

18 December 2013

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam,

Development Application No. N0126/13
244 Hudson Parade, Clareville

For Council's information, please find enclosed Construction Certificate No. 2013/5191 issued for construction of a new boatshed and deck 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 Pty Ltd, PO Box 326, Mona Vale 1660.

Yours faithfully

Tom Bowden
Insight Building Certifiers Pty Ltd

\$36 REC: 354081 20/12/13

Construction Certificate Determination

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

Certificate No. 2013/5191

Council	Pittwater
Determination Date of issue	Approved 18 December 2013
Subject land Address Lot No, DP No.	244 Hudson Parade, Clareville Lot 55 DP 13760
Applicant Name Address Contact No.	Mr David Bell 244 Hudson Parade, Clareville NSW 2107 9979 9815 / 0417 292 090
Owner Name Address Contact No.	Mr David & Mrs Amanda Bell 244 Hudson Parade, Clareville NSW 2107 9979 9815 / 0417 292 090
Description of Development Type of Work	Construction of a New Boatshed & Deck
Builder or Owner/Builder Name Contractor Licence No/Permit	David Bell Owner Builder Permit no. 407347P
Value of Work Building	\$42,000.00

Attachments

- Copy of completed Construction Certificate Application Form
- Pittwater Council receipt no. 353086 for payment of Long Service Levy

Plans & Specifications certified

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

- Architectural Plans & Construction Specification reference no. HUD-20, sheet no's. 1 & 2, prepared by 3D Access Pty Ltd dated 11 October 2010
- Completed Form 2 (Parts A & B) of Pittwater Council Geotechnical Risk Management Policy, endorsed by Docker Smith Pty Ltd dated 6 December 2013 & Jack Hodgson Consultants Pty Ltd dated 12 December 2013, respectively
- Schedule of External Finishes prepared by unknown, dated 2 May 2013
- Sydney Water approval dated 29 November 2013

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.

11 DEC 2013
2013/5191

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

N0126/13
12 August 2013

BCA Classification

10b

03 DEC 2013

BT:

Construction Certificate ☒

Modified Construction Certificate ☐

APPLICATION FOR A CONSTRUCTION CERTIFICATE

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

Description of Building Work

Construction of new boatshed and deck

Estimated cost of work

\$42,000

Development Consent Reference no.

NO126/13

Modified Consent Reference no. (If applicable)

-

BCA Classification(s)

10b

Date of Issue

12 AUGUST 2013

Date of Issue (If applicable)

-

Property Address

Unit/Street no.

244

Street name

Hudson Pde

Suburb

Clareville

Post code

2107

Lot no.

55

DP no.

13760

Accompanying Documents

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

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

Owner 1 Name:

David Bell

Owner 2 Name:

Amanda Bell

Owner's Signature:

DBell

Owner's Signature:

ABell

Date:

28.11.2013

Date:

28.11.2013

Owner's Address:

244 Hudson Pde Clareville

Daytime Telephone:

99799815

Mobile:

0417292090

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

Pittwater Council

Tax Invoice Official Receipt

ABN: 61340937871

2/12/2013 Receipt No: 353086

TO: DAVID JAMES BELL
244 HUDSON PARADE
CLAREVILLE 2107

Applic	Reference	Amount
EL Receipt		
0151-Builders LSL		\$147.00
1 X F0126/13		
CCGST-CCard +GST		\$1.47
1		
Transaction Total:		\$148.47
Includes GST of:		\$0.00

Amounts Tendered	
Cash	\$0.00
Cheque	\$0.00
Db/Cr Card	\$148.47
Money Order	\$0.00
Agency	\$0.00
Total	\$148.47
Rounding	\$0.00
Change	\$0.00
Nett	\$148.47

Printed 2/12/2013 2:29:05PM

This plan / document
forms part of
Construction Certificate
no. 2013/5181

ORIGINAL
COPY

NOTE: ALL RECOMMENDATIONS CONTAINED WITHIN GEOTECHNICAL REPORT REFERENCE NO. MV 27074 PREPARED BY JACK HODGSON CONSULTANTS PTY TLD DATED 9 JULY 2010 ARE TO BE INCORPORATED AND MAINTAINED OVER THE LIFE OF THE DEVELOPMENT.

