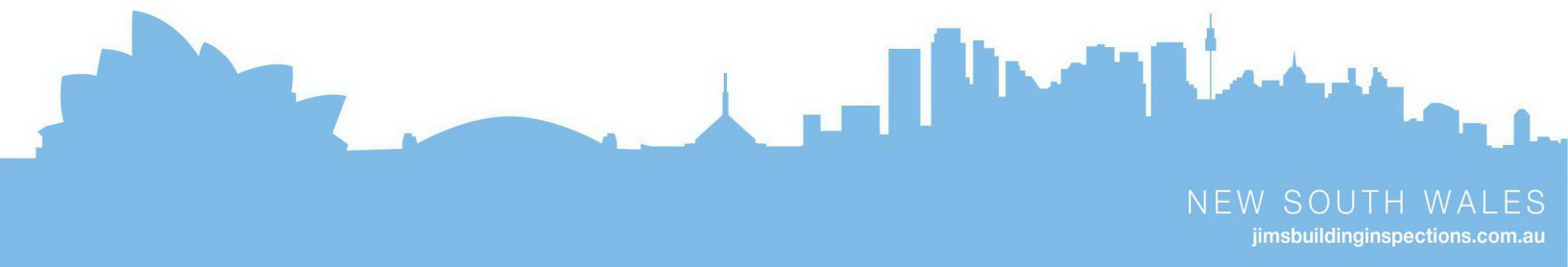


Contents

	The parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant items
Section E	Additional comments
Section F	Annexures to this report
	Definitions to help you better understand this report
	Terms on which this report was prepared
	Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

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The Parties

Name of Client: Sue Crimmins

Name of Principal (if applicable): Waterfront Crown

Job Address: 42 Mccarrs Creek Rd, Church Point NSW 2105, Australia

Client's Email Address: scrimmins9@gmail.com

Client's Phone Number: 0414499463

Consultant: Tiho Lerota Ph: 0401 300 056
Email: mosman@jimsbuildinginspections.com.au

287867C

Company Name: Jim's Building Inspections (Mosman)

Company Address and Postcode: ,

Company Email: mosman@jimsbuildinginspections.com.au

Company Contact Numbers: 0401 300 056

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors.

The following apply: Refer summary at end of report

Section A Results of inspection - summary

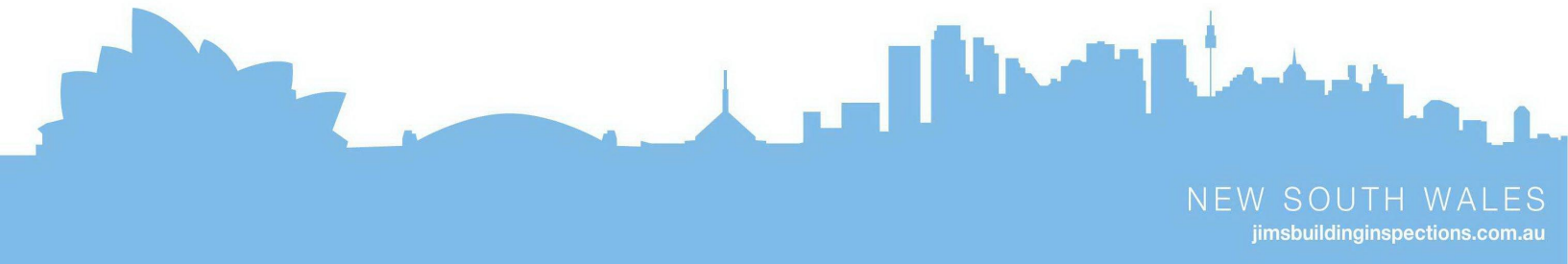
A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✓
Major Defect		✓
Minor Defect		✓

Additional specialist inspections:

- Not Applicable

In summary the building, compared to others of similar age and construction is in good condition



