

18 October, 2017

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

Dear Sir/Madam,

Development Application No. N0382/16 – 47 Robertson Road, Scotland Island

For Council's information, please find enclosed Construction Certificate No. 2017/5863 issued for Alterations & Additions to an Existing Dwelling House at the above address, accompanied by:

- Copy of Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Home Warranty Insurance Certificate
- Cheque for \$36.00 being the prescribed fee to receive the above certificate.

NB: Please forward receipt for the above fee to **Insight Building Certifiers, PO Box 326, Mona Vale 1660.**

Yours Faithfully,

A handwritten signature in black ink, appearing to read "Tom Bowden".

Tom Bowden
Insight Building Certifiers

R# 417335
SMB
\$36 -
25/10/17.

Construction Certificate Determination

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

Certificate No. 2017/5863

Council	Northern Beaches
Determination Date of issue	18 October 2017
Subject land Address Lot No, DP No.	47 Robertson Road, Scotland Island Lot 126 DP 12749
Applicant Name Address Contact No.	Mr Andras Bakonyi 47 Robertson Road, Scotland Island NSW 2105 n/a
Owner Name Address Contact No.	Mr Andras Bakonyi 47 Robertson Road, Scotland Island NSW 2105 n/a
Description of Development Type of Work	Alterations & Additions to an Existing Dwelling House
Builder or Owner/Builder Name Contractor Licence No/Permit	RW Stidwill Constructions Pty Ltd 170304C
Value of Work Building	\$230,152.00

Attachments

- Copy of completed Construction Certificate Application Form
- Long Service Corporation receipt no. 303792 dated 27 September 2017
- BASIX Certificate no. A258469 dated 23 August 2016



Plans & Specifications certified

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

- Architectural Plans & Construction Specification drawing no's 2266-DA01 (REV B) dated 21 August 2017, 2266-DA02 (REV A) dated 22 September 2016 & 2266-DA03 dated August 2016 all prepared by Stephen Crosby & Associates Pty Ltd
- Structural Details drawing no's. 17/2102-3 (REV B) & 17/2102-4 (REV B) prepared & endorsed by FWB Civil Engineering dated June 2017
- Completed Form 2 (Parts A & B) of Northern Beaches Council Geotechnical Risk Management Policy, endorsed by FWB Civil Engineering dated 9 October 2017 & Jack Hodgson Consultants Pty Ltd dated 13 October 2017, respectively
- Stormwater Management Plan drawing no. 2266-SW01 prepared by Stephen Crosby & Associates Pty Ltd dated August 2017 accompanied by a Compliance Statement prepared & endorsed by GTech Plumbing & Gas Fitting Pty Ltd dated 2 September 2017
- Schedule of External Finishes prepared by unknown dated 23 August 2016

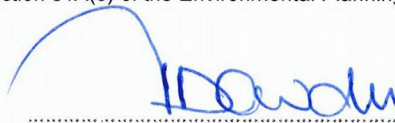
Certificate

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

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

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

Signed



Date of endorsement
Certificate No.

18 OCT 2017
2017/5863

Certifying Authority

Name of Accredited Certifier
Accreditation No.
Accreditation Authority
Contact No.
Address

Tom Bowden
BPB0042
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.
Date of Determination

N0382/16
23 November 2016

BCA Classification

1a

statement of cover

R W STIDWILL CONSTRUCTIONS PTY LTD	BROOKVALE INSURANCE BROKERS PTY LTD
31 STURDEE LANE	LEVEL 1, 54 BALGOWLAH ROAD
ELVINA BAY NSW 2105	BALGOWLAH NSW 2093

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

CERTIFICATE IN RESPECT OF INSURANCE RESIDENTIAL BUILDING WORKS BY CONTRACTORS

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

In respect of	Single Dwelling Alterations / Additions - Structural
At	
	47 Robertson Road
	Scotland Island New South Wales 2105
Site plan No	NA
Site plan type	NA
Homeowner	Andras and Nicola Bakonyi
Carried out by	R W STIDWILL CONSTRUCTIONS PTY LTD
Builder job No	
Licence number	170304C
Contract sum	\$230,152.00
Contract date	05/09/2017
Premium paid	\$1,600.52

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

Certificate No HBCF17050787

Issued on 18/09/2017

Issued by QBE Insurance (Australia) Limited

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



BY:

APPLICATION FOR A CONSTRUCTION CERTIFICATE

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

Description of Building Work ALTERATIONS AND ADDITIONS

Estimated cost of work

\$230,152.00

BCA Classification(s)

1a

Development Consent Reference no.

N0382/16

Date of Issue

22 - NOV - 2016

Modified Consent Reference no. (If applicable)

Date of Issue (If applicable)

Property Address

Unit/Street no.

Street name

47

ROBERTSON ROAD

Suburb

SCOTLAND ISLAND NSW

Post code

2105

Lot no.

126

DP no.

12749

Accompanying Documents

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

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

Owner 1 Name: ANDRAS BAKONYI

Owner 2 Name:

Owner's Signature:

ABakonyi

Owner's Signature:

Date:

5 May

Date:

Owner's Address:

Daytime Telephone:

Mobile:

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



Environmental Planning & Assessment Regulations 2000

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

- (1) An application for a construction certificate must be accompanied by the following documents:
 - (a) if the development involves building work (including work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house):
 - (i) a detailed description of the development, and
 - (ii) appropriate building work plans and specifications,
 - (b) if the development involves building work (other than work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house or work that relates only to fire link conversion):
 - (i) a list of any existing fire safety measures provided in relation to the land or any existing building on the land, and
 - (ii) a list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work,
 - (c) if the development involves subdivision work, appropriate subdivision work plans and specifications,
 - (d) in the case of development to which clause 6A applies, such other documents as any BASIX certificate for the development requires to accompany the application.
 - (2) A detailed description of the development referred to in subclause (1) (a) (i) must indicate the following matters:
 - (a) for each proposed new building:
 - (i) the number of storeys (including underground storeys) in the building,
 - (ii) the gross floor area of the building (in square metres),
 - (iii) the gross site area of the land on which the building is to be erected (in square metres),
 - (b) for each proposed new residential building:
 - (i) the number of existing dwellings on the land on which the new building is to be erected,
 - (ii) the number of those existing dwellings that are to be demolished in connection with the erection of the new building,
 - (iii) the number of dwellings to be included in the new building,
 - (iv) whether the new building is to be attached to any existing building,
 - (v) whether the new building is to be attached to any other new building,
 - (vi) whether the land contains a dual occupancy,
 - (vii) the materials to be used in the construction of the new building (using the abbreviations set out in clause 7 of this Schedule).
 - (3) Appropriate building work plans and specifications referred to in subclause (1) (a) (ii) include the following:
 - (a) detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show:
 - (i) a plan of each floor section, and
 - (ii) a plan of each elevation of the building, and
 - (iii) the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground, and
 - (iv) the height, design, construction and provision for fire safety and fire resistance (if any),
 - (b) Specifications for the development:
 - (i) that describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and
 - (ii) that state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used,
 - (c) a statement as to how the performance requirements of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),
 - (d) a description of any accredited building product or system sought to be relied on for the purposes of section 79C (4) of the Act,
 - (e) copies of any compliance certificate to be relied on,
 - (f) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building,
 - (g) in the case of development to which clause 6A applies, such other matters as any BASIX certificate for the development requires to be included in the plans and specifications.
 - (3A) An application for a construction certificate that relates only to fire link conversion need only be accompanied by a document that describes the design and construction, and mode of operation, of the new fire alarm communication link.
 - (4) Appropriate subdivision work plans and specifications referred to in subclause (1) (c) include the following:
 - (a) details of the existing and proposed subdivision pattern (including the number of lots and the location of roads),
 - (b) details as to which public authorities have been consulted with as to the provision of utility services to the land concerned,
 - (c) details engineering plans as to the following matters:
 - (i) earthworks,
 - (ii) roadworks,
 - (iii) road pavement,
 - (iv) road furnishings,
 - (v) stormwater drainage,
 - (vi) water supply works,
 - (vii) sewerage works,
 - (viii) landscaping works,
 - (ix) erosion control works,
 - (d) copies of any compliance certificates to be relied on.
- 6A BASIX certificate required for certain development**
- (1) This clause applies to:
 - (a) BASIX affected development, and
 - (b) BASIX optional development in relation to which a person made a development application that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 2A for it to be so accompanied).
 - (2) In addition to the documents required by clause 6, an application for a construction certificate for any development to which this clause applies must also be accompanied by a BASIX certificate or BASIX certificates for the development, being either the BASIX certificate applicable to the development when the relevant development consent was granted or some other BASIX certificate or BASIX certificates that has or have been issued no earlier than 3 months before the date on which the application is made.
 - (3) If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Levy Online Payment Receipt

