



Construction Certificate Determination

This certificate is issued by a certifying authority and verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979.

1. Details of the applicant

Mr Ms Mrs Dr Other

First name Family name / Company Name

Flat/street no. Street name

Suburb or town State Postcode

Daytime telephone Fax Mobile

Email

2. Identification of the land

Flat/street no. Street name

Suburb or town Postcode

Lot / DP no. Section / Volume

3. Details of the development consent

Development application no. Date the consent was issued

4. Description of the subject work

This Construction Certificate relates to the construction of a 300 berth boat harbour including earthworks, breakwater and groyne, concrete works, revetment, marina, public boat ramp and timber boardwalk to those works wholly above the Mean Low Watermark. **This Construction Certificate does not provide any approval for works below the Mean Low Watermark.**

This Construction Certificate excludes those excavation works carried out within the Inner Harbour prior to the issue of this Construction Certificate, as indicated in the attached Plan (DRG No. 301015-01089-CS-DWG-0320).

Building(s) Classification under the Building Code of Australia (BCA)

Class 10b

5. Decision of the certifying authority

This certificate is issued:

- without any conditions
 subject to conditions of the kind referred to in clauses 187 or 188 of the Environmental Planning and Assessment Regulation 2000

Conditions have been placed on the certificate for the following reasons:

- the issue of this certificate has been endorsed on the plans and specifications that were lodged with the application. See **Attachment C**

Date of this decision

14th May 2013

6. Information attached to this decision

- The advisory notes of the certificate as listed in **Attachment A**
 Relevant information relied upon **Attachment B**
 A fire safety schedule **Attachment D**

7. Certification

Chris Wilson, Executive Director, Development Assessments, Systems & Approvals
NSW Department of Planning and Infrastructure,
As delegate for The Minister for Planning and Infrastructure

certify that

if the work is completed following the plans and specifications which have been approved (Attachment C), it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in section 81A(5) of the *Environmental Planning and Assessment Act 1979*.

Construction certificate no.

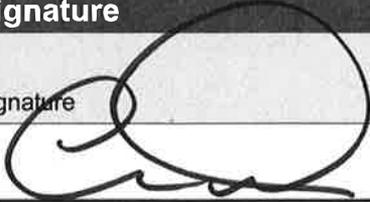
01-01-2013

Date of this certificate

14th May 2013

8. Signature

Signature



Name

Chris Wilson, Executive Director, Development Assessments, Systems & Approvals
NSW Department of Planning and Infrastructure.
As delegate for The Minister for Planning and Infrastructure

Flat/Street no.

22-33

Street name

Bridge Street

Suburb or town

Sydney

State

NSW

Postcode

2001

Telephone

(02) 9228 6538

Fax

-

If the certifying authority is an accredited certifier:

Accreditation body of the certifier

Department of Planning & Infrastructure

Accreditation no. of the certifier

-

9. Applicant's right of appeal

If the certifying authority is a council, a Minister or a public authority and the certifying authority has issued a construction certificate subject to conditions, you can appeal against these conditions to the Land and Environment Court within 12 months from the date of the decision.

Attachment A Advisory notes of the certificate

1. An **Occupation Certificate** under the Environmental Planning and Assessment Regulation 2000 must be obtained from the Principal Certifying Authority (PCA) prior to the commencement of occupation or use of the whole or any part of a new building, an altered portion, or an extension to an existing building.
2. A **Fire Safety Certificate** under the Environmental Planning and Assessment Regulation 2000 must be furnished to the Principal Certifying Authority (PCA) for all of the items listed in the Fire Safety Schedule contained within **Attachment D** forming part of this approval prior to any consent for occupancy / partial occupancy being granted