insight
CONSTRUCTION CERT. NO. 2013/5191
building certifiers pty ltd
CONSTRUCTION CERTIFICATE
PLANS

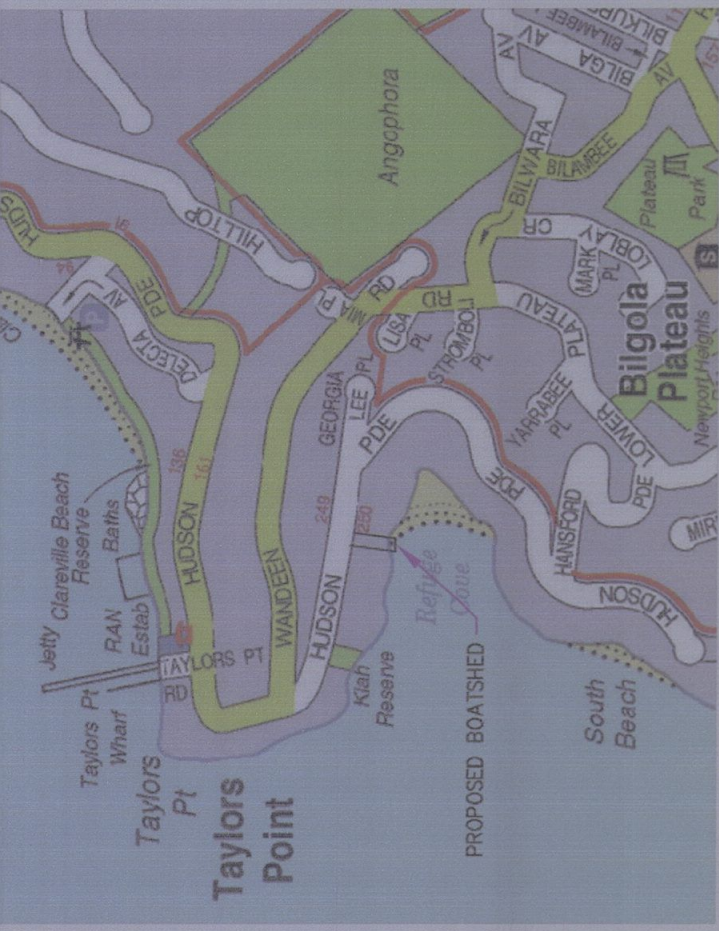
I certify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979
18 DEC 2013
To Bowden Accreditation No. BPB0012

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 proposal.
• The Applicant, Structural Engineer or other Professional of their responsibility to ensure these stamped details are consistent with the issued Certificate Architectural Details.

NOTE: TREE PROTECTION MEASURES ARE TO BE INSTALLED AND MAINTAINED DURING THE LIFE OF THE PROJECT IN ACCORDANCE WITH TREE & VEGETATION ASSESSMENT REPORT PREPARED SYNCARPIA VEGETATION MANAGEMENT DATED AUGUST 2010 & CONDITIONS D9 & D10 (I TO V) OF THE DEVELOPMENT CONSENT.

NOTE: AT LEAST SIX (6) LOCALLY NATIVE CANOPY TREES TO BE PLANTED ONSITE TO REPLACE TREES APPROVED FOR REMOVAL IN ACCORDANCE WITH CONDITION B3 OF THE DEVELOPMENT CONSENT.

NOTE: SEDIMENT & EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED DURING THE LIFE OF THE PROJECT IN ACCORDANCE WITH CONDITIONS D3 & D9 OF THE DEVELOPMENT CONSENT.