Section B General

General description of the property

Building Type:	Residential, Detached
----------------	-----------------------

Number of Storeys:	Double
--------------------	--------

Main building – floor construction:	N/A
-------------------------------------	-----

Main building – wall construction:	N/A
------------------------------------	-----

Main building – roof construction:	N/A
------------------------------------	-----

Other timber building elements:	N/A
---------------------------------	-----

Other building elements:	N/A
--------------------------	-----

Occupancy status:	Occupied
-------------------	----------

Furnished:	Furnished
------------	-----------

Strata or company title properties:	No
-------------------------------------	----

Orientation (to establish the way the property was viewed):	West
---	------

Prevailing weather conditions at the time of inspection:	Fine
--	------

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- The Site

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

The following areas were inaccessible:

- Not Applicable

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Not Applicable

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection.

The risk of undetected defects is: Medium

When the risk of undetected defects is high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.



Section D Significant Items

Safety Hazard

No evidence was found.

Major Defect

No evidence was found.

Minor Defect

No evidence was found.

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed -

- Not Applicable

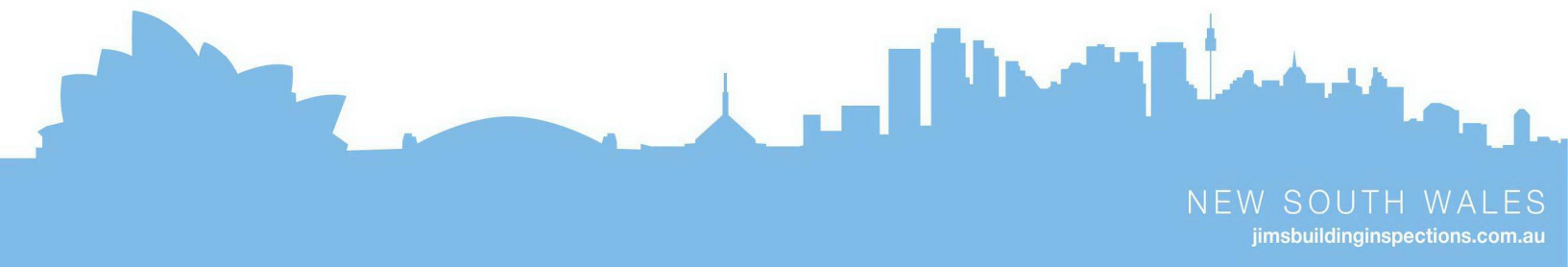
Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

Dilapidation report - Crown Land waterfront (mean water line) of number 42 .

All inspected areas where accessible for inspection although expected obstructions were present which you should take note of.

This report must be read in full to clearly understand all items identified as defects listed within the report.



For further information, advice and clarification please contact Tiho Lerota on 0401 300 056

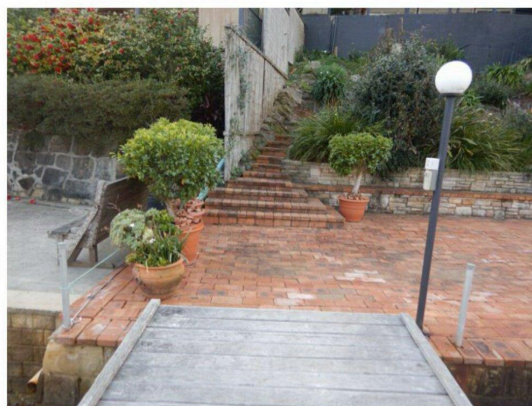
Section E Attachments and Further Comments