Attachment B Relevant Information Relied Upon

| D/ Consent Number | Description |
|-------------------------|---|
| - | Development Consent Number DA/95/133 issued by NSW Department of Planning & Infrastructure dated 26 th November 1996. |
| - | Modified Development Consent Number DA/95/133 (Mod 1) issued by NSW Department of Planning & Infrastructure dated 9 th November 2001. |
| - | Modified Development Consent Number DA/95/133 (Mod 2) issued by NSW Department of Planning & Infrastructure dated 6 th September 2004. |
| - | Modified Development Consent Number DA/95/133 (Mod 3) issued by NSW Department of Planning & Infrastructure dated 31 st October 2006. |
| - | Modified Development Consent Number DA/95/133 (Mod 4) issued by NSW Department of Planning & Infrastructure dated 25 th November 2008. |
| - | Modified Development Consent Number DA/95/133 (Mod 5) issued by NSW Department of Planning & Infrastructure dated 20 th August 2010. |
| - | Construction Certificate Application Form completed by the applicant and received on 13 th March 2008. |
| - | BCA Assessment Statement prepared by BCA Logic Pty Ltd Ref No: 104355-1a/sb dated 29 th April 2013. |
| - | Long Service Levy Receipt for \$75,250.00 dated 7 th February 2011 |
| - | Structural Design Certification dated 1 st August 2008 issued by Worley Parsons Services Pty Ltd |
| 1. | Correspondence dated 23 rd November 2012 issued by Australand Corporation (NSW) Pty Ltd detailing consistency of Construction Certificate Plans with Development Consent approved plans (as modified) |
| 6. | ANZ bank guarantee for \$1 million, attached to Australand letterhead dated 11 January 2013, received by the Department on 16 January 2013 |
| 8. | Environment Protection Licence No 12426 issued by Environment Protection Authority. |
| 16. | Correspondence dated 8 th September 2008 issued by Australand Corporation (NSW) Pty Ltd detailing that a bund will be constructed in accordance with this condition, and in accordance with the Environmental Management Plan approved by the Director-General and Environment Protection Licence 12426. |
| - | Stage 1 Geotechnical Report prepared by Coffeys dated 19 th September 2004 Ref No SC2058/1-AH |
| - | Stage 2 Geotechnical Report prepared by Coffeys dated 27 th October 2004 Ref No SC2058/2-BR |
| - | Stage 3 Geotechnical Report prepared by Coffeys dated 14 th June 2007 Ref No SC2058AM-AN |
| - | Pre Commencement Inspection Report dated 25 th February 2013 issued by Stuart Boyce of BCA Logic Pty Ltd |
| - | Copy of Email dated 16 th April 2013 from Chris Randle of Australand detailing the approval process for the reduction in Berths from 350 to 3000. |

Attachment C Approved Plans and Specifications

Design Plans Prepared by Patterson Britton & Partners Pty Ltd dated 2nd November 2007 and 19th April 2013 Project Number 4717-3