Building and Construction



Long Service
CORPORATION

STEPHEN MARK CROSBY
PO BOX 204
CHURCH POINT NSW 2105

Application Details:

Applicant Name:	STEPHEN MARK CROSBY
Levy Number:	5181953
Application Type:	DA
Application Number:	N0382/16
Approving Authority:	NORTHERN BEACHES COUNCIL-NORTH

Work Details:

Site Address:	47 ROBERTSON ROAD SCOTLAND ISLAND NSW 2105
Value of work:	\$230,152
Levy Due:	\$805.00

Payment Details:

LSC Receipt Number:	303792
Payment Date:	27/09/2017 8:33:50 AM
Bank Payment Reference:	7011877518
Levy Paid:	\$805.00
Credit card surcharge:	\$3.22
Total Payment Received:	\$808.22

This plan / document
forms part of
Construction Certificate
no. 2017 / 5863

COUNCIL
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BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A258469

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 18/09/2014 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Tuesday, 23, August 2016

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning &
Infrastructure

Description of project

Project address	
Project name	BAKONYI 2016
Street address	47 Robertson Road Scotland Island 2105
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 12749
Lot number	126
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

This plan / document
forms part of
Construction Certificate
no. 2017 / 5863

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Stephen Crosby & Associates

ABN (if applicable): 39002145155

COUNCIL
COPY

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor.	nil				
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors									
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.							✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:								✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.								✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.							✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.								✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.								✓	✓
Windows and glazed doors glazing requirements									
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W1	E	1.1	0	0	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W2	N	1.9	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W3	N	3.1	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W4	N	1.9	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W5	W	1.1	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

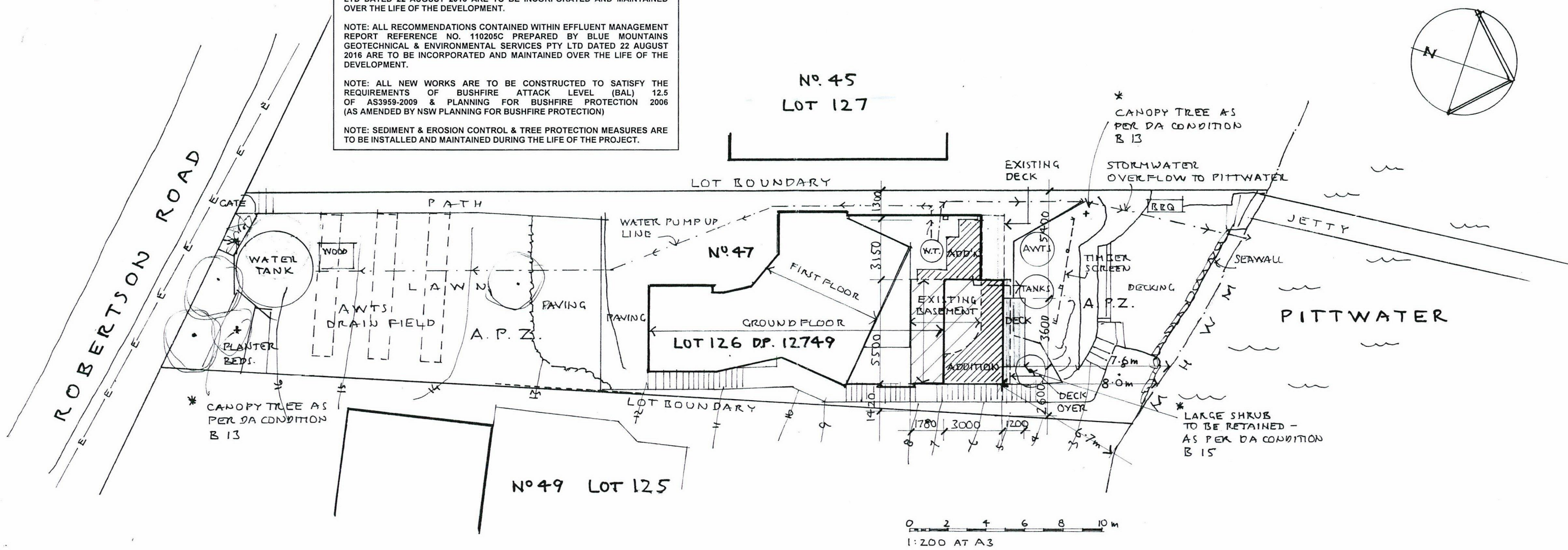
NOTE: ALL RECOMMENDATIONS CONTAINED WITHIN BUSHFIRE RISK ASSESSMENT REPORT REFERENCE NO. 1116 PREPARED BY PLANNING FOR BUSHFIRE PROTECTION DATED 23 AUGUST 2016 ARE TO BE INCORPORATED AND MAINTAINED OVER THE LIFE OF THE DEVELOPMENT.

NOTE: ALL RECOMMENDATIONS CONTAINED WITHIN GEOTECHNICAL REPORT REFERENCE NO. MR 30750 PREPARED BY JACK HODGSON CONSULTANTS PTY LTD DATED 22 AUGUST 2016 ARE TO BE INCORPORATED AND MAINTAINED OVER THE LIFE OF THE DEVELOPMENT.

NOTE: ALL RECOMMENDATIONS CONTAINED WITHIN EFFLUENT MANAGEMENT REPORT REFERENCE NO. 110205C PREPARED BY BLUE MOUNTAINS GEOTECHNICAL & ENVIRONMENTAL SERVICES PTY LTD DATED 22 AUGUST 2016 ARE TO BE INCORPORATED AND MAINTAINED OVER THE LIFE OF THE DEVELOPMENT.

