

Construction Certificate

Issued under Section 109C(1), 81A(2) AND 81a(4) of the Environmental Planning and Assessment Act 1979 Section 109C(1), 81A(2) AND 81a(4)

Development details

Address:		Lot & DP or SP	BCA 2014 Classification
14 Palm Beach Road, Palm Beach		Lot 3 DP 14299	10b
Description of the proposed development:			
Construction of a swimming pool			
Development consent:	Approval date:	Consent Authority:	Council area:
N0395/14	26 November 2014	Pittwater Council	Pittwater

Applicant's details

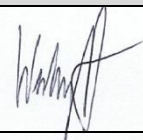
Applicant name:	Address:
Donnelley Holdings	1/8 Anella Avenue Castle Hill NSW 2089

Owner's details

Owner's name:	Address:
Adam Donnelley	1/8 Anella Avenue Castle Hill NSW 2089

Certification

I certify that work completed in accordance with the documentation referenced in this certificate (with such modifications verified by me as may be shown on the documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979.

Certificate No:	Approval date:	Certifying Authority:	Certifier's signature:
C14125	05 December 2014	Wesley Vos – BPB0744	



Mandatory Inspections

Section 109E of the Environmental Planning and Assessment Act 1979 and Clause 162A of the Environmental Planning & Assessment Regulation 2000 requires the mandatory completion of certain inspections by the Principal Certifying Authority. The provision of certificates for these inspections by contractors and consultants is not acceptable.

The Principal Contractor for the site is responsible for providing a minimum of 48 hours notice of the requirement for each of the mandatory inspections.

Project details

Address:	Certificate No:	Principal Certifying Authority:
14 Palm Beach Road, Palm Beach	C14125	Wesley Vos – BPB0744

The following **mandatory inspections** are required in relation to this development:

- ☐ Prior to pouring of concrete, pool steel (shell and/or coping), and
- ☐ Pool fence as soon as is practicable after the barrier has been erected and prior to filling the pool with water, and
- ☐ After the building work has been completed and prior to any occupation certificate being issued in relation to the buildings.

If any of the above inspections are missed the Environmental Planning and Assessment Act 1979 states that an Occupation Certificate will not be able to be issued for the work when it is completed.

Should you require clarification of any matter relating to this Construction Certificate, please contact the Brentnall Group office on (02) 8065 6365.



Referenced documentation

The following documentation has been reviewed in the determination of the application for Construction Certificate No. **C14125**

Annexure 1

- Plans & specifications that form part of the Construction Certificate

Annexure 2

Supporting documentation

- Pre issue inspection record
- Construction Certificate Application

Compliance Certificates & evidence of suitability

- Structural design certificate
Birzulis Associates Pty Ltd
- Sydney Water stamped plans - Condition C2
Sydney Water

Receipts and payment of fees

- Long service levy receipt



ANNEXURE 1

Plans and specifications that form part of this Construction Certificate

Architectural documentation as prepared by Vitale Design

Drawing no	Title	Revision
Pool DA/01	Ground floor plan	A
Pool DA/02	Sections	A

In the case of any discrepancy between the Architectural plans and any of the plans listed below the Architectural plans take precedence. The following plans have not been the subject of an engineering assessment. Reliance has been placed on the certification of the designer.

Structural documentation as prepared by Birzulis Associates

Drawing no	Title	Revision
S.03	Footing/lower ground floor plan & details	B
S.09	Ground floor plan & details	P1

ANNEXURE 2



Supporting documentation

PRE ISSUE INSPECTION REPORT CONSTRUCTION CERTIFICATE

Clause 129B & 143B, Environmental Planning and Assessment Regulation 2000

Development details

Address:	Application No:	Application date:
14 Palm Beach Road, Palm Beach	C14125	3 December 2014
Description (including any staging):	Development Consent No:	Inspection date:
Construction of a swimming pool	N0395/14	2 December 2014