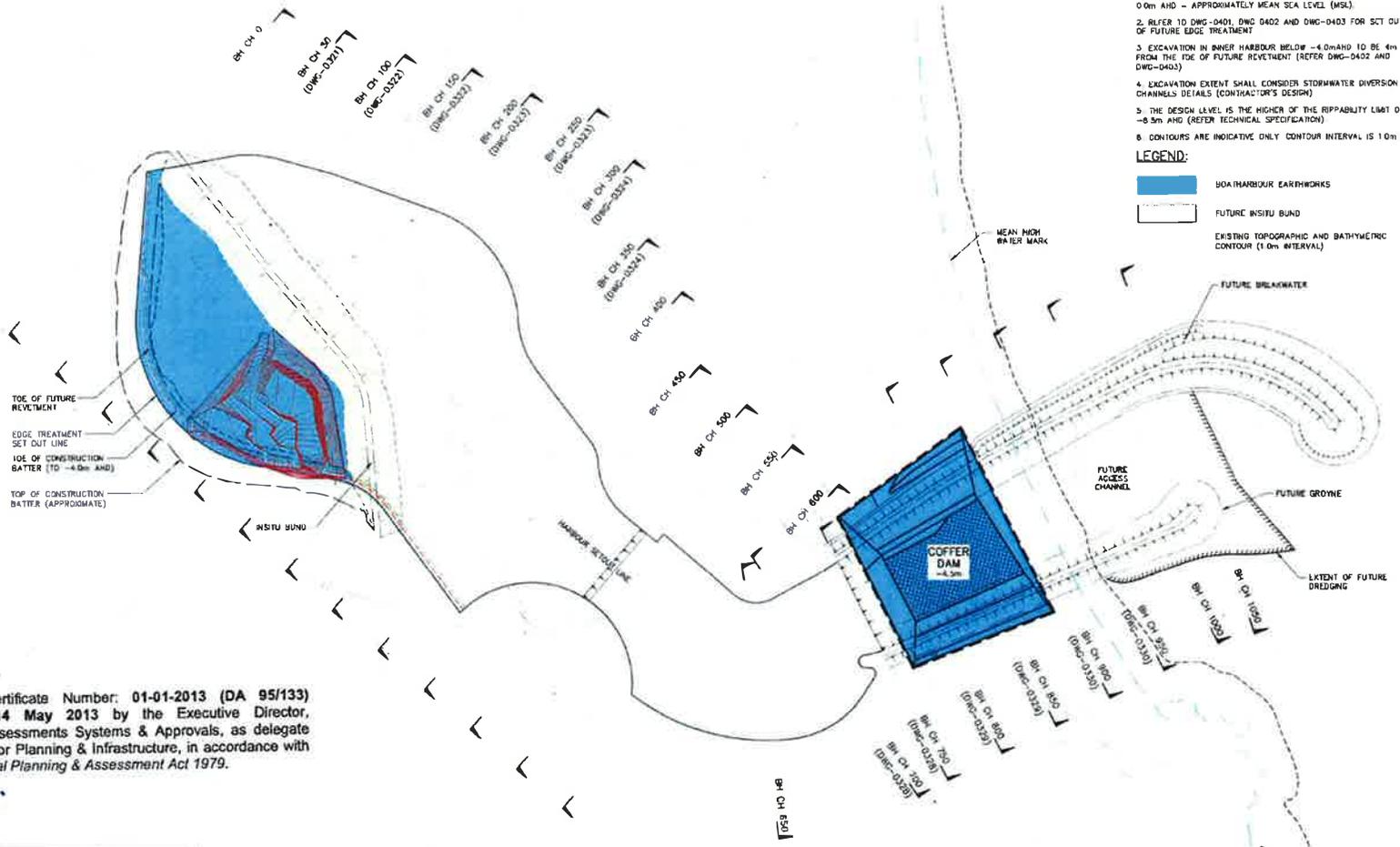
| Drawing Number | Revision | Title |
|----------------|----------|---|
| | | |
| 000 | B | Title Sheet |
| 001 | D | Drawing List |
| 021 | C | Boundary Of Boat Harbour Development |
| 022 | C | General Arrangement Of Boat Harbour |
| 023 | D | Boat Harbour Precincts & Land Platform Delivery |
| 024 | C | Noise Bund, Site Fence, Access And Site Compound |
| 025 | C | Location And Haul Route Options For Rock Stock Piles |
| 031 | D | Topographic And Hydrographic Surveys |
| 032 | C | Boat Harbour Set-Out Points |
| 033 | B | Existing Site Services |
| 041 | C | Existing Geotechnical Data |
| 053 | B | Harbour Set Out Line |
| 101 | D | Breakwater & Groyne General Arrangement |
| 102 | D | Breakwater Plan And Sections Chainage 0.0 To 100.0 |
| 103 | D | Breakwater Plan And Sections Chainage 150.0 To 250.0 |
| 104 | D | Breakwater Plan And Sections BW Chainage 300.0 To 400.0 |
| 105 | D | Breakwater Plan And Sections Chainage 472.0 |
| 110 | D | Groyne Plan, Long Section And Sections GR Chainage 0.0 To 100.0 |
| 111 | D | Groyne Plan, Long Section And Sections GR Chainage 150.0 To 250.0 |
| 112 | D | Groyne Plan, Long Section And Sections GR Chainage 282.0 |
| 161 | D | Breakwater & Groynes- Navigation Aid Plan |
| 162 | C | Navigational Aids- Land Based Marker Detail |
| 163 | C | Navigational Aids - Leading Light Details |
| 181 | C | Temporary Cofferdam General Arrangement |
| 182 | C | Temporary Cofferdam Longitudinal Sections |
| 183 | C | Temporary Cofferdam Cross Sections |
| 191 | B | Bridge Demolition Plan |
| 192 | C | Breakwater Payment Details |
| 301 | C | Earthworks Overall General Arrangement |
| 302 | C | Earthworks Boat harbour General Arrangement |
| 303 | C | Earthworks Extent Of AASS/Pass Excavation |
| 304 | C | Earthworks Extent Of Rippable Rock Areas |
| 305 | C | Earthworks Extent Of Blastable Rock Areas |
| 321 | D | Earthworks Cross Sections BH CH 0.0 and BH CH 50.0 |
| 322 | D | Earthworks Cross Sections BH CH 100.0 and BH CH 150.0 |
| 323 | D | Earthworks Cross Sections BH CH 200.0 and BH CH 250.0 |
| 324 | D | Earthworks Cross Sections BH CH 300.0 and BH CH 350.0 |
| 325 | D | Earthworks Cross Sections BH CH 400.0 and BH CH 450.0 |
| 326 | D | Earthworks Cross Sections BH CH 500.0 and BH CH 550.0 |
| 327 | D | Earthworks Cross Sections BH CH 600.0 and BH CH 650.0 |
| 328 | D | Earthworks Cross Sections BH CH 700.0 and BH CH 750.0 |
| 329 | D | Earthworks Cross Sections BH CH 800.0 and BH CH 850.0 |
| 330 | D | Earthworks Cross Sections BH CH 900.0 and BH CH 950.0 |
| 331 | D | Earthworks Cross Sections BH CH 1000.0 and BH CH 1050.0 |
| 341 | C | Surcharge Mounds General Arrangement |
| 342 | C | Typical Surcharge Detail |
| 343 | C | Surcharge Cross Sections BH CH 150.0 and BH CH 50.0 |
| 344 | C | Surcharge Cross Sections BH CH 50.0 and BH CH 150.0 |
| 345 | C | Surcharge Cross Sections BH CH 250.0 and BH CH 400.0 |
| 346 | C | Surcharge Cross Sections BH CH 500.0 and BH CH 650.0 |
| 347 | C | Surcharge Cross Section BH CH 700.0 |
| 351 | D | Beach Nourishment/ Rehabilitation Arrangement |
| 352 | B | Beach Nourishment/ Rehabilitation Typical Design Section |
| 353 | C | Beach Nourishment/ Rehabilitation Cross Sections Sheet 1 Of 2 |