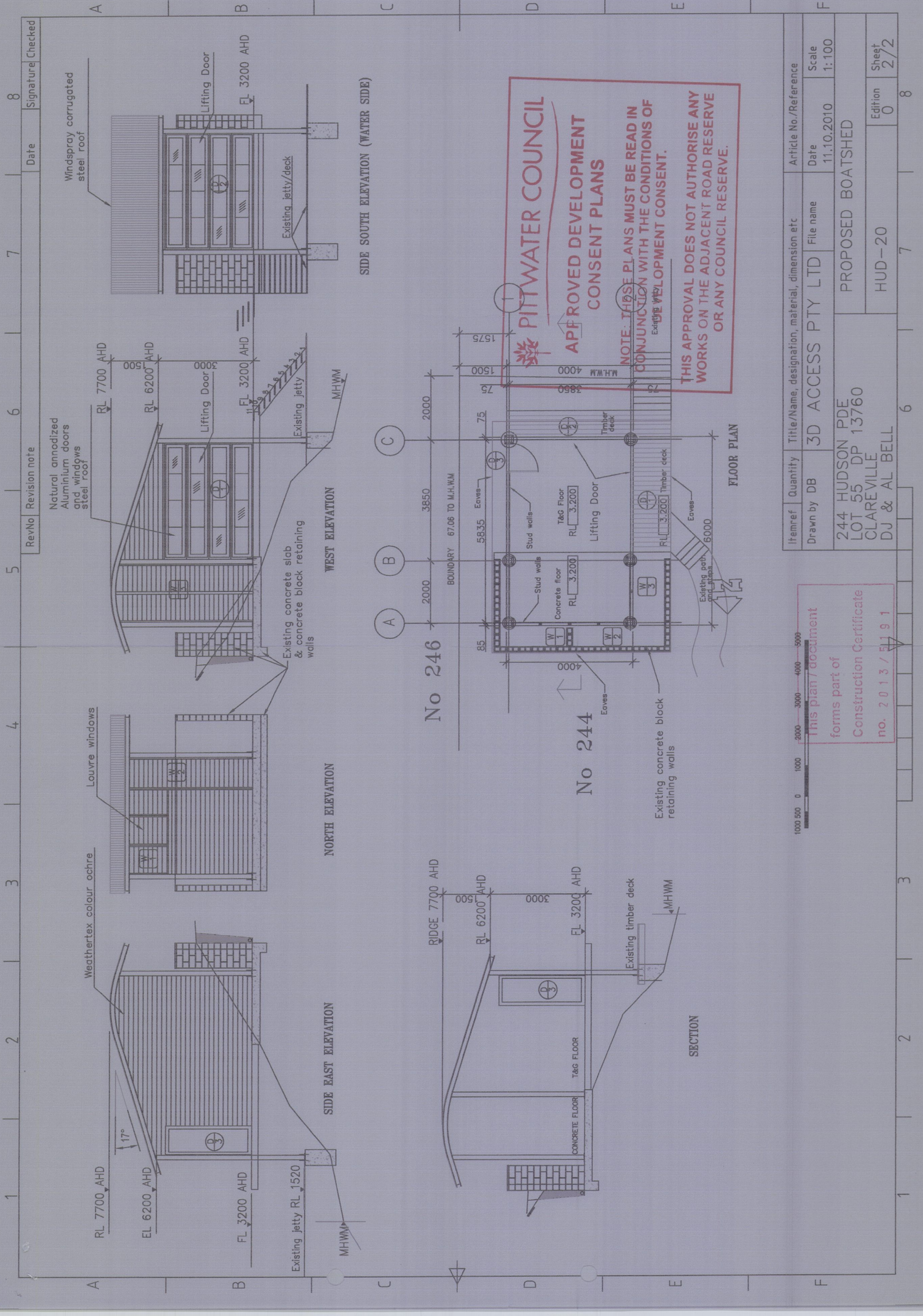


Locality Plan
Scale NTS

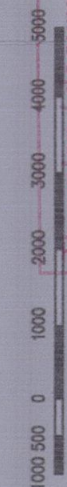
PITTSWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.
THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