Consistency of plans

Do the plans and specifications accompanying the application adequately reflect the existing building?	Yes
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Commencement of works

Has any building work the subject of the application commenced on the site?	No
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Inspection record

Certifier's name:	Accreditation Number:
Wesley Vos	BPB-0744
Date:	Signature:
5 December 2014	

CONSTRUCTION CERTIFICATE APPLICATION FORM

Clause 139, Environmental Planning and Assessment Regulation 2000

Date Received:

3 December 2014

Development Details

Site address:	14 Palm Beach Rd Palm Beach	Lot:	3	DP or SP:	14299.
Description of works to be approved by this Certificate:	Swimming Pool				
BCA Classification:		Value of works:	\$50,000		
Development Consent No:	N0395/14	Consent Authority:	Pittwater Council		
Approval date:	26-11-2014	Council area:	Pittwater Council		

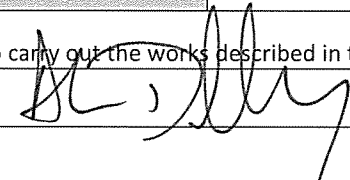
Applicant's Details

The applicant must be a person having the benefit of the Development Consent.

Any certificates issued will be forwarded to the applicant unless otherwise directed.

Company name:	Donnelley Holdings	Contact name:	Adam Donnelley
Postal address:	Unit 1/8 Ancella Ave	Email:	adam@doncon.com.au
Suburb:	Castle Hill	Phone contact:	02-96341233
Postcode:	2089	Mobile:	0438 076 489
Is the applicant the property owner?	☒ Yes ☐ No	Is the applicant the builder? The builder cannot be the applicant unless they also own the land.	☒ Yes ☐ No

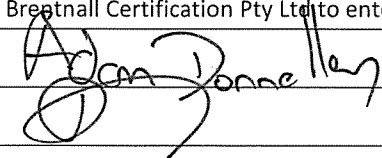
I apply for approval to carry out the works described in this application. All information that I have provided is correct.

Signature:		Date:	2-Dec-2014
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Owners Consent

A letter providing the consent of the owner of the land for the lodgement of this application may be provided.

As owner(s) of the land to which the application relates, I/we consent to the making of this application. I/we also give consent for officers of Brentnall Certification Pty Ltd to enter the land to carry out inspections relating to this application.

Name:	Adam Donnelley	Address:	Unit 1/8 Ancella Ave
Signature:		Date:	02-12-2014

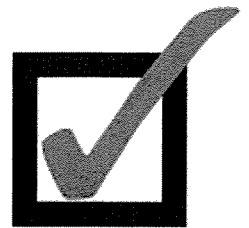
Documents provided with application

The document checklist provided for this application must be completed and submitted with this application form.

The subject Development Consent and all documents approved under that consent must be attached to this application.

STATISTICAL INFORMATION

This information is collected for the Australian Bureau of Statistics



For all buildings

Area of land 550 Building gross floor area 400
How many storeys will the building consist of? 3

For residential projects

How many dwellings are proposed? _____ No. of pre-existing dwellings _____
Does the site contain a dual occupancy? Yes / No
Will the proposed building be attached to any existing building? Yes / No
Will the proposed building be attached to any other new building? Yes / No

Materials to be used

Place a tick in the () that best describes the materials the new work will be constructed of.