| | | |
|-----|---|--|
| 354 | B | Beach Nourishment/ Rehabilitation Cross Sections Sheet 2 Of 2 |
| 355 | C | Beach Nourishment/ Rehabilitation Stabilisation Of Sand Dune |
| 356 | D | Dune Stabilisation Fencing |
| 401 | F | Edge Treatment General Arrangement |
| 402 | F | Edge Treatment Typical Sections Sheet 1 Of 2 |
| 403 | F | Edge Treatment Typical Sections Sheet 1 Of 2 |
| 404 | E | Edge Treatment Vertical Retaining Wall General Arrangement |
| 405 | E | Edge Treatment Vertical Retaining Wall Typical Arrangement |
| 406 | E | Edge Treatment Vertical Retaining Wall Special Panel Arrangement |
| 407 | E | Edge Treatment Vertical Retaining Wall Precast Panel Details Sheet 1 of 2 |
| 408 | E | Edge Treatment Vertical Retaining Wall Precast Panel Details Sheet 2 of 2 |
| 409 | E | Edge Treatment Vertical Retaining Wall Reinforcement Details Sheet 1 of 2 |
| 410 | E | Edge Treatment Vertical Retaining Wall Reinforcement Details Sheet 2 of 2 |
| 411 | C | Edge Treatment Precast R.C Wall Schedule |
| 420 | B | Edge Treatment Drainage Plan |
| 421 | B | Edge Treatment Drainage Sections & Details |
| 501 | F | Boardwalk General Arrangement |
| 502 | E | Boardwalk Typical Details |
| 503 | F | Boardwalk Typical Sections Sheet 1 Of 2 |
| 504 | F | Boardwalk Typical Sections Sheet 2 Of 2 |
| 520 | F | Boardwalk Details Sheet 1 of 7 |
| 521 | F | Boardwalk Details Sheet 2 of 7 |
| 522 | F | Boardwalk Details Sheet 3 of 7 |
| 523 | F | Boardwalk Details Sheet 4 of 7 |
| 524 | F | Boardwalk Details Sheet 5 of 7 |
| 525 | F | Boardwalk Details Sheet 6 of 7 |
| 526 | F | Boardwalk Details Sheet 7 of 7 |
| 527 | F | Timber Platform No 1 Plan |
| 528 | F | Timber Platform No 1 Section |
| 529 | E | Timber Platform No 2 Plan & Section |
| 531 | E | Boardwalk Typical Details |
| 532 | C | Timber Stairs Set Out |
| 533 | C | Timber Stairs Plan & Sections |
| 601 | D | Outer Harbour General Arrangement |
| 602 | E | Outer Harbour Waterside General Arrangement |
| 603 | E | Outer Harbour Boat Ramp General Arrangement |
| 604 | E | Outer Harbour Boat Ramp Details |
| 606 | E | Outer Harbour Gangway & Pontoon General Arrangement |
| 607 | E | Outer Harbour Gangway & Pontoon Landing Area Sections |
| 610 | E | Boat Ramp Car Park General Arrangement |
| 611 | C | Boat Ramp Car Park Sections And Details |
| 612 | D | Boat Ramp Car Park Site Works Plan |
| 613 | D | Boat Ramp Car Park Drainage Longitudinal Sections |
| 614 | D | Boat Ramp Car Park Cross Sections Sheet 1 |
| 615 | D | Boat Ramp Car Park Cross Sections Sheet 2 |
| 616 | D | Boat Ramp Car Park Cross Sections Sheet 3 |
| - | - | Technical Specification Issue 3 dated November 2007 issued by Patterson Britton & Partners Pty Ltd |

