

PRINCE CERTIFIERS

PRojects IN Controlled Environments

Principal Certifying Authority; Accredited Certifiers; Building Consultants; BASIX Certificates; Fire Safety Reports

Building site address: Lot A DP376415 H/N 90 Hudson Parade Clareville NSW 2107

Reference No: 13/050

REGISTRATION OF CONSTRUCTION CERTIFICATE WITH COUNCIL:

Date: 28/07/2013 (forwarded 2 days of determination) **Pages:** Including this one.

To: Building and Development. **From:** Michael Ludlow

Council: Pittwater Council **Company:** PRINCE Certifiers

Fax: 02 9970 7150 **Fax:** 02 9674 4039

Address: PO Box 882 MONA VALE NSW 1660 **Phone:** 02 9838 4139

DETAILS OF DEVELOPMENT:

Full Property Address: Lot A DP376415 H/N 90 Hudson Parade Clareville NSW 2107**Proposed works:** Construction of skip ramp and public access walkways, repair of existing boatshed including new roof cladding and new doors.**DA no.** N0052/12 **Determination Date:** 2 October 2012**Applicant:** Simon Clausen **Address:** C/- 1012 Barranjoey Rd Palm Beach**Builder:** Paul Baggott **Licence No:** 167979C**COUNCIL FEES:** (Note: In addition to the following fees, a separate \$36 cheque is also attached for registering the CC)

Long Service Levy at 0.35% cost of work	\$ n/a	Application for road opening	\$ n/a
\$89000.00			

Footpath or Council asset damage deposits	\$ n/a	s.94 contributions	\$ n/a
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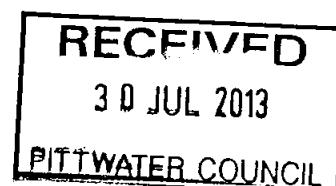
Landscape damage deposits	\$ n/a	other	\$ n/a
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Note: find attached cheque or evidence in the following pages of the Council receipts in the **total amount:** \$ 36.00

PURPOSE OF THE DOCUMENTS:

As the certifying authority for the above mentioned development, please register the following documents in accordance with the Environmental Planning and Assessment Regulation 2000 – Section 142:

1. The Construction Certificate. (refer Page 2)
2. Mandatory inspection process (refer Page 3)
3. Application Forms: Construction Certificate and Principal Certifying Authority Service Agreement. (Pages 1-11)
4. The Notice of Commencement to start building work and appointment of the Principal Certifying Authority. (refer Page 11 of Application Forms)
5. The plans which relate to the Construction Certificate.
6. Any specification.
7. Any other documents that were lodged with the Construction Certificate application.
8. Any required Council record keeping fee for the lodgement of the Construction Certificate.



\$36 Rec 344006 30/7/13

Prince Certifiers - ABN 56745811071

0404 879 835

PO Box 721 Baulkham Hills NSW 1755
Email: princecertifier@optusnet.com.au

Phone 02 9838 4139
Fax 02 9674 4039

CONSTRUCTION CERTIFICATE

This certificate verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the Environmental Planning and Assessment Regulation 2000.

Determination: Approved. ☒ without conditions.

DEVELOPMENT DETAILS:

Full Address: Lot A DP376415 H/N 90 Hudson Parade Clareville NSW 2107

Proposed works: Construction of skip ramp and public access walkways, repair of existing boatshed including new roof cladding and new doors..

Type of work: Building work

Development Consent No.: N0052/12 **Determination date:** 2 October 2012

Construction Certificate No.: 13/050 **Class/s of building:** 10a

DOCUMENTATION FORMING PART OF THE CONSTRUCTION CERTIFICATE:

1. Plans/Specifications as stamped by Council and this office, and relating to DA No- N0052/12
2. The development consent N0052/12 and conditions of the development consent.
3. The documents as per the attached schedule.

CERTIFICATE

I certify that the work if completed in accordance with documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as are referred to in section 81A(5) of the Act.

Certifying Authority: Michael Ludlow
Contact Details: Phone: (02) 9838 4139 Fax: (02) 9674 4039
Address: PO Box 721 BAULKHAM HILLS NSW 2153
Accreditation no: BPB 0236

Signature: ►



Determination date: 28 July 2013

IMPORTANT NOTICES:

1. This construction certificate is only valid for work done after to the issue of this construction certificate.
2. A building certificate will need to be obtained from Council for any building work done prior to the issue of this construction certificate.
3. Any proposed changes from the development consent approved plans may require a S.96 modification to the consent.
4. The building must not be occupied unless an Occupation Certificate has been obtained from this office.

PRINCE CERTIFIERS

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SCHEDULE OF ATTACHED DOCUMENTS

ATTACHMENT	DOCUMENT
Attachment No 1	Application forms CC and PCA incl. Form 7 Notice of Commencement
Attachment No 2	Long Service Levy
Attachment No 3	Home Warranty Insurance
Attachment No 4	External Finishes
Attachment No 5	Hazardous material survey
Attachment No 6	Demolition Plan
Attachment No 7	Transfer licence (Land and property management Authority)
Attachment No 8	Fisheries Permit (Department of Primary Industries)
Attachment No 9	Construction Certificate Stamped Plans BJP Architects DWG No - Dated 7-7-12

PRINCE CERTIFIERS

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Building site address: 90 Hudson Pde Clareville NSW 2107

Reference no:

13/050

APPLICATION FORMS: CONSTRUCTION CERTIFICATE & PCA

RESIDENTIAL

From: Michael Ludlow **Pages:** 10 (including this one)
Re: Professional certification requirements **Ph:** 02 9838 4139
Company: PRINCE Certifiers **Fax:** 02 9674 4039

CHECKLIST: CONSTRUCTION CERTIFICATE REQUIREMENTS

To minimise delay in receiving a decision about your application, ensure you submit all relevant information. Importantly, if you do not understand a requirement, please do not ignore it. Refer to the notes attached to the construction certificate which detail the requirements, or call the office and we will assist you. We are here to help you.

1. ☒ **Development consent:**
 - Provide 1 copy of the DA and all the attached conditions.
 - Provide 1 copy of the stamped DA plans issued by the Council.
2. ☒ **Owner's Consent:** application for construction certificate. (► OWNER/S TO SIGN on page 2)
3. ☒ **Plans:** Provide 3 copies of architectural, and 3 copies of structural engineering drawings, signed and dated.
4. ☒ **Coloured plans:**

Plans must be coloured to distinguish proposed work from any existing building work on the land.
5. ☒ **Specifications:** Provide 3 copies (This must include a statement that the building work is to comply with the BCA)
6. ☒ **Sydney Water Board Requirements:**

A Building Approval from Sydney Water. (Contact us for a list of persons who can do this).
7. ☒ **The development consent conditions have been complied with:**

This relates to DA conditions requiring further information prior to the issue of the construction certificate.
8. ☒ **Payments:** Please refer to the attached notes for the list of payments.

CHECKLIST: COMMENCEMENT OF BUILDING WORK

1. ☒ **Principal Certifying Authority Service Agreement:** (► OWNER/S TO SIGN on page 8)

The Principal Certifying Authority Service Agreement has been read and signed by all owner(s) of the land.
2. ☒ **Notice of Commencement to Start Building Work and Appointment of PCA:** (► OWNER/S TO SIGN pg 10)

All owner(s) of the land must sign the Notice of commencement to start building work and appointment of the PCA.
3. ☒ **The development consent conditions have been complied with:**

This relates to DA conditions requiring further information prior to commencing building work.
4. ☒ **Insurances:** Please refer to the attached notes for Home Owners Warranty or Owner Builder permit requirements.

Prince Certifiers - ABN 56745811071

0404 879 835

PO Box 721 Baulkham Hills NSW 1755
Email: service@princecertifiers.com

Phone 02 9838 4139
Fax 02 9674 4039

PRINCE CERTIFIERS

Projects IN Controlled Environments

Principal Certifying Authority; Accredited Certifiers; Building Consultants; BASIX Certificates; Fire Safety Reports

APPLICATION FOR CONSTRUCTION CERTIFICATE

Full Property Address: Lot A DP 376415: 90 Hudson Parade Clareville NSW 2107

Council area: Pittwater Council

Development approval / Complying Development details:

Proposed works: Construction of a skip ramp & public access walkways, repair boatshed incl roof, cladding and doors

Type of work: Building work Cost of Work \$ 89000.00

Class of Building 10a

DA no. N0052/12 Determination date: 2 October 2012

Applicant: Must be signed by the person with the benefit of the Consent.

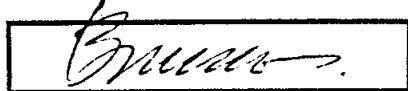
Name Simon Clausen

Postal Address: C/- 1012 Barrenjoey Rd Palm Beach NSW 2108

Phone: _____ Mobile: 0439 483997

Fax: _____ Email: arkhouse@bigpond.com

Signature: ►



Dated: 26 March 2013

Owner/s consent:

- Every owner of the land must sign this application.
- If the owner is a company, this form must be signed by an authorised director of the company.
- If the property is a unit under strata title, or a lot in a community title, this form must be signed by the chairman or the secretary of the Body Corporate or the appointed managing agent.
- If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (e.g. power of attorney, executor, trustee, company director, etc.)

I/We confirm that I am / we are the owner(s) of the above Property. I/We:

a. Consent to this application and any future amendments in relation to this application;

b. Consent to appoint the Tenant, the contractors and consultants who are employed/ contracted or commissioned to carry out the proposed building work, as the Owner's agent to issue Fire Safety Certificates (as required under the Environmental Planning and Assessment Regulations 2000).

Name: Simon Clausen

Name: _____

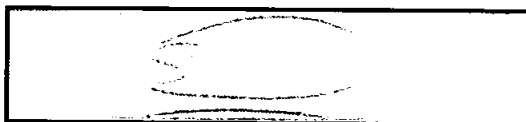
Address: C/- 1012 Barrenjoey Rd Palm Beach NSW 2

Address: _____

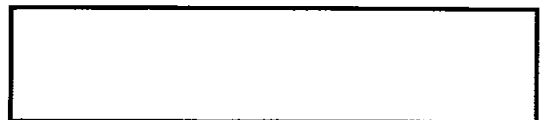
Phone: _____

Phone: _____

Signature



Signature



Date: 20 March 2013

Date: _____

PRINCE CERTIFIERS

Projects IN Controlled Environments

Principal Certifying Authority; Accredited Certifiers; Building Consultants; BASIX Certificates; Fire Safety Reports

Notes for completing construction certificate requirements – explanations and how to obtain the requirement.