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

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



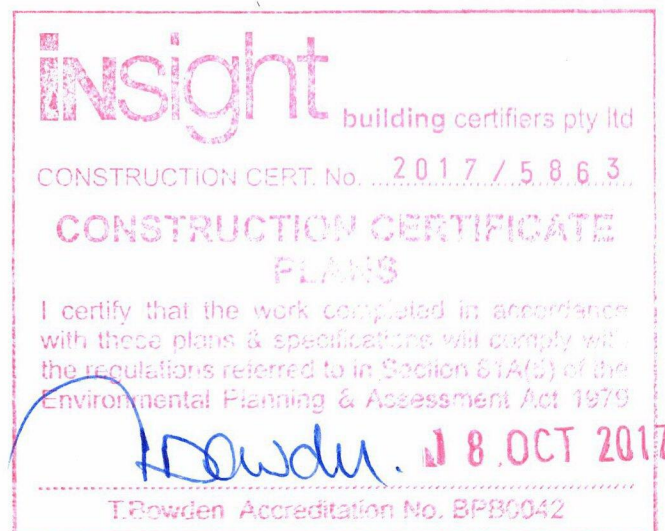
NOTE: ALL WORKS SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA

NOTE: ASSET PROTECTION ZONE

THE WHOLE OF THE SITE IS TO BE MAINTAINED AS AN ASSET PROTECTION ZONE

The Asset Protection Zone is a buffer zone between a bush fire hazard and the dwelling. It is an area of reduced bush fire fuel. Fallen leaves, twigs and bark should not be allowed to build up, however a light cover over 90% of the ground should be retained to help prevent soil erosion. Encourage native ground covers such as maidenhair, kidney weed and the native grasses (from List 1.)

Prune trees so there is no continuous canopy from hazard to asset. A canopy should not overhang within 2m of dwelling. Screen planting of small trees and shrubs should be in clumps, not continuous.



B. DA CONDITIONS 21-8-17
A. LARGE SHRUB NOTED TO BE RETAINED 22/9/16
Revision: Date:

Stephen Crosby & Assoc. Pty. Ltd.

SCOTLAND ISLAND
PO Box 204 Church Pt. NSW 2105
Tel 0409 047 513 Fax (02) 9999 6272
Job:

ALTERATIONS & ADDITIONS

47 ROBERTSON ROAD
SCOTLAND ISLAND NSW
Lot 126 DP 12749

For A & N BAKONYI

Drawing

SITE PLAN

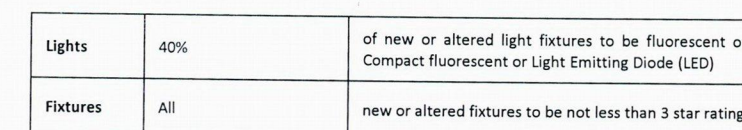
Scale 1:200

Date AUGUST 2016

Drawn S.C.

Drawing Number

2266 - DA 01 AB



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

A: LARGE SHRUB NOTED
TO BE RETAINED 22/9/16

**Stephen Crosby & Assoc.
Pty. Ltd.**

SCOTLAND ISLAND
PO Box 204 Church Pt. NSW 2105
Tel 0409 047 513 Fax (02) 9999 6272

ALTERATIONS & ADDITIONS

47 ROBERTSON ROAD
SCOTLAND ISLAND NSW
Lot 126 DP 12749

For **A & N BAKONYI**

Drawing

FLOOR PLAN

Scale 1:50

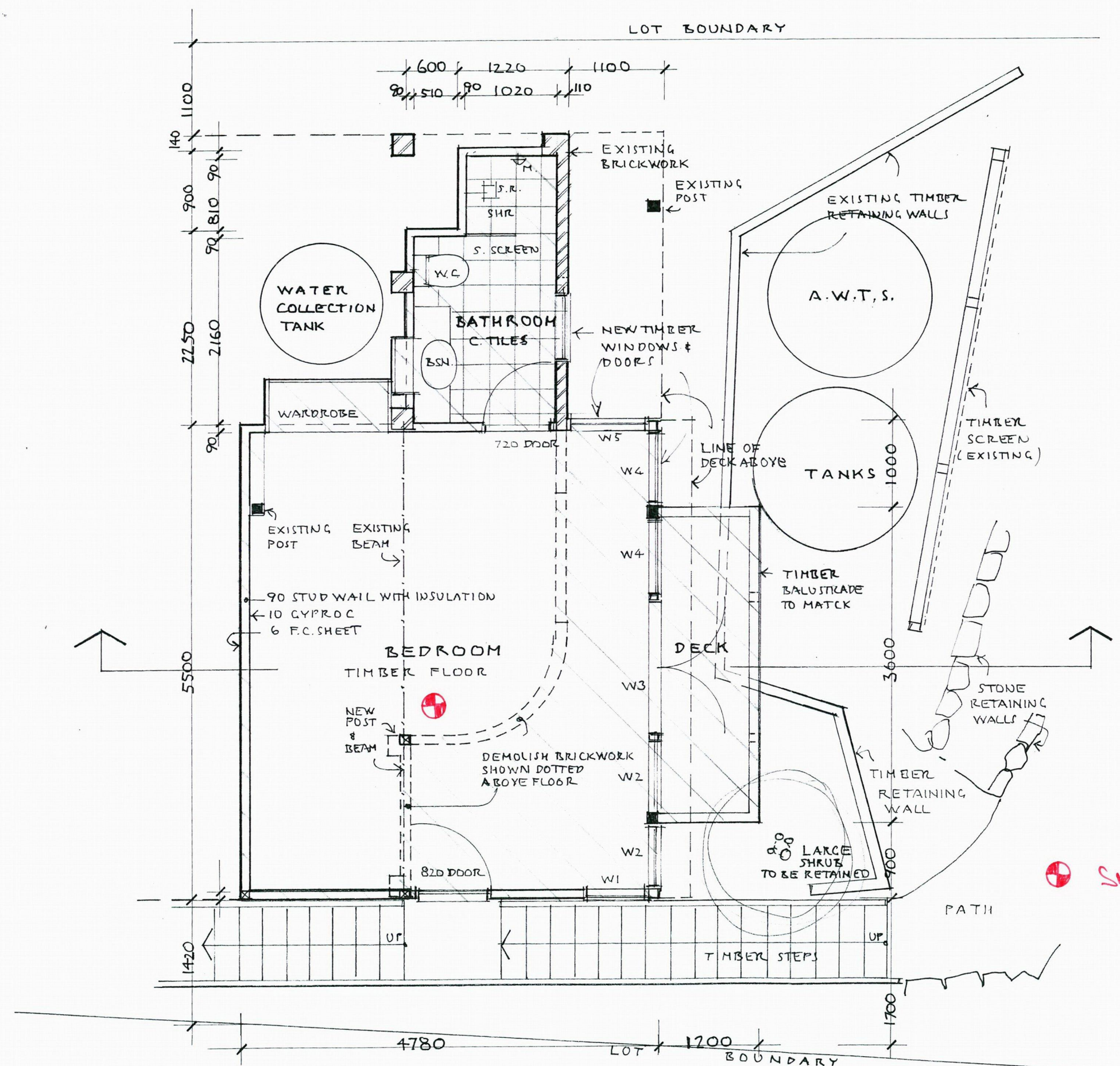
Date **AUGUST 2016**

Drawn S.C.

