



**PRIVATE
CERTIFIERS
AUSTRALIA**

Certainty through precision

Address: Suite 6/ 226 Condamine Street PO Box 907
Balgowlah
Manly Vale NSW 2093
Tel: 02 9907 6300
Fax: 02 9907 6344
Email: grant@pcaservices.com.au
ABN:

3 August 2015

Our ref.: 140340



The General Manager
Pittwater Council
PO Box 882,
Mona Vale NSW 1660

Dear Sir/Madam,

**Re: 26A Hudson Parade Clareville
Occupation Certificate No. 140340**

Development application No.: N0160/14

Private Certifiers Australia have issued an Occupation Certificate for the above-mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979.

Please find enclosed the following documentation:

- Occupancy Certificate No. 140340
- Documentation used to determine the occupancy certificate.
- A cheque for Council's registration fee.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Grant Harrington on the above numbers.

Yours faithfully,

Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia

Handwritten notes: REC: 381284 4/8/15



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FINAL OCCUPATION CERTIFICATE 140340 (RESIDENTIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

APPLICANT DETAILS

Applicant: Tom Luedecke
Address: 26A Hudson Parade Clareville NSW 2107
Contact Details: **Phone:** **Fax:**

OWNER DETAILS

Name of person having benefit of the development consent: Anick Graveline/SP83802
Address: 26A Hudson pde Avalon NSW 2107
Contact Details: **Phone:** 0430126266 **Fax:**

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: N0160/14, , **Date issued:** 1/09/2014, ,
Construction Certificate No: 140340 **Date issued:** 5/12/2014

PROPOSAL

Address of Development: 26A Hudson Parade Clareville NSW 2107 , Lot 1 DP 1186229
SP83802
Building Classification: 10b
Scope of building works covered by this Notice: Construction of a jetty ramp, pontoon and two stabilising piles at 26A Hudson Parade Clareville.
Attachments: Schedule 1
Fire Safety Schedule: Nil
Exclusions:

PRINCIPAL CERTIFYING AUTHORITY

Principal certifying authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. BPB0170

I, Grant Harrington as the certifying authority, certify that:

- I have been appointed as the Principal Certifying Authority under s109E;
- A current Development Consent or Complying Development Certificate is in force with respect to the building;
- A Construction Certificate has been issued with respect to the plans and specifications for the building;
- The building is suitable for occupation or use in accordance with its Classification under the Building Code of Australia;
- Where required, a final Fire Safety Certificate has been issued for the building;
- Where required, a report from the Commissioner of Fire Brigades has been considered.

DETERMINATION

Approval dated this: 3/08/2015

Grant Harrington

Accredited Building Surveyor

Right of Appeal: Under s109K where the Certifying Authority is Council an applicant may appeal to the land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.

☒	Scanned and uploaded to BF
☒	Posted to council
☒	Scanned and sent to client
☒	No further action on file close
DATE: 3/8/15	
INITIAL: [Signature]	

B10.



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SCHEDULE 1

DOCUMENT	PREPARED BY	REFERENCE	DATE
Occupation certification application form	Tom Luedecke		3/07/2015
Fisheries requirement letter	Estuary Constructions PTY LTD		12/05/2015
Structural adequacy compliance letter	Estuary Constructions PTY LTD		12/05/2015
Jetty as built 1 riverview rd	SDG Land Development Solutions		16/06/2015
Jetty as built 26a hudson parade	SDG Land Development Solutions		16/06/2015
Council's final inspection public reserve	Pittwater Council		23/07/2015
Final inspection	PCA		26/06/2015



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ABN:

3 August 2015

Our ref.: 140340

Tom Luedecke
26A Hudson Parade
Clareville NSW 2107

Dear Sir/Madam,

**Re: 26A Hudson Parade Clareville
Occupation Certificate No. 140340**

In accordance with Section 109H of the Environmental Planning and Assessment Act 1979, we enclose an Occupation Certificate relating to the construction of the above project.