The following items were noted as - For your information

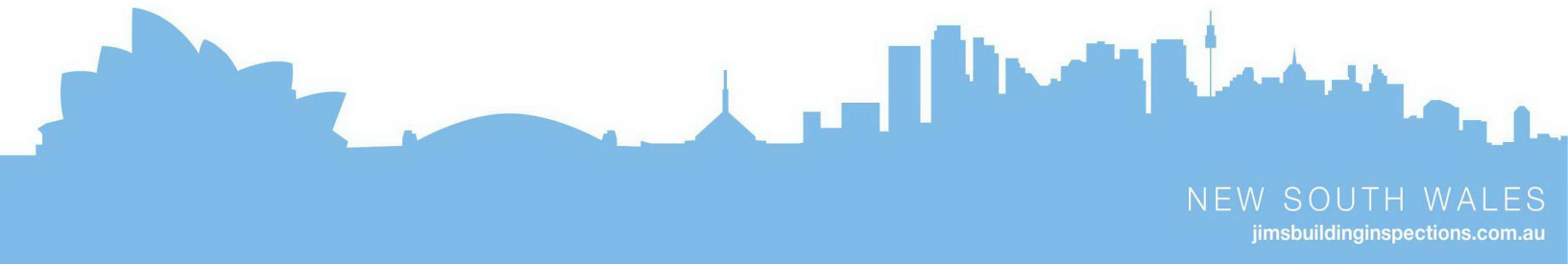
Noted Item

Building: Yard
Location: Yard - Back
Finding: Additional Photos
Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance.

Please discuss these photos with your building consultant for clarification.



