

the certification group
enhancing building performance

20 February 2007

Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam,

**Re: Development Application No. N0166/06
Our Construction Certificate No. 211/2006
Premises: Royal Prince Alfred Yacht Club**

Please find attached a copy of the following:-

- Construction Certificate, stamped approved plans and relevant documentation.
- Notice to Commence Building Work.
- Appointment of a Principal Certifying Authority.

In accordance with the regulations we have enclosed a cheque for the sum of \$30.00 for the submission of the Part 4A certificate.

Should you have any further enquiries please do not hesitate to contact us and we will be pleased to assist you.

**NB:(Please forward receipt for the above \$30.00 fee to The Certification Group P/L.
PO Box 870 Narrabeen NSW 2101)**

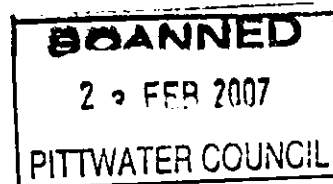
Yours faithfully,

Wayne Treble - Director
The Certification Group P/L

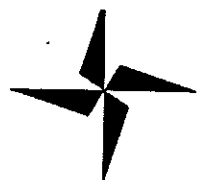
\$30.00

Rep 5 210841

22/2/07



Unit 3/6 Wilmette Place Mona Vale NSW 2103 . PO Box 870 Narrabeen NSW 2101
tel 9944 8222 . fax 9944 6330 . email: info@thecgroup.com.au . www.thecgroup.com.au . acn 111 092 632



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COUNCIL COPY

CONSTRUCTION CERTIFICATE DETERMINATION

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

CONSTRUCTION CERTIFICATE NO: 211/2006

DETERMINATION

Decision: Approved
Date of Decision: 20 February 2007

SUBJECT LAND

Address: The Royal Prince Alfred Yacht Club
14 Mitala Street, Newport & 7 Mitala Street, Newport

Lot No, DP:

Lot 31	DP 5193
Lot F	DP 404261
Lot 233	DP 752046
Lot 234	DP 752046
Lot 237	DP 752046
Lot 278	DP 752046
PO 68/98	
PO 84/86	
Lot 332	DP 532276
PO 60/24	

DESCRIPTION OF DEVELOPMENT

Alterations and additions to the Royal Prince Alfred Yacht Club

APPLICANT

Name: The Royal Prince Alfred Yacht Club
Address: PO Box 99, Newport Beach
Contact Number: (tel) tel: (02) 9997 1022

OWNER

Name: Department of Lands
Address: PO Box 3935, Parramatta
Contact Number: (tel) tel: (02) 8836 5367

Unit 3/6 Wilmette Place Mona Vale NSW 2103 . PO Box 870 Narrabeen NSW 2101
tel 9944 8222 . fax 9944 6330 . email: info@thecgroup.com.au . www.thecgroup.com.au . acn 111 092 632

Accredited Certifiers · Principal Certifying Authority (PCA) · Critical Stage Inspections · Local Council Consultant Services · Building Code & Planning Consultants

PLANS AND SPECIFICATIONS

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with "The Certification Group" stamp.

DRAWING NUMBER

DATE

Plan No's: Structural Plan No's. 7900/44/02-100, 02-101, 02-102, 02-103, 02-104, 02-105, 02-106, 02-107, 02-108, 02-109, 02-110, 02-111, 02-112, 02-113, 02-114, 02-115, 02-116, 02-117, 02-118, 02-119, all Rev A, prepared by Cardno (Qld) Pty Ltd	31/10/2006
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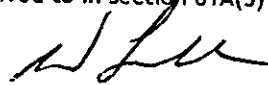
ATTACHMENTS

Specification	November 2006
Erosion & Sediment Control Plan No. 7900/44/02-120 Rev B, prepared by Cardno (Qld) Pty Ltd	29/11/2006
Long Service Levy Receipt No. 207917 - \$5,250.00	21/12/2006
Sydney Water Quick Check Stamp Property No. 3435416	05/12/2006
Certification - Condition B4 of Consent No. 166/06, prepared by Cardno Pty Ltd	09/02/2007
Construction Certificate Application Form	24/01/2007