As required under the legislation copies of the same have been forwarded to Pittwater Council for their records and the Final Fire Safety Certificate, where appropriate, issued to NSW Fire Brigades. Please note that annual certification of the fire safety measures is a statutory responsibility of the building owner. Private Certifiers Australia would be pleased to offer our assistance.

We would like to take this opportunity to thank you for using our services. Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Grant Harrington on the above numbers.

Yours faithfully,

Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia



PRIVATE
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AUSTRALIA
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Building Regulations Consultants • Principle Certifying Authority
Construction Certification • Fire Upgrade Surveys • Planning

RECEIVED 3/7/2015

OCCUPATION CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979*
Sections 81A(2), 109C(1)(b) Class 1-10

IDENTIFICATION OF BUILDING

Lot, DP/MPS etc

Address

Suburb/Town

Post Code

DESCRIPTION OF DEVELOPMENT

Detailed Description:

TYPE OF APPLICATION

Tick appropriate boxes

I apply for the following part 4a certificate

☐ Construction Certificate

☐ Interim Certificate

☒ Final Certificate

☐ Change of Building Use of an Existing Building

☐ Occupation/Use of a New Building

APPLICANT

Name

Company

Address

Phone B/H

Fax No

Mobile

Email

*When are the works expected to start:

As the applicant, I/we hereby;

1-Submit this Construction & Occupation Certificate Application under the Environmental Planning & Assessment Act 1979, with Private Certifiers Australia and appoint Grant Harrington as the Principal Certifying Authority for the building work identified in this application.

2-Appoint Grant Harrington of Private Certifiers Australia as the Principal Certifying Authority for the building work identified in this application.

3-And allow Grant Harrington to submit the notice of commencement to council if required on my behalf.

Signature of applicant:

Sign

Date



POSTAL ADDRESS

All documentation should be posted to:

Name Tan Wedelle
Company _____
Address Po Box 712
Suburb Avalon Post Code 2107

CONSENT OF ALL OWNER(S)

(As the owner or the owners representative am duly authorised to appoint the PCA under 109E of the EPA Act for a Construction & an Occupation Certificate)

Name Annele Givanelle
Company _____
Address 26a Hudson Rd
Suburb/Town Avalon Post Code 2107
Phone B/H _____ Fax No _____
Mobile _____ Email _____

I/We as the owner of the above building/property,

1. Consent to the Appointment of Grant Harrington as the PCA (Principal Certifying Authority) and approve of the PCA or their representative to lodge the Notice of Commencement on our behalf with council to authorize the commencement of works on site. I am duly authorized under 109E of the EPA Act to appoint the PCA for the project;
2. Submit this Construction and Occupation Certificate Application under the Environmental Planning & Assessment Act 1979, for determination by the Principal Certifying Authority.

Signature of Owner

VALUE OF WORK

Estimated Cost of work:

GST:

Sign _____

Date

24-6-15

\$ _____

\$ _____

DEVELOPMENT CONSENT

Development Consent No

Date of Determination

No. NO160/14

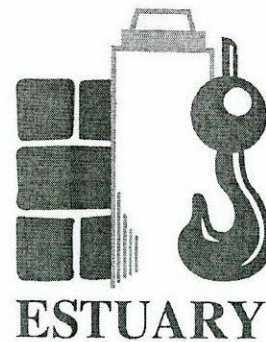
Date 1-sept. 2014

How did you hear about Private Certifiers Australia? (please tick one)

- ☒ Recommendation/referral
- ☐ Internet/website
- ☐ Hi-pages
- ☐ Print advertisement
- ☐ Building signage
- ☐ Existing client/repeat business
- ☐ Other

ESTUARY CONSTRUCTIONS PTY LTD

www.estuary.com.au
PO Box 412, Mona Vale, NSW, 1660.
Phone: 02 9999 3600 Fax: 02 8076 1520 Mob: 0414 293 245
info@estuary.com.au



12 May 2015

Tom Luedecke
26a Hudson Parade
and 1 Riverview Road
Avalon Beach
NSW 2107

Dear Tom

Ref ; Fisheries requirements

With reference to the jetty, ramp and pontoon recently constructed and completed by Estuary constructions, conditions B2 of the consent were maintained and are satisfied on completion.