1 Development consent:

- The development consent is the document you obtain from Council. You should phone Council first before going there and ask them exactly what you need to do before you collect the documents, or they may post them to you.
- You must also provide us with (1) copy of all stamped plans, specifications, reports, certificates and other documents which will be necessary to completely inform us of the proposed works which have been approved.

2 Owner's consent:

The attached application for construction certificate clearly details the Owner's consent requirements.

3 Plans: (Architect)

Detailed plans of the building (3 copies) which must be **consistent** with the Council DA stamped plans.

The plans 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 each elevation of the building
- show the level of the lowest floor, the level of any yard or unbuilt area on that floor and the level of the ground
- *indicate the fire safety and fire resistance measures (if any), and their height, design and construction*

4 Coloured plans: (Architect)

Where you propose to alter, add to or rebuild a building that is already on the land, or modify plans that have already been approved by Council or this Office, please clearly mark the architectural general plan (by colour or otherwise) to show the change you propose to make.

5 Specifications: (Architect)

(3 copies) A specification details that Building Works are to be carried out to the BCA and Australian Standards.

The specifications are to:

- Describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply.

Where you propose to modify specifications that have already been approved, please mark the approved specifications (by colour or otherwise) to show the modification.

6 Sydney Water Board Requirements:

The DA stamped plans must be stamped by Sydney Water if the building work extends outside the footprint of the existing building or if you are proposing to do a new dwelling. (Contact us for a list of persons who can do this)

7 Home Owners Warranty or Owner Builder Permit

Contact the Department of Fair Trading on 1300 554 668 or www.fairtrading.nsw.gov.au for their requirements.

8 Development Consent - condition compliance: (Normally done by the architect)

- All fees nominated on the development consent must be paid.
- Comply with the conditions which state: "submit documents prior to the issue of the construction certificate."

9 Payments: Please make the following payments prior to the issue of the construction certificate:(owner to do)

Long Service Levy to construct a building, unless:

- A Long Service Levy has already been paid for the building.
- The cost of construction is less than \$25,000.

Section 61 Payments:(owner to do)

- required by City of Sydney (for projects with cost of work over \$200,000)

Any payments required under development consent conditions.(owner to do)

- Eg. Footpath damage deposit, s.94 contributions, landscape protection bonds etc.

PRINCE Certifiers Professional Certification fees: (owner to do)

- Please make full payment by one of the methods nominated on the attached tax invoice.
- If we need to become involved in conflicts resulting from neighbours or the council - further fees will be incurred.

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SCHEDULE 2 : AUSTRALIAN BUREAU OF STATISTICS FORM

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?
(NB dual occupancy = two dwellings on the same site)

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s):

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	☐ 11	Tiles	☐ 10	Concrete or slate	☐ 20	Timber	☐ 40
Brick (veneer)	☐ 12	Concrete or slate	☐ 20	Timber	☐ 40	Steel	☐ 60
Concrete or stone	☐ 20	Fibre cement	☐ 30	Other	☐ 80	Aluminium	☐ 70
Fibre cement	☐ 30	Steel	☐ 60	Not specified	☐ 90	Other	☐ 80
Timber	☐ 40	Aluminium	☐ 70			Not specified	☐ 90
Curtain glass	☐ 50	Other	☐ 80				
Steel	☐ 60	Not specified	☐ 90				
Aluminium	☐ 70						
Other	☐ 80						
Not specified	☐ 90						

END OF CONSTRUCTION CERTIFICATE APPLICATION

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact us if the information you have provided in your application is incorrect or changes.

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Principal Certifying Authority Service Agreement

Issued under the Environmental Planning and Assessment Act 1979 Section 81A.

What is this form?

This is a service agreement to be completed where PRINCE Certifiers are appointed as the Principal Certifying Authority ("the PCA"), in accordance with section 81 A of the Environmental Planning and Assessment Act 1979, to carry out nominated inspections of the building works and to issue required final Occupation Certificates.

When is this Form required?

This agreement must be submitted to PRINCE Certifiers prior to the issue of the Construction Certificate. The Notice of Commencement at page 10 must be submitted to Prince Certifiers and Council 2 Days prior to the Commencement of Work.

Who signs this form?

All owner/s of the property must sign this form. This Consent also provided for PRINCE Certifier's Officers to enter the site to carry out building inspections.

Professional Certification fees:

Professional Certification fees are payable upon appointment and the fees are detailed in PRINCE Certifiers adopted fees and charges as described in this agreement.

Customer Service:

Phone customer service on 0404 879 835 between 8.30am – 5.00pm Monday to Friday for any assistance required.

1.

Site details:

Full Address:

Lot A DP 376415: 90 Hudson Parade Clareville NSW 2107

Council area:

Pittwater Council

1.1

Development approval/Complying Development details:

Proposed works:

Construction of a skip ramp & public access walkways, repair boatshed incl roof, cladding and doors

Type of work:

~~Building Work~~

Development Consent No.:

N0052/12

Determination date: 2 October 2012

Construction Certificate No.:

13/050

Determination date: 28 July 2013

2.

Owner details: (to be completed by owner)

Full name/company name:

Simon Clausen

Other owners name if any:

Postal Address:

C/- 1012 Barrenjoey Rd Palm Beach NSW 2108

Phone:

Mobile: 0439 483 997

Fax:

Email: arkhouse@bigpond.com

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3. **Builders details: Home Owners Warranty required or Owner Builder Permit (O.B.P)**

Full personal name: Paul Baggott

Company name: _____

Postal Address: _____

Phone: _____ Mobile: _____

Fax: _____ Email: _____

Contractor Licence No.: 167979C O.B.P No. _____

4. **Appointment of Principal Certifying Authority ("P.C.A")**

Name: Michael Ludlow

Address: 120 Peel Rd Baulkham Hills NSW 2153

Accreditation No.: BPB 0236

Phone: 02 9838 4139 Fax: 02 9838 4139

Mobile: 0404 879 835 Email: service@princecertifiers.com

Professional Indemnity Insurance Professional Risk Underwriting Pty Ltd Policy No: 402937

Insurance Period 08/03/2013 to 08/03/2014

Terms and Condition of Appointment

5. **Quality of Service**

- 5.1 In consideration of you paying us our fees we agree to undertake inspections of the work during construction to determine at the times of inspections, any works required to be undertaken, before work can commence to the next stage of construction. A written report will be provided by us on site and given to your builder, who will be responsible for construction of the building with the Development Consent, Construction Certificate, Building Code of Australia and the relevant Australian Standards. Our inspection services will be carried out in a professional manner and in accordance with the Environmental Planning and Assessment Act 1979 ("Act").

6. **Building Inspections**
(See Schedule 1)

- 6.1 We will complete the checklist contained in schedule 1 to determine which inspections will be required by this office.
- 6.2 You acknowledge that building inspections are to be undertaken at critical phases of the building process and that work **must not** proceed beyond each phase until any requirements of the inspection are complied with.
- 6.3 You acknowledge that it is your responsibility under this Agreement to ensure that we are given not less than 48 hours notice (excluding weekends and public holidays) of when works are ready to be inspected.
- 6.4 As the acting PCA, we may at any stage request you or your builder to provide specialist reports, plans, specifications and certification of building materials, processes or works. Additional documents we may request

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Principal Certifying Authority; Accredited Certifiers; Building Consultants; BASIX Certificates; Fire Safety Reports include engineer's plans, engineering reports, engineering certification, Compliance Certificates and Fire Safety Certificates.

6.5 If you fail to call for an inspection required by the Development Consent conditions or this Agreement:

- (a) we may terminate this Agreement without further notice to you; or
- (b) Penalty Infringement Notices may be issued to you and/or your builder by Council.

7. Compliance with relevant legislation

7.1 You acknowledge that it is your responsibility (and that of your Builder or sub-contractors) to ensure that you comply with all relevant legislation, consents and approvals relating to the subject development. These include, but are not limited to, the following Acts and Regulations:

- *The Environmental Planning and Assessment Act 1979*
- *The Contaminated Land Management Act 1997*
- *The Protection of the Environmental Operations Act 1997*
- *The Local Government Act 1993*
- *The Roads Act 1993*
- *The Traffic Act 1909*

7.2 You agree to immediately disclose to us any known breach of any relevant legislation or matter that may require rectification or remediation.

7.3 In the event you fail to conduct works in accordance with relevant consents, approvals, legislation and the BCA, we may refuse to issue an Occupation Certificate. We may also serve on you notices with respect to your non-compliance and/or may institute legal proceedings with respect to any such breach.

8. Compliance Certificates and Survey Reports

(See Schedule 2)

9.1 *We will complete the checklist contained in schedule 2 and provide a copy to you. The survey reports and compliance certificate which have been "determined" must be produced by surveyor registered under the Surveyors Act 1929 or accredited under the Professional Surveyors' Occupational Association NSW Inc. Scheme.*

9. Compliance Certificates and other Certifications

(See Schedule 3)

9.1 *We will complete the checklist contained in schedule 3 and provide a copy to you. To ensure compliance with the Construction Certificate and BCA, you or your Builder must provide certification to us (at the relevant stages of construction) verifying that the specialist matters nominated in the checklist have been carried out in accordance with the relevant requirements of the BCA, Australian Standards, and this agreement.*

9.2 Any delays in providing the required Compliance Certificates and/or other Certificates may result in delays in you obtaining your Occupation Certificate. Any delay in the issue of Occupation Certificates may then delay the signing of the Linen Plans of Strata or Torrens Subdivision, where such development forms part of the Development Consent. You acknowledge that it is your responsibility to supply all required certificates in a timely manner to enable us to process applications to occupy the building.

9.3 You acknowledge that certification must be prepared by a suitably qualified and experienced person, and must reference the relevant provisions of the BCA and Australian Standards, to the satisfaction of the PCA.

10. Occupation Certificate

10.1 You must obtain a final Occupation Certificate from us prior to the occupation or use of a new building (or part of a building), or prior to the change an existing building use/classification. Failure to obtain the required Occupation Certificate may result in you being penalised under the Act.

10.2 You may make an application to us for an interim or part Occupation Certificate, if you would like to temporarily occupy the building. You must pay additional fees as agreed and comply with the Development Consent conditions, demonstrate the building is safe for occupation, to the satisfaction of the PCA.