Drawing Number

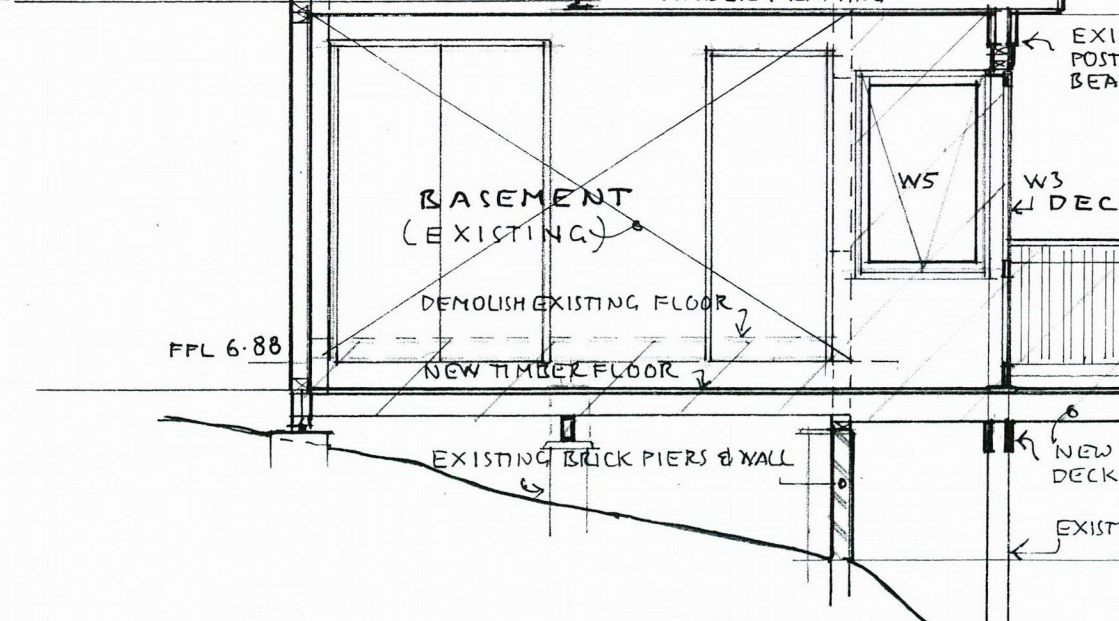
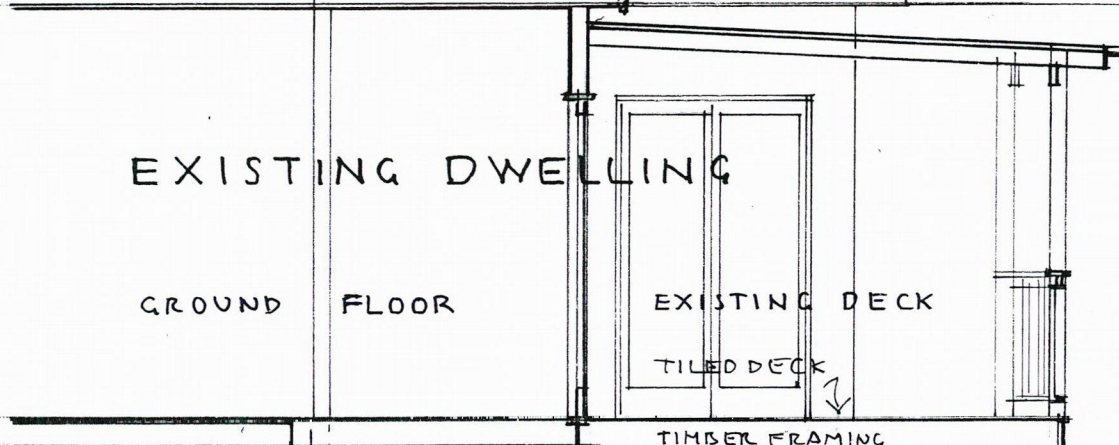
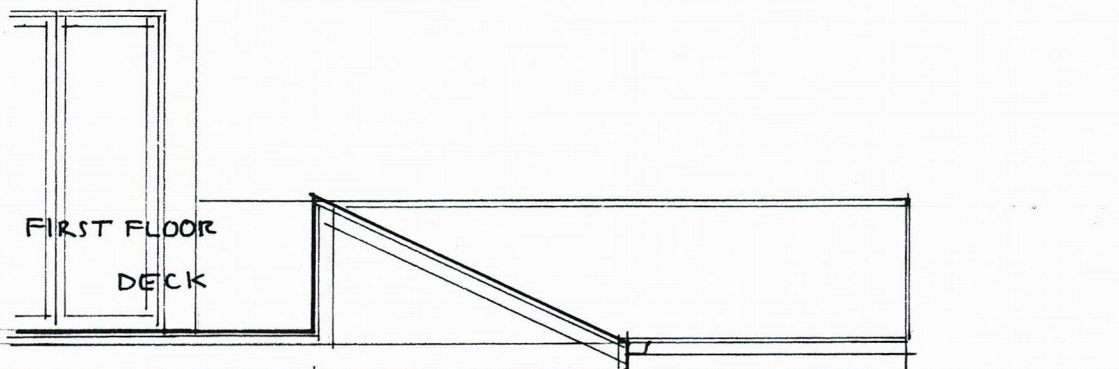
2266 - DA 02 ^A

This plan / document
forms part of
Construction Certificate
no. 2017 / 5863

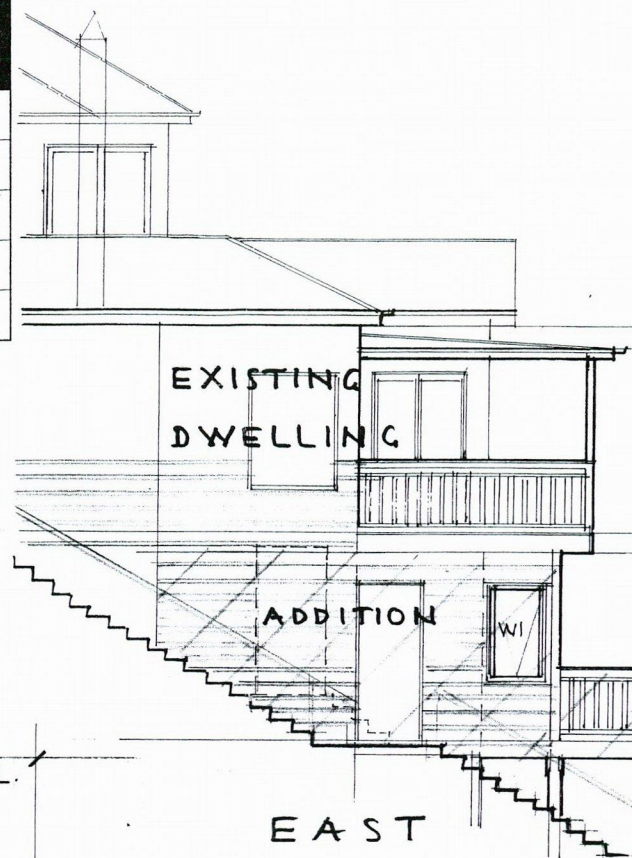


Windows and glazed doors glazing requirements

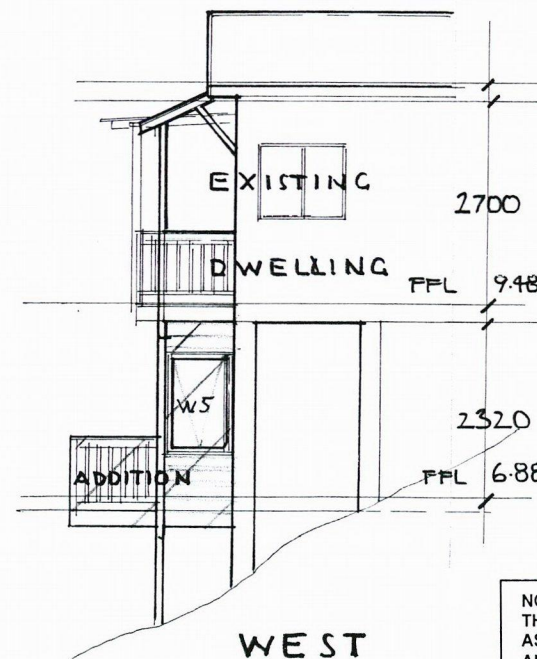
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	E	1.1	0	0	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W2	N	1.9	0	0	eave/verandah/ pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W3	N	3.1	0	0	eave/verandah/ pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W4	N	1.9	0	0	eave/verandah/ pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W5	W	1.1	0	0	eave/verandah/ pergola/balcony >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)



