

PLANNING
PROJECT MANAGEMENT
ENGINEERING
CERTIFICATION

Our Ref: HU160014

11 April 2017

The General Manager
Kempsey Shire Council
PO Box 3078
WEST KEMPSEY NSW 2440

Dear Sir / Madam,

Construction Certificate – Belle O'Connor Street, South West Rocks (Lot 1 & 2 DP 1128633)

Please find attached a copy of a construction certificate issued for the development, together with the associated documentation as follows:

- a) Construction Certificate
- b) Application for Construction Certificate
- c) Lodgement fee in the amount of \$36.00
- d) CD containing plans and specifications relating to the construction certificate

Certifying Authority

Name: Garry Ryan
Accreditation No. BPB0565

Should you have any queries concerning this lodgement, please contact our office on 02 9659 0005.

Yours faithfully

Peta Weiss
Barker Ryan Stewart Pty Ltd

tb-08-421 (REV01)

ID-31131

RN 656781

20/4/2017

SYDNEY

Suite 603, Level 6, 12 Century Circuit
Norwest Business Park NSW 2153
P (02) 9659 0005 F (02) 9659 0006
E sydney@barkerryanstewart.com.au

CENTRAL COAST

Studio 5, 78 York Street
East Gosford NSW 2250
P (02) 4325 5255
E coast@barkerryanstewart.com.au

HUNTER

Unit 1, 17 Babilla Close
Beresfield NSW 2322
P (02) 4966 8388 F (02) 4966 1399
E hunter@barkerryanstewart.com.au

barkerryanstewart.com.au

Construction Certificate

Issued under S109C(1)(b) of the Environmental Planning and Assessment Act 1979.

Applicant Details

Cedric Rodrigues
193A Arakoon Road
ARAKOON NSW 4321

Development Details

DP & Lot No's	Lot 1 & 2 DP 1128633
Address	Belle O'Connor Street SOUTH WEST ROCKS NSW 2431

Development Consent Detail

LGA	Kempsey Shire
Consent No.	MP 08_0167 MOD 1
Date Of Issue	3 June 2011 6 August 2013
Development Description	Saltwater Residential Subdivision involving 269 low density residential lots, 1 medium density lot, internal public road network, public open space with recreation facilities, a network of pedestrian and cyclist pathways, a 14.9Ha conservation zone, two stormwater treatment areas and on-site landscaping works.

Certification Details

Determination

The application is approved.

I, Glenn Barker (certifying authority) certify that:-

1. Works completed in accordance with the plans and specifications listed below, 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.

The following plans and specifications comply with the standards or requirements listed below:

Details of Plans and Specifications

Civil works plans and landscape plans for Coast Estate, Stage 1A, Belle O'Connor Street, South West Rocks.

See attached Schedule 1.

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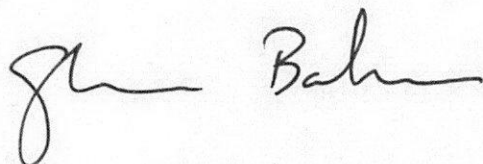
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Standards or Requirements Complied With

Kempsey Shire Council's DCP No. 36.

Accreditation Details

Certificate No.	HU160014C01
Category of Accreditation	B1
Date of Issue	10 April 2017
Issued By	Glenn Barker
Accred.No.	BPB0920
Accreditation Body	NSW Building Professionals Board



Signed:

Schedule 1
Attachment to Construction Certificate No. HU160014C01
List of Plans & Specifications

Author	Description	Plan No.	Rev.
LAND DYNAMICS	COVER PAGE	1	K
LAND DYNAMICS	GENERAL LAYOUT	2	K
LAND DYNAMICS	LONGITUDINAL SECTION OF ROAD NO.10	3	K
LAND DYNAMICS	CROSS SECTIONS OF ROAD NO.10, CHG.-15 TO CHG.75	4	K
LAND DYNAMICS	CROSS SECTIONS OF ROAD NO.10, CHG.77 TO CHG.172	5	K
LAND DYNAMICS	CROSS SECTIONS OF ROAD NO.10, CHG.191 TO CHG.262	6	K
LAND DYNAMICS	CROSS SECTIONS OF ROAD NO.10, CHG.270 TO CHG.375	7	K
LAND DYNAMICS	LONGITUDINAL SECTION OF ROAD NO.1 & TYPICAL BIO RETENTION CULVERT DETAILS	8	K
LAND DYNAMICS	CROSS SECTIONS OF ROAD NO.1	9	K
LAND DYNAMICS	LONGITUDINAL SECTION OF ROAD NO.2	10	K
LAND DYNAMICS	CROSS SECTIONS OF ROAD NO.2, CHG.17 TO CHG.105	11	K
LAND DYNAMICS	CROSS SECTIONS OF ROAD NO.2, CHG.120 TO CHG.225	12	K
LAND DYNAMICS	LONGITUDINAL SECTION OF ROAD NO.3	13	K
LAND DYNAMICS	CROSS SECTIONS OF ROAD NO.3, CHG.17 TO CHG.105	14	K
LAND DYNAMICS	CROSS SECTIONS OF ROAD NO.3, CHG.120 TO CHG.195	15	K
LAND DYNAMICS	CROSS SECTIONS OF ROAD NO.3, CHG.210 TO CHG.245	16	K
LAND DYNAMICS	LONGITUDINAL SECTION OF ROAD NO.4	17	K
LAND DYNAMICS	CROSS SECTIONS OF ROAD NO.4	18	K
LAND DYNAMICS	LONGITUDINAL SECTION OF ROAD NO.6	19	K
LAND DYNAMICS	CROSS SECTIONS OF ROAD NO.6	20	K
LAND DYNAMICS	DETAIL PLAN & LONG SECTIONS OF KERB RETURN NOS. 1,2,3 & 4	21	K
LAND DYNAMICS	DETAIL PLAN & LONG SECTIONS OF KERB RETURN NOS. 5,6,7 & 8	22	K
LAND DYNAMICS	DETAIL PLAN & LONG SECTIONS OF KERB RETURN NOS. 9,10,11 & 12	23	K
LAND DYNAMICS	DETAIL PLAN & LONG SECTIONS OF KERB RETURN NOS. 13, 14, 4A, 4B, 4C & 4D	24	K
LAND DYNAMICS	DETAIL PLAN & LONG SECTIONS OF KERB RETURN NOS. A & B	25	K
LAND DYNAMICS	EROSION CONTROL & SITE REGRADING AREA PLAN	26	K
LAND DYNAMICS	EROSION CONTROL DETAILS	27	K
LAND DYNAMICS	CATCHMENT PLAN	28	K
LAND DYNAMICS	CATCHMENT CALCULATIONS 1	29	K
LAND DYNAMICS	CATCHMENT CALCULATIONS 2	30	K
LAND DYNAMICS	LONGITUDINAL SECTION OF DRAINAGE LINE NO.1	31	K