CERTIFICATE

I certify that work completed in accordance with documentation accompanying the application for this certificate (with such modifications as verified by the undersigned as may be shown on that documentation) will comply with the requirements of the Environmental Planning and Assessment Regulation, as are referred to in section 81A(5) of the Environmental Planning and Assessment Act, 1979"

SIGNATURE



DATE OF ENDORSEMENT

20 February 2007

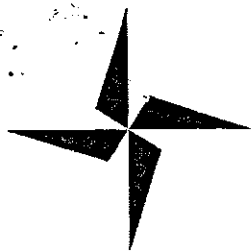
CERTIFICATE NO

211/2006

CERTIFYING AUTHORITY

Name of Certifying Authority
Name of Accredited Certifier
Registration No
Contact No
Address

THE CERTIFICATION GROUP P/L
Wayne Treble
P0100 - NSW Department of Planning
PH (02)



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APPLICATION FORM

Made under the Environmental Planning and Assessment Act 1979, Sections 81A(2)(4), 84A, 85A, & 109C (1)(b).

Environmental Planning and Assessment Regulation 2000, clauses 126(1), 139(1), or 157(1)

To complete this form, please place a cross in the boxes and fill out the white sections as appropriate.

Application Sought

☐ Complying Development Certificate
☒ Occupation Certificate

☒ Construction Certificate
☒ Principal Certifying Authority

Office Use Only

CC: 211/2006

Job: TCG 254.06

Subject Land

Address MITALA STREET, NEWPORT

Lot No, DP, SP, vol/fol. Etc VARIOUS LOTS SEE ATTACHED

Details of the applicant

Name /Company THE ROYAL PRINCE ALFRED YACHT CLUB Contact Person JOHN DORLING

Postal Address PO BOX 99, NEWPORT BEACH Postcode 2106 State NSW

E-mail dorling@rpayc.com.au Daytime telephone (02) 9997.1022

Fax _____ Mobile _____

Applicant Signature [Signature] Date 8/2/07

Consent of Owner(s)

I/We as the owner/s of the above property authorise for either Mark Wysman, or Wayne Treble to provide Construction Certification and to act as the Principal Certifying Authority for the subject building works, including site inspections and to lodge the Notice of Commencement / Appointment of the Principal Certifying Authority with the relevant Council.



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Description of the work proposed

Type of work proposed:

☐ New Building ☒ Additions / Alterations

Class of Building under Building Code of Australia _____

Description of the work UPGRADE OF EXISTING SHIPYARD FACILITIES INCL DREDGING.

Construction Cost of Works \$ 1,500,000

Details of Builder

Contact Person TBA

Name /Company _____

Fax _____ Mobile _____

Daytime telephone _____ Email _____

Builders address _____ Postcode _____

Details of the relevant Development Consent granted

Consent No. N0166 / 06 Date the consent was granted 12/09/06

Applicant Checklist

☒ Complete Application Form – Pages 1 & 2

☒ Attach supporting documentation as nominated on Page 3

☒ Complete statistical Return on Page 4

Private Policy

The information you provide in this notice is required under the Environmental Planning and Assessment Act 1979 if you are going to erect a building. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the certification group if the information you have provided in this notice is incorrect or changes.

Date of receipt (To be completed by Certifying Authority)

Date 12/12/07



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STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS

What is the site area of land? Area in square meters NA

Gross floor area of existing building? If no existing building, write NIL. Area in square meters NA

What is the existing building or site used for at present? Main Uses YACHT CLUB / MARINA

Other Uses _____

Does the site contain dual occupancy? ☐ Yes ☒ No

Gross floor area of proposed building? In square meters NA

What will the proposed building be used for? Main Uses NA

Other Uses _____

How many dwellings? NA

Are pre-existing at this property? Dwellings NA

Are proposed to be demolished? Dwellings NA

Are proposed to be constructed? Dwellings NA

Are attached to an existing building? Dwellings NA

Are attached to a new building? Dwellings NA

How many storeys will the building consist of? Storeys NA

What are the main building materials? (Please tick appropriate boxes) NA

WALLS	ROOF	FLOOR	FRAME
☐ Full Brick	☐ Aluminium	☐ Concrete or slate	☐ Timber
☐ Brick Veneer	☐ Concrete or Slate	☐ Timber	☐ Steel
☐ Concrete or Stone	☐ Tile	☐ Other	☐ Aluminium
☐ Steel	☐ Fibrous Cement	☐ Unknown	☐ Other
☐ Fibrous Cement	☐ Steel		☐ Unknown
☐ Timber/weatherboard	☐ Other		
☐ Cladding- aluminium	☐ Unknown		
☐ Curwin glass			
☐ Other			
☐ Unknown			