11. Insurance

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- 11.1 You must take out and maintain, or ensure that the builder takes out and maintains, valid public liability insurance cover with respect to the Land/Property to the value of \$10,000,000.00
- 11.2 You must provide us with certificates of currency with respect to such insurance before commencing work.
- 12. Competent persons**
- 12.1 You shall use competent persons for all aspects of the building works. Competent people means people authorised to carry out any work associated with Building Works under the Act and includes contractors.
- 13 Conflict resolution**
- 13.1 You acknowledge that you will co-operate with our instructions within the time periods provided, with respect to any concerns from neighbouring property owners, the Local Council, or any other public person.
- 14 Service Agreement variations**
- 14.1 The PCA is entitled to require additional certification fees if any of the following occurs:
- (a) If the building works do not commence within 60 days from the date of this agreement,
 - (b) The Construction work is not completed and the Occupation Certificate not issued within 5 Years of the commencement Date.
 - (c) any part of the building works are redesigned,
 - (d) more Construction Certificates and or Complying Development Certificates, and/or Occupation Certificates are required to be issued in addition to those agreed to be issued in this agreement,
 - (e) any conflicts occur as a result of the building work and which require our involvement,
 - (f) any Notice of Intention required to be issued by the PCA
- 15 Service Agreement Termination**
- 15.1 This agreement shall be terminated should any one of the following occur:
- (a) The client fails to pay any money owing to the PCA after 7 days of that money becoming payable;
 - (b) The client has an execution levied against it, assigns or attempts to assign its estate for the benefit of its creditors, has a winding up order made against it, goes into liquidation, has a Mortgagee taking possession of its property, has a liquidator appointed, becomes insolvent or bankrupt,
 - (c) The client breaches this service agreement in any respect,
 - (d) The client does not provide PRINCE Certifiers with the required information to issue the Occupation Certificate within 60 days from the date of practical completion,
 - (e) The building works take longer than (1) one year to complete from the date of this service agreement,
 - (f) The client does not co-operate with any written instructions provided by the PCA,
- 15.2 The PCA may terminate this service agreement by sending a written notice of termination, stating the breaches, to the client. Termination will take effect as soon as the client receives the Notice of Termination.
- 15.3 As from the date of the last inspection carried out on the building site by the PCA, the client indemnifies the PCA for any liabilities, including but not limited to Professional Liability and Public Liability.

Executed as an Agreement

Must be signed by all owners of the land. If the owner is a company it must be signed by a director or secretary under common seal:

I/We agree to the appointment of Prince Certifiers as the Principal Certifying Authority. I/We also consent to the authorised officer's of PRINCE Certifiers, to enter the property/Land to carry out inspections.

Owner/s

Signature/s ►

Name/s: Simon Clausen

Name/s: _____

Date: 20 March 2013

PCA

Signature:

Name: _____

Date: _____

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Note: The following schedules 1-3 will be completed by PRINCE Certifiers and returned to you.

Schedule 1 (Clause 6)

PCA Inspections:

The following stages of construction must be inspected by us prior to proceeding to the next stage of construction, or covering up the works required to be inspected: (if marked with a ✓)

Inspection	Date of Inspection
☒ Pre-commencement	
☒ Foundations/footings	
☒ Steel reinforcement	
☒ Timber Frame	
☒ Waterproofing of wet areas	
☒ Hydraulics	
☒ Final	

Schedule 2 (Clause 8)

Registered surveyors reports:

To ensure that the height, bulk, area, and location of the development complies with the Development Consent or Complying Development Certificate, the following survey reports are required to be submitted to Accredited Certifiers.

☒	Survey showing the setting out of the development including bearing and distances from boundaries.
☒	Survey showing the height and location of the formwork for floors of the building works including any basements
☐	Survey showing the location of external walls, new fences and retaining walls within 200mm of any boundary.
☒	Survey showing the location of the ridge level (highest point of the building).
☐	Survey showing the height (the reduced level) and location of the swimming pool coping before concrete pour.

Schedule 3 (Clause 8)

Final Compliance Verification:

A PRINCE Certifiers Officer will mark the following matter with a [✓] to indicate a compliance certificate must be submitted from a competent person, prior to the issue of an occupation certificate by this office, confirming compliance with the BCA and relevant Australian Standards.

☒	3.1.3 Termite risk management
☐	3.5.3 Fire Wall cladding
☒	3.6.0 Glazing
☒	3.7.1 Smoke alarm
☒	3.7.3 Survey from Registered Surveyor
☒	3.8.1 Wet area
☒	3.8.4 BASIX Compliance Statement
☐	3.8.6 Acoustic Compliance Certification
☐	3.9.1 Works-As-Executed Hydraulic Plans
☐	3.9.2 Balustrades

Levy Online Payment Receipt

Building and Construction

BJP ARCHITECTS P/L
1012 BARRENJOEY RD
PALM BEACH NSW 2108



Long Service Corporation
Level 1
1001 West Street
Sydney NSW 2101
L: 02 9438 1000
Fax: 02 9438 1001
Email: info@longservice.com.au
1001 West Street, Sydney
NSW 2101

Application Details:

Applicant Name:	BJP ARCHITECTS P/L
Levy Number:	5045005
Application Type:	DA
Application Number:	N0052/12
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	90 HUDSON PARADE CLAREVILLE NSW 2107
Value of work:	\$89,000
Levy Due:	\$312.00

Payment Details:

LSC Receipt Number:	139004
Payment Date:	3/06/2013 12:03:03 PM
Bank Payment Reference:	703610344
Levy Paid:	\$312.00
Credit card surcharge:	\$1.25
Total Payment Received:	\$313.25

Home Warranty Insurance
Certificate of Insurance

Policy Number BN0036786BWI-7



Home Warranty
Insurance Fund

QBE Insurance (Australia) Ltd
Level 3, 85 Harrington St
SYDNEY NSW 2000
Phone: 1300 790 723
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



CLAUSEN PROPERTY PTY LTD C/- BJP ARCHITECTS 1012 BARRENJOEY ROAD PALM BEACH 2108	Name of Intermediary AUSTBROKERS ABS (SOUTH) P O BOX 570 NSW HURSTVILLE NSW 1481
---	--

Account Number
BN0000370
Date Issued
29/05/2013

Policy Schedule Details

Certificate In Respect of Insurance

Residential Building Work by Contractors

A contract of insurance complying with sections 92 and 96 of the Home Building Act 1989 has been issued by QBE Insurance (Australia) Limited as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund.

In Respect of	ALTERATIONS AND ADDITIONS STRUCTURAL
At	90 HUDSON PARADE CLAREVILLE NSW 2107
Carried Out By	BUILDER PAUL WILLIAM BAGGOTT ABN: 75 061 427 813
Declared Contract Price	\$115,777.00
Contract Date	01/06/2013
Builders Registration No.	U 167979C
Building Owner / Beneficiary	CLAUSEN PROPERTY PTY LTD

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to the Building Owner/Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

Signed for and on behalf of NSW Self Insurance Corporation (SICorp)

Ty Ayscough

IMPORTANT NOTICE:

In addition to this certificate of insurance, a policy wording which outlines the terms and conditions of the cover provided is available from the HWIF website. To access that policy wording visit www.homewarranty.nsw.gov.au



24 May 2013

CERTIFICATE OF CURRENCY

The policy referred to is current as at the date of issue of this certificate and whilst a due date has been indicated it should be noted that the policy may be cancelled in the future. Accordingly, reliance should not be placed on the expiry date.

Insured: Paul Baggott & Tiffany Taylor T/AS PWB Constructions

Policy Number: 01D 1193645

Type of Policy: Annual Contract Works & Legal Liability

Period of Insurance: From 30-09-2012 at 4pm
To 30-09-2013 at 4pm

Situation of Risk: Any Project Site in Australia below the 25th parallel south

Description of Works: Residential Construction & Alterations

Sums Insured: Contract Limit - \$400,000
Public & Products Liability - \$20,000,000

Interested Party: BNY Trust Company of Australia Limited as property owner/landlord
Real Insurance P/L as principals

This is to certify cover has been granted in terms of the Company's Standard Policy, a copy of which is available on request.

This certificate is not a substitute for the Policy of Insurance issued to you. The Policy, not this certificate, details your rights and obligations and the extent of your insurance cover.

Signed on Behalf of CGU Insurance Limited by:

Daniel Chad

Daniel Chad
CGU Insurance
Insurance Australia Group (IAG)

BJP

MATERIALS AND COLOURS SCHEDULE

Boatshed at 90 Hudson Parade Clareville

ROOF

Corrugated colorbond Ultra - (Deep Ocean)

Skylights Corrugated Fibreglass or similiar

EXTERIOR WALLS

Weatherboards treated pine - rusticated pattern- Satin finish (Dulux Arctic Daisy or Obelisk)

Handrails HW enamel painted Dulux Arctic Daisy)

DOORS

WRC framed and ledged doors painted as for walls

SS hardware

STRUCTURAL TIMBERS

Structural timbers sawn HW

Deck sawn decking boards 150x40

BJPArchitects PL



Report

**HAZARDOUS
MATERIALS SURVEY**

**90 Hudson Parade,
Clareville**

**Prepared for:
BJP Architects Pty Ltd**

**Project No.
20039**

**Date:
09-07-13**

AIRSAFE

Report

HAZARDOUS MATERIALS SURVEY

**90 Hudson Parade,
Clareville**

**Prepared for:
BJP Architects Pty Ltd**

**Project No.
20039**

**Date:
09-07-13**



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DISTRIBUTION

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Prepared By:

Reviewed By:

Andrew Pittaway
Consultant

Kieran White
Manager

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REFERENCES

- AS 4964 – 2004 Method for the qualitative identification of asbestos in bulk samples
- Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)]
- Code of Practice for the Safe Removal of Asbestos [NOHSC: 2002 (2005)]
- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)]
- Guide to Lead Paint Management Part 2: Residential and Commercial Buildings [AS 4361.2 - 1998]
- Schedule B (7a) Guideline on Health-Based Investigation Levels [National Environment Protection (Assessment of Site Contamination) Measure 1999]
- NSW Occupational Health and Safety Act 2000
- NSW Occupational Health and Safety Regulation 2001
- WorkCover Guide 2008 – Working With Asbestos

TERMS AND DEFINITIONS

AC	-	Asbestos Cement
ACM	-	Asbestos-Containing Material
HEPA	-	High Efficiency Particulate Air
NATA	-	National Association of Testing Authorities, Australia
NES	-	National Exposure Standard
PPE	-	Personal Protective Equipment
SMF	-	Synthetic Mineral Fibre

1 INTRODUCTION

1.1 AUTHORISATION

This inspection and report was authorised by Mr Bruce James of BJP Architects Pty Ltd on the 9th of July 2013.