Attachment D Fire Safety Schedule

Essential Fire Safety Measures

| Item No. | Essential Fire Safety Measure | Minimum standard of performance, i.e. BCA clause and/or Australian Standard to be achieved. |
|----------|--|---|
| 1. | Not Applicable to Class 10b Structures | N/A |



- NOTES:**
1. ALL LEVELS ARE RELATIVE TO AUSTRALIAN HEIGHT DATUM (AHD) 0.0m AHD = APPROXIMATE MEAN SEA LEVEL (MSL).
 2. REFER TO DWG-0401, DWG-0402 AND DWG-0403 FOR SET OUT OF FUTURE EDGE TREATMENT
 3. EXCAVATION IN INNER HARBOUR BELOW -4.0m AHD TO BE 4m FROM THE TOE OF FUTURE REVETMENT (REFER DWG-0402 AND DWG-0404)
 4. EXCAVATION EXTENT SHALL CONSIDER STORMWATER DIVERSION CHANNELS DETAILS (CONTRACTOR'S DESIGN)
 5. THE DESIGN LEVEL IS THE HIGHER OF THE RIPRAP LIMIT OR -8.5m AHD (REFER TECHNICAL SPECIFICATION)
 6. CONTOURS ARE INDICATIVE ONLY CONTOUR INTERVAL IS 10m
- LEGEND:**
- BOATHARBOUR EARTHWORKS
 - FUTURE INSITU BUND
 - EXISTING TOPOGRAPHIC AND BATHYMETRIC CONTOUR (1.0m INTERVAL)