Site Plan
Scale 1:200

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Drawn by	DB	3D ACCESS PTY LTD	File name
			Date
			Scale
			1:200
244 HUDSON PDE		PROPOSED BOATSHED	
LOT 55 DP 13760			
CLAREVILLE			
DJ & AL BELL		HUD-20	
		Edition	
		0	
		Sheet	
		1/2	



This plan / document forms part of Construction Certificate no. 2013 / 5191



Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Drawn by DB	3D	ACCESS PTY LTD	File name
		244 HUDSON PDE	Date
		LOT 55 DP 13760	Scale
		CLAREVILLE	1:100
		DJ & AL BELL	
		HUD-20	Edition
			0
			Sheet
			2/2

RevNo	Revision note	Date	Signature	Checked
5				
6				
7				
8				



PITTWATER COUNCIL

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

Development Application for	D.J. and A.L. Bell
	Name of Applicant
Address of site	244 Hudson Parade, Clareville

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

I, Richard Binns on behalf of Docker Smith Pty Limited
(insert name) (trading or company name)

on this the 6 December, 2013
(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 and Management for Proposed Development
Report Date:	9 July 2011
Author:	Ben White
Author's Company/Organisation:	Jack Hodgson Consultants Pty Limite

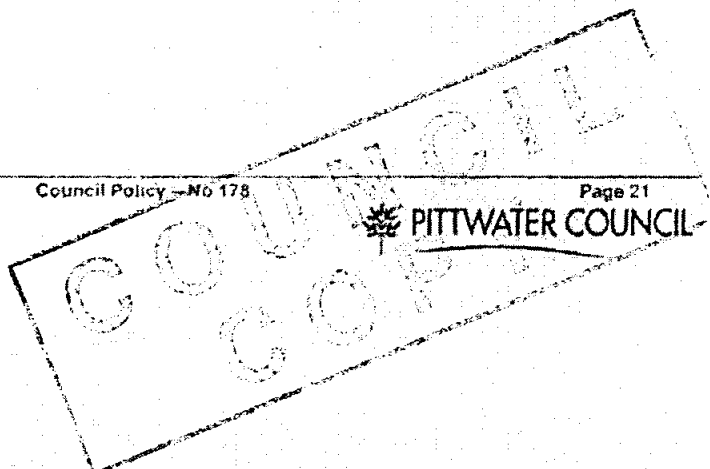
Structural Documents list:

DA Drawings MUD-20 Sheets 1 and 2
Review of reinforcement to piers, slabs and block walls

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 *Richard Binns*
Name Richard Binns
Chartered Professional Status MIEAust CPEng NPER
Membership No 826857
Company Docker Smith Pty Limited

This plan / document
forms part of
Construction Certificate
no. 2013 / 519



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 12TH December, 2013
(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 DEVELOPMENT AT 244 HUDSON PARADE, CLAREVILLE – MV 27074

Report Date: 9TH JULY, 2010

Author: BEN WHITE

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

ARCHITECTURAL PLANS PREPARED BY DAVID BELL NUMBERED HUD-A20 DWG NO: 01- 02 DATED 19/06/2010

STRUCTURAL PLANS REVIEWED AND CERTIFIED BY DOCKER SMITH PTY LTD TITLED "BOATSHED SLAB AND RETAINING WALL 244 HUDSON PDE CLAREVILLE" DWG NO: HUD-30 REV 0 DATED ...

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.

PETER THOMPSON

(name)

Peter Thompson
(signature)

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 in the Report and that reasonable and practical measures have been identified to remove foreseeable risk