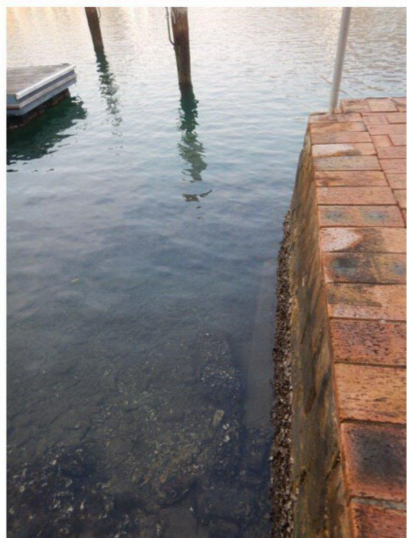
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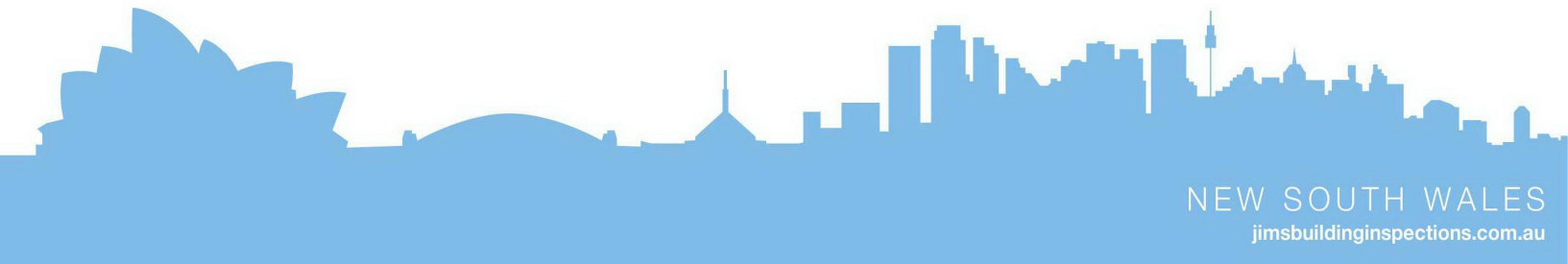
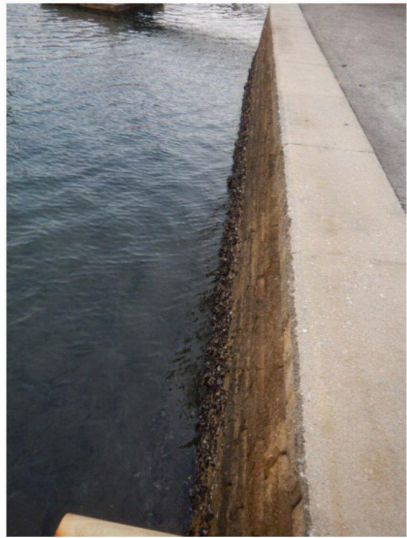
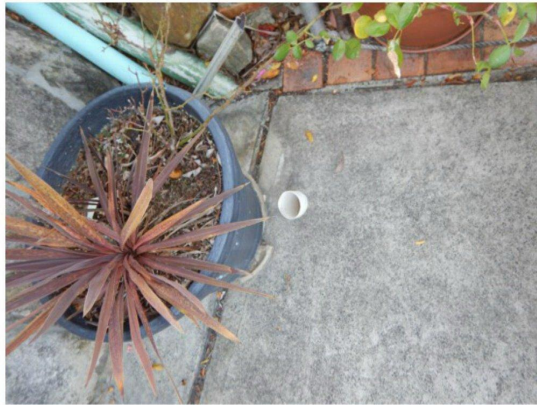
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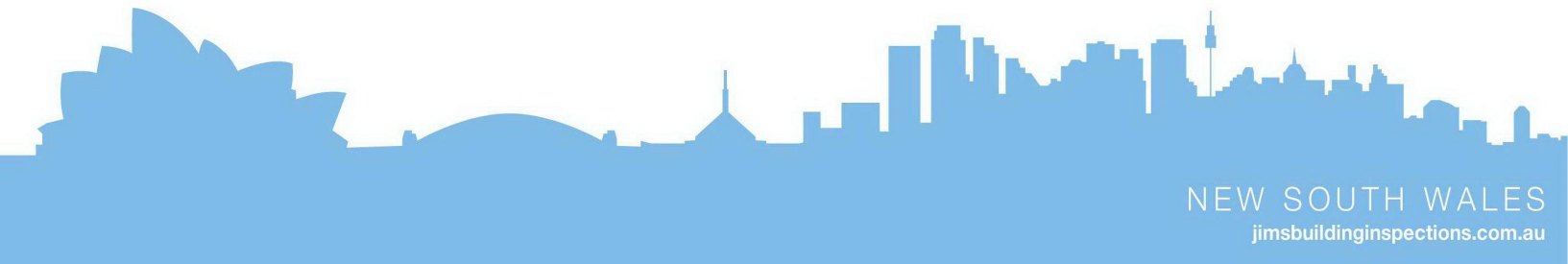
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Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Building element	Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Dilapidation	The state or process of falling into decay or being in disrepair.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Minor defect	A defect other than a major defect.
Roof space	Space between the roof covering and the ceiling immediately below the roof covering.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Building Inspection Consultant ("the Consultant") was a "Dilapidation Inspection Report". A Pre-Inspection Agreement was issued for this service and forms part of the service agreement.

PURPOSE The purpose of this inspection is to provide advice to the client or other interested party regarding the condition of the property at the time of inspection. It serves as a baseline for comparison prior to planned construction or civil engineering works in areas adjoining or near to the property inspected.

SCOPE OF INSPECTION The inspection shall comprise visual assessment of the property and limited assessment of serviceability to identify major defects, urgent and serious safety hazards and to document the condition of the property at the time of inspection. An estimate of the costs of rectification of defects is not required in an inspection report.

The inspection was limited to Readily Accessible Areas of the Building and Site. The Client shall arrange right of entry, facilitate physical entry and supply necessary information to enable the inspector to undertake the inspection and prepare a report. The Inspector is not responsible for arranging entry to property or parts of the property, where reasonable access or entry is denied those areas are excluded from and do not form part of the inspection.

Should re-inspection be required after the completion of construction works you should separately re-engage the Consultant

ACCEPTANCE CRITERIA Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted practice at the time of construction and which has been maintained such that there is no significant loss of strength and serviceability.

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