1.2 SCOPE OF WORK

The scope of work involved a survey of the site to determine the location, extent and condition of hazardous materials including asbestos, lead in paint and lead in ceiling dust.

1.3 SITE DESCRIPTION

The site is located at 90 Hudson Parade, Clareville [refer to Figure 1]. The site currently consists of a single story boat shed at the rear of the property [refer to Figure 1 – Site Location].

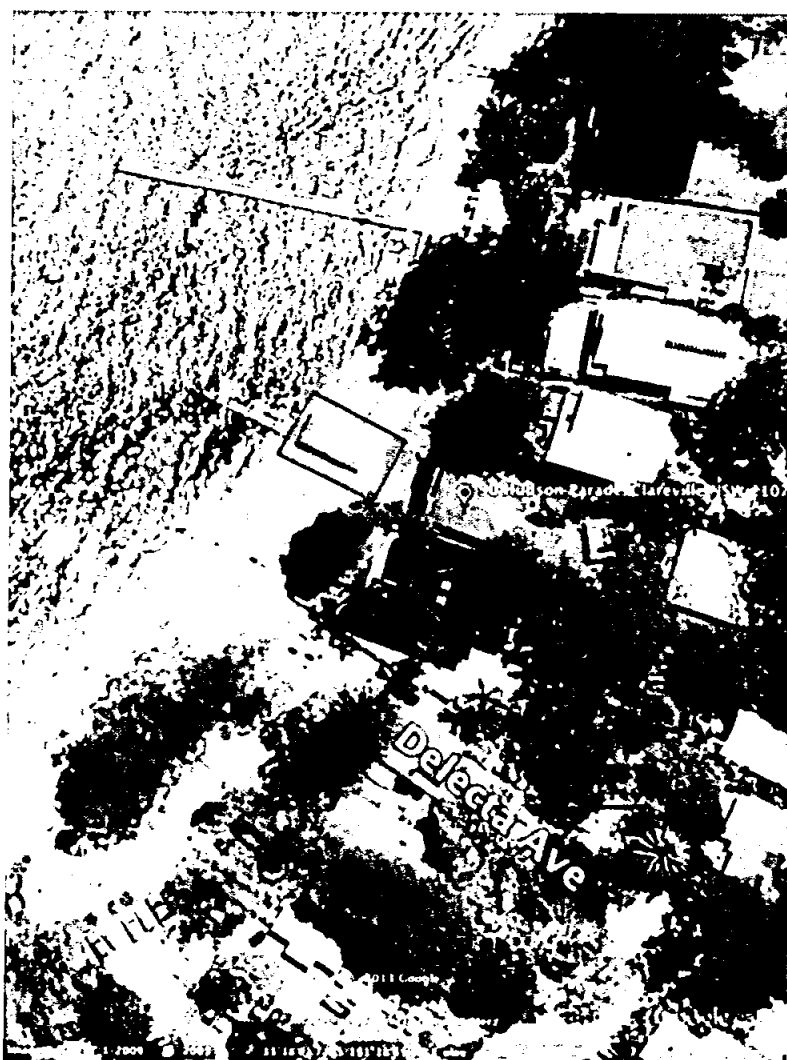


Figure 1: 90 Hudson Parade, Clareville.

1.4 METHODOLOGY

1.4.1 Asbestos

An inspection of the premises has been carried out in order to identify, as far as practicable, all ACM in the workplace in accordance with the *Code of Practice for the Management and Control of Asbestos in Workplaces* [NOHSC: 2018 (2005)].

Representative samples of materials suspected of containing asbestos have been taken by competent personnel and inaccessible areas presumed to contain asbestos. Once such a presumption has been made, the material must be treated as an ACM, with work practices and disposal criteria as required for the presence of asbestos, until the material is removed or testing has confirmed that it does not, in fact, contain asbestos.

Samples have been analysed in accordance with AS 4964 – 2004 *Method for the qualitative identification of asbestos in bulk samples*.

A risk assessment has been carried out to ensure the associated risks of the identified ACM are assessed. The risk assessment takes account of the condition of the ACM (e.g whether they are friable or bonded and stable, and whether they liable to damage or deterioration), the likelihood of exposure, and whether the nature or location of any work to be carried out is likely to disturb the ACM. Decisions about control measures to protect workers have been made depending on the assessed risks to health.

The locations of all ACM and any inaccessible areas, as well as the types and condition of asbestos have been recorded in the asbestos register.

1.4.2 Lead

1.4.2.1 Lead in Paint

Representative samples of paint systems suspected of containing lead have been taken in accordance with *Guide to Lead Paint Management Part 2: Residential and Commercial Buildings* [AS 4361.2 - 1998].

Samples have been analysed for lead content by Envirolab Serices Pty Ltd [NATA Accredited Laboratory 2901].

1.4.2.2 Lead in Ceiling Dust

Ceiling dust samples have been taken in accordance with *Managing Lead Contamination in Home Maintenance, Renovation and Demolition Practices. A guide for Councils* [EPA, 2003]. Results have been compared to *Schedule B (7a) Guideline on Health-Based Investigation Levels* [National Environment Protection (Assessment of Site Contamination) Measure 1999].

Samples have been analysed for lead content by Envirolab Serices Pty Ltd [NATA Accredited Laboratory 2901].

1.5 INACCESSIBLE AREAS

Care should be taken during demolition and/or refurbishment. If suspect materials are encountered, work should cease until the material has been assessed by Airsafe Personnel.



1.6 LIMITATIONS

This report has been prepared to meet the requirements outlined in the scope of work. It does not include evaluation of any other issues. Airsafe performed the services in a professional manner, in accordance with relevant guidelines and standards, and generally accepted industry practices. Airsafe does not make any other warranty, expressed or implied, as to the professional advice contained in this report.

The survey was based on a visual inspection of the specified areas. It should be noted that this assessment is reflective of the current site conditions and cannot be regarded as absolute without extensive invasion of structures. Only materials that were physically accessible at the time of inspection were sampled. Consequently, without substantial demolition of the building, it is not possible to guarantee that every hazardous material has been located. Care should be taken during the course of normal site works, refurbishment or demolition works when entering any previously inaccessible areas. If suspect materials are encountered, works should cease in the area until samples have been collected and analysed by competent personnel.

The presence of any residual hazardous materials from prior removal works cannot always be ascertained without extensive intrusive investigation which has not been undertaken as part of this survey.

As the buildings were in use at the time of inspection, only non-destructive sampling techniques were used. The survey is not intended for use or referral for the purpose of demolition, refurbishment, renovations or structural alterations. In the event of future demolition, refurbishment, renovation or structural alterations further investigation, which may entail destructive testing, shall be required.

It should be noted that the sampling program was limited to the collection of representative samples of suspect materials for analysis. Other materials of similar appearance are assumed to have a similar content.

The report does not cover any inaccessible areas identified during the inspection. These may include wall cavities, ceiling voids, height restricted areas, service shafts, ducts, internal areas of equipment and machinery, areas concealed within the building structure, or energised services. Hazardous materials should be presumed to be present in all inaccessible areas until removed or confirmed through testing that it does not, in fact, contain asbestos.

Where information has been supplied to Airsafe for the purpose of preparing this report, the information is assumed to be both adequate and accurate. The information provided, therefore, has not been verified or audited. Airsafe will not be liable in relation to incorrect conclusions should any information be incorrect, misrepresented or otherwise not fully disclosed.

Limitations apply to analytical methods used in the identifications of some asbestos containing materials. These limitations may be due to samples collected from non-homogenous materials not being representative, the presence of masking agents, and low concentrations of asbestos fibres. As such, sample analysis results should be considered indicative only.

This report was prepared for the sole use of the client identified on the cover page and only for the purpose for which it was prepared. Any reliance on this report by third parties shall be at their own risk and may not contain sufficient information for purposes of other parties or for other uses.

This report is not intended to be used for the purposes of tendering, programming of works, refurbishment works or demolition works unless used in conjunction with a specification detailing the extent of the works. This report must be read in its entirety and must not be copied, distributed or referred to in part only. The report must not be reproduced without the written approval of Airsafe.

2 GENERAL INFORMATION

2.1 ASBESTOS

2.1.1 Effects on Health

Asbestos is formed in fibre bundles and, as it is further processed or disturbed, the fibre bundles become progressively finer and more hazardous to health. The small fibres are the most dangerous. They are invisible to the naked eye and, when inhaled, penetrate the deepest part of the lungs (respirable fibres).

Significant health risks may arise from the inhalation of airborne asbestos fibres. Compared with straight amphibole fibres, such as amosite and crocidolite, chrysotile fibres are curly and less likely to penetrate the deepest parts of the lung.

Breathing in fibres brings a risk of asbestosis, lung cancer and mesothelioma. Evidence suggests that asbestos causes gastrointestinal and laryngeal cancers in humans, but to a far lesser extent than lung cancer. Usually, asbestos related diseases have a delay or latency period of 20 to 40 years between first exposure and the onset of symptoms and detection of the disease. Asbestos-related diseases can appear or progress even after a person is no longer exposed.

Asbestosis is the scarring of lung tissue that can result from the inhalation of substantial amounts of asbestos over a period of years. It results in breathlessness that may lead to disability and, in some cases, death. Minor changes in X-ray images may be detected for many years without any symptoms of asbestosis or progression of the disease.

Lung cancer is related to the amount of fibre that is breathed in and the risk of lung cancer is greatly increased in those who also smoke tobacco.

Mesothelioma is a cancer of the pleura (outer lung lining) or the peritoneum (the lining of the abdominal cavity). The risk of mesothelioma is less with chrysotile than with other types of asbestos. Both pleural and peritoneal mesothelioma can result from exposure to amosite and crocidolite. Exposure of humans to chrysotile alone has caused few pleural mesotheliomas, and has never produced peritoneal mesothelioma without exposure to either amosite or crocidolite. Mesothelioma rarely occurs in less than 15 years from first exposure, and most cases occur over 30 years after first exposure.

As for many cancer-causing substances, no safe level of exposure for lung cancer or mesothelioma has been identified. However, the amount of asbestos fibre in the air that people inhale is the important factor in determining the level of health risk. The highest risks involve inhaling air that contains a high concentration of asbestos fibre.

