

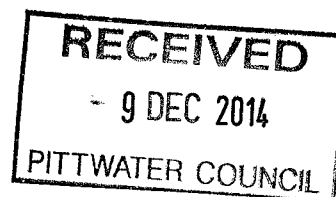
**PRIVATE
CERTIFIERS
AUSTRALIA**
Certainty through precision

Address: Suite 6/ 226 Condamine Street PO Box 907
Balgowlah
Manly Vale NSW 2093
Tel: 02 9907 6300
Fax: 02 9907 6344
Email: grant@pcaservices.com.au
ABN:

5 December 2014

Our ref.: 140340

The General Manager
Pittwater Council
PO Box 882,
Mona Vale NSW 1660



Dear Sir/Madam,

**Re: 26A Hudson Parade Clareville
Construction Certificate No. 140340**

Development application No.: N0160/14

Private Certifiers Australia has issued a Construction Certificate under Part 4A of the Environmental Planning and Assessment Act 1979 for the above premises.

Please find enclosed the following documentation:

- Construction Certificate No. 140340
- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the Certificate.
- Cheque for Council's registration fee.

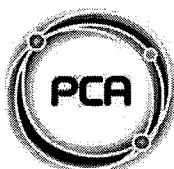
Our client has been advised of the necessity to submit to Council the Notice of Commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Grant Harrington.

Yours faithfully,

Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia

\$36 Rec: 372077 9/12/14.



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CONSTRUCTION CERTIFICATE 140340

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C and 81A(5)

APPLICANT DETAILS

Applicant: Tom Luedecke
Address: NSW
Contact Details: **Phone:** **Fax:**

OWNER DETAILS

Name of person having benefit of the development consent: Anick Graveline/SP83802
Address: 26A Hudson pde Avalon NSW 2107
Contact Details: **Phone:** 0430126266

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: N0160/14, , **Date issued:** 1/09/2014

PROPOSAL

Address of Development: 26A Hudson Parade Clareville NSW 2107
Lot/DP/Zoning: Lot 1 DP 1186229 SP83802 Zone:
Building Classification: Class 10b
Scope of building works covered by this Notice: Construction of a jetty ramp, pontoon and two stabilising piles at 26A Hudson Parade Clareville.
Value of Construction Certificate (Incl GST): 67,936.00
Plans and Specifications approved: Schedule 1
Fire Safety Schedule: N/A
Exclusions:
Critical stage inspections: See attached Notice

CERTIFYING AUTHORITY

Certifying Authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. BPB0170

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

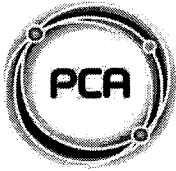
The documents listed in Schedule 1 accompanied the application for this certificate.

Dated this: 5/12/2014

Grant Harrington
Accredited Building Surveyor

NB: Prior to the commencement of work S81A (2) (b) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied.

☒	Scanned and uploaded to BF
☒	Posted to council
☒	Scanned and sent to client
☒	No further action on file
DATE: 5/12/2014	
INITIAL: [Signature]	



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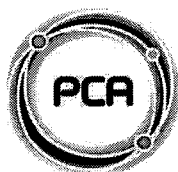
SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Engineering plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
SDG Land Development Solutions	Proposed shared jetty	1/1	D	4/09/2013

2. Endorsed Other documents

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Thomas Luedecke	Construction Certificate application form			3/11/2014
PCA	143B pre-approval inspection			20/11/2014
Sydney Water	Stamped plan			24/10/2014
Crown Lands Act	Licence to the SP83502	LI 542535		28/11/2014
Crown Lands Act	Licence to Anick Granveline	LI 542544		28/11/2014
Pittwater Council	Levy payment			7/11/2014
Grant Sampson	Email confirming works to comply with cond.B2			7/11/2014
Fisheries Management Act 1994	Permit under Part 7	PN14/326		3/11/2014



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ABN:

NOTICE TO APPLICANT OF MANDATORY CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(ii)

OWNER DETAILS

Name of person having benefit of the development consent: Anick Graveline/SP83802
Address: 26A Hudson pde Avalon NSW 2107
Contact Details: Phone: 0430126266

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: N0160/14, , Date issued: 1/09/2014
Construction Certificate Number: 140340 Date issued: 5/12/2014

PROPOSAL

Address of Development: 26A Hudson Parade Clareville NSW 2107
Scope of building works covered by this Notice: Construction of a jetty ramp, pontoon and two stabilising piles at 26A Hudson Parade Clareville.

CERTIFICATION DETAILS

Principal Certifying Authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. BPB0170

Please telephone **9907-6300** to book a critical stage inspection. A minimum period of 48 hours is to be provided.

I, Grant Harrington, Private Certifiers Australia located at Suite 6/ 226 Condamine Street PO Box 907 Balgowlah Manly Vale NSW 2093 acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.

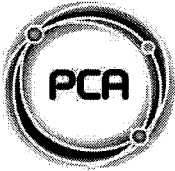
The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(ii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.

Dated: 5/12/2014

Grant Harrington
Principal Certifying Authority

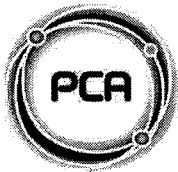


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ABN:

**SCHEDULE 1:
MANDATORY CRITICAL STAGE INSPECTIONS**

NO	CRITICAL STAGE INSPECTION	INSPECTOR
1.	Prior to pouring any in-situ reinforced concrete building element	Certifying Authority
2.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority



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Fax: 02 9907 6344
Email: grant@pcaservices.com.au
ABN:

NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(i) & 86(1)(a1)(i)

OWNER DETAILS

Name of person having benefit of the development consent: Anick Graveline/SP83802
Address: 26A Hudson pde Avalon NSW 2107
Contact Details: **Phone:** 0430126266

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: N0160/14, , **Date issued:** 1/09/2014
Construction Certificate Number: 140340 **Date issued:** 5/12/2014

PROPOSAL

Address of Development: 26A Hudson Parade Clareville NSW 2107
Scope of building works covered by this Notice: Construction of a jetty ramp, pontoon and two stabilising piles at 26A Hudson Parade Clareville.

PRINCIPAL CERTIFYING AUTHORITY

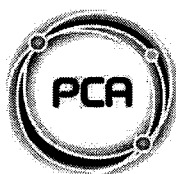
Certifying Authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. BPB0170

The owner has appointed Grant Harrington as the Principal Certifying Authority as stated in the Construction Certificate Application lodged with Private Certifiers Australia for the building works identified in this Notice.

I, Grant Harrington, Accredited Building Surveyor of Private Certifiers Australia located at Suite 6/ 226 Condamine Street PO Box 907 Balgowlah Manly Vale NSW 2093 accept the appointment as the Principal Certifying Authority for the building works identified and covered under the relevant Construction Certificate as stated in this Notice.

Dated: 5/12/2014

Grant Harrington
Principal Certifying Authority



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Fax: 02 9907 6344
Email: grant@pcaservices.com.au
ABN:

5 December 2014

Our ref.: 140340

Tom Luedecke

NSW

Dear Sir/Madam,

**Re: 26A Hudson Parade Clareville
Construction Certificate No. 140340**

Enclosed are two (2) copies of the approved **Construction Certificate** for the subject development and two (2) copies of the stamped plans. One copy of each has been forwarded directly to Pittwater Council for their records.