SECTION 1:50



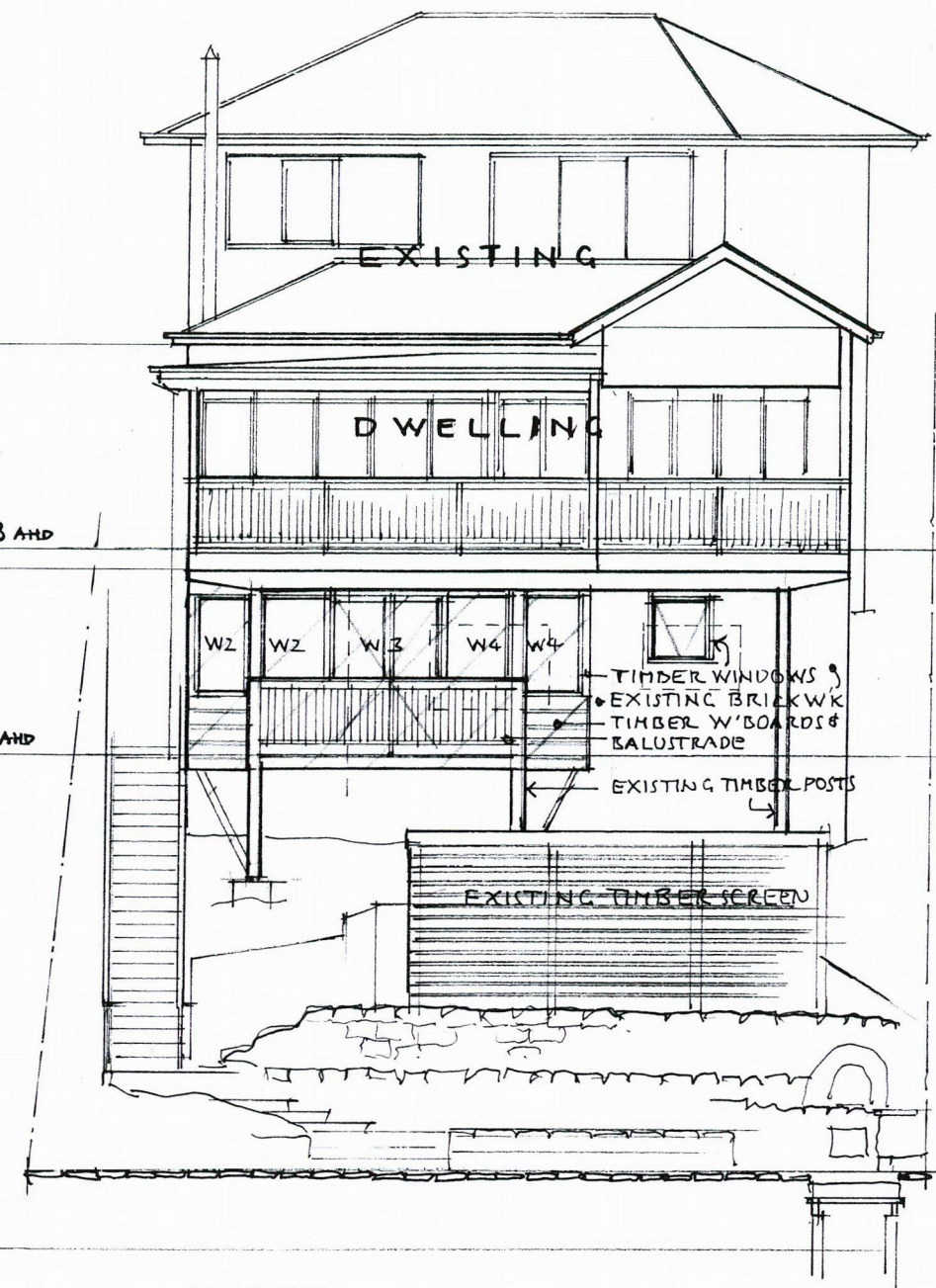
EAST



WEST

C.L.
2700
FFL 7.48 AND
C.L.
2480
FFL 6.70 AND

C.L.
2700
FFL 7.48 AND
C.L.
2480
FFL 6.70 AND



NORTH ELEVATION

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

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forms part of
Construction Certificate
no. 2017/5863

Construction	Additional insulation required (R-value)
concrete slab on ground floor.	nil
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)

Stephen Crosby & Assoc.
Pty. Ltd.

SCOTLAND ISLAND
PO Box 204 Church Pt. NSW 2105
Tel 0409 047 513 Fax (02) 9999 6272