LAND DYNAMICS	LONGITUDINAL SECTIONS OF DRAINAGE LINE NOS. 1,2,3,4 & 5	32	K
LAND DYNAMICS	LONGITUDINAL SECTIONS OF DRAINAGE LINE NOS. 6,7,8 & 9	33	K
LAND DYNAMICS	LONGITUDINAL SECTIONS OF DRAINAGE LINE NOS. 10,11 & 12	34	K
LAND DYNAMICS	LONGITUDINAL SECTIONS OF DRAINAGE LINE NOS. 13, 14 & 20 & TYPICAL DETAILS	35	K
LAND DYNAMICS	PRESSURE SEWER & WATERMAINS LAYOUT PLAN	36	K
LAND DYNAMICS	PRESSURE SEWER KEY PLAN	37	E
LAND DYNAMICS	PRESSURE SEWER LAYOUT SHEET 1 OF 1	38	E
LAND DYNAMICS	PRESSURE SEWER DETAILS SHEET 1 OF 3	39	E
LAND DYNAMICS	PRESSURE SEWER DETAILS SHEET 2 OF 3	40	E
LAND DYNAMICS	PRESSURE SEWER CULVERT DETAIL	41	E
LAND DYNAMICS	PRESSURE SEWER LONG SECTIONS 1 OF 1	42	E
LAND DYNAMICS	PRESSURE SEWER DETAILS SHEET 3 OF 3	43	E
LAND DYNAMICS	LANDSCAPE LAYOUT PLAN	44	F
LAND DYNAMICS	LANDSCAPE PLANTING PLAN	45	E
LAND DYNAMICS	LONGITUDINAL SECTION OF NORTHERN SWALE	46	K
LAND DYNAMICS	CROSS SECTION OF NORTHERN SWALE	46A	K
LAND DYNAMICS	STANDARD DETAILS	47	K
LAND DYNAMICS	PAVEMENT DESIGN SUMMARY SHEET	48	K
LAND DYNAMICS	KERB TYPES & STANDARD DETAILS	49	K
LAND DYNAMICS	TYPICAL PIT & HEADWALL STRUCTURAL DETAILS	50	K

Schedule 2
Attachment to Construction Certificate No. HU160014C01
List of Documents Relied Upon

	Title	Author	Date	Ref.
1.	Construction Certificate Application	Saltwater Group	14/09/2016	-
2.	Construction Certificate – Stages 1, 2 & Part 4 - Bulk Earthworks	Kempsey Shire Council	16 October 2016	CS-13-00006
3.	Stamped CC Plans - Stages 1, 2 & Part 4 - Bulk Earthworks	Land Dynamics Australia & Kempsey Shire Council	16-10-13	CS13-6
4.	Saltwater Flood Study	WBM Oceanics Australia	28/02/2006	R.B14518.003.01
5.	Geotechnical Assessment & Pavement Design	Regional Geotechnical Solutions	10/04/2015	RGS20360.1-AB
6.	Landscape Works Stage 1 – Certificate of Design Works	Land Dynamics	09/11/2016	Saltwater – Stage1A
7.	Landscaping Stamped Plan	NSW Planning & Infrastructure	03/06/2011	08_0167
8.	Acid Sulphate Soil Management Plan	David Pensini	08/11/2012	ASSMP – 'Coast'
9.	Construction Management Plan	Land Dynamics	13/05/2013	Ed 1 / Rev 0
10.	Traffic & Pedestrian Management Plan	Land Dynamics	13/05/2013	Ed 1 / Rev 0
11.	Water Quality Monitoring Plan	David Pensini	01/02/2013	'Coast'
12.	Vegetation Management Plan	Luke & Company	-	4972
13.	APZ Plan	Malbec Properties	09/07/2013	4972
14.	Structural Dilapidation Investigations	Dennis Partners	05/10/2012	Issue 1
15.	Bushfire Hazard Assessment	Midcoast Building & Environmental	12/11/2012	Belle O'Connor Street
16.	Maintenance Plan - Coast Bio-retention System	Land Dynamics	-	-
17.	Maintenance Plan - Coast Bio-retention System	Land Dynamics	-	-
18.	Stormwater Quality Report	Land Dynamics	22/02/2013	-

Construction Certificate Application

under Environmental Planning and Assessment Act 1979 Section 109C (1)(b)

Applicant Details

Name CEDRIC RODRIGUES

Address 193A ARAKOOK ROAD, ARAKOOK, NSW 4