Asbestos fibres may be released into the air whenever they are disturbed, and especially during the following activities:

- any direct action on ACM, such as drilling, boring, cutting, filing, brushing, grinding, sanding, breaking, smashing or blowing with compressed air (State legislation prohibits most of these actions);
- the inspection or removal of ACM from workplaces (including vehicles, plant and equipment);
- the maintenance or servicing of materials from vehicles, plant, equipment or workplaces;
- the renovation or demolition of buildings containing ACM.

Non-friable ACM that has been subjected to extensive weathering or deterioration also has a higher potential to release asbestos fibres into the air.

2.1.2 Asbestos Classification

Under NSW OHS legislation, material that contains asbestos is referred to as friable or bonded.

2.1.2.1 Bonded Asbestos Material

Bonded asbestos material is any material that contains asbestos in a bonded matrix. It may consist of Portland cement or various resins/binders, and cannot be crushed by hand when dry. Asbestos cement (AC) products and electrical meter boards in good condition are examples of bonded asbestos material.

A large number of products made from bonded asbestos material are still found in Australian buildings, motor vehicles and plant components. These products include:

- flat (fibro), corrugated or compressed asbestos cement sheeting
- asbestos cement pipes such as electrical, water, drainage and flue pipes
- brake and clutch linings.

2.1.2.2 Friable Asbestos Material

Friable asbestos material is any material that contains asbestos and is in the form of a powder, or can be crumbled, pulverized or reduced to powder by hand pressure when dry. Examples of friable asbestos include:

- sprayed limpet
- asbestos cloth and rope
- millboard
- pipe lagging
- boiler lagging.

Any asbestos cement products that have been subjected to weathering, or damaged by hail, fire or water blasting, are considered to be friable asbestos and an asbestos removal contractor with a WorkCover licence for friable asbestos is required for its removal.

2.1.3 Control Measures

The ultimate goal is for all workplaces to be free of ACM. Where practicable, consideration should be given to the removal of ACM during renovation, refurbishment, and maintenance, rather than other control measures such as enclosure, encapsulation or sealing.

The control measures required for identified and presumed ACM should be determined from the risk assessment and should follow the following principles:

- Control Measure 1 -** If the ACM are friable and not in a stable condition, and there is a risk to health from exposure, they should be removed by an asbestos removalist as soon as practicable.
- Control Measure 2 -** If the ACM are friable but are in a stable condition and are accessible, serious consideration should be given to their removal. If the removal is not immediately practicable, short-term control measures, such as sealing and enclosure, may be able to be used until removal is possible.
- Control Measure 3 -** If the ACM are not friable and are in a good, stable condition, minimising disturbance and encapsulation may be appropriate controls.
- Control Measure 4 -** Any remaining ACM should be clearly labelled, where possible, and regularly inspected to ensure they are not deteriorating or otherwise contributing to an unacceptable health risk.

These control measures reflect the following hierarchy of controls:

- 1 - Elimination/removal (most preferred);
- 2 - Isolation/enclosure/sealing;
- 3 - Engineering controls;
- 4 - Safe Work Practices (administrative controls); and
- 5 - Personal Protective Equipment (PPE) (least preferred).

ACM need to be removed before demolition, partial demolition, renovation or refurbishment if they are likely to be disturbed by those works in accordance with the *Code of Practice for the Safe Removal of Asbestos* [NOHSC: 2002 (2005)].

2.2 LEAD

Lead in any form is toxic to humans when ingested and inhaled. Repeated inhalation or ingestion of lead dust or paint particles may produce the cumulative effects of lead poisoning.

2.2.1 Lead Paint

White lead (lead carbonate) was once the principle white pigment in paints for houses and public buildings.

Lead paint, as defined by the *Guide to Lead Paint Management – Part 2: Residential and Commercial Buildings* [AS 4361.2 – 1998], is that which contains in excess of 1% lead by weight.

Many older homes and buildings still contain lead paint, even though it may be covered with layers of more recent paint. It was used mainly on exterior surfaces and to a lesser extent on interior doors and architraves, especially in undercoats and primers where concentrations of up to 20% lead were commonly

used. Interior walls were not commonly painted with paint with paint containing white lead, but some colours did contain red, yellow or orange lead-chrome pigments.

Although all paints manufactured for Australian dwellings from the 1980s onwards will have contained less than 1% lead, it is possible that industrial paints, having higher concentrations of lead, may have been applied to housing and commercial buildings.

Lead paint removal methods give rise to two potential health problems, i.e. inhalation or ingestion of lead paint by the workers and public in the vicinity of the structure and the deposition of lead paint on nearby footpaths, streets or soil where they may be resuspended, tracked into houses or buildings where it can be inhaled or ingested.

2.2.2 Lead in Ceiling Dust

The presence of lead deposits within ceiling spaces may result from renovation of that building or may emanate from other external sources such as; atmospheric deposits caused by leaded petrol used in motor vehicles; residues from nearby industrial sites, such as smelters; or other lead paint removal projects being performed in the vicinity of the building.

Lead concentrations should not exceed the Health-Based Investigation Level of 1200mg/kg for Exposure Setting D [Residential with minimal opportunities for access: includes dwellings such as high-rise apartments and flats] as stated in Schedule B (7a) Guideline on Health-Based Investigation Levels [National Environment Protection (Assessment of Site Contamination) Measure 1999].

3 RESULTS

Site: 90 Hudson Parade, Clareville
Client: BJP Architects Pty Ltd
Inspection Date: July 9, 2013
Inspected By: Andrew Pittaway

3.1 ASBESTOS REGISTER

Location	Material	Sample ID	Sample Status	Photo No.	Asbestos Classification	Condition	Control Measure	Action Taken
External – Wall Cladding and Gable Ends	Fibreboard Fragment	20039-1	Negative	-	-	-	-	
External – Wall Cladding – Pink Fibreboard	Fibreboard Fragment	20039-2	Negative	-	-	-	-	
Internal – Gasket Within Red Motor	Gasket	20039-3	Positive	1	Bonded	Good	4	
Internal – Loose Sheeting at Western Corner	Fibrous Insulation	20039-4	Negative	-	-	-	-	
External – Wall Cladding Cover Strips	Fibreboard Fragment	20039-6	Negative	-	-	-	-	

3.2 LEAD

3.2.1 Lead Paint

Location	Sample ID	Sample Status	Photo No.	Condition	Action Required	Action Taken
White Paint - Western Corner Door	20039-5	<0.05	-	-	-	
External – White Paint on Walls	20039-7	<0.05	-	-	-	

3.2.2 Lead in Ceiling Dust

Location	Sample ID	Sample Status	Photo No.	Action Required	Action Taken
No Dust Materials Suspected of Having High Levels of Lead Identified at Time of Inspection					

4 RECOMMENDATIONS

All hazardous materials identified in the areas included in the refurbishment works should be removed in accordance with the following recommendations.

4.1 ASBESTOS

4.1.1 Responsibilities and Licensing

Persons in adjoining properties that might be affected by the asbestos removal activities must be consulted.

WorkCover NSW requires that certain asbestos removal work be licensed under the *Occupational Health and Safety Regulation 2001*.

An AS B: Bonded Asbestos Licence is required to remove more than 10 square metres of bonded asbestos.

The client is responsible for ensuring an asbestos removalist carries out the removal of ACM. The client should request details of the contactor's asbestos removal license prior to any removal of ACM. A copy of the notification must be displayed at the place of work.

WorkCover must be notified before undertaking any bonded asbestos removal work where a licence is required. A copy of the notification must be displayed at the place of work.

The asbestos removalist must ensure the removal is adequately supervised and is carried out in a safe manner by ensuring that a nominated supervisor recognised by WorkCover is on site at all times when licensed work is being carried out.

All persons involved in the removal of ACM must be competent for the tasks allocated to them. The licence holder must ensure asbestos workers have had training in safe work methods in asbestos work.

4.1.2 Site Preparation

Preparation activities include minimising the number of people present and gathering the correct tools, PPE, decontamination materials, barricades, warning signs, etc at the workplace before any work commences.

The responsible person should ensure the security and safety of the asbestos removal site and asbestos work area at all times, particularly if the removal process is to take place over several days or an extended period of time.

The asbestos removal site should be clearly defined to ensure that non-essential people do not enter and to clearly delineate the removal site and warn persons that asbestos removal work is being carried out (e.g. through the placement of barriers and signs or other warning devices). All barriers and warning signs should remain in place until a clearance to re-occupy has been granted.

Before removal tasks commence plastic sheeting (for containment) may need to be placed on the floor or other surfaces that may be contaminated with asbestos dust. If the removal work is not being carried out in an enclosure, the surfaces to be worked on should be cleaned, by either wet wiping or vacuuming, to

minimise exposure from the disturbance of asbestos fibres that might be on the surfaces prior to the commencement of removal tasks.

4.1.3 General Requirements for Asbestos Removal

Asbestos removal works should be carried out in accordance with the requirements of the *Code of Practice for the Safe Removal of Asbestos* [NOHSC: 2002 (2005)].

Wherever possible, dry ACM should not be worked on.

Techniques that prevent the generation of airborne asbestos fibres should be used.

4.1.4 Asbestos Removal Equipment

Care should be taken in selecting tools for asbestos removal tasks.

In addition to having to be suitable for these tasks, all tools should prevent or minimise the generation and dispersion of airborne asbestos fibres as much as possible.

The use of power tools in asbestos removal work should be avoided because of the possibility of internal contamination, which commonly occurs with such devices.

In general, manually operated hand tools are preferred.

A constant low-pressure water supply is required for wetting down asbestos. This can be achieved with a mains-supplied garden hose fitted with a pistol grip. If no water supply is readily available, a portable pressurised vessel, such as a pump-up garden sprayer, may be able to be used.

Asbestos vacuum cleaners should comply with the requirements of AS 3544-1988 *Industrial Vacuum Cleaners for Particulates Hazardous to Health* and AS 4260-1997 *High Efficiency Particulate Air Filters (HEPA) – Classification, Construction and Performance*.

Warning: Domestic vacuum cleaners are unsuitable and should never be used, even if they have a HEPA filter.

Asbestos vacuum cleaners should only be used for collecting small pieces of asbestos dust and debris. Larger pieces should never be broken into smaller sizes so they can be vacuumed.

4.1.5 Personal Protective Equipment (PPE)

All persons engaged in asbestos removal work should wear respiratory protective equipment (RPE) conforming with the requirements of AS/NZS1716-2003 *Respiratory Protective Devices*.

The selection, use and maintenance of respirators should be in accordance with AS/NZS1715-1994 *Selection Use and Maintenance of Respiratory Protective Devices*.