ALTERATIONS & ADDITIONS

47 ROBERTSON ROAD
SCOTLAND ISLAND NSW
Lot 126 DP 12749

For A & N BAKONYI
Drawing

SECTION & ELEVATIONS

Scale 1:50, 1:100
Date AUGUST 2016
Drawn S.C.
Drawing Number

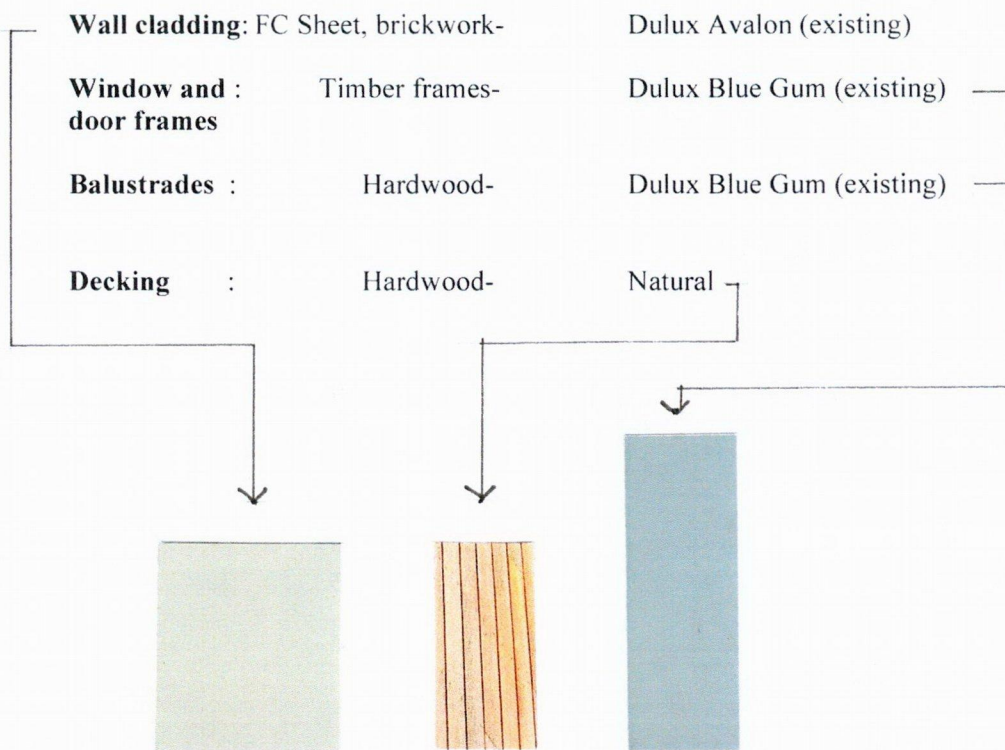
2266 - DA 03

SCHEDULE OF EXTERIOR FINISHES

Date: 23rd August 2016

Address: No.47 Robertson Rd. Scotland Island
NSW 2105
Lot 126 DP 12749

For: A & N Bakonyi



COUNCIL
COPY

This plan / document
forms part of
Construction Certificate
no. 2017 / 5863

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

Development Application for _____	Name of Applicant
Address of site <u>47 Robertson Road, Scotland Island</u>	

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

I, Frederick Birkel (insert name) on behalf of FWB Civil Engineering (trading or company name)

on this the 9 October 2017
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development and that

Please mark appropriate box

- ☐ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto.
- ☐ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy.


Geotechnical Report Details:

Report Title: RISK ANALYSIS & MANAGEMENT FOR PROPOSED ALTERATIONS AND ADDITIONS AT 47 ROBERTSON ROAD Report Date: 22/08/2016 Author: PETER THOMPSON Author's Company/Organisation: JACK HODGSON CONSULTANTS PTY LTD
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Structural Documents list:

17/2102 - 3, Revision 'B', 17/2102 - 4, Revision 'B'

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.



Signature

Name Frederick Birkel

Chartered Professional Status BE(Civil), MIEAust., CPEng., NER

Membership No. 843788

Company FWB Civil Engineering

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GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 2 – PART B - To be submitted with detailed design for construction certificate

PART B Declaration made by Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer (where applicable) in relation to the incorporation of the Geotechnical issues into the project design

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

on this the 13TH OCTOBER, 2017
(date)

certify that I am a Geotechnical Engineer or Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater – 2009 and I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least \$2million. I also certify that I have reviewed the design plans and structural design plans in accordance for the Construction Certificate Stage and that I am satisfied that:

Please mark appropriate box

- ☒ the structural design meets the recommendations as set out in the Geotechnical Report or any revision thereto
☒ the structural design has considered the requirements set out in the Geotechnical Report for Excavation and Landfill both for the excavation/construction phase and the final installation in accordance with Clause 3.2 (b)(iv) of the Geotechnical Risk Management Policy

Geotechnical Report Details :

Report Title: RISK ANALYSIS & MANAGEMENT FOR PROPOSED ADDITIONS & ALTERATIONS AT 47 ROBERTSON ROAD, SCOTLAND ISLAND – MR 30750

Report Date: 22ND AUGUST, 2016

Author: PETER THOMPSON

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

ARCHITECTURAL PLANS PREPARED STEPHEN CROSBY & ASSOCIATES JOB NO: 2266 DWG NO: DA01 TO DA03 DATED AUGUST 2016

STRUCTURAL ENGINEERING PLANS PREPARED BY FWB CIVIL ENGINEERING DWG NO: 17/2012-3 & 4 REVISION B DATED JUNE 2017

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

Signature

Name Peter Thompson

Chartered Professional Status MIE Aust CPEng

Membership No. 146800

Company Jack Hodgson Consultants Pty Ltd

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A&N Bakonyi
47 Robertson Road
Scotland Island NSW 2105



GTECH PTY LTD
Glenn Laycock
PO Box 305,
MONA VALE, 1660
NSW

**PLUMBING CERTIFICATE
FOR STORMWATER DRAINAGE SYSTEM**

Date Issued: 2 September 2017

Project DA NO382/16 – 47 Robertson Road, Scotland Island NSW 2105

This is to certify that:

The stormwater drainage system is compliant with the requirements of Section 3.1.2 Drainage of the Building Code of Australia and AS.3500.3.2 – Stormwater Drainage.

Yours Sincerely,

Glenn Laycock

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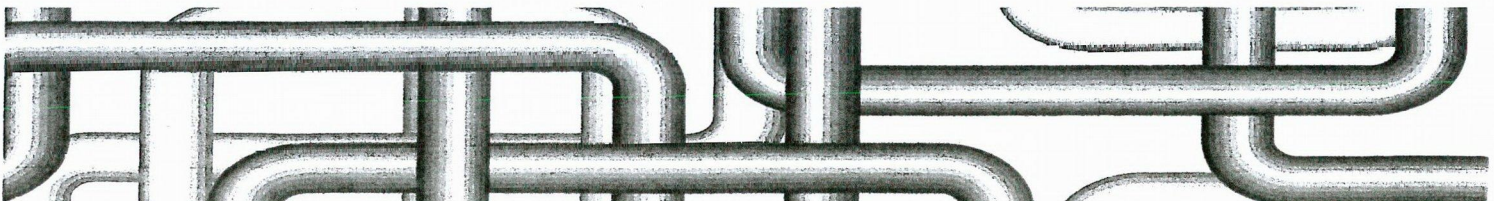
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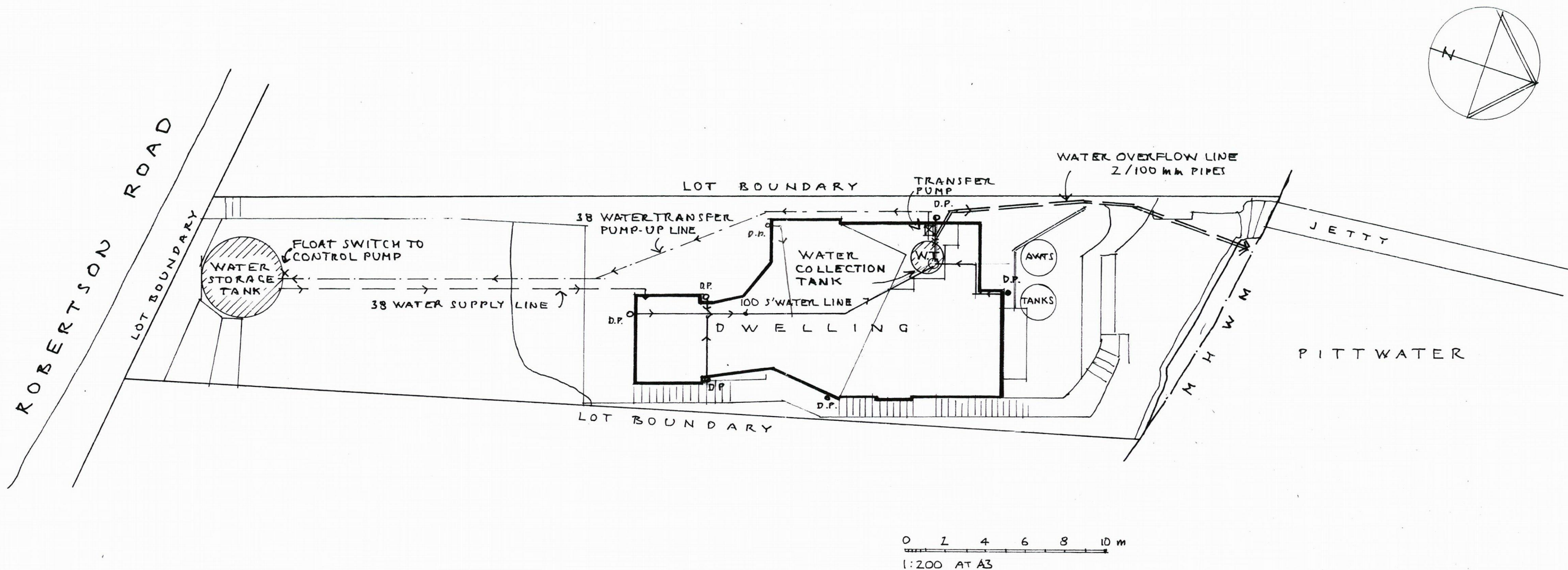
glenn@gtechplumbing.com