Walls		Code	Roof		Code
Brick veneer	()	12	Aluminium	()	70
Full brick	☒	11	Concrete	()	20
Single brick	()	11	Concrete tiles	()	10
Concrete block	()	11	Fibrous cement	()	30
Concrete/masonry	()	20	Fibreglass	()	80
Concrete	☒	20	Masonry/terra cotta shingle tile	()	10
Steel	()	60	Slate	()	20
Fibrous cement	()	30	Steel	☒	60
Hardiplank	()	30	Terra cotta tile	()	10
Timber/weatherboard	()	40	Other	()	80
Cladding-aluminium	()	70	Unknown	()	90
Curtain glass	()	50			
Other	()	80			
Unknown	()	90			

Floor		Code	Frame		Code
Concrete	☒	20	Timber	()	40
Timber	()	10	Steel	()	60
Other	()	80	Other	☒	80
Unknown	()	90	Unknown	()	90



BIRZULIS ASSOCIATES Pty Ltd

Consulting Structural + Civil Engineers

ACN 003 797 911 ABN 99 003 797 911

583 Darling Street, Rozelle NSW 2039
Telephone: 9555 7230 Facsimile: 9555 7239
Email: office@birzulisassociates.com

5 December 2014

Brentnall Certification
Attention Mr Wesley Vos
Suite 2, 105 Burwood Road
CONCORD NSW 2137

Dear Sir,

STRUCTURAL CERTIFICATE

**NEW POOL
14 PALM BEACH ROAD, PALM BEACH**

This is to certify that the structural engineering design and detailing on S09A has been will be carried out in accordance with the relevant Australian Standards Australian Standards AS3600, AS2783, AS1379, AS3610 and the Building Code of Australia.

Yours faithfully



M GROGAN
Director

DIRECTORS

B Fimmano B.E. (Hons), M.I.E. Aust., C.P.Eng.

R P Clifford O.M.I.E. Aust.

M A Grogan B.E., M.Eng., M.I.E. Aust., C.P.Eng.

CONSULTANT

A J Birzulis B.E., M.Eng. Sc., F.I.E. Aust., C.P.Eng.