The Notice of Appointment of Principal Certifying Authority and Commencement of Building Work form is required to be submitted to the Consent Authority (Council) 48 hours prior to commencement of building work. Private Certifiers Australia will *attach this information to your project file, you must also forward a copy of "Notice of Commencement" to Council and if the project is "residential" attach the "home owners warranty or Owner builder certificate"*. The lodgement of the notice of commencement form is the responsibility of the owner or applicant to fulfil.

The PCA role to be undertaken by Private Certifiers Australia will require inspections and certification. Please have the Owner/Builder liaise with our Accredited Building Surveyor Grant Harrington prior to commencement of the work.

Should you need to discuss any issues, please do not hesitate to contact the undersigned on the above numbers.

Yours faithfully,

Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia



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Building Regulations Consultants • Principle Certifying Authority
Construction Certification • Fire Upgrade Surveys • Planning

RECEIVED 3/11/2014

CONSTRUCTION & OCCUPATION CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979*

Sections 81A(2), 109C(1)(b) Class 1-10

IDENTIFICATION OF BUILDING

Lot, DP/MPS etc DP 548857 & SP 83802
Address 26 a Hudson Pde / 1 Riverview
Road Avalon.
Suburb/Town _____ Post Code 2607

DESCRIPTION OF DEVELOPMENT

Detailed Description:

shamed jetty & pontoon.

TYPE OF APPLICATION

Tick appropriate boxes

I apply for the following part 4a certificate

- ☒ Construction Certificate
☐ Interim Certificate
☐ Final Certificate
☐ Change of Building Use of an Existing Building
☐ Occupation/Use of a New Building

APPLICANT

Name Thomas Luedecke.
Company ~~Touchwood~~
Address 26 a Hudson Pde
Avalon.
Phone B/H _____ Fax No _____
Mobile 0404 474 075
Email tom@karooband.com

*When are the works expected to start:

29.10.2014

As the applicant, I/we hereby;

- 1-Submit this Construction & Occupation Certificate Application under the Environmental Planning & Assessment Act 1979, with Private Certifiers Australia and appoint Grant Harrington as the Principal Certifying Authority for the building work identified in this application.
- 2-Appoint Grant Harrington of Private Certifiers Australia as the Principal Certifying Authority for the building work identified in this application.
- 3-And allow Grant Harrington to submit the notice of commencement to council if required on my behalf.

Signature of applicant:

Sign _____ Date 8.10.14



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Construction Certification • Fire Upgrade Surveys • Planning

POSTAL ADDRESS

All documentation should be posted to:

Name Thomas Wedeck
Company PO Box 712
Address Avalon
Suburb _____ Post Code 2107

CONSENT OF ALL OWNER(S)

(As the owner or the owners representative am duly authorised to appoint the PCA under 109E of the EPA Act for a Construction & an Occupation Certificate)

1 Riverview Road SP83802

Name Annick Cavalline
Company _____
Address 20a Windsor Rd Avalon
Suburb/Town _____ Post Code 2107
Phone B/H _____ Fax No _____
Mobile 0430 126 266 Email _____

I/We as the owner of the above building/property,

1. Consent to the Appointment of Grant Harrington as the PCA (Principal Certifying Authority) and approve of the PCA or their representative to lodge the Notice of Commencement on our behalf with council to authorize the commencement of works on site. I am duly authorized under 109E of the EPA Act to appoint the PCA for the project;
2. Submit this Construction and Occupation Certificate Application under the Environmental Planning & Assessment Act 1979, for determination by the Principal Certifying Authority.

Signature of Owner

Sign [Signature] Date 8.10.14

VALUE OF WORK

Estimated Cost of work:

GST:

\$ ~~16,000~~ inc GST \$61760
\$ \$6176

DEVELOPMENT CONSENT

Development Consent No

Date of Determination

No. NO 160/14
Date 1.9.2014



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Construction Certification • Fire Upgrade Surveys • Planning

**BUILDING CODE OF AUSTRALIA
BUILDING CLASSIFICATION**

Nominated on the Development Consent

Class 10b

Please provide the Principal Contractor
for the works

OB permits are relevant only to owners undertaking the works
under the Owner Builder permit scheme issued by the office of
fair trading. Also fill in contact details

If you are using a licensed builder for residential works please
provide the builders home owner warranty

Owner-builder Permit No

1 KAZOO AQUA SPORTS PTY LTD

Name of Builder

TOUCHWOOD DB

Address

PO BOX 712 AVALON

Telephone

0404 974075

Fax

Contractor License No.

264462C

REQUIRED ATTACHMENTS

- Note 1 details the information that must be submitted
with an application for a construction certificate for
proposed building works
- Note 2 details the additional information that may be
submitted with an application for a construction
certificate for proposed residential building work.

NOTES

For Completing Construction Certificate Application

Note 1

The following information must accompany applications for a construction certificate for building and subdivision work.

Building Work

In the case of an application for a construction certificate for **building work**:

- Copies of compliance certificates relied upon
- Four (4) copies of detailed plans and specifications

The plan for the building must be drawn to a suitable scale and consist of a general plan and a block plan. The
general plan of the building is to:

- show a plan of each floor section
- show a plan of each elevation of the building
- show 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
- indicate the height, design, construction and provision for fire safety and fire resistance (if any).

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building the
general plan is to be coloured or otherwise marked to the satisfaction of the certifying authority to adequately
distinguish the proposed alteration, addition or rebuilding.

Where the proposed building work involves a modification to previously approved plans and specification the
general plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately
distinguish the modification.

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainage,
sewerage and water supply
 - state whether the materials proposed to be used are new or second hand and give particulars of any
second-hand and give particulars of any second-hand materials to be used.
- Where the application involves an alternative solution to meet the performance requirements of the BCA, the
application must also be accompanied by:
 - details of the performance requirements that the alternative solution is intended to meet, and
 - details of the assessment methods used to establish compliance with those performance requirements.
 - Evidence of any accredited component, process or design sought to be relied upon.



- e) Except in the case of an application for, or in respect of, a class 1a or class 10 building:
- a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated; and
 - if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capacity and basis of design of each of the measures concerned.

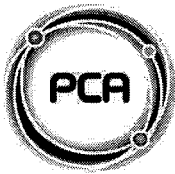
Note 2

Home Building Act Requirements

In the case of an application for a construction certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

- a) In the case of work by a licensee under that Act:
- (i) a statement detailing the licensee's name and contractor licence number, and
 - (ii) documentary evidence that the licensee has complied with the applicable requirements of that Act*,
or
- b) In the case of work done by any other person:
- (i) a statement detailing the person's name and owner-builder permit number, or
 - (ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in section 29 of that Act.
 - (iii)

*A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.



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MANDATORY AND CRITICAL STAGE INSPECTION REPORT - 143B PRE-APPROVAL INSPECTION

OWNER DETAILS

Name of person having benefit of the development consent: Anick Graveline/ SP83802
Address: 26A Hudson Pde Avalon NSW
Contact Details: tba

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: N0160/14, , Date issued: 1/09/2014
Construction Certificate Number: 140340

PROPOSAL

Address of Development: 26A Hudson Parade Clareville NSW 2107
Zoning:
Building Classification: 10b
Type of Construction: n/a
Scope of building works covered by this Notice: Construction of a jetty ramp, pontoon and two stabilising piles at 26A Hudson Parade Clareville.