0410 864 241

Licence No: 271960c

ABN: 14-118-454-612





BCA & AS/NZS 3500.3.2 COMPLIANCE

Stormwater works are to be implemented in accordance with the requirements of section 3.1.2 Drainage of the Building Code of Australia Housing Provision and AS/NZS 3500.3.2 - Stormwater Drainage.

Revised: _____ Date: _____
**Stephen Crosby & Assoc.
 Pty. Ltd.**

SCOTLAND ISLAND
 PO Box 204 Church Pt. NSW 2105
 M: 0409 047 513 E: scrosby@internode.on.net
 Job

BASEMENT

**47 ROBERTSON ROAD
 SCOTLAND IS. NSW
 Lot 126 DP 12749**

For **A & N BAKONYI**

Drawing

STORMWATER MANAGEMENT

Scale 1:200

Date AUGUST 2017

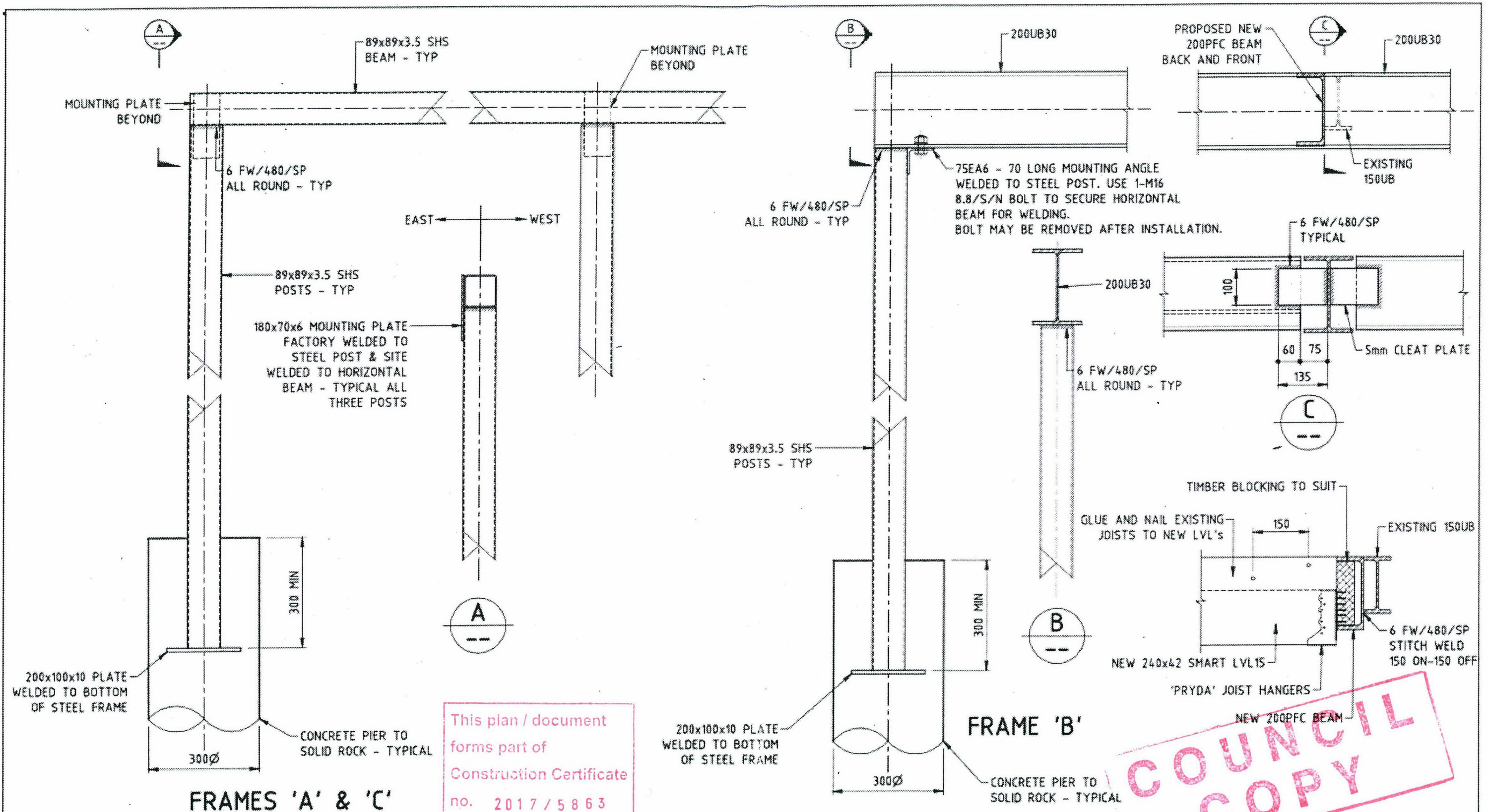
Drawn S.C.