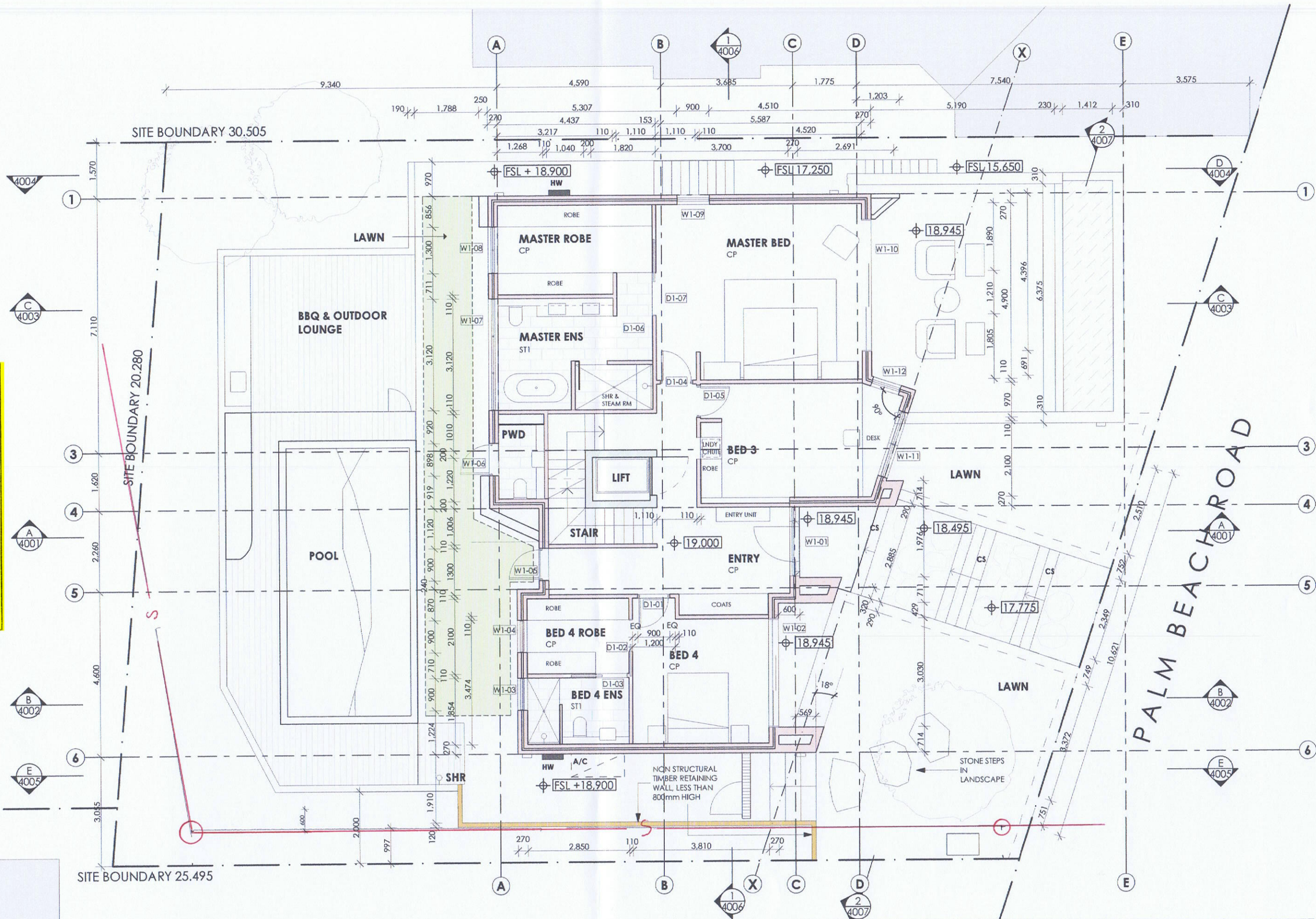


Ref No: D13/A-14924 Date: 20/06/14

Accredited Supplier to SYDNEY WATER

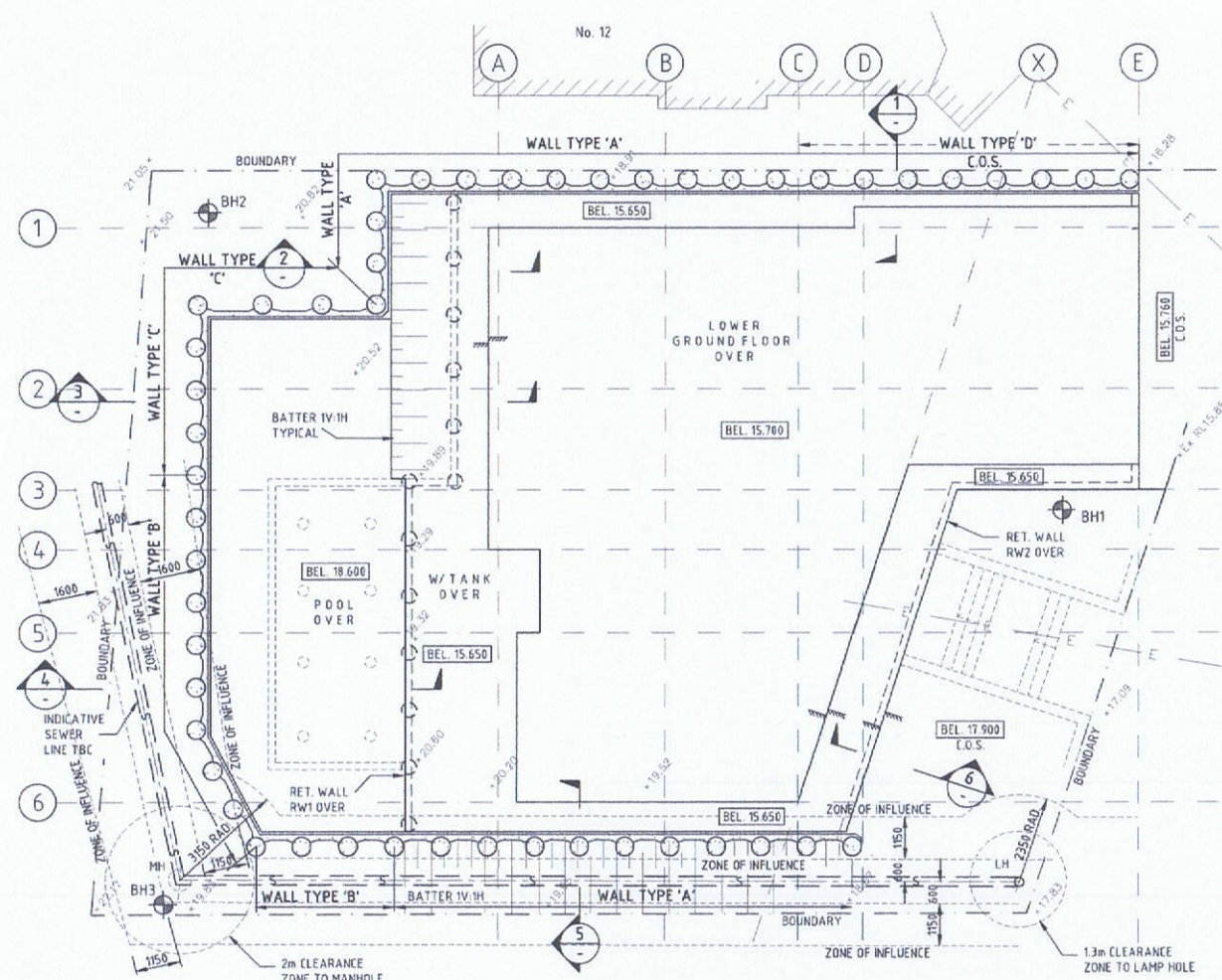
BUILDING PLAN APPROVED

SUBJECT TO REQUIREMENTS



Do not scale from this drawing.
Contractors to take and check all
dimensions on site prior to work
commencing. Any discrepancies to
be reported to designer.
Subcontractors to verify all dimensions
on site before making shop drawings
or commencing manufacture.

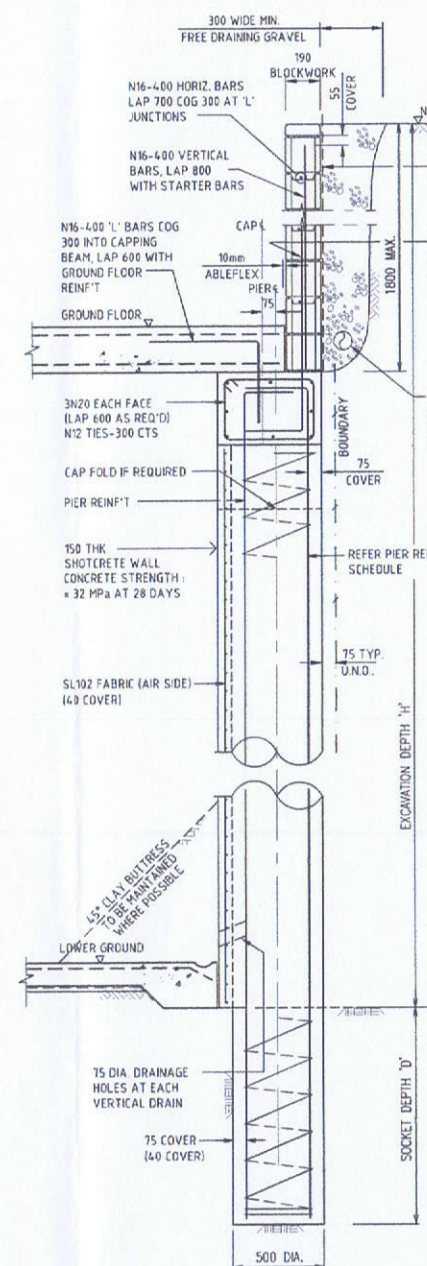
1	description	date	project	vital design	north	design BV	title
2	PRELIMINARY	08.05.14	DONNELLEY PALM BEACH HOUSE	unit 24 / 43 - 53 bridge rd		drawn RS	GROUND FLOOR PLAN
3	POOL & BBQ AREAS AMENDED TO AVOID SEWER	09.05.14	A & S DONNELLEY	stanmore 2048		job No. DONN_13/1	drawing No. 2002
4	EXTERNAL STEPS ALONG NORTHERN BOUNDARY ADDED	28.05.14	14 PALM BEACH ROAD, PALM BEACH NSW 2108	ph 9517 1418 fax 9517 1412		scale 1:100 @ A3	
	HOUSE MOVED, POOL AREA CHANGED, STEPS ADDED TO WEST & NTH, FRONT STEPS NO. CHANGED	11.06.14	LOT 3 DP 14299	e. ben@vitaldesign.com.au			issue No. 4