INSPECTION DETAILS

Principal Certifying Authority: Grant Harrington No.: BPB0170
Inspector: Grant Harrington No.: BPB0170
Inspection date and time: 20/11/2014 Inspection time: 1:00 PM

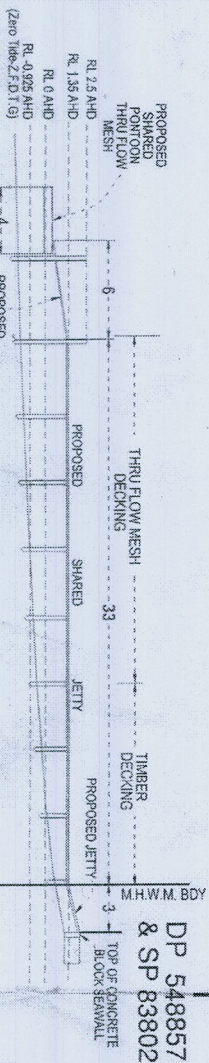
INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ 143B Pre-Approval Inspection - Satisfactory

ADDITIONAL COMMENTS

Grant Harrington
Inspector



DP 548857
& SP 83802

SYDNEY WATER APPROVED

LONG SECTION
SCALE: HORIZONTAL 1:300
VERTICAL 1:300

1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit by a licensed plumber/drainlayer. It is the owner's responsibility to ensure that all proposed fittings with drains to Sydney Water's sewer.
3. Any plumbing and/or drainage work to be carried out in accordance with the Sydney Water Act 1994, AS 3600 and the NSW Code of Practice.
4. Gutter inspection sumps and Boundary Traps shall not be placed under any Ravel, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
5. Property No. 3450633

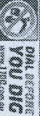
Reece, Mona Vale
Quick Check Agent on behalf of
SYDNEY WATER

2A/14
Pittwater

Michael Trifiro
Land Surveyor Registered under
The Surveying and Spatial Information Act 2002

GENERAL NOTES:-

- LEVELS ARE ON THE AUSTRALIAN HEIGHT DATUM (A.H.D.)
- BOUNDARIES NOT MARKED.
- CONTOUR INTERVAL IS 0.5 METRE.
- CONTOURS ARE INDICATIVE OF GROUND FORM ONLY.



1:300 2 4 6 8 10 20 30

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substantiating in these drawings, plans,
maps and specifications, they
must be used in whole or in part without
prior written consent of SDG.

CLIENT:

TOM LUEDECKE

LGA:

PITTWATER

SCALE 1:300

DATUM:

A.H.D.

REF.: 5624

DATE: 04/09/2013

SURV/CHK: GS / MT

PLAN

A3

ISSUE

D

SHEET 1 OF 1 SHEETS

PLAN SHOWING DETAIL, LEVELS, WATERFRONT IMPROVEMENTS &

PROPOSED SHARED JETTY, RAMP, PONTON & STABILISING PILES

LOT 1 DP 548857 & SP 83802

264 HUDSON PARADE & 1 RIVERVIEW ROAD, AVALON

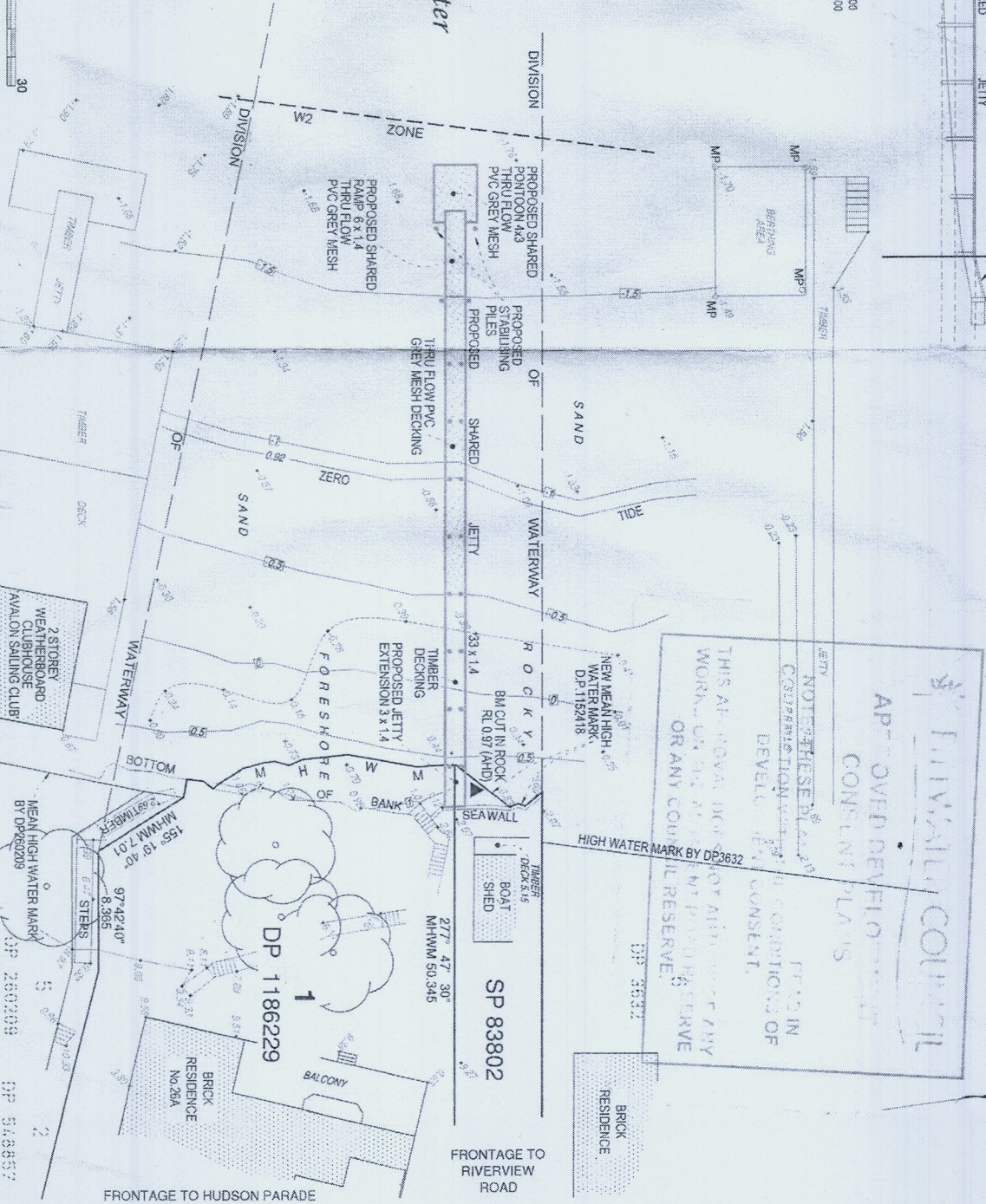
MEAN HIGH WATER MARK
BY DP 548857

DP 260209

DP 548857

LAND DEVELOPMENT SOLUTIONS

16 PRINCES STREET
NEWPORT NSW 2106
NORTH PARADE 171A, 1750
E 020 9530 7955
e: office@sdg.net.au
w: www.sdg.net.au



L I C E N C E

Lands Office Ref.

