

15 December 2011

General Manager  
Pittwater Council  
PO Box 882  
Mona Vale NSW 1660

Dear Sir,

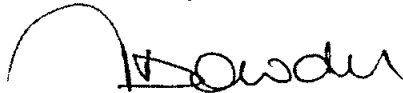
**Re: Development Application No. N0351/11  
47 Robertson Road, Scotland Island**

For Council's information, please find enclosed Construction Certificate No. 2011/4581 issued for the installation of an aerated wastewater treatment system at the above address, accompanied by:

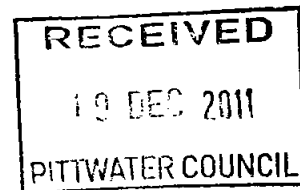
- Copy Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Cheque for \$36.00 being the prescribed fee to receive the above certificate.

**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**

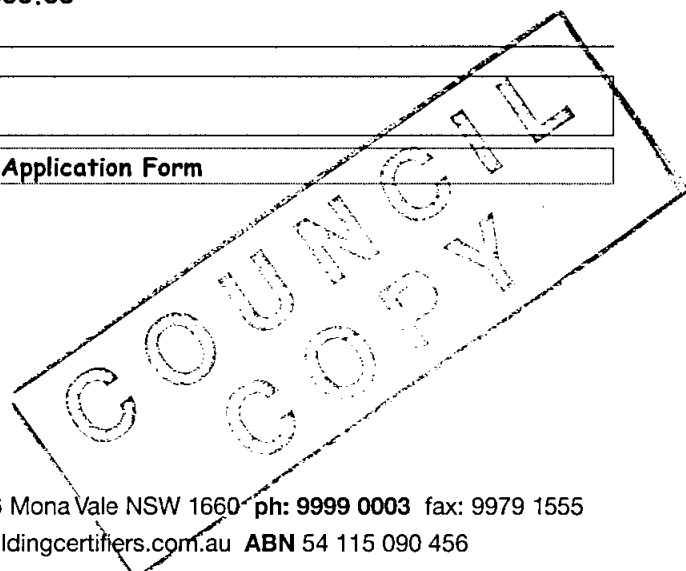


# Construction Certificate Determination

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

**Certificate No. 2011/4581**

<b>Council</b>	Pittwater
<b>Determination</b> Date of issue	Approved 15 December 2011
<b>Subject land</b> Address Lot No, DP No.	47 Robertson Road, Scotland Island Lot 126 DP 12749
<b>Applicant</b> Name Address Contact No.	Mr Andras Bakonyi 41 Fitzwilliam Road, Vaucluse NSW 2030 n/a
<b>Owner</b> Name Address Contact No.	Mr Andras Bakonyi 41 Fitzwilliam Road, Vaucluse NSW 2030 n/a
<b>Description of Development</b> Type of Work	Installation of an Aerated Wastewater Treatment System
<b>Builder or Owner/Builder</b> Name Contractor Licence No/Permit	Pittwater Pumps & Tanks n/a
<b>Value of Work</b> Building	\$11,500.00
<b>Attachments</b>	
• Copy of completed Construction Certificate Application Form	



## 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. 2091, Drawing no. DA01, prepared by Stephen Crosby & Associates Pty Ltd dated August 2011
- Form 2 (Part B) Certificate issued by Jack Hodgson Consultants Pty Ltd dated 15 December 2011


## 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.

15 DEC 2011  
2011/4581

### 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

N0351/11  
9 December 2011

BCA Classification

10b

09 DEC 2011

Construction Certificate ☒

Modified Construction Certificate ☒

BY: .....

**1 Applicant's details**

It is important that we are able to contact you if we need more information. Please give us as much details as possible

Mr ☒ Mrs ☐ Ms ☐ Dr ☐ Other ☐

Given Names (or ACN)

Family Name (or Company)

ANDRAS

BAKONYI

Postal Address (we will post all mail to this address)

Post Code

Daytime telephone

Alternate no.

Mobile no.

**2 Owner's consent**

Every owner of the land must sign this form. If the owner is a company the form must be signed by an authorised director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title, then in addition to the owner's signature, the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Owners Corporation or the appointed Managing Agent.

Owner(s)

ANDRAS BAKONYI

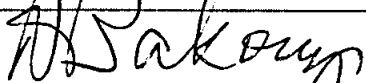
Address

47 ROBERTSON RD

SCOTLAND ISLAND

As owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

Signature(s)

X 

Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. 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 (eg, power of attorney, executor, trustee, company director, etc).

**3 Location of property**

Unit/Street no.

Street name

47

ROBERTSON ROAD

Suburb

Post code

SCOTLAND ISLAND

2105

Legal Property Description (these details are shown on your rate notices, property deeds, etc)

Lot no.