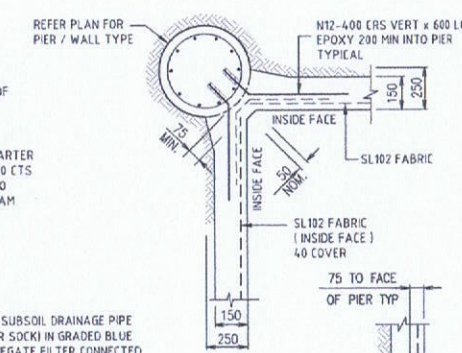
BULK EXCAVATION & SHORING PLAN
SCALE 1:100

- NOTES
1. INSTALL PILES TO UNDERSIDE OF SLAB, CAPPING BEAM/ DOWNTURN BEAM TO NATURAL GROUND LEVEL.
 2. EXCAVATE IN 1000 DEEP SECTIONS AND SHOTCRETE WALL TO BULK EX. LEVEL.
 3. LIFT SETDOWN LEVEL TO BE CONFIRMED.
 4. GEOTECH ENGINEER TO MONITOR EXCAVATION, BOREHOLES BH1-BH3 REFER GEOTECH ENGINEER.
 5. EXISTING LEVELS CONFIRM ON SITE.
 6. CONSTRUCT CAPPING BEAM AS DETAILED, 400 DP, X 575 WIDE, REINFORCED WITH 3N20 BARS EACH FACE X N12-300 TIES.

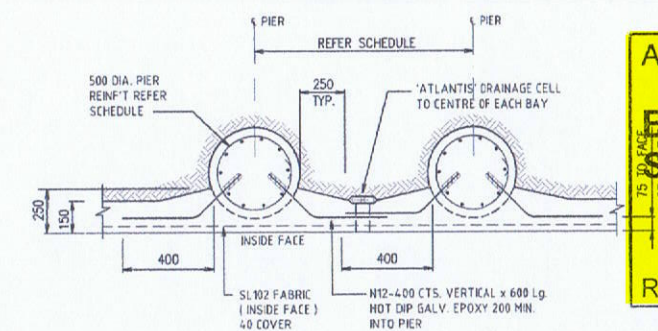
SHORING PIER SCHEDULE					CONCRETE STRENGTH = 32 MPa
WALL TYPE	PIER SIZE (mm)	MAX. H 'H' (MIN.)	SOCKET 'D' (MIN.)	SPACING (mm)	REINFORCEMENT
TYPE 'A'	500 DIA.	3400	4100	1200	10-N20, R10 HELIX TIES @ 150 PITCH
TYPE 'B'	500 DIA.	3200	3600	1200	10-N20, R10 HELIX TIES @ 150 PITCH
TYPE 'C'	500 DIA.	2800	3600	1500	10-N20, R10 HELIX TIES @ 150 PITCH
TYPE 'D'	500 DIA.	2500	3900	2000	10-N20, R10 HELIX TIES @ 150 PITCH