THE CERTIFICATION GROUP - Unit 3/6 Wilmette Place Mona Vale NSW 2103 . PO Box 870 Narrabeen NSW 2101
tel 9944 8222 . fax 9944 6330 . email

SECTION B: SPECIFICATION

COUNCIL COPY

B1. PRE MOBILISATION MEETING

Prior to site works commencing a pre-mobilisation meeting will be held on site attended by representatives from the Principal, Superintendent and Contractor.

B2. SETTING OUT BY CONTRACTOR

The Contractor will be responsible for setting out the works shown on the Drawings. A bench mark will be provided for the Contractor's use by the Principal's Surveyor.

The Contractor shall be responsible for offsetting of the above survey reference points during the course of construction. The Principal reserves the right to have reinstatement works carried out by the Principal's Surveyor and the costs of such works, where caused by the Contractor, shall be deducted from the Contract Sum.

The Contractor shall employ a qualified Surveyor for the whole of the period of the construction of the various works included in the contract and at such other times when the accuracy of the location and/or level of the finished work requires, in the opinion of the Superintendent, the services of a Surveyor.

The Surveyor shall provide certification to the Superintendent of the setting out and levels of the works. The information supplied shall be sufficient to enable the Superintendent to ascertain that the works are being constructed in accordance with the Drawings.

Notwithstanding submission of survey information by the Contractor to the Superintendent, the Contractor shall be entirely responsible for the setting out and survey of the works.

Prior to completion of the works the Contractor, with his Surveyor, shall check the profiles, and once checked shall notify the Superintendent that the work has been completed and the Superintendent will arrange for a check survey by the Principal's Surveyor.

The check survey will be paid for by the Principal provided that, should the profiles or other levels be found to be not in accordance with the levels shown on the drawings and a later check survey be required in areas following reconstruction, the cost of the re-check survey or surveys shall be borne by the Contractor, and the Principal reserves the right to pay for such re-survey fees and to deduct the cost from monies due to the Contractor.

The cost of all setting out and survey work required to be undertaken by the Contractor is deemed to be included in the Tender Sum.

B3. EXTENT OF WORK

The following work is included in the contract:

1. Demolition and removal of existing structures
2. Dredging and disposal of inert waste and some rock
3. Piling and construction of runway beams and new concrete hardstand
4. Construction of new piled timber mast desk
5. Water management features including rain water tank
6. New pontoons and associated gangways
7. Services and utilities provision and
8. Associated works

The Contractor shall at the request of the Superintendent pick out and stack from any materials supplied of a mixed description and quality those materials which are suitable and shall remove those unsuitable from the site of the works. In the event of the Contractor refusing or failing to comply with such request within twenty four (24) hours of it having been made, the Superintendent may reject the whole of the materials concerned.

B8. REINFORCING STEEL

Reinforcing steel shall comply in all respects of the latest revision of the relevant Australian Standard.

B9. CONCRETE

Concrete shall comply with the provisions of RTA Specification B80 - Concrete Work for Bridges.

The concrete shall have a minimum characteristic compressive strength at twenty-eight (28) days of 50MPa for the deck units and of 40 MPa elsewhere. All concrete shall contain a minimum cement content of 400kg/m³ and shall have a maximum water/cement ratio of 0.45 (unless notified otherwise on the Drawings).

All exposed edges of the shiplift jetty and hardstand shall be provided with a 20mm chamfer. The trafficable surfaces of the shiplift jetty and hardstand shall be given a skid resistant broom finish.