Protective clothing should be provided and worn at all times during all work in the asbestos work area prior to the final clearance inspection.

Protective clothing should be made from materials which provide adequate protection against fibre penetration. Coveralls should not have external pockets or Velcro fastenings because these features are easily contaminated and difficult to decontaminate.

Disposable coveralls are preferred. They should never be reused, and must be disposed of as asbestos waste.

4.1.6 Decontamination

The type of decontamination required will depend on the type of asbestos (i.e. friable or non-friable); the work method used, and site conditions.

Decontamination must include the asbestos work area, all tools and equipment and personal decontamination.

All contaminated materials, including cleaning rags, plastic sheeting and PPE etc, must be disposed of as asbestos waste.

Some asbestos removal work necessitates the use of decontamination units.

4.1.7 Waste Removal

Loose asbestos waste should not be allowed to accumulate within the asbestos work area.

Asbestos waste should be collected in heavy-duty 200 µm (minimum thickness) polythene bags that are no more than 1200 mm long and 900 mm wide.

The bags should be labelled with an appropriate warning, clearly stating that they contain asbestos and that dust creation and inhalation should be avoided.

If it is not feasible to use asbestos waste bags, drums or bins, because of the volume or size of the asbestos wastes, a waste skip, vehicle tray or similar container that has been double lined with heavy-duty plastic sheeting (200 µm minimum thickness) may be used. Once the skip is full, its contents should be completely sealed with the plastic sheeting.



4.1.8 Disposal of Asbestos Waste

All asbestos waste should be removed from the workplace by a competent person and transported and disposed of in accordance with all relevant State legislation and guidelines for the transport and disposal of asbestos waste.

All asbestos waste must be transported in a covered leak-proof vehicle and:

- not mixed with general building waste;
- not taken to a waste facility for recycling.

Only vehicles licensed by the DECC can transport friable asbestos waste in the metropolitan area.

Asbestos in any form must be disposed of in a manner approved by the DECC and at a waste facility licensed by the DECC to accept asbestos waste.

NSW licensed landfills that accept asbestos waste from the public are listed by region on the DECC website.

Vehicles and their containers must be cleaned before leaving the waste facility.

Contact the DECC and/or the local council for details of waste facilities that can accept asbestos waste.

To demonstrate proof of proper disposal, copies of asbestos waste disposal receipts are to be kept for inspection by WorkCover, the DECC or the local council.

4.1.9 Air Monitoring

Air monitoring should be performed whenever ACM are being removed, to ensure the control measures are effective.

Air monitoring should be performed in accordance with the *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres* [NOHSC: 3003 (2005)].

4.1.10 Clearance to Reoccupy

A visual inspection involving an examination of the asbestos work area should be carried out, prior to the resumption of normal work in the area by unprotected personnel, to confirm that the asbestos removal work has been completed and there is no visual evidence of dust and debris.

Particular attention should be paid to ledges, the tops of air-conditioning ducts, cracks in the floor, folds in plastic sheeting and crevices or other areas which may have been overlooked during the initial clean-up.

The clearance inspection must be conducted by a competent person who is independent from the person responsible for the removal work.



4.2 LEAD

A detailed inspection found no materials with elevated levels of lead in accessible areas of the site. Care should be taken during all future refurbishment works. If suspect materials are encountered, work should cease in the area until the material has been analysed by qualified personnel.



APPENDIX A – TEST REPORTS



TEST REPORT

July 9, 2013

BJP Architects Pty Ltd
1012 Barrenjoey Road,
PALM BEACH NSW 2108

Your Reference: 90 Hudson Parade, Clareville
Job Number: 20039

Attention: Bruce James

Dear James,

In accordance with your instructions, Airsafe tested samples from the above site for asbestos content.

The following samples were processed on the dates indicated.

Samples:	3 Fibreboard Samples
	1 Fibrous Insulation Sample
	1 Gasket Sample
Date of Sampling:	09/07/13
Date of Analysis:	10/07/13
Date of Preliminary Report Sent:	Not Issued

The results and associated quality control are contained in the following pages of this report.

Should you have any queries regarding this report please contact the undersigned.

Yours faithfully
AIRSAFE OHC PTY LIMITED

Kieran White
Manager



PROJECT: 90 Hudson Parade, Clareville

JOB NO: 20039

Sample No	Location/Reference	Description of sample	Asbestos ID in material
20039-1	External - Wall Cladding and Gables Ends	5x4x2mm Fibreboard Fragment	No Asbestos Detected [Organic fibres Detected]
20039-2	External – Pink Wall Cladding	4x2x1mm Fibreboard Fragment	No Asbestos Detected [Organic fibres Detected]
20039-3	Internal – Gasket Within Red Motor	4x2x2mm Gasket Fragment	Chrysotile Asbestos Detected
20039-4	Internal – Loose Sheet in Western Corner	1g Fibrous Insulation Fragment	No Asbestos Detected
20039-6	External – Wall Cladding Cover Strips	5x4x2mm Fibreboard Fragment	No Asbestos Detected [Organic fibres Detected]

Method: AS102 - Method for the Qualitative Identification of Asbestos in Bulk Samples. Samples have been analysed using polarized light microscopy including dispersion staining.

Sampling: All samples have been taken by Airsafe personnel in accordance with the sampling plan detailed in Method AS102.

Quality Control: A duplicate is a separate portion of a sample being analysed which is treated the same as the other samples in the batch. A duplicate is prepared at least every 10 samples.

Note: The results relate only to the samples tested.

Result Codes: [INS] : Insufficient Sample for this test
* : Not part of NATA Accreditation
[N/A] : Not Applicable

Environmental Conditions: N/A

Comment: Even after disintegration of certain bulk samples (vinyl tiles and bituminous type materials), the detection of fibres may be difficult when using Polarised Light Microscopy and Dispersion Staining Techniques. This may be due to the matrix of the sample (uneven distribution), or fine fibres that are difficult to detect and positively identify.



APPENDIX B – PHOTOGRAPHS



Photo 1: Internal – Black Gasket Containing Asbestos Within Red Motor.



APPENDIX C – CHAIN OF CUSTODY

SAI Building, Alfred Highway, NSW 2204, Australia
T: 02 9555 9034 | F: 02 9555 9035
info@sai-sale.net.au | www.airsale.net.au
AAR 25-143 (M2A00)

CHAIN OF CUSTODY

PROJECT NAME:	50 Hudson Parade, Clareville.	TO:	EnviroLab Services Pty Ltd 12 Ashley Street Chatswood NSW 2007
JOB NO:	19961		
CONTACT:	Kieran White	CONTACT:	T. 02 8810 6200 F. 02 9910 6201
REPORT TO:	Info@carsale.net.au	ATTENTION:	Aileen Hie ahie@envirolabservices.com.au
PRIOR STORAGE:	Esly / Fridge / Ice		

EMBOCORB
Envirolink Services
12 Ashby St.
Chatswood NSW 2067
Ph: (02) 9370 8200

Job No: **a3621**

Date Received: **09/07**
To: **Approved 14:45**
Issued by: **SJS**
Tarm Coold/Air/Dry
Clean / Seal/Cleack
S. J. S. TarmCo/Broken/Nome

[illegible]

Chain of Custody [Issued 01/07/10 – Kieran White]

Page 1 of 1



APPENDIX D – ANALYSIS RESULTS



Envirolab Services Pty Ltd
ABN 37 112 555 045
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
email enquiries@envirolabservices.com.au
www.envirolabservices.com.au

CERTIFICATE OF ANALYSIS

93621

Client:
Airsafe Laboratories
93 Beattie St
Balmain
NSW 2041

Attention: Kieran White

Sample log in details:

Your Reference: **19961, 90 Hudson Pde, Clareville**
No. of samples: **2 Paints**
Date samples received / completed instructions received **09/07/2013 / 09/07/2013**

Analysis Details:

Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.
Please refer to the last page of this report for any comments relating to the results.

Report Details:

Date results requested by: / Issue Date: **16/07/13 / 15/07/13**
Date of Preliminary Report: **Not issued**
NATA accreditation number 2901. This document shall not be reproduced except in full.
Accredited for compliance with ISO/IEC 17025. **Tests not covered by NATA are denoted with *.**

Results Approved By:


Kieran White
Laboratory Manager



EnvirolabReference: 93621
Revision No: R 00

Page 1 of 5



Client Reference: 19961, 90 Hudson Pde, Clareville

Lead in Paint	UNITS	93621-1	93621-2
Our Reference:	-----	19961-5	19961-7
Your Reference	-----	09/07/2013	09/07/2013
Date Sampled		Paint	Paint
Type Of Sample			
Lead in paint	% w/w	<0.05	<0.05

Envirolab Reference: 93621
Revision No: R 00



Client Reference: 19961, 90 Hudson Pde, Clareville

Method ID	Methodology Summary
Metals-004	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

Envirolab Reference: 93621
Revision No: R 00

Page 3 of 5



Client Reference: 19961, 90 Hudson Pde, Clareville

QUALITY CONTROL	UNITS	PQL	METHOD	Blank	Duplicate Sm#	Duplicate results	Spike Sm#	Spike % Recovery
Lead in Paint						Base Duplicate %RPD		
Lead in paint	%w/w	0.05	Metals-004	<0.05	93621-1	<0.05 <0.05	LCS-1	100%

Envirolab Reference: 93621
Revision No: R 00

Page 4 of 5



Client Reference: 19961, 90 Hudson P de, Clareville

Report Comments:

Asbestos ID was analysed by Approved Identifier: Not applicable for this job
Asbestos ID was authorised by Approved Signatory: Not applicable for this job

INS: Insufficient sample for this test	PQL: Practical Quantitation Limit	NT: Not tested
NA: Test not required	RPD: Relative Percent Difference	NA: Test not required
<: Less than	>: Greater than	LCS: Laboratory Control Sample

Quality Control Definitions

Blank: This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.

Duplicate: This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.

Matrix Spike : A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.

LCS (Laboratory Control Sample) : This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.

Surrogate Spike: Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: <5xPQL - any RPD is acceptable; >5xPQL - 0-50% RPD is acceptable.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics and 10-140% for SVOC and speciated phenols is acceptable.

Envirolab Reference: 93621
Revision No: R 00

Page 5 of 5



P.O. Box 23
Brookvale NSW 2100
(m) 0434 088 012
Office: 9905 2999 Fax: 9905 6111
E: action_demo@optusnet.com.au
License # 205165DE2
ABN: 80 122 147 282

30th May, 2013

Paul Baggott
Mob: 0414460056
Email: Baggotpaul@hotmail.com

Dear Adam

**Site: Boathouse, Clareville Beach
In front of 90 Hudson Parade (on beach) Clareville**

Thank you for the opportunity to quote on removal of asbestos from the Boatshed on Clareville Beach.