14/09377

Crown Lands Act 1989 - Section 34

Licence Number

LI 542535

MINISTER

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

grants to

LICENSEE
name &
address

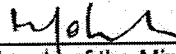
THE OWNERS OF STRATA PLAN NO. 83802
1 Riverview Rd
AVALON NSW 2107

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

EXECUTION

Dated this 28th day of November 20 14

THE MINISTER


as delegate of the Minister

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

THE Licensee

Certified on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: THE OWNERS OF STRATA PLAN NO. 83802
Authority: Section 238 of the Strata Schemes Management Act 1996

Signature of authorised person: 
Name of authorised person: SUSAN BATELEY
Office held: TREASURER SP NO. 83802
Signature of authorised person: 
Name of authorised person: ROGER PRATT
Office held: SECRETARY TO SP 83802

Schedule 1

Item	Column 1 (description of variable particulars)	Column 2 (particulars)
1	Licensee's Address for service of notices	1 Riverview Rd AVALON NSW 2107
2	Minister's Address for service of notices	NSW Trade & Investment, Crown Lands, PO Box 2185 DANGAR NSW 2309
3	Address for payment of rent	NSW Trade & Investment, Crown Lands, PO Box 2155 DANGAR NSW 2309
4	Benefited Land	Lot CP SP 83802, Lot CP DP 83802, Lot 1 DP 1186229 Parish Narrabeen County Cumberland
5	Permitted Use	Jetty (1/2 of shared structure), Piles (1 ONLY - stabilizing), Pontoon (1/2 of shared structure), Ramp (1/2 of shared structure)
6	No Residence on Premises	No residence
7	Commencing Date	29th August 2014
8	Terminating Date	20 years from the Commencement Date of the Licence.
9	Initial Rent	\$540.00
10	Insurance - Public Risk	\$20 Million
11	Any other Insurances	No other insurance
12	Holding number (and where number is to be affixed to)	LI 542535 is to be displayed in a prominent position clearly visible from the water.
13	Standard terms and conditions	"Domestic Waterfront Licence: Your Standard Terms and Conditions"
14	Additional specific terms and conditions	Annexed as Schedule 2
15	Diagram of the Premises	Annexed as Schedule 3

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

Schedule 2

ADDITIONAL TERMS AND CONDITIONS

1. Artefacts

For the purposes of this clause, "artefacts" means and includes all artefacts, fossils, coins, articles of value, articles of antiquity, structure and other remains or things of geological, historical or archaeological interest discovered on or under the surface of the Premises.

- (i) All Artefacts are deemed the property of the Minister;
- (ii) You must immediately notify the Minister of the discovery of any Artefacts;
- (iii) You must take every precaution not to remove or damage the Artefacts;
- (iv) You must, if required by the Minister, deliver up or dispose of any Artefacts at Your expense.

2. Boat trolleys and cradles

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

3. Construction of Improvements:

You may only construct improvements as identified in 'Permitted Use' under Item 5 of Schedule 1 in accordance with the diagram shown as Schedule 3 of this Licence and terms and conditions attaching to approved DA N0160/14 by Pittwater Council 29 August 2014.

4. Davits, derricks or boat hoists not permitted

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

5. Shared/Joint Use of Structures

You acknowledge the Jetty is for shared/joint use with the registered owner(s) of Lot 1 DP1186229 on reasonable terms and conditions that are mutually agreed upon by both parties. Any disputes must be resolved between the parties.

6. Relics

- (i) You shall take every precaution in drilling, excavating or carrying out other operations or works on the Premises so as not to disturb, damage, destroy or deface any Aboriginal place or Aboriginal object, as defined under the National Parks and Wildlife Act 1974.
- (ii) If You become aware of an Aboriginal object or place within the Premises, You shall notify the Director General of the National Parks and Wildlife Service of the existence of such object or place within 24 hours.
- (iii) You must not continue any operations or works within the Premises likely to interfere with or disturb any object or item unless You have complied with the National Parks and Wildlife Act 1974.

7. Roads and Maritime Services Safety Requirements

You must ensure that water facing surfaces of the Improvements are painted in white gloss paint at least 100mm wide all round and that white reflectors are fitted at each extremity and

every three metres along the structure.

8. Work as Executed Survey

You must supply a work as executed survey within one month from the completion of the works authorised by this Licence. The survey is to be effected by a registered surveyor and the resultant plan must show the full encroachment/occupation on Crown land below the title mean high water mark of the freehold property. The plan must be plotted to scale or show the full dimensions of all existing structures including any reclaimed area and any free standing piles below the mean high water mark as defined in the title of the adjoining freehold land. The surveyor should specifically show the current position for the mean high water mark in relation to the title boundary. Should the current position differ from the title boundary the surveyor should certify how in his opinion the variation occurred.

Further You agree that should the survey indicate a substantial difference, as determined by the Minister, between the structures as authorised and those as currently occupying Crown land the Minister may require the following to be implemented :-

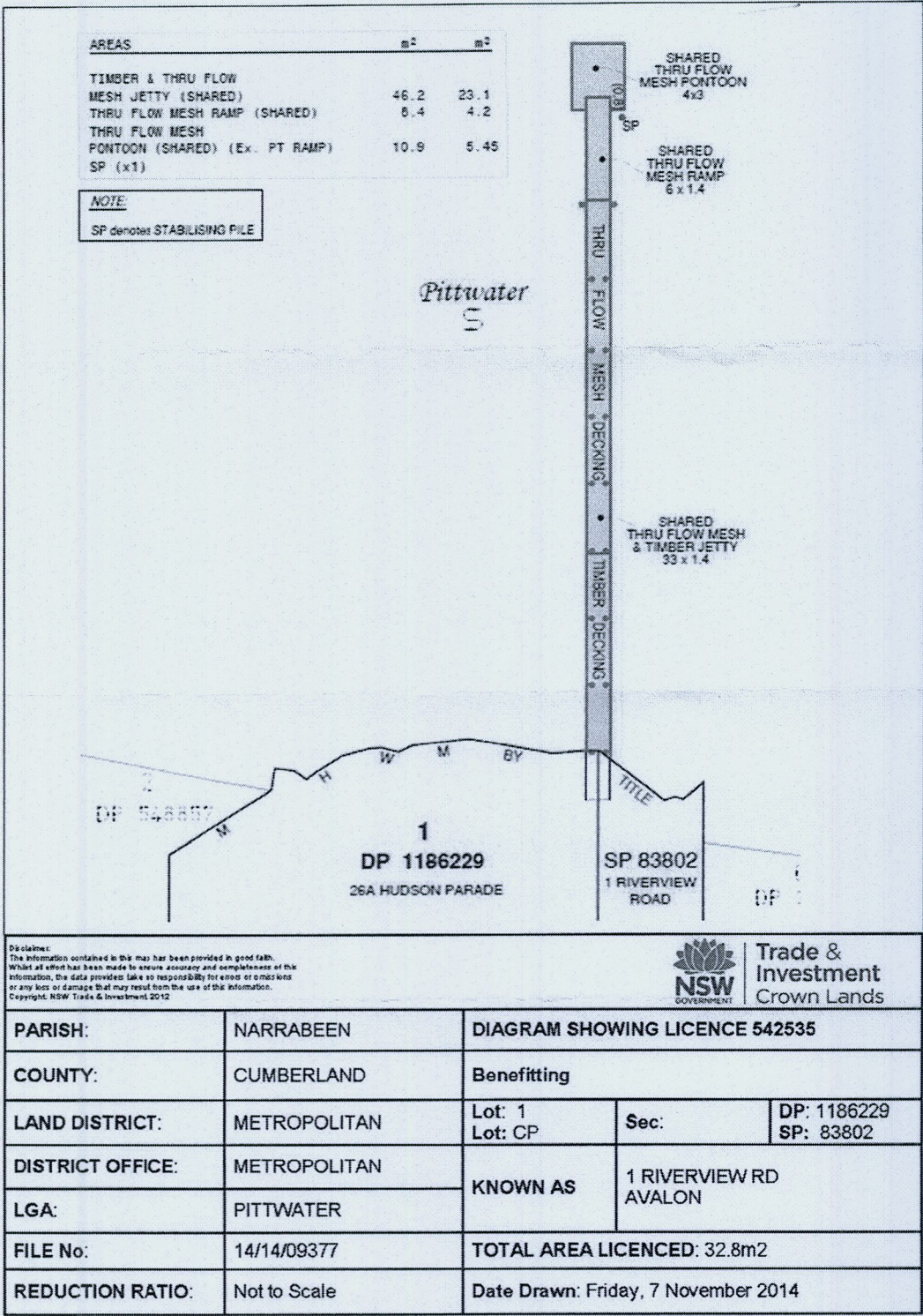
- a) Rent to be revalued;
- b) Schedule 3 to be amended;
- c) You may be directed to apply to the local Council for further consent(s) as required by Council;
- d) You may be directed to remove those Improvements not previously approved; and
- e) You may incur additional fees and statutory charges as applicable at the time.