B10. REINFORCED CONCRETE PILES

Handling, lifting, storing, placing and driving of reinforced concrete piles shall, where applicable, be in accordance with RTA Specification B50 – Driven Reinforced Concrete Piles.

B11. PRESTRESSED DECK UNITS

Manufacture of prestressed deck units shall comply with RTA Specification B110 – Supply of Pretensioned Precast Concrete Members.

Installation shall comply with RTA Specification B150 – Erection of Pretensioned Precast Concrete Members.

B12. STEEL PILES

Handling, lifting, storing, placing and driving of steel piles shall, where applicable, be in accordance with RTA Specification B54 – Driven Tubular Steel Piles.

Steel piles shall be protected by a 15mm H.D.P.E. sleeve extending 1.5 metres below the sea bed.

B13. DRIVING OF PILES

No pile shall be driven until details of pile capacities and driving equipment have been approved by the Superintendent. No change in method or equipment shall be made without prior approval of the Superintendent. All pile lengths have been nominated and shall be driven to design top of pile level. Where necessary, pre-boring shall be used to obtain the design embedment.

Piles shall be placed to the following tolerances:

Position – 25mm in any direction from the true plan position

B14. ALTERNATIVE TENDERS AND MATERIAL

Where materials are specified as being manufactured by a particular supplier, proposals for equivalent alternative materials may be submitted for approval.

B15. SHIP LIFT JETTY KERBS

The Contractor shall supply and install galvanised mild steel kerbs to the jetties of the shiplift dock where shown and as detailed on the Drawings.

Kerbs shall be hot dipped galvanised after fabrication and primed and painted after installation with 2 coats of epoxy in accordance with the manufacturer's specifications.

B16. INSPECTIONS

The attention of the Contractor is drawn to the relevant clauses in the Standard Specifications and Australian Standards with respect to inspections.

B17. RE-INSPECTION FEES

The Contractor will be responsible for the Superintendent's re-inspection costs at a rate of \$400 per site visit for every site visit that the Superintendent or his representative is required to make as a result of a test failure or failure to pass a formal inspection.

B18. AS-CONSTRUCTED SITE RECORDS

During all stages of the works, the Contractor shall maintain as-constructed records on site. Records shall be available for inspection by the Superintendent at any time.

As-constructed information shall be drafted on copies of the Drawings, where possible.

B19. FENDER STRIPS

A suitable system of fender strips is to be installed using Grade 316 stainless steel fixings to the satisfaction of the Superintendent. The Tenderer is to provide details of his proposed fender strip system with his tender.

All fender strips to be proud of all other hard surfaces to ensure that a boat will touch the fender strip first.

B20. DREDGING

The Contractor shall satisfy himself as to the nature of the material to be dredged and shall assume all responsibility and risks involved therein.

Logs of bores drilled and/or holes dug within the site are included in the attached Geotechnical Investigations in Appendix 1. The Principal accepts no responsibility for any differences between conditions shown on the Drawings and in the information made available to the Contractor and those encountered during construction.

B21. EROSION AND SEDIMENT CONTROL

The Contractor shall be solely responsible for the control of erosion and sedimentation to the satisfaction of Council, the Department of Environment and Conservation (DEC), the Department of Natural Resources (DNR) and the Superintendent. To this end, the erosion and sedimentation controls shown on the Drawings shall only be used as a guide by the Contractor, and shall represent the minimum requirements only.

B23.2. NOISE CONTROL

The Contractor shall establish a Noise Control Plan as a sub plan of the CEMP to the satisfaction of the Superintendent, to minimise noise levels that would be an annoyance to adjacent areas. All noise generating from mobile and stationary plant and equipment, and processes shall be controlled to minimise noise emission in accordance with AS 2436.

Control measures shall include:

- ☐ The fitting of effective residential grade exhaust silencers to all mobile plant.
- ☐ The fitting of engine acoustic shielding.
- ☐ Using exhaust silencers on compressed air exhausts.
- ☐ The use of physical noise barriers such as earth mounds or mobile screens.
- ☐ Review of times of operation of plant.

Lighting devices shall be used instead of whistles, bells and buzzers to control site operations. Audible alarms shall only be used for safety warnings.