Yours faithfully,

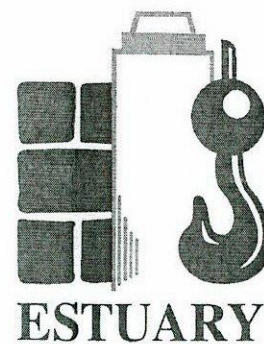
Grant Sampson
0414 293 245
Estuary Constructions Pty Ltd.

About Estuary Constructions (visit us at www.estuary.com.au)

- . We are the largest local marine contractor and have been in continuous operation in the Pittwater and Hawkesbury environs for over 27 years.
- . Our reputation is based on the professional and reliable delivery of quality services. Written references are available.
- . We own and operate the largest and most extensively equipped piling rig with 6 tonne crane, generator, welding, pumps and a fully equipped workshop.
- . We provide services to residential, commercial and public authority clients.
- . Fully qualified shipwrights and trades people are employed by Estuary.

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PO Box 412, Mona Vale, NSW, 1660.
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info@estuary.com.au



12 May 2015
Tom Luedecke
26a Hudson Parade
and 1 Riverview Road
Avalon Beach
NSW 2107

Dear Tom

Ref ; Structural adequacy / Compliance.

With reference to the jetty recently constructed and completed by Estuary constructions, the following is a discription of the construction method.

All piers used are kopper hardwood piles, 250mm toe 300mm head. The end jetty piles are 275 toe with 350mm head. They were all founded into sound rock at a depth of 1500mm. Each pile set has a 200 x 100mm double F17 hardwood headstock checked out and bolted either side of the pile sets. The fixings used are M20 hot dip galvanised bolts. The runners are all eternal 200 x 75 mm F17 grade hardwood. Internal runners have also been used which are 150 x 75mm F17 hardwood. The decking consists of F27 kiln dried hardwood decking boards and Thru Flow mesh decking all fastened with 316 grade stainless steel fixings. The pontoon support piles have a 400mm HDPE sleeve over internal hardwood piles.

The pontoon and ramp have been designed and manufactured by Marine Docking Systems Pty Ltd.

Yours faithfully,



Grant Sampson
0414 293 245
Estuary Constructions Pty Ltd.

About Estuary Constructions (visit us at www.estuary.com.au)

- . We are the largest local marine contractor and have been in continuous operation in the Pittwater and Hawkesbury environs for over 27 years.
- . Our reputation is based on the professional and reliable delivery of quality services. Written references are available.
- . We own and operate the largest and most extensively equipped piling rig with 6 tonne crane, generator, welding, pumps and a fully equipped workshop.
- . We provide services to residential, commercial and public authority clients.
- . Fully qualified shipwrights and trades people are employed by Estuary.