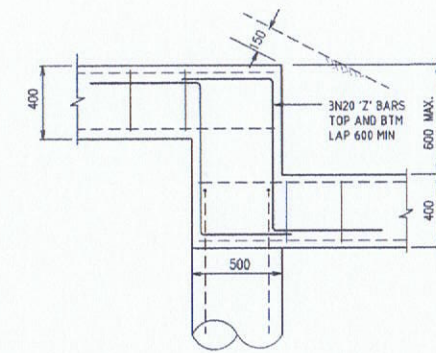
TYPICAL SHORING DETAIL
SCALE 1/20



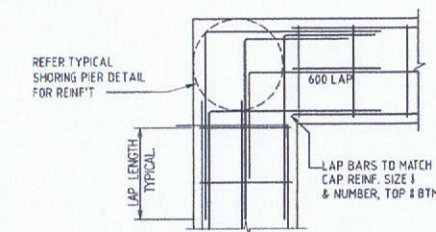
TYPICAL PIER CORNER DETAILS AT
SHORING WALL
SCALE 1/20



TYPICAL SECTION ON
SHORING WALL - CONCRETE STRENGTH = 32 MPa AT 28 DAYS
SCALE 1:20



TYPICAL CAPPING BEAM STEP DETAIL
SCALE 120 IF REQUIRED



TYPICAL CAPPING BEAM CORNER DETAIL
SCALE 1:20

Accredited Supplier to SYDNEY WATER

**BUILDING PLAN APPROVED
SUBJECT TO REQUIREMENTS**

Ref No: D13/4-19929 Date: 20/06/14

B	SEWER ZONE OF INFLUENCE ADDED		16.4
A	FOR CONSTRUCTION		13.1
ISSUE	DESCRIPTION	APPROVED	DATE

ARCHITECT
VITALE DESIGN
Unit 24 / 43-53 Bridge Rd, Stanmore NSW 2048
Telephone : (02) 9517 1418
Fax : (02) 9517 1412
E-Mail : ben@vitaledesign.com.au

 **BIRZULIS**
ASSOCIATES

CONSULTING STRUCTURAL & CIVIL ENGINEERS

583 DARLING STREET ROZELLE NSW 2039

tel: (02) 9555 7230 email: office@birzulisassociates.com

www.birzulisassociates.com

PROJECT
DONNELLEY PALM BEACH HOUSE
No. 14 PALM BEACH ROAD
PALM BEACH

**BULK EXCAVATION / SHORING PLAN
SECTIONS & DETAILS**

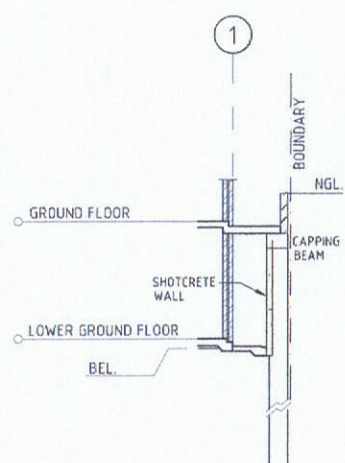
SCALES	as noted @ A1	DATE MAY 2014
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DRAWN II	DESIGN MG/JW	VERIFIED	APPROVED
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REPRODUCTION OF THIS DRAWING IS PROHIBITED
WITHOUT THE CONSENT OF BENTON ASSOCIATES, P.C.