9. Works undertaken

The Holder(s) shall ensure that all installation of facility works are undertaken in compliance with work methods/practices as stated in Aquatic Ecology Assessment report of 9 November 2013.

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

Schedule 3



DESCRIPTION OF LANDS

PART 1

Local Govt. Area	PITTWATER		
County	CUMBERLAND		
Parish	NARRABEEN		
Locality	AVALON BEACH, CLAREVILLE		
Precinct	PITTWATER		
Status:	Lot	Section	Plan
Crown Land below mean high water mark adjacent	1		DP: 1186229
Crown Land below mean high water mark adjacent	CP		SP: 83802

PART 2

Plan/diagram: Schedule 3	Area: 32.8m2
--------------------------	--------------

TEXT DESCRIPTION: Crown land below mean high water mark adjoining & benefitting SP83802 & Lot 1 DP1186229 being 26a Hudson St Clareville & 1 Riverview Ave Avalon.

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

L I C E N C E

Lands Office Ref.

14/03434

Crown Lands Act 1989 - Section 34

Licence Number

LI 542544

MINISTER

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

grants to

LICENSEE

name &
address

ANICK AIMEE GRAVELINE

26A Hudson Pde

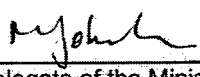
CLAREVILLE NSW 2107

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

EXECUTION

Dated this 28th day of November 2014

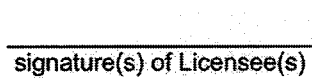
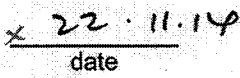
THE MINISTER


as delegate of the Minister

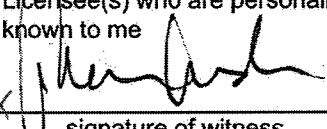
MARGARET JOHNSTON
Group Leader Business Centre
name and position
NSW Trade & Investment
Crown Lands

THE Licensee

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

 signature(s) of Licensee(s)  signature(s) of Licensee(s)  22.11.14 date

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

 signature of witness 22.11.14 date

THOMAS LUEDECKE 27 HUDSON PDE AVALON 2107
name of witness (block letters) address & occupation of witness

BUILDER

Schedule 1

Item	Column 1 (description of variable particulars)	Column 2 (particulars)
1	Licensee's Address for service of notices	26A Hudson Pde CLAREVILLE NSW 2107
2	Minister's Address for service of notices	NSW Trade & Investment, Crown Lands, PO Box 2185 DANGAR NSW 2309
3	Address for payment of rent	NSW Trade & Investment, Crown Lands, PO Box 2155 DANGAR NSW 2309
4	Benefited Land	Lot CP SP 83802, Lot CP DP 83802, Lot 1 DP 1186229 Parish Narrabeen County Cumberland
5	Permitted Use	Jetty (1/2 of shared structure), Piles (1 ONLY - Stabilizing), Pontoon (1/2 of shared structure), Ramp (1/2 of shared structure)
6	No Residence on Premises	No residence
7	Commencing Date	29th August 2014
8	Terminating Date	20 years from the Commencement Date of the Licence.
9	Initial Rent	\$540.00
10	Insurance - Public Risk	\$20 Million
11	Any other Insurances	No other insurance
12	Holding number (and where number is to be affixed to)	LI 542544 is to be displayed in a prominent position clearly visible from the water.
13	Standard terms and conditions	"Domestic Waterfront Licence: Your Standard Terms and Conditions"
14	Additional specific terms and conditions	Annexed as Schedule 2
15	Diagram of the Premises	Annexed as Schedule 3

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

Schedule 2

ADDITIONAL TERMS AND CONDITIONS

1. Artefacts

For the purposes of this clause, "artefacts" means and includes all artefacts, fossils, coins, articles of value, articles of antiquity, structure and other remains or things of geological, historical or archaeological interest discovered on or under the surface of the Premises.

- (i) All Artefacts are deemed the property of the Minister;
- (ii) You must immediately notify the Minister of the discovery of any Artefacts;
- (iii) You must take every precaution not to remove or damage the Artefacts;
- (iv) You must, if required by the Minister, deliver up or dispose of any Artefacts at Your expense.

2. Boat trolleys and cradles

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

3. Construction of Improvements:

You may only construct improvements as identified in 'Permitted Use' under Item 5 of Schedule 1 in accordance with the diagram shown as Schedule 3 of this Licence and terms and conditions attaching to approved DAN0160/14 by Pittwater Council 29 August 2014.

4. Davits, derricks or boat hoists not permitted

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

5. Shared/Joint Use

You acknowledge the Jetty is for shared/joint use with the registered owner(s) of SP83802 on reasonable terms and conditions that are mutually agreed upon by both parties. Any disputes must be resolved between the parties.