Scope of Work

- Safe removal of approximately 50m² of bonded asbestos (fibro) sheeting from the external walls and gables of the Boathouse including under the lean too side.
- The removal of the south/west side metal clad lean too down to timber floor level.
- Timber flooring to remain including joists, bearers and piers.
- Removal of all waste to authorized waste facilities.

Site Specifics

- Action Demolition to advise Workcover 5 days prior to commencement of asbestos removal in line with regulations.
- Neighbours at adjacent properties to be advised of asbestos removal prior to commencement.
- Notice to be put on Boatshed 7 days prior to commencement.
- Asbestos to be removed, packaged and transported to an authorized asbestos receiving facility (copy of receipts to be supplied) in line with guidelines and regulations governing the removal of asbestos.
- Clean up with HEPA vacuum and seal with PVA solution.
- A clearance certificate will be supplied certifying the site is clear of visible asbestos per Workcover requirements.
- Action Demolition to supply all necessary safety signage and personal protection equipment.
- Isolation of all utilities (if any) to be organized by builder prior to commencement of works.
- Price includes removal and tip fees.
- Duration of task: within 1 day

.../2

Quotation

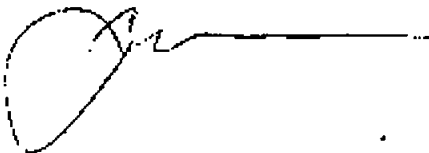
This quotation includes the full scope of works as described and discussed and includes the following services provided by Action Demolition & Asbestos Removal Pty Ltd.

1. All work to be done in accordance with Workcover regulations including AS2601-2001 and Work Health & Safety Act 2011 (the WHS Act) and Work Health & Safety Regulation 2011 (the WHS Regulation).
2. Action Demolition are an environmentally aware company and we demolish by deconstruction methods. An average of 80% of demolished materials are disposed of for recycling purposes e.g. concrete, tiles, metal and timber thus saving on landfill.
3. All necessary signage, P.P.E. (personal protection equipment) and safety equipment to be utilized and used on site.
4. If additional asbestos is found, removal would be subject to additional quotation.
5. If necessary environmental protection requirements to be put in place and monitored.
6. Action holds a current WorkCover Demolition License # 205165, public liability insurance and Workers Compensation, copies available on request.
7. All workmen on site have to have a current NSW OH&S General Induction for construction work.
8. All personnel handling asbestos have Bonded Asbestos Sheet Removal certification.
9. Action Demolition are licensed for demolition and removal of structures up to 15m high.
10. Payment terms: on completion

Total Cost including all tip fees and asbestos clearance certificate: \$3,900.00 + gst

We trust this quotation meets with your approval, if you have any questions please don't hesitate to contact us.

Yours sincerely,



Barry Rose



Department of Primary Industries

Our Ref: PN13/35

26 July 2013

SDG Land Development Solutions
ATTN: Ian Souter
c/o: is@sdg.net.au

Dear Ian,

RE: Permit PN13/35 to harm marine vegetation associated with removal of a slipway at 90 Hudson Parade, Clareville - Lot A DP 376415 – for Clausen Property Pty Ltd

I refer to your application of 9 July (PN13/26) for a permit under Part 7 of the *Fisheries Management Act 1994* (FM Act). Fisheries NSW, a division of NSW Department of Primary Industries, assesses 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 for Fish Habitat Conservation and Management (2013)*.

SDG has been invoiced \$161 for the permit application, noting that there are no assessment fees normally associated with this minor permit assessment, as it has already been subject to integrated development assessment in accordance with the *Environmental Planning and Assessment Act 1979*. Payment will need to be finalised to activate the attached permit.

Please find attached a permit under Part 7 of the FM Act to harm marine vegetation associated with removal of the slipway, consistent with Pittwater Council's Conditions of Consent for DA No. N0052/12.

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, SDG Land Development Solutions is 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 \$161 permit application fee.** Requests for an extension before the expiry date will not incur an application fee.



Department of Primary Industries

The aim of this permit is to authorise but to also simultaneously minimise harm to the marine vegetation both at the immediate work site and in adjacent waters. The deployment of ropes, anchors, blocks, chains or similar devices IS STRICTLY PROHIBITED within the seagrass beds (*Zostera capricornii* and part of Pittwater's endangered population of *Posidonia australis*) adjacent to the structures. This permit in no way authorises any harm to the endangered population of *Posidonia australis*.

In addition to complying with the conditions of the permit, Fisheries NSW recommends that laminated copies of the permit be included on the site security signage and/or other high visibility areas of the works compound.

If you have any queries please call Marcel Green on 8437 4986.

Yours sincerely,

Scott Carter

Senior Conservation Manager, Central

Authorised delegate of the Minister for Primary Industries

cc: Sydney North Fisheries Office
cc: Fisheries Conservation Officer - Central



**Permit under Part 7 of the
FISHERIES MANAGEMENT ACT 1994**

Permit Number: PN13/35
Permit Holder: SDG Land Development Solutions
ATTN: Ian Souter
Mobile: 0414 991 991
Permit Area: 90 Hudson Parade, Clareville - Lot A DP 376415
Permit Activity: Harm marine vegetation associated with removal of a slipway
Contact Officer: Marcel Green
Phone: 8437 4986
E-mail: ahp.central@dpi.nsw.gov.au

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

31 July 2014

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 Sydney North Fisheries Office (0419 185 363; 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 Sydney North Fisheries Office (contact details listed above) and the Contact Officer (contact details listed above) at least 1 day 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 Sydney North Fisheries Office (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.
- 5) This permit (or a true copy) and a copy of the Aquatic Construction and Environmental Management Plan (Aquatic CEMP; prepared by Marine Pollution Research) 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 (Attached) and are undertaken in a manner consistent with those described in the permit application and associated documents (PN13/26) and Council's Conditions of Consent. 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

- 7) 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.
- 8) 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.
Reason – To reduce the threat of an unintended pollution incident impacting upon the aquatic environment.
- 9) Material storage and stockpiling is not to be undertaken on water land, marine vegetation (saltmarsh, mangrove, seagrass) or riparian vegetation. Stockpiling must be undertaken in a manner to avoid harm to these types of vegetation or water land and should be located away from drainage lines, overland flow paths and above the 1:100 year flood level. Stockpiles and/or dewatering areas should be appropriately controlled by sediment fencing or other materials prescribed in the "Blue Book" to ensure sediments do not enter the waterway.
Reason – To ensure that impacts on aquatic habitats, the riparian zone and threatened seagrass are minimised.

FISH KILL CONTINGENCY

- 10) 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*.**

Yours sincerely,



Scott Carter

Senior Conservation Manager, Central
Authorised delegate of the Minister for Primary Industries

26 July 2013

ATTACHMENT – Site map of works as per Figure 1 in the Aquatic CEMP (Condition 5)

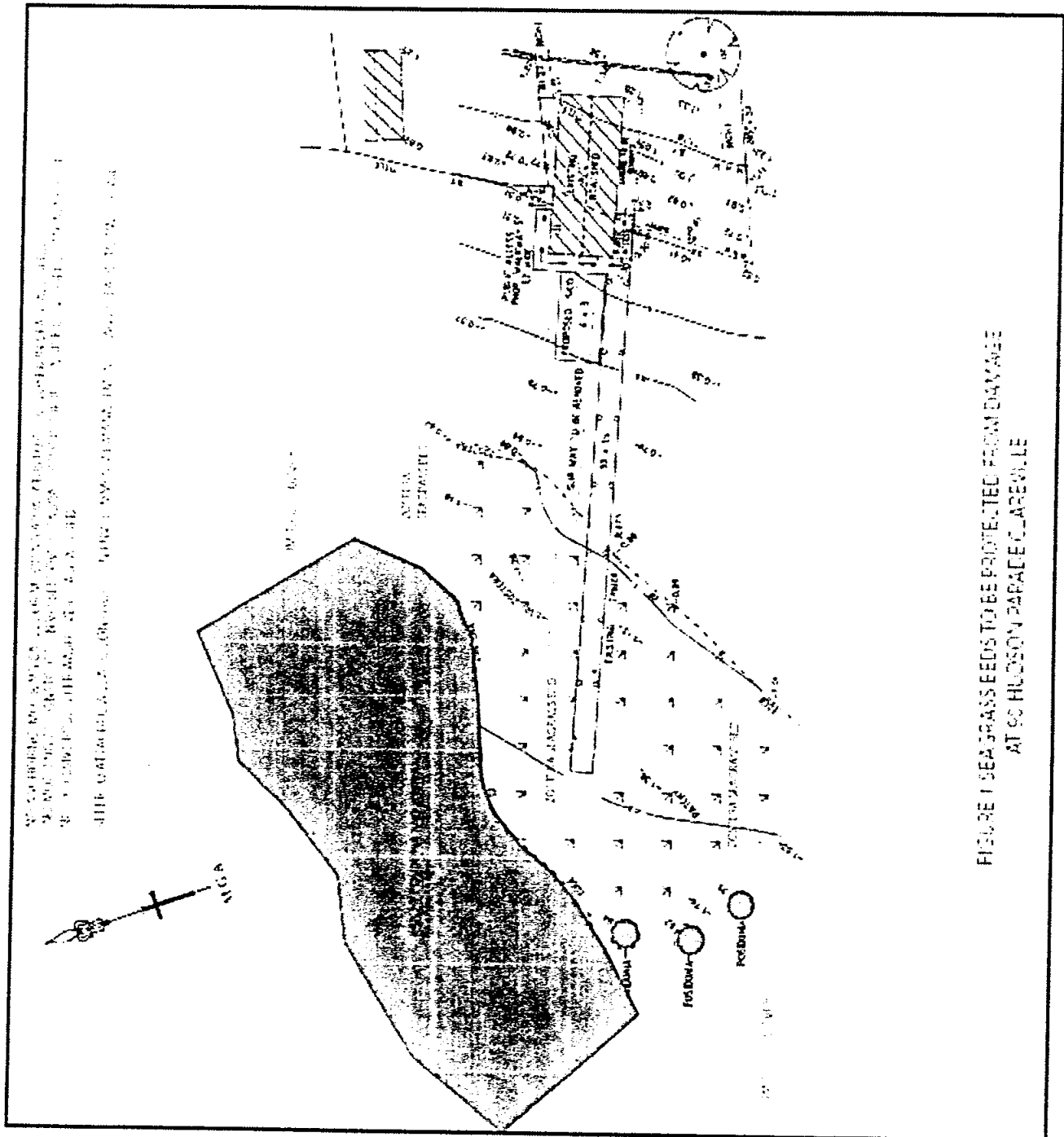


FIGURE 1 SEAGRASS BEDS TO BE PROTECTED FROM DAMAGE
AT HUDSON PARADE CLAREVILLE



Department of Primary Industries

**Permit No. PN13/35 issued under Part 7 of the
*Fisheries Management Act 1994***

PLEASE COMPLETE THIS PAGE AND RETURN TO Fisheries NSW

**In reference to Permit No. PN13/35 to harm marine vegetation associated with
removal of a slipway at 90 Hudson Parade, Clareville - Lot A DP 376415:**