DP no.

126

12749

**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, Ben White on behalf of Jack Hodgson Consultants Pty Ltd  
(insert name) (trading or company name)

on this the 15TH DECEMBER, 2011  
(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 DECK EXTENSION AND EFFLUENT SYSTEM AT 47 ROBERTSON ROAD, SCOTLAND ISLAND

Report Date: 29TH AUGUST, 2011

Author: BEN WHITE

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

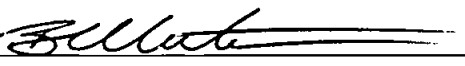
REPORT PREPARED BY BLUE MOUNTAINS GEOLOGICAL & ENVIRONMENTAL SERVICES P/L &  
ARCHITECTURAL PLANS PREPARED BY STEPHEN CROSBY & ASSOCIATES  
NO STRUCTURAL PLANS AVAILABLE FOR EFFLUENT SYSTEM/ DECK NOT PROCEEDING

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.

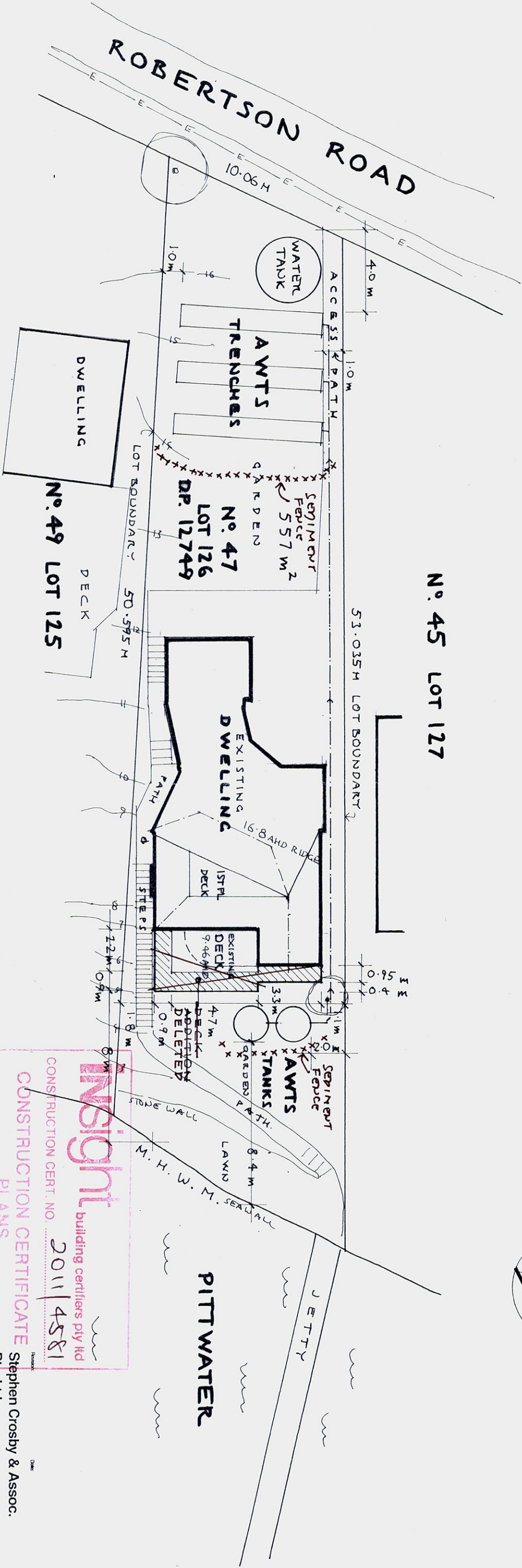
Ben White  
(name)

  
(signature)

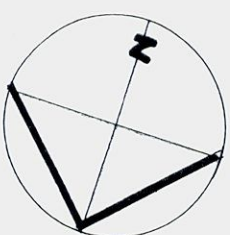
I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable 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 Ben White  
Chartered Professional Status M.Sc.Geol AusIMM CP GEOL.  
Membership No. 222757  
Company Jack Hodgson Consultants Pty Ltd





No. 45 Lot 127



Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	N	6	0	0	eave/verandah/pergola/balcony	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	E	1.8	0	0	eave/verandah/pergola/balcony	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W3	N	4	0	0	eave/verandah/pergola/balcony	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

**INSIGHT** building certifiers pty ltd

CONSTRUCTION CERT. NO. 2011/4581

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

15 DEC 2011

Stephen Crosby & Assoc. Pty. Ltd.

SCOTLAND ISLAND  
Box 204 Church Pt. NSW 2105  
(02) 9999 6272 Fax (02) 9999 6272

T. Bowden Accreditation No. BPB0042

**NEW WASTEWATER SYSTEM**

**DECK ADDITION**