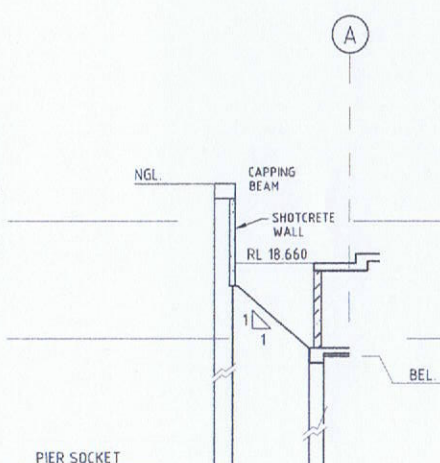
ISSUE	PROJECT No.	DRAWING No.
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B	5925	S.02
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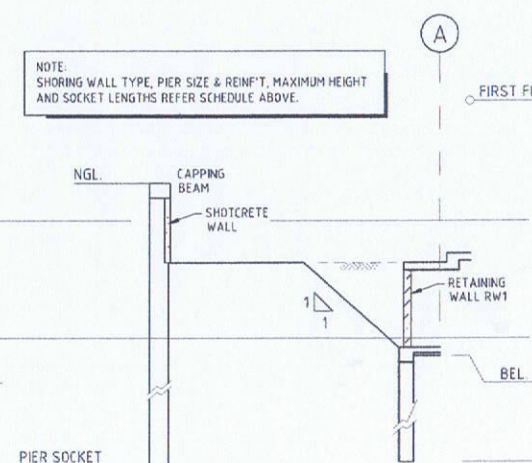
SHORING WALL TYPE 'A'
[TYPE 'D' C.O.S.]

SECTION 1



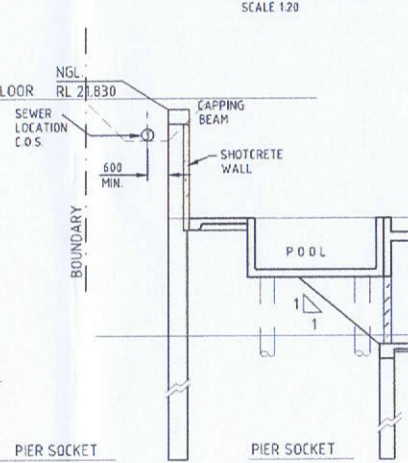
SHORING WALL TYPE 'A'

SECTION 2



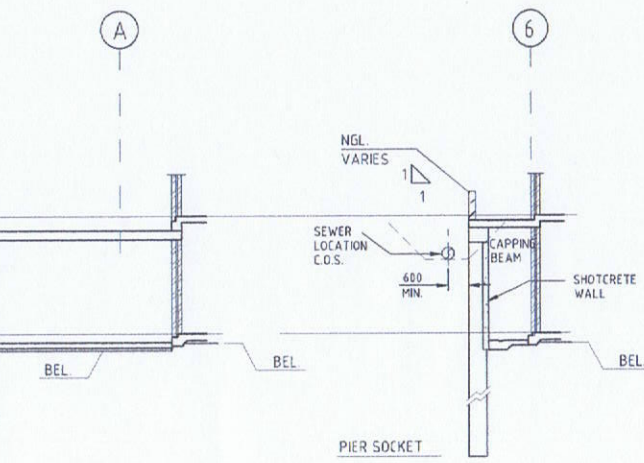
SHORING WALL TYPE 'C'

SECTION 3



SHORING WALL TYPE 'B'

SECTION 4
SCALE 1/20



SHORING WALL TYPE 'A'

SECTION 5
SCALE 120

Levy Online Payment Receipt

Building and Construction



ADAM DONNELLEY
U 1 8 ANELLA AVE
CASTLE HILL NSW 2154

Application Details:

Applicant Name:	ADAM DONNELLEY
Levy Number:	5082254
Application Type:	DA
Application Number:	N0395/14
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	14 PALM BEACH RD PALM BEACH NSW 2108
Value of work:	\$50,000
Levy Due:	\$175.00

Payment Details:

LSC Receipt Number:	186284
Payment Date:	4/12/2014 2:36:56 PM
Bank Payment Reference:	777629205
Levy Paid:	\$175.00
Credit card surcharge:	\$0.70
Total Payment Received:	\$175.70