6. Relics

- (i) You shall take every precaution in drilling, excavating or carrying out other operations or works on the Premises so as not to disturb, damage, destroy or deface any Aboriginal place or Aboriginal object, as defined under the National Parks and Wildlife Act 1974.
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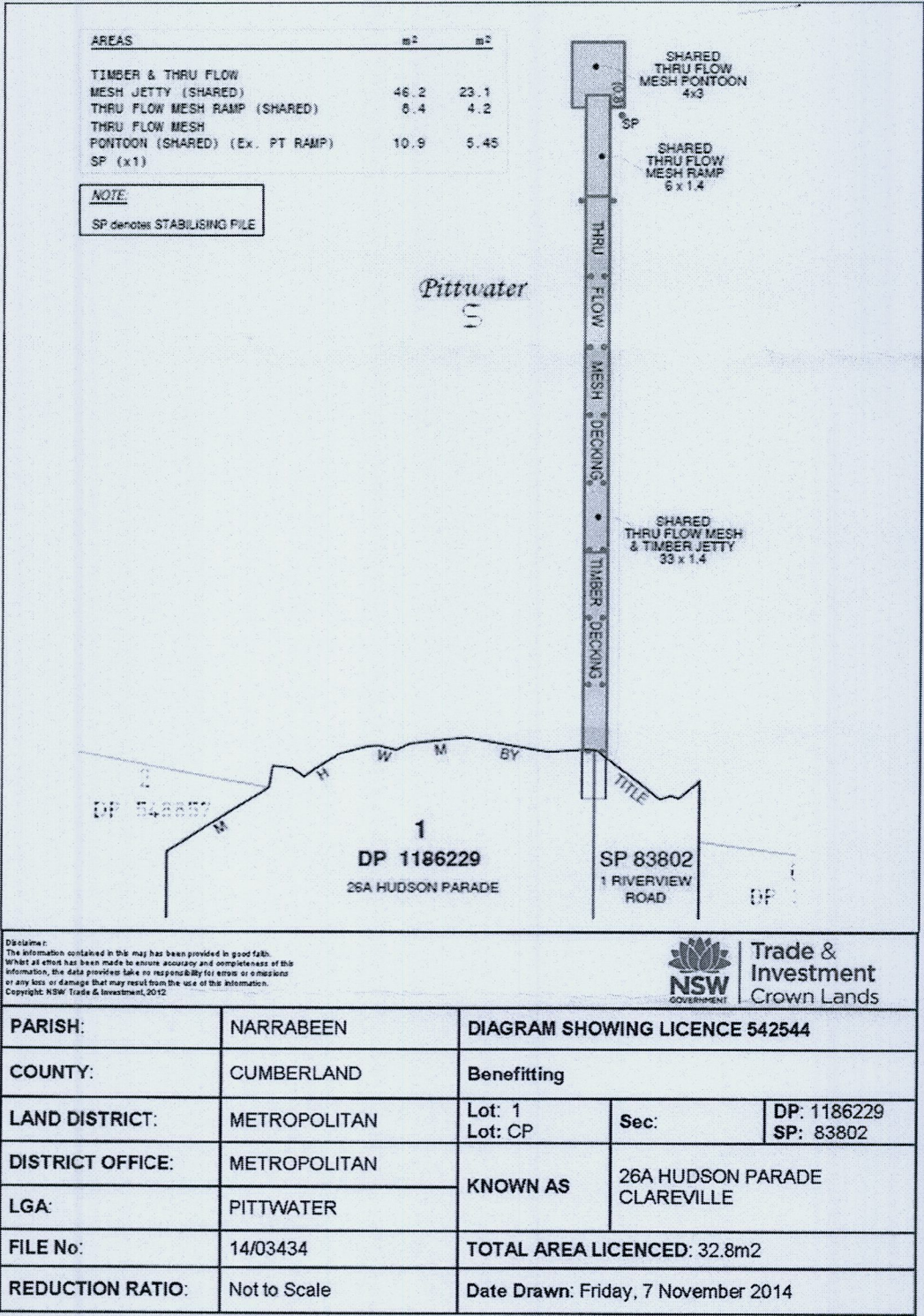
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- a) Rent to be revalued;
- b) Schedule 3 to be amended;
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- d) You may be directed to remove those Improvements not previously approved; and
- e) You may incur additional fees and statutory charges as applicable at the time.

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

Schedule 3



DESCRIPTION OF LANDS

PART 1

Local Govt. Area	PITTWATER			
County	CUMBERLAND			
Parish	NARRABEEN			
Locality	AVALON BEACH,CLAREVILLE			
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PART 2

Plan/diagram: Schedule 3	Area: 32.8m2
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TEXT DESCRIPTION: Crown land below mean high water mark adjoining & benefitting SP83802 & Lot 1 DP1186229 being 26a Hudson St Clareville & 1 Riverview Ave Avalon.

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

Bruna Tieppo

From: Tom Luedecke <tom@kazooboard.com>
Sent: Monday, 17 November 2014 9:22 PM
To: Brunna Tieppo
Subject: 26a Hudson Jetty - LSL receipt

Pittwater Council

Tax Invoice
Official Receipt

ABN: 61340837071
7/11/2014 Receipt No: 370055

to: T Luedecke
PO Box 712
AVALON

Jetty

applic	Reference	Amount
R Receipt		
658L-Eutidans LSL		4231.00
1 X 20a Hudson		
Transaction Total:		\$231.00
includes GST of:		\$0.00
Amounts Tendered		
Cash		\$0.00
Cheque		\$231.00
Dh/Cr Card		\$0.00
Money order		\$0.00
Agency		\$0.00
Total		\$231.00
Rounding		\$0.00
Charge		\$0.00
Nett		\$231.00

Printed 7/11/2014 4:47:17PM *

Bruna Tieppo

From: Tom Luedecke <tom@kazooboard.com>
Sent: Saturday, 8 November 2014 12:14 PM
To: Bruna Tieppo
Subject: 26a Hudson jetty
Attachments: Long Service levy receipt.jpeg; ATT00001.htm; Fisheries application.pdf; ATT00002.htm

Hi Brun
Please find attached following.

Part 7 application by constructor
Paid Levies receipt
email from Estuary Construction confirming that part B2 of the consent will be maintained.

best regards
Tom

Tom Luedecke
0404 474 075

Begin forwarded message:

From: Grant Sampson <grant@estuary.com.au>
Subject: 203 Riverview Rd Avalon
Date: 7 November 2014 8:17:00 am AEDT
To: Tom Luedecke <tom@kazooboard.com>

Hi Tom
Please see attached copy of part 7 acceptance of conditions.
Estuary, as the contractor, will meet the requirements of part B2 of the DA consent.

Kind regards

Grant Sampson
Estuary Constructions
0414 293 245



Department of Primary Industries

Our Ref: PN14/326

3 November 2014

Grant Sampson
Estuary Constructions
26A Hudson Parade
AVALON BEACH NSW

Dear Mr Sampson,

RE: Permit: PN14/326 to harm marine vegetation associated with the construction of a jetty, ramp and pontoon adjacent to 26A Hudson Parade, and 1 Riverview Road, Avalon Beach – Lot 1 DP 1186229 & SP 83802 - Pittwater

I refer to your application of 21 October 2014 for a permit under Part 7 of the *Fisheries Management Act 1994* (FM Act). Fisheries NSW, a division of NSW Department of Primary Industries, assess applications to harm marine vegetation in accordance with Part 7 of the FM Act, Part 14 of the *Fisheries Management (General) Regulation 2010* and the *Policy and Guidelines Fish Habitat Conservation and Management (2013)*.

An invoice for \$332 has been raised and will be posted separately.

Please find attached a permit under Part 7 of the FM Act to harm marine vegetation associated with construction of a jetty, ramp and pontoon adjacent to 26A Hudson Parade, and 1 Riverview Road, Avalon Beach – Lot 1 DP 1186229 & SP 83802 – Pittwater, consistent with Pittwater Council's Conditions of Consent for DA N0160.24.

Please carefully read and note the conditions included in the permit. **If you agree that all the conditions are reasonable, appropriate and achievable, you must sign and date the attached sheet (Acceptance of Conditions) and return it to the Contact Officer as soon as possible. If you believe that you cannot comply with all the Conditions then you must not commence work.** Instead, you should contact the Contact Officer listed on the first page of the permit so that your concerns can be considered.