Working hours on site shall comply with the relevant Pittwater Council Consent Conditions issued for the DA.

The Contractor shall inspect weekly all noise producing sources (including inspection of new items before they commence work on the site) to record details and compliance of sound control measures.

If complaints about noise are received, investigations shall be undertaken by visiting the complainant's locality and listening to noise to determine if audible.

The Contractor shall keep written record of all complaints and subsequent noise monitoring and remediation measures.

The Contractor shall report monthly to the Superintendent on the monitoring, control measures and corrective action taken.

Activities producing excessive noise shall be investigated by the Superintendent and where necessary remedial action shall be undertaken by the Contractor to the satisfaction of the Superintendent. Similar action will be taken if noise complaints are received by nearby residents.

B23.3. CONSTRUCTION WATER QUALITY

The Contractor shall prepare a Water Quality Management Plan for the site as a sub plan to the CEMP. This Plan shall be submitted to the Superintendent for approval prior to commencement of works on site. The Contractor shall provide temporary control measures as required during the course of the work to prevent soil erosion, scouring, sediment transport and deposition. Suitable temporary control measures include:

- ☐ temporary silt fences
- ☐ controls on amount of open ground
- ☐ stabilisation of stockpiles

Regular on site monitoring of water quality will be required. Such monitoring shall include:

- ☐ Visual inspection of aquatic vegetation before and after construction, to determine possible changes as a result of construction activity.

The Contractor shall maintain records of any fish or fauna kills, leachate staining and general deterioration of water quality in adjacent waterways.

Monthly reports shall be prepared by the Contractor and forwarded to the Superintendent on the monitoring during construction, including details of any changes from the approved Water Quality Management Plan and of all corrective action taken to maintain the performance requirement.

Water shall not be discharged from the site if the water quality is assessed as unacceptable.

Corrective action shall be undertaken by the Contractor to the satisfaction of the Superintendent. The cause of the problem shall be investigated by the Contractor. If it is determined that the deterioration in water quality is originating from within the site, specific steps shall be taken to address the problem. A detailed report shall be prepared for the Superintendent and agreement reached as to recommended courses of action.

B24. COMPLIANCE WITH FISHERIES PERMIT

The Contractor must comply with all of the requirements of the Fisheries Permit included in Appendix 2.

A copy of the approval is to be kept on the construction site at all times.

B25. MONTHLY REPORTS

The following provisions shall apply to monthly reports:

- a) The Contractor shall prepare and submit a written report to the Superintendent once each month on a date nominated by the Superintendent.
- b) The monthly report shall be in a form agreed by the Superintendent and the Contractor or, failing agreement, in a form reasonable required by the Superintendent.
- c) The monthly report shall include:
 - (i) an update on the progress of the Works compared to the Construction Programme;
 - (ii) details of any delays or likely delays to the Works;
 - (iii) details of any Variations claimed to the Contract Sum by the Contractor;
 - (iv) an assessment of the value of the Works completed;
 - (v) industrial relations and safety issues;
 - (vi) Fisheries Permit and CEMP information;
 - (vii) Any other matters relevant to the time for, or cost of, completion of the Works; and
 - (viii) Any other information which the Superintendent shall reasonably require.

B26. WATER SERVICES AND UTILITIES

The Contractor shall install all water services including potable water, recycled roof water and electrical services in the service duct, including the service pillars, as shown on the Drawings. Conduits for electricity shall be provided to each of the pump locations shown in the tanks and the electrically operated penstock in the silt trap. Spare conduits shall be provided in the locations shown on the Drawings.

B27. DEMOLITION

The Contractor shall demolish and remove from site all the existing structures shown to be removed on the Drawings.

Existing pontoons and ramps where shown on the Drawings are to be stored on site as directed by the Superintendent.

The existing mast crane shall be removed and reassembled in the location shown on the Drawings. The Contractor shall allow in his tender for any modifications necessary to the crane and/or struts to allow installation in the new location.