NSW Planning & Infrastructure

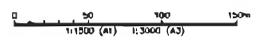
Construction Certificate Number: 01-01-2013 (DA 95/133) approved on 14 May 2013 by the Executive Director, Development Assessments Systems & Approvals, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*.

Signed: *[Signature]*

FOR SECTIONS REFER TO DRAWING

| | |
|--------------------------|--------------------------|
| 301015-01089-CS-DWG-0321 | for BH CH 50 |
| 301015-01089-CS-DWG-0322 | for BH CH 100 and CH 150 |
| 301015-01089-CS-DWG-0323 | for BH CH 200 and CH 250 |
| 301015-01089-CS-DWG-0324 | for BH CH 300 and CH 350 |
| 301015-01089-CS-DWG-0325 | for BH CH 700 and CH 750 |
| 301015-01089-CS-DWG-0326 | for BH CH 800 and CH 850 |
| 301015-01089-CS-DWG-0330 | for BH CH 900 and CH 950 |

Excavation (Earthworks, No Structural Element) Excluded From Construction Certificate



APPROVED FOR CONSTRUCTION

| | | | | | | | | | | | | | | |
|--|--|---|---|---|--|---|---|---|---|--------------------------------|--|---|---|--|
| <p>ISSUED FOR TENDER</p> <p>ISSUED FOR TENDER</p> <p>ISSUED FOR TENDER</p> <p>NOT ISSUED</p> | | <p>ANG</p> <p>VRP</p> <p>VRP</p> <p>VRP</p> | <p>ANG</p> <p>VRP</p> <p>VRP</p> <p>VRP</p> | <p>SPR</p> <p>VRP</p> <p>VRP</p> <p>VRP</p> | <p>BC</p> <p>VRP</p> <p>VRP</p> <p>VRP</p> | <p>REV</p> <p>VRP</p> <p>VRP</p> <p>VRP</p> | <p>DATE</p> <p>DATE</p> <p>DATE</p> <p>DATE</p> | <p>REVISION DESCRIPTION</p> <p>REVISION DESCRIPTION</p> <p>REVISION DESCRIPTION</p> <p>REVISION DESCRIPTION</p> | <p>DRAWN</p> <p>DRAFT CHG</p> <p>DESIGNED</p> <p>ENG CHK</p> <p>APPROVALS</p> <p>CUSTOMER</p> <p>REF DRAWING No</p> | <p>REFERENCE DRAWING TITLE</p> | <p>DATE SHEET SCALE</p> <p>Oneway</p> <p>Copyright ©</p> <p>Wentworth Park Services Pty Ltd</p> <p>ADM 60 881,274 882</p> <p>SCALE (IF APPLICABLE) PROJECT No</p> <p>301015-01089</p> | <p>ENGINEERING AND SURVEY STAMPS (ALL REQUIRED)</p> | <p>CUSTOMER</p> <p>australand</p> <p>SHILL CRUISE</p> | <p>301015-01089-CS-DWG-0320</p> <p>REV 0</p> |
|--|--|---|---|---|--|---|---|---|---|--------------------------------|--|---|---|--|

LOCATION: SHELL COVE BOATHARBOUR (STAGE 1) BOATHARBOUR GENERAL ARRANGEMENT PLAN (REV 0) SHEET 01 OF 01
 DATE: 14 MAY 2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]