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: BRUCE JAMES (BJP ARCHITECTS P/L)

Permit holder's signature: 

Date: 26 JULY 2013

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

Sydney North Fisheries Office
Email: wollstonecraft.fisheries@dpi.nsw.gov.au
Mobile: 0419 185 363

Contact Officer: Marcel Green
Email: ahp.central@dpi.nsw.gov.au



Department of
Primary Industries

Permit No. PN13/35 issued under Part 7 of the
Fisheries Management Act 1994

PLEASE COMPLETE THIS PAGE AND RETURN TO Fisheries NSW

In reference to Permit No. PN13/35 to harm marine vegetation associated with
removal of a slipway at 90 Hudson Parade, Clareville - Lot A DP 376415:

Commence Works Notification Form

(Note: to be completed and returned 3 days before commencement of works)

Permit Holder's Name BRUCE JAMES (BJP ARCHITECTS P/L)

Permit Number 13/35

Site Location 90 HUDSON PARADE, CLAREVILLE

Works BOATSHED REFURBISHMENT

Commencement Date: 29 JULY 2013

Comments:

Project Manager: BRUCE JAMES Date: 26 JULY 2013

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

Sydney North Fisheries Office
Email: wollstonecraft.fisheries@dpi.nsw.gov.au
Mobile: 0419 185 363

Contact Officer: Marcel Green
Email: ahp.central@dpi.nsw.gov.au



Department of Primary Industries

Permit No. PN13/35 issued under Part 7 of the
Fisheries Management Act 1994

PLEASE COMPLETE THIS PAGE AND RETURN TO Fisheries NSW

In reference to Permit No. PN13/35 to harm marine vegetation associated with
removal of a slipway at 90 Hudson Parade, Clareville - Lot A DP 376415:

Active Works Notification Form

(Note: to be completed and returned 3 days before completion of works or before
machinery is removed from the site)

Permit Holder's Name BRUCE JAMES (BJP ARCHITECTS P/L)

Permit Number 13/35

Site Location 90 HUDSON PARADE
CLAREVILLE

Works BOATSHED REFURBISHMENT

Commencement Date: 29 JULY 2013

Anticipated Completion Date: 31 NOVEMBER 2013

Comments:

Project Manager: BRUCE JAMES Date: 26 JULY 2013

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

Sydney North Fisheries Office
Email: wollstonecraft.fisheries@dpi.nsw.gov.au
Mobile: 0419 185 363

Contact Officer: Marcel Green
Email: ahp.central@dpi.nsw.gov.au



Department of Primary Industries

**Permit No. PN13/35 issued under Part 7 of the
Fisheries Management Act 1994**

PLEASE COMPLETE THIS PAGE AND RETURN TO Fisheries NSW

**In reference to Permit No. PN13/35 to harm marine vegetation associated with
removal of a slipway at 90 Hudson Parade, Clareville - Lot A DP 376415:**

Post Works Notification Form

*(Note: to be completed and returned within 21 days of completion of works associated with
this permit, including rehabilitation of riparian areas)*

Permit Holder's Name BRUCE JAMES (BJP ARCHITECTS) ^{PL}

Permit Number 13/35

Site Location 90 HUDSON PARADE
CLAREVILLE NSW

Works BOATSHED REFURBISHMENT

Date Completed 31 NOVEMBER 2013

Assessment of works:

(e.g. straightforward, or complicated, i.e. were there complications that made it difficult to
comply with permit conditions e.g. weather, unforeseen geological conditions, etc.)

Project Manager: BRUCE JAMES Date: 26 JULY 2013

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

Sydney North Fisheries Office
Email: wollstonecraft.fisheries@dpi.nsw.gov.au
Mobile: 0419 185 363

Contact Officer: Marcel Green
Email: ahp.central@dpi.nsw.gov.au

Regards
BARRENJOEY CONSULTING ENGINEERS city

Per
Lucas Molloy (Director)
BE CPEng NPER

PO Box 672
Avalon NSW 2107
P: 9918 6264 M: 018 620 550
E: lucasbce@bigpond.com

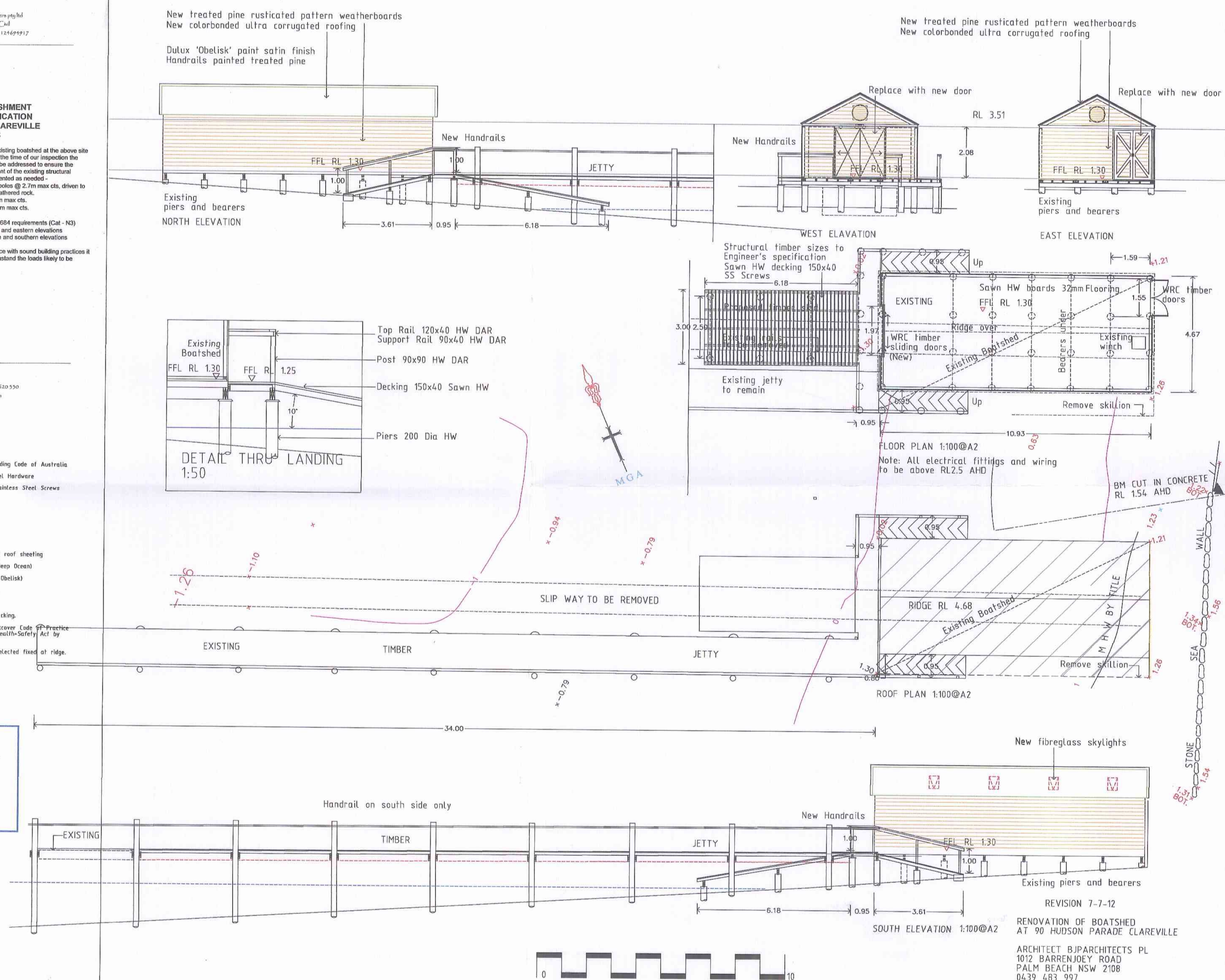
REFURBISHMENT SPECIFICATION

- Structure
- According to Engineer's specification and the Building Code of Australia
- Doors
- As shown Western Red Cedar with Stainless Steel Hardware
- Windows
- As shown IS9446 Q3 selected sand Western Hardwood Stainless Steel Screws
- Roof
- As shown IS9446 Q3 selected sand Western Hardwood Stainless Steel Screws
- Periscope
- As shown IS9446 Q3 selected sand Western Hardwood Stainless Steel Screws
- Handrails
- KDHW KDHW Stainless Steel bolts and screws
- Handrails
- KDHW KDHW Stainless Steel Screws
- Electrical
- Connect to house service with subboard
- Water
- Connect to house service with hosecock
- Sightflights
- Flats corrugated translucent panels matching roof sheeting
- Roof Sheeting
- Coloured- ultra to manufacturer's specification. (Deep Ocean)
- Painted treated timbers, rustproofed. SS nails. (Galux Deepak)
- Slabs
- Double-sided aluminium medium duty wall, rail, roof
- Roof Insulation
- Double-sided foil blanket on galvanized wire grid.
- Ventilation
- Two HVC circular louvers as shown. Flyscreen backing.
- Remove all asbestos in accordance with AS 4806 Worker Code of Practice
- Remove section 292 and section 274 of the Work Health-Safety Act by a licensed person.
- Two Fluorescent double-bulb fittings to be fixed by a licensed electrician.

PRINCE Certifiers
Construction Certificate

Dated 29 July 2013

Signed:
Accreditation No BPB 0236



REVISION 7-7-12

RENOVATION OF BOATSHED
AT 90 HUDSON PARADE CLAREVILLE

ARCHITECT BJPARCHITECTS PL
1012 BARRENJOEY ROAD
PALM BEACH NSW 2108
0439 483 997