Signature

Name Peter Thompson

Chartered Professional Status MIE Aust., CPENG

Membership No. 146800

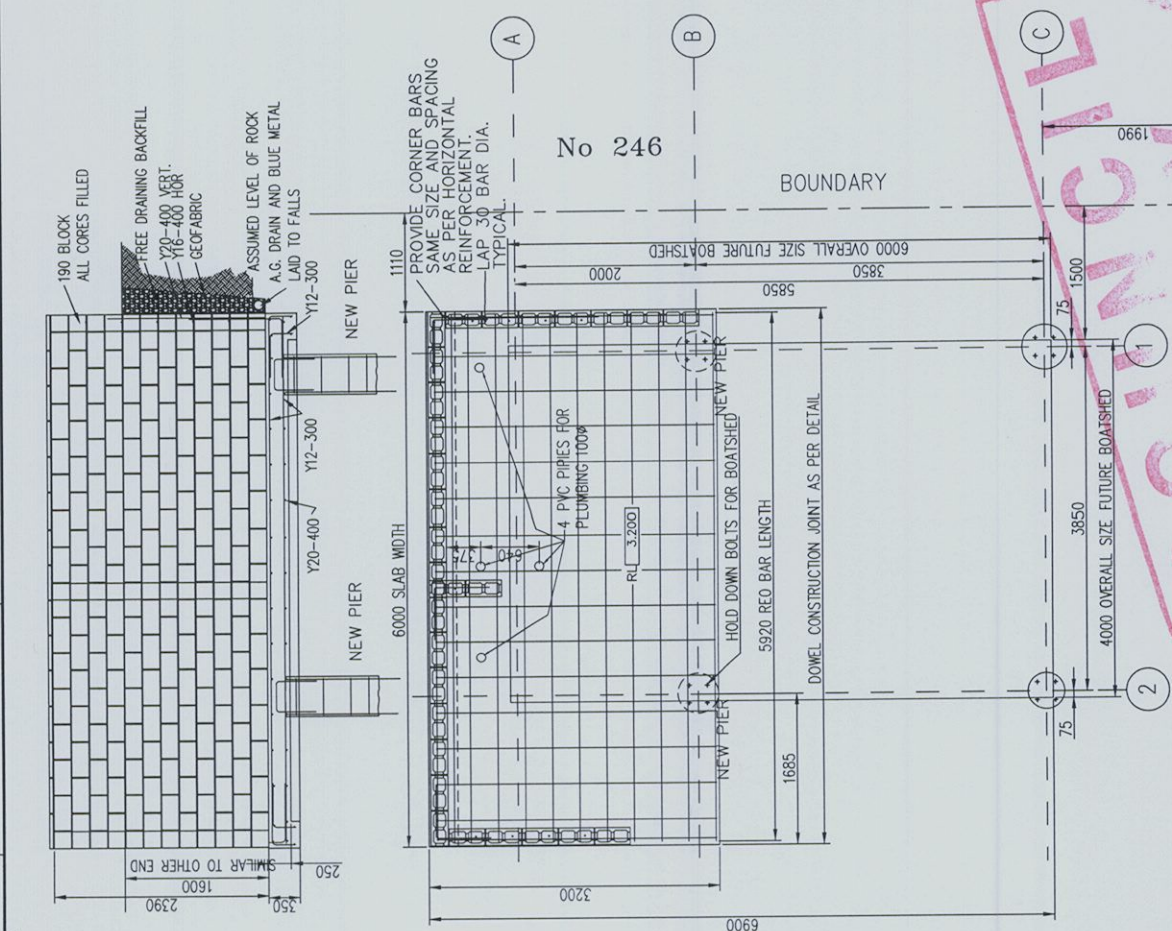
Company Jack Hodgson Consultants Pty Ltd

Policy of Operations and Procedures

This plan / document
forms part of
Construction Certificate
NO. 2013 / 5151

Council Policy – No 178

Page 22



This plan / document forms part of Construction Certificate no. 2013 / 5191

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TELEPHONE: +61 (02) 99734008
MOBILE: 0417292090
EMAIL: david.j.bell@hotmail.com