B28. BACKFILLING OF STORMWATER PIPES

Stormwater pipes lines under concrete pavements shall be backfilled up to the level of the existing slab with road base material and shall be compacted in layers of a maximum loose thickness of 0.2m. Each layer is to be compacted until the relative density of the material is not less than 95% of the dry density as determined by Test E2.1 of AS 1289 (Modified Compaction).

The cost of the above work shall be included in the relevant schedule item for "Drainage Pipes" and in the Tender Sum generally.

B29. WATER RETICULATION

Materials, construction, flushing, scouring and sampling of the water mains shall conform to the relevant Australian Standards, the By-Laws and requirements of the Local Authority.

B30. CONCRETE PAVEMENTS

The concrete pavements shall be constructed in accordance with the details as shown on the Drawings.

Tenderers are advised that the hardstand slab has been designed as reinforced concrete.

An alternative design in post tensioned concrete will be considered by the Principal subject to submission of an alternative design for approval by the Principal. The cost of reviewing and checking the alternative design by the Principal's Consultant shall be borne by the Contractor and deducted from the Contract Sum.

B31. SITE CLEAN UP

The Contractor shall ensure the work site area is left in a clean and tidy state on completion of the works and shall allow to repaint the walls of the building on the southern side of the hardstand area in a similar colour in accordance with the paint manufacturer's recommendations.

B32. PONTOONS AND GANGWAYS

The Contractor shall supply and install new pontoons, gangways and restraint piles in the locations shown on the Drawings.

The pontoon, gangways and piling shall be designed in accordance with AS3967 – Guidelines for Design of Marinas.

This folio marked "D" and the succeeding 4 folios constitute the Annexure referred to as Annexure "D" in the Formal Instrument of Agreement signed by the parties on the day of2006.

On behalf of the Principal

On behalf of the Contractor

COUNCIL COPY

Our Ref 600107 07.083:nh

Contact: Nathan Huon

9 February 2007



Mr Wayne Treble
The Certification Group
PO Box 870
NARRABEEN NSW 2101

Cardno Young Pty Ltd
ABN 24 008 579 404

Level 1, 62 Norwest Boulevard
Baulkham Hills NSW 2153
PO Box 6951
Baulkham Hills BC NSW 2153 Austral
Telephone: 02 8831 9000
Facsimile: 02 8831 9099
International: +61 2 8831 9000
Email: bhoffice@cardno.com.au
Web: www.cardno.com.au

Dear Wayne

**CONSTRUCTION CERTIFICATE APPLICATION – ROYAL PRINCE ALFRED
YACHT CLUB**

CONDITION B4 OF CONSENT N0166/06

This is to certify that the works proposed as part of the above construction certificate application have been designed so as to comply with the provisions of the Protection of the Environmental Operations Act 1997.

In particular the new hardstand area is designed so as to drain to the existing treatment plant. No works are proposed at the plant which is separately licensed through Sydney Water.

We confirm that the existing treatment plant is capable of servicing the proposed hardstand area.

Yours faithfully

Nathan Huon
Senior Project Manager
for **Cardno**

Cardno Offices

Brisbane
Sydney
Canberra
Melbourne
Perth
Darwin

Cairns
Townsville
Mackay
Rockhampton
Hervey Bay
Sunshine Coast
Toowoomba
Gold Coast
Gosford
Baulkham Hills
Wollongong
Busselton

Papua New Guinea
Indonesia
Vietnam
China
Kenya
United Arab Emirates
United Kingdom
United States

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Pittwater Council

THE CERTIFICATION GROUP PTY LTD
ISSUED CONSTRUCTION CERTIFICATE
DOCUMENTATION.

OFFICIAL RECEIPT

21/12/2006 Receipt No 207917

TO THE ROYAL PRINCE ALFRED
YACHT CLUB

14 MITALA STREET
NEWPORT NSW 2106

Applic	Reference	Amount
GL Re	QLSL-Buil 1 X N0166/06	\$5,250.00

Total: \$5,250.00

Amounts Tendered

Cash	\$0.00
Cheque	\$5,250.00
Db/Cr Card	\$0.00
Money Order	\$0.00
Agency Rec	\$0.00
Total	\$5,250.00
Rounding	\$0.00
Change	\$0.00
Nett	\$5,250.00

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Cashier JVisch

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