Drawing Number

2266 - SW 01

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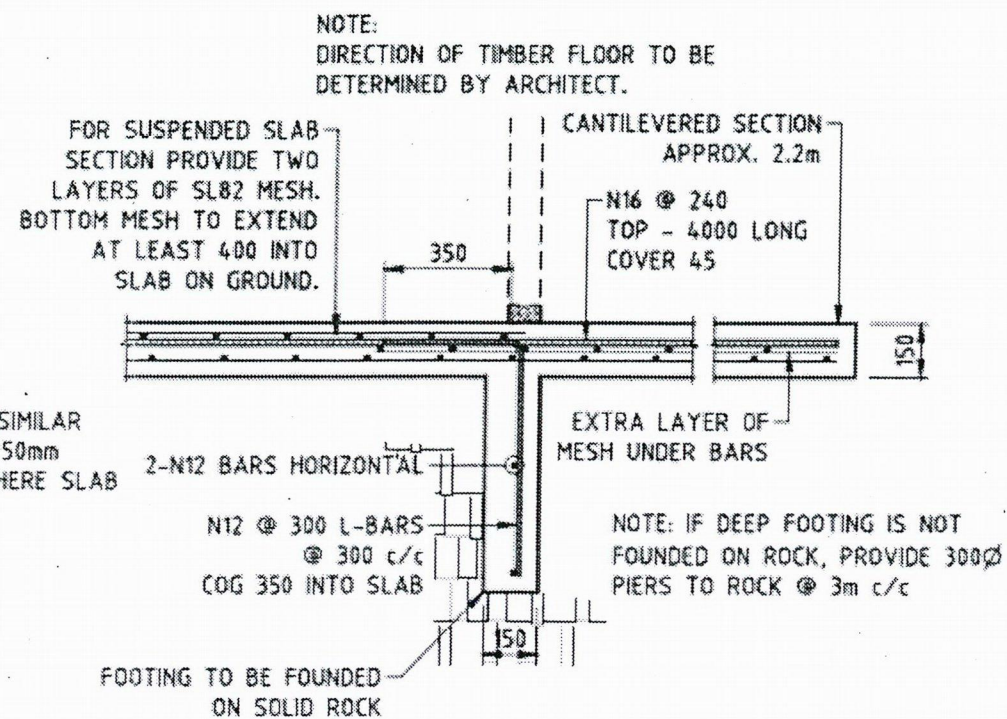
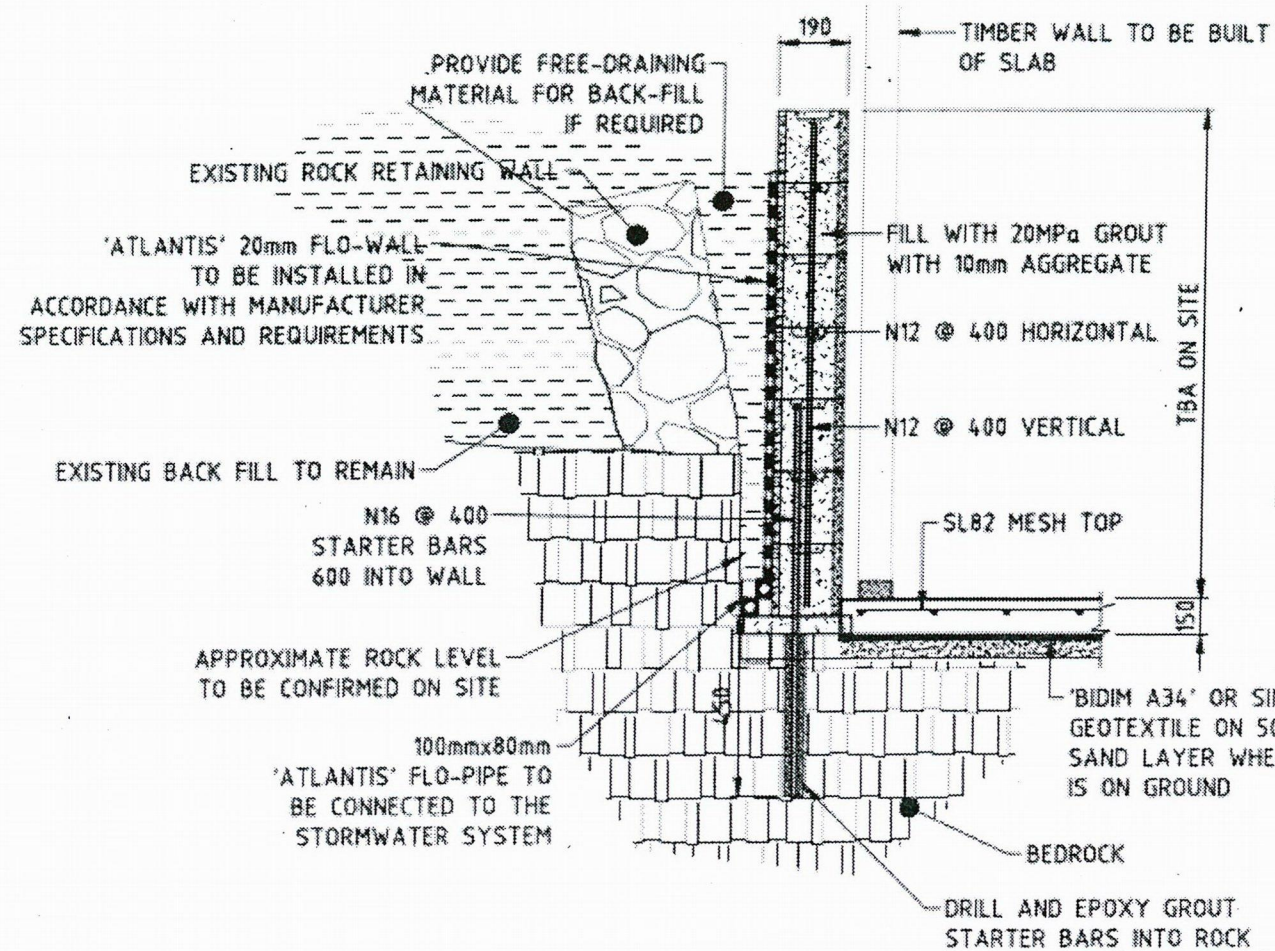


Designed				Drawing		Project	
				STEEL PORTAL FRAMES 'A', 'B' & 'C'		PROPOSED ALTERATIONS/ADDITIONS	
				Architect		47 ROBERTSON ROAD	
				Stephen Crosby & Assoc.		SCOTLAND ISLAND	
				Pty. Ltd.		A & N BAKONYI	
				SCOTLAND ISLAND		Scale	1:20
				PO Box 204 Church Pt NSW 2105		Dwg. No.	17/2102 - 3
				Tel 0409 047 513 Fax (02) 9999 6272		Date	JUNE 2017
						Rev.	B

No.	Amendment	Date	Name

Frederick W. Birrell
FREDERICK W. BIRRELL
B.E.(CIV), M.E.Aust., C.P.Eng., NFER-3

TWO civil engineering
Structural • Civil • Stormwater
PO Box 2072
BOWRAL NSW 2576
Tel (02) 4871 2250
Fax (02) 4871 2705
Mobile 0412 513 442
Email twocivil@bigpond.com



CONCRETE SLAB DETAILS - TYPICAL

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WARNING

The stamping of this plan by
Insight Building Certifiers Pty Ltd does not
relieve:

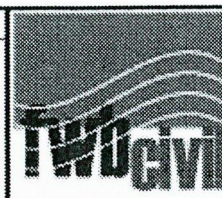
- The applicant's responsibility to obtain approval from Sydney Water or other utilities.
- The Structural Engineer of their responsibility to ensure the structural adequacy of this project.
- The Applicant, Structural Engineer or other Professional of their responsibility to ensure these stamped details are consistent with the issued Construction Certificate Architectural Details.

No.	Amendment	Date	Name

Designed

F. Birrell

FREDERICK W. BIRKEL
B.E.(CIVIL), M.E.Aust., C.P.Eng., NPER-3



Structural • Civil • Stormwater

P.O. Box 2073
BOWRAL NSW 2576
Tel: (02) 4871 2222
Fax: (02) 4871 2702
Mobile: 0412 511 643
Email: f.birrell@twocivil.com

Drawing

CONCRETE SLAB/FOOTING DETAILS

Architect

Stephen Crosby & Assoc.
Pty. Ltd.

SCOTLAND ISLAND
PO Box 204 Church Pt NSW 2105
Tel: 0409 047 513 Fax: (02) 9999 6272

Project

PROPOSED ALTERATIONS/ADDITIONS
47 ROBERTSON ROAD
SCOTLAND ISLAND
A & N BAKONYI

Scale 1:20

Date JUNE 2017

Dwg. No.

17/2102 - 4

Rev.

B