BOATSHED SLAB AND RETAILING WALL
244 HUDSON PDE CLAREVILLE

PROJECT:	PROJECT	SHEET NUMBER:	00000	CAD:	00000-000-00-0
CLIENT:	CLIENT	DWG NO:	HUD-30		REV: 0

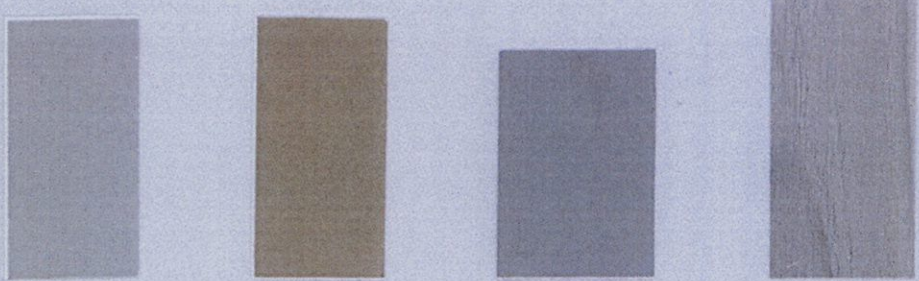
SCHEDULE OF EXTERIOR FINISHES

Date: 2nd May 2013

Address: No.244 HUDSON PDE. CLAREVILLE
(Lot 55 DP 13760)
NEW BOATSHED

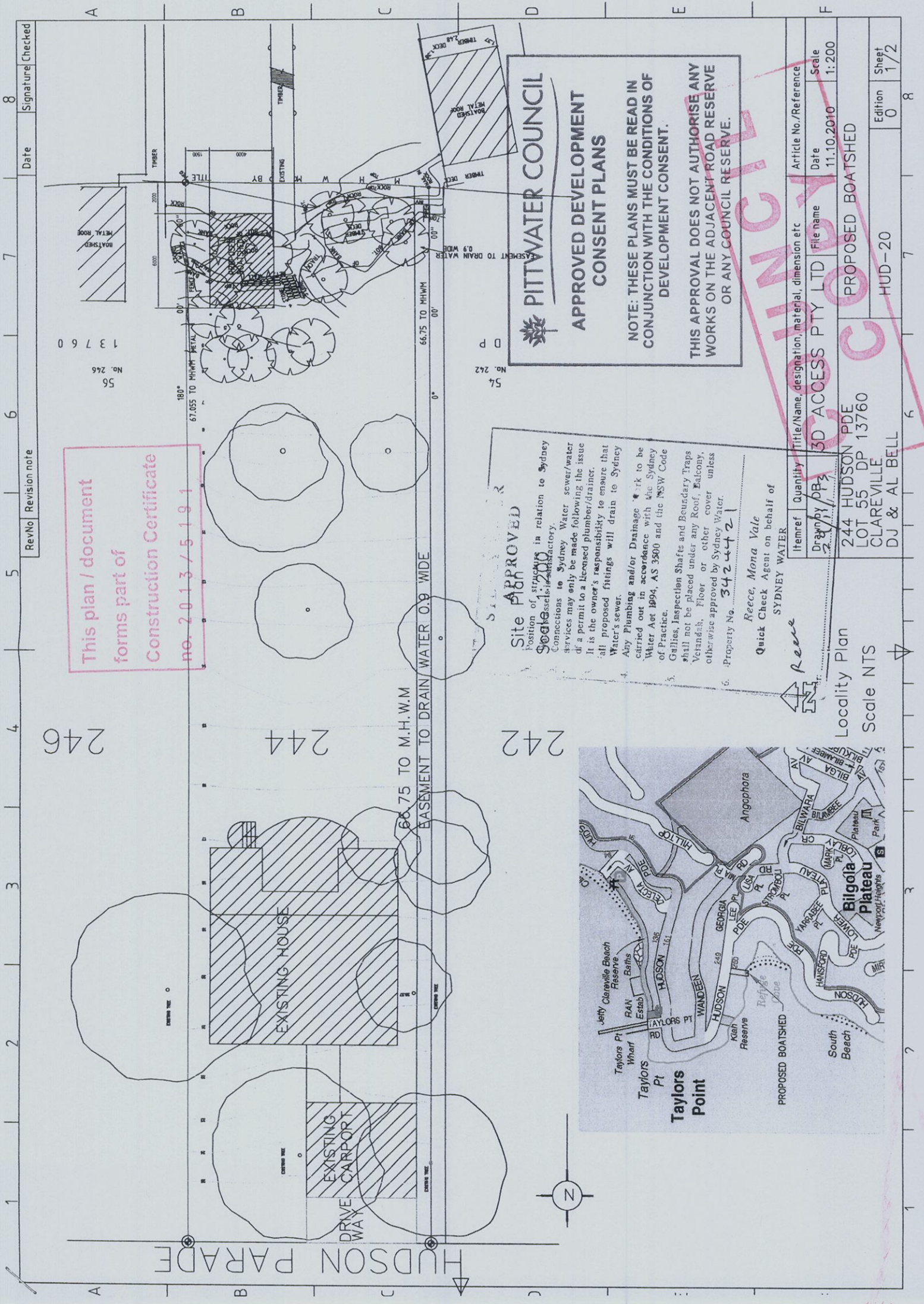
For: D. & A. Bell

Roof	:	Colorbond Custom-Orb-	Windspray
Gutters & Downpipes	:	Colorbond-	Windspray
Wall cladding:		Weathertex weatherboard-	Ochre
Window and door frames		Aluminium frames-	Natural anodised finish
Decking	:	Hardwood/ treated pine-	Natural weathered grey



COUNCIL
COPY

This plan / document
forms part of
Construction Certificate
no. 2013 / 5191



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forms part of
Construction Certificate
no. 2013/5191

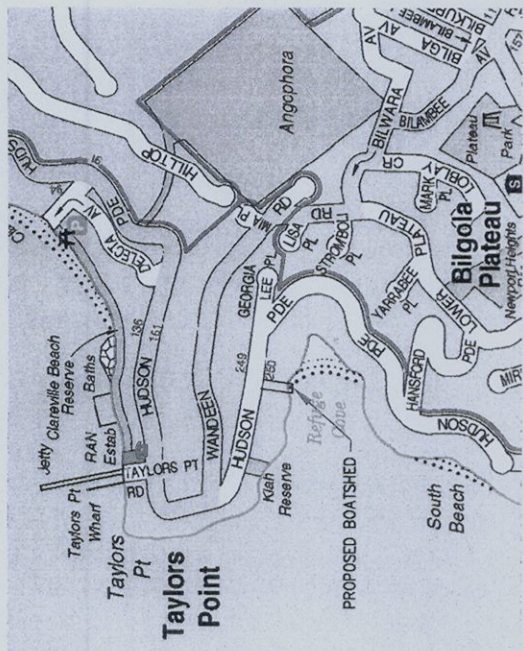
**PITTPATER COUNCIL**

**APPROVED DEVELOPMENT
CONSENT PLANS**

NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT.

THIS APPROVAL DOES NOT AUTHORISE ANY
WORKS ON THE ADJACENT ROAD RESERVE
OR ANY COUNCIL RESERVE.

Site APPROVED
Position of structures in relation to Sydney
Scale: 1:200
Connections to Sydney Water sewer/water
services may only be made following the issue
of a permit to a licensed plumber/drainier.
It is the owner's responsibility to ensure that
all proposed fittings will drain to Sydney
Water's sewer.
Any Plumbing and/or Drainage work to be
carried out in accordance with the Sydney
Water Act 1994, AS 3500 and the NSW Code
of Practice.
Gullies, Inspection Shafts and Boundary Traps
shall not be placed under any Roof, Balcony,
Verandah, Floor or other cover unless
otherwise approved by Sydney Water.
Property No. 3424421
Reece, Mona Vale
Quick Check Agent on behalf of
SYDNEY WATER



Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Drawn by DB/3	2	3D ACCESS PTY LTD	File name
		11.10.2010	Date
		1:200	Scale
244 HUDSON PDE LOT 55 DP 13760 CLAREVILLE DJ & AL BELL			
PROPOSED BOATSHED			
HUD-20			
Edition 0			
Sheet 1/2			