If you intend to have the work undertaken by a contractor, please ensure that the contractor receives a full copy of the permit and understands the importance of abiding by the conditions. As the permit holder, you are responsible for ensuring compliance with all conditions therein and with any other relevant legislative obligations. **Breaching a condition of a permit can incur an on-the-spot penalty notice of \$500 or up to \$11,000 through the courts pursuant to clause 259 of the *Fisheries Management (General) Regulation 2010*.**

The extent of work is to be restricted to that outlined in the application and plans submitted to the Department. **If for any reason, other works are required, or the works need to be extended to other areas, you must seek specific approval beforehand.** Fisheries NSW will require a justification for these variations and may charge additional assessment fees as outlined in the permit application. Similarly **please note the expiry date** on the permit. If the works are not completed by the expiry date you will need to obtain an extension. **Requests for an extension after the expiry date will incur the \$166 permit application fee. Requests for an extension before the expiry date will not incur an application fee.**



Department of Primary Industries

Fisheries NSW, places particular importance upon the need to minimise the harm to the natural environment both at the work site and in downstream/adjacent waters.

If you have any queries please contact Carla Ganassin on (02) 4222 8342 or carla.ganassin@dpi.nsw.gov.au.

Yours sincerely,

Scott Carter
Resource Manager, Central/Metro Region
Authorised delegate of the Minister for Primary Industries

cc: Fisheries Officer, Sydney North Fisheries Office

cc: Andrew Campbell, Fisheries Conservation Officer, Central Region



Permit under Part 7 of the
FISHERIES MANAGEMENT ACT 1994

Permit Number: PN14/326

Permit Holder: Mr Grant Sampson
Estuary Constructions
26A Hudson Parade, Avalon Beach NSW
Ph: 0414 293 245

Permit Area: Foreshore abutting 26 A Hudson Parade, and 1 Riverview Road, Avalon Beach – Lot 1 DP 1186229 & SP 83802 - Pittwater

Permit Activity: Harm marine vegetation that may incidentally occur during the construction of a jetty as described in your application dated 21 October 2014.

Contact Officer: Carla Ganassin
Phone: (02) 4254 5527
E-mail: carla.ganassin@dpi.nsw.gov.au

Unless cancelled or suspended sooner, this permit shall remain in force until: 3 November 2015

This permit is subject to the following Conditions:

ADMINISTRATIVE CONDITIONS

- 1) The **Acceptance of Conditions** form (attached) must be completed and returned to the nominated Contact Officer before commencing any works authorised by this permit.
Reason – To remove any doubt that the Permit Holder understands and accepts the Conditions before work commences.
- 2) The **Works Notification** form (attached) must be completed and sent to the Fisheries Officer at Wollstonecraft (Mobile: 0419 185 363, E-mail: wollstonecraft.fisheries@dpi.nsw.gov.au) and the Contact Officer (contact details listed above) at least three (3) days BEFORE the commencement of works authorised by this permit.
Reason - To ensure that local Fisheries NSW staff are aware that works authorised by this permit are about to commence.
- 3) The **Active Works Notification** form (attached) must be completed and sent to the Fisheries Officer at Wollstonecraft (contact details listed above) and the Contact Officer (contact details listed above) at least three (3) days BEFORE works are complete or machinery is removed from the site.
Reason - To provide an opportunity for local Fisheries NSW staff to inspect the site whilst machinery is still on site and available to do any remedial work that may be necessary.
- 4) The **Post Works Notification** form (attached) must be completed and sent to the Fisheries Officer at Wollstonecraft (contact details listed above) and the Contact Officer (contact details listed above) within 21 days of completion of works at the site.
Reason - To provide an opportunity for local Fisheries NSW staff to inspect the site to ensure compliance with the Conditions of this permit.



Department of Primary Industries

- 5) This permit (or a true copy) must be carried by the permit holder or sub-contractor operating on-site at all times during work activity in the permit area.
Reason – Fisheries NSW staff may wish to check compliance of works with imposed conditions.

EXTENT OF WORKS

- 6) The permit holder must ensure that all works authorised by this permit are restricted to the permit area and are undertaken in a manner consistent with those described in the permit application and associated documents and Council's Conditions of Consent. In particular:
- a) Mesh decking material is to be used on the parts of the jetty, ramp and pontoon that traverse underlying seagrass.
 - b) No solid material is to be placed on the mesh decking for extended period of time (i.e. >24 hours) following construction.
 - c) Barge operations during construction are to be conducted at higher tide levels where the potential harm of underlying seagrass from propeller damage is mitigated by water depth.
 - d) To minimise wash and prevent bottom scouring, towing or pushing vessels must not use excessive power in the vicinity of seagrass beds.
 - e) Boats must not be permanently moored over seagrass beds following the jetty construction.
- 7) Other works, which have not been described, are not to be undertaken.
Reason – This permit has been granted following an assessment of the potential impacts of the described works upon the aquatic and neighbouring environments. Other works, which were not described in the application have not been assessed and may have significant adverse impacts.

WORK IN WATERS

- 8) Machinery is not to enter, or work from the waterway unless in accordance with works proposed in your application for the permit and the requirements of this permit.
Reason – To ensure minimal risk of water pollution from oil or petroleum products and to minimise disturbance to the streambed substrate.
- 9) Prior to use at the site and / or entry into the waterway, machinery is to be appropriately cleaned, degreased and serviced. Spill kits are to be available on site at all times during works.
Reason – To reduce the threat of an unintended pollution incident impacting upon the aquatic environment.
- 10) A floating boom and attached silt curtain is to be used to isolate the work site and minimise the impacts of turbidity and mobilised sediment during the construction. The curtain is to be installed, prior to commencement of any instream works and retained until after the completion of works. The curtain is to be maintained to ensure it operates effectively.
Reason – Minimise the impact of the works and maintain fish passage at the site.

AVOIDING HARM TO MARINE AND RIPARIAN VEGETATION

- 11) When working near marine vegetation (seagrass, mangroves and saltmarsh), riparian vegetation or water land these areas need to be identified and appropriately delineated as "No Go" areas (with the aim of avoiding harm to these areas). Harm to marine vegetation, riparian vegetation or water land outside the work footprint approved under the authority of this permit is not permitted and any harm caused is to be documented and reported to the contact officer. Any harm caused is to be restored in accordance with directions provided by the contact officer.

Reason – To ensure that impacts on aquatic habitats and the riparian zone are minimised.

FISH KILL CONTINGENCY

- 12) A visual inspection of the waterway for dead or distressed fish (indicated by fish gasping at the water surface, fish crowding in pools or at the creek's banks) is to be undertaken daily during the works. **Observations of dead or distressed fish are to be immediately reported to the Contact Officer by the Permit Holder.** In such a case all works are to cease until the issue is rectified and approval is given to proceed. If requested, the Permit Holder is to commit resources to the satisfaction of the Contact Officer for an effective fish rescue, if in the view of that officer, a fish kill event is imminent and likely to occur within or adjacent to the works area due to conditions associated with weather, water quality and other parameters.

Reason – Fisheries NSW needs to be aware of fish kills so that it can assess the cause and mitigate further incidents in consultation with relevant authorities. They are also potentially contentious incidents from the public perspective. Work practices may need to be modified to reduce the impacts upon the aquatic environment.

IMPORTANT NOTE:

In the event of any inconsistency between the conditions of this approval and:

- the drawings / documents referred to above, the conditions of this approval prevail to the extent of the inconsistency;
- any Government publication referred to in this permit, the most recent document shall prevail to the extent of the inconsistency; and
- the proponent's mitigation measures outlined in the application, the conditions of this approval prevail to the extent of the inconsistency.