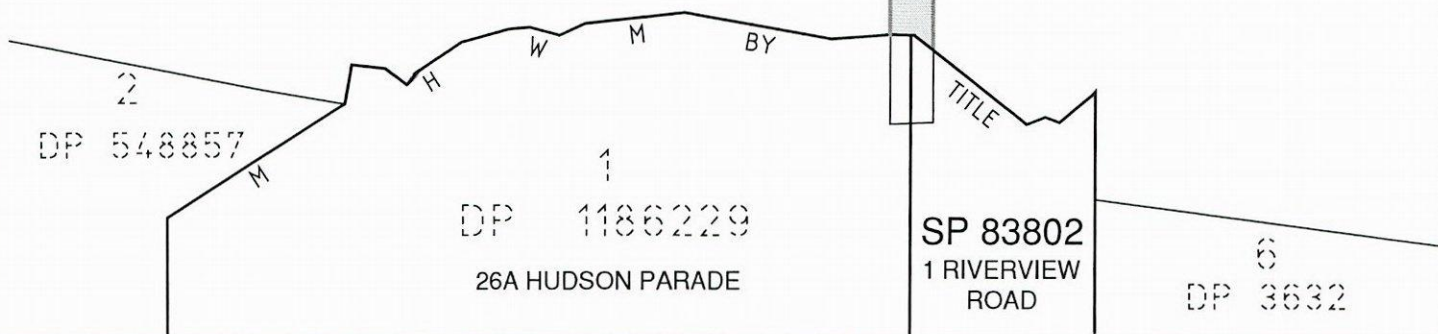
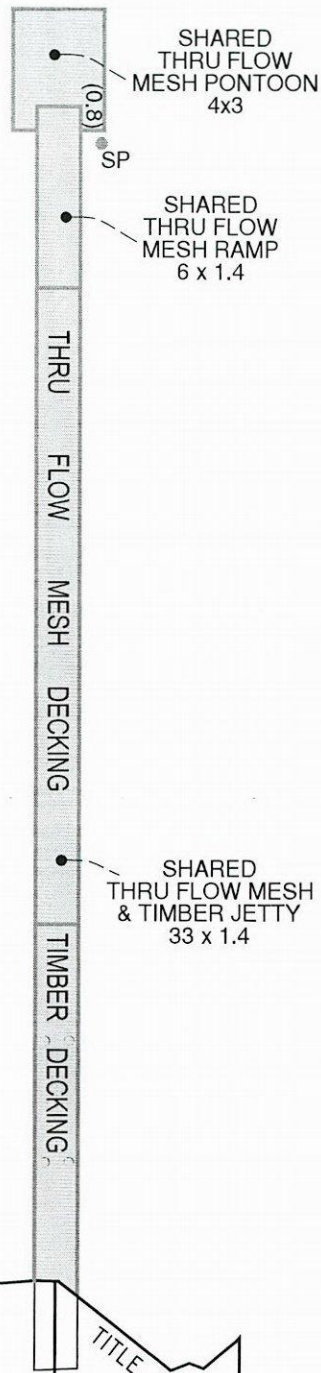
PLAN OF WATERFRONT IMPROVEMENTS No. 1 RIVERVIEW ROAD, AVALON SP 83802

AREAS	m ²	m ²
TIMBER & THRU FLOW MESH JETTY (SHARED)	46.2	($\frac{1}{2}$) = 23.1
THRU FLOW MESH RAMP (SHARED)	8.4	($\frac{1}{2}$) = 4.2
THRU FLOW MESH PONTOON (SHARED) (Ex. PT RAMP)	10.9	($\frac{1}{2}$) = 5.45
SP (x1)		

NOTE:

SP denotes STABILISING PILE

Pittwater
S



LGA: PITTWATER

SCALE: 1:250

DATE OF SURVEY: 16/06/2015

REF. 5624

Michael Trifiro

Michael Trifiro

Land Surveyor Registered under
The Surveying and Spatial Information Act 2002

PLAN OF WATERFRONT IMPROVEMENTS No. 26A HUDSON PARADE, CLAREVILLE LOT 1 IN DP1186229



Suite 18, PRINCES STREET MARINA
16 PRINCES STREET
NEWPORT NSW 2106
P.O.Box 2572
NORTH Parramatta 1750
t: (02) 9630 7955
e: office@sdg.net.au
w: www.sdg.net.au

AREAS	m ²	m ²
TIMBER & THRU FLOW MESH JETTY (SHARED)	46.2	($\frac{1}{2}$) = 23.1
THRU FLOW MESH RAMP (SHARED)	8.4	($\frac{1}{2}$) = 4.2
THRU FLOW MESH PONTOON (SHARED) (Ex. PT RAMP)	10.9	($\frac{1}{2}$) = 5.45
SP (x1)		

NOTE:

SP denotes STABILISING PILE

Pittwater
S

SHARED
THRU FLOW
MESH PONTOON
4x3

SHARED
THRU FLOW
MESH RAMP
6 x 1.4

THRU

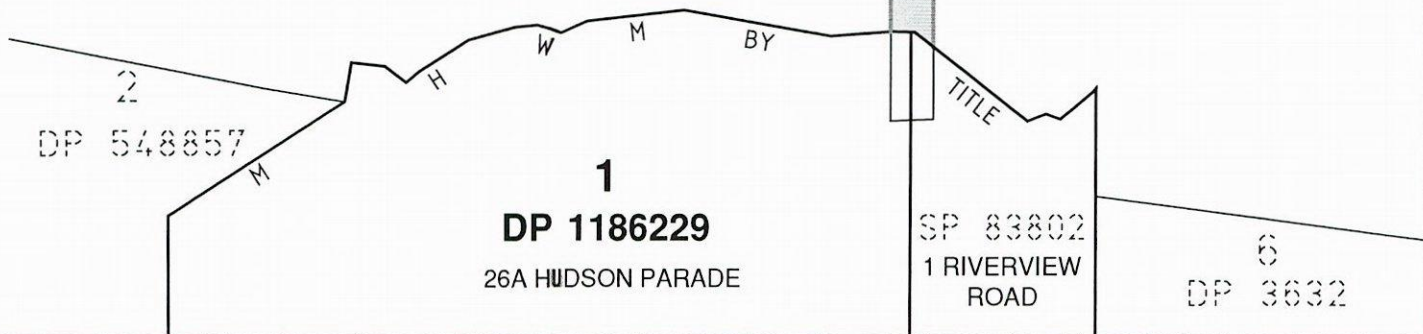
FLOW

MESH

DECKING

TIMBER
DECKING

SHARED
THRU FLOW MESH
& TIMBER JETTY
33 x 1.4



LGA: PITTWATER

SCALE: 1:250

DATE OF SURVEY: 16/06/2015

REF. 5624

Michael Trifiro

Land Surveyor Registered under
The Surveying and Spatial Information Act 2002



PITTWATER COUNCIL

ABN 61 340 67871

Telephone 02 9970 1111

Facsimile 02 9970 1200

Postal Address

PO Box 882

Mona Vale NSW 1660

DX 9018, Mona Vale

Ross McWhirter, Project Leader Road Reserve Management
8am to 4:30pm Mon - Fri
Phone 9970 1207 Mobile 0419 629007

23 July 2015

Tom Luedecke
26A Hudson Parade
CLAREVILLE NSW 2107

Dear Sir,

Re: Final Inspection of Public Road Reserve at 26A Hudson Parade, Clareville

DA No. N0160/14 - Compliance

A final inspection of the public road reserve at the above address was carried out on 23 July 2015 at 9am.

Condition E3 of Consent Number N0160/14 has been completed to Council's satisfaction.

Should you wish to discuss the matter further, please contact the abovementioned Officer.

Yours sincerely

Ross McWhirter

PROJECT LEADER ROAD RESERVE MANAGEMENT



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ABN:

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - FINAL INSPECTION DOMESTIC

OWNER DETAILS

Name of person having benefit of the development consent: Anick Graveline/SP83802
Address: 26A Hudson pde Avalon NSW 2107
Contact Details: 0430126266

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: N0160/14, , Date issued: 1/09/2014
Construction Certificate Number: 140340 Date issued: 5/12/2014

PROPOSAL

Address of Development: 26A Hudson Parade Clareville NSW 2107
Zoning:
Building Classification: 10b
Type of Construction: n/a
Scope of building works covered by this Notice: Construction of a jetty ramp, pontoon and two stabilising piles at 26A Hudson Parade Clareville.

INSPECTION DETAILS

Principal Certifying Authority: Grant Harrington No.: BPB0170
Inspector: Grant Harrington No.: BPB0170
Inspection date and time: 26/06/2015 Inspection time: 2:30 PM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Final Inspection domestic - Satisfactory

ADDITIONAL COMMENTS

Grant Harrington
Inspector