STOP WORK ORDERS

A Fisheries Officer or other appropriate delegate, who has reasonable cause to suspect that the conditions of this permit have not been complied with, **may order the work to stop immediately.** The order may be given to the permit holder or any person who informs the officer that they are acting in any capacity on behalf of the permit holder. Any damage caused to the habitat outside the specified permit area, or the carrying out of works not in accordance with the conditions specified in this permit and/or the application and that were accepted by the permit holder, could result in a breach of the *Fisheries Management Act 1994* or *Regulations*, and penalties of up to \$220,000 may apply. Orders may also be made requiring work to rectify any damage caused by unauthorised works. **Breaching a condition of a permit can incur an on-the-spot penalty notice of \$500 or up to \$11,000 through the courts pursuant to clause 259 of the *Fisheries Management (General) Regulation 2010*.**



Department of Primary Industries

Yours sincerely,

Scott Carter

Resource Manager, Central/Metro Region

Authorised delegate of the Minister for Primary Industries

3 November 2014



Department of
Primary Industries

Permit No. PN14/337 issued under Part 7 of the
Fisheries Management Act 1994

PLEASE COMPLETE THIS PAGE AND RETURN TO Fisheries NSW

In reference to Permit No. PN14/337 to harm marine vegetation associated with
construction of a ramp and pontoon to be undertaken at 203 Riverview Rd, Avalon –
Pittwater:

Acceptance of Conditions Form

I the undersigned, acknowledge that I have read and understood and agree to comply with
the conditions specified. I understand that penalties can be imposed for non compliance
with conditions.

Permit holder's name:

GRANT SAMPSON

Permit holder's signature:

Date:

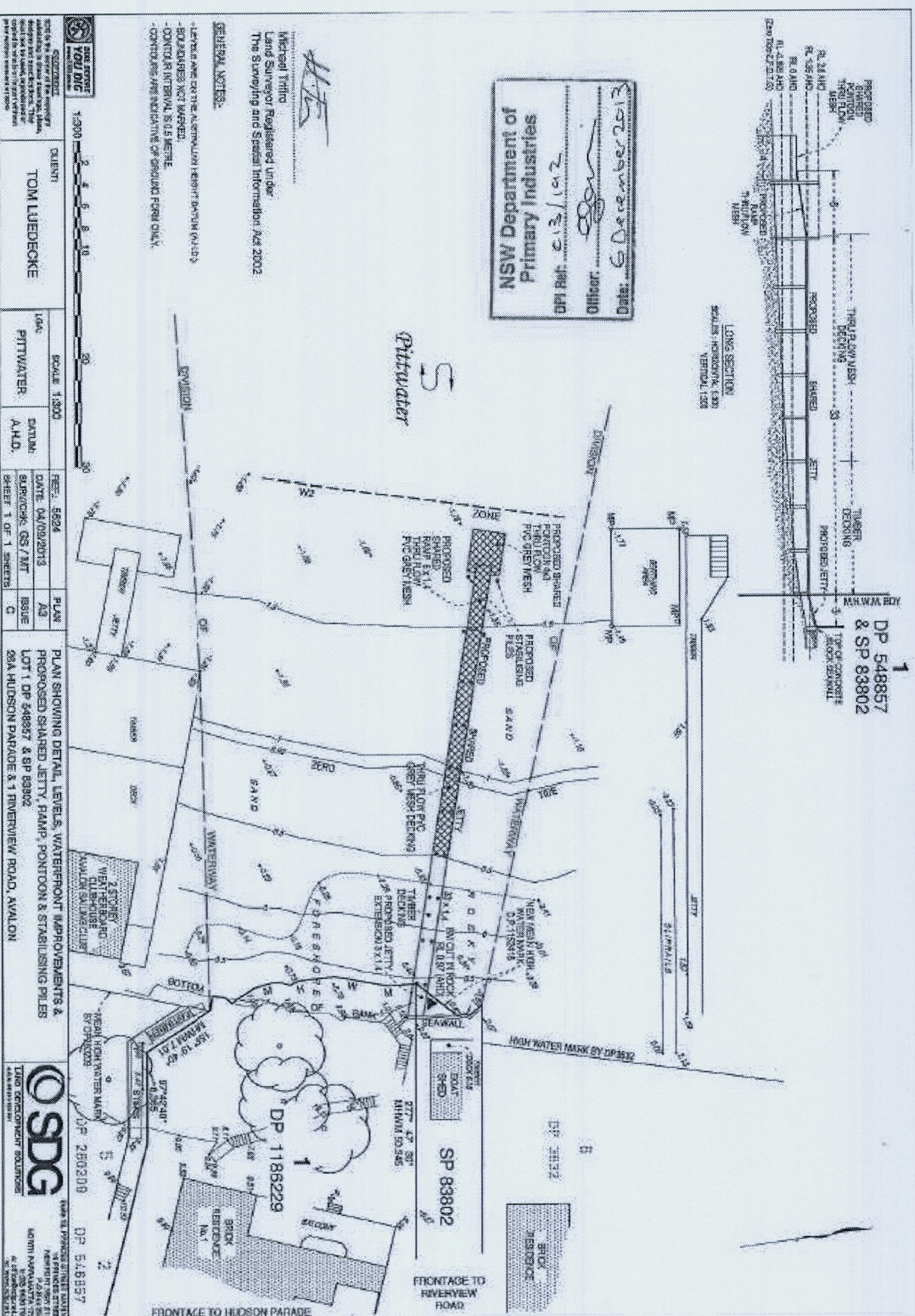
6.11.14

**Please ensure you have SIGNED this page and RETAINED a
copy for your records before you email or fax it to:**

Fisheries Officer, Sydney North Fisheries Office
Email: wollstonecraft.fisheries@dpi.nsw.gov.au
Fax: 9438 3607

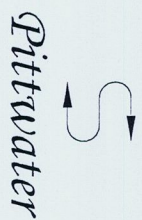
Contact Officer: Carla Ganassin
Email: carla.ganassin@dpi.nsw.gov.au
Fax: 4225 9056

Figure 1 Location diagram of works authorised under this Fisheries Permit Number PN14/326.





LONG SECTION
SCALES : HORIZONTAL 1:300
VERTICAL 1:300



54

- LEVELS ARE ON THE AUSTRALIAN HEIGHT DATUM (A.H.D.).
- BOUNDARIES NOT MARKED.
- CONTOUR INTERVAL IS 0.5 METRE.
- CONTOURS ARE INDICATIVE OF GROUND FORM ONLY.

Age Group	1:300 (%)	1:100 (%)	1:50 (%)
2	~85	~45	~15
4	~75	~45	~15
6	~65	~45	~15
8	~55	~45	~15
10	~45	~45	~15
20	~15	~45	~85
30	~15	~45	~85

CLIENT:

SCALE 1:300

PITTWATER

DATUM:
A.H.D.

REF.: 5624

2013

ISSUE

PLAN SHOWING DETAIL, LEVELS, WATERFRONT IMPROVEMENTS & PROPOSED SHARED JETTY, RAMP, PONTOON & STABILISING PILES

LOT 1 DP 548857 & SP 83802
26A HUDSON PARADE & 1 RIVERVIEW ROAD, AVALON

Suite 18, PRINCES STREET MARINA,

8, PRINCES STREET MARIN
16 PRINCES STREET
NEWPORT NSW 210
P.O.Box 257
NORTH PARRAMATTA 1755
t: (02) 9630 7955
e: office@sdg.net.au
w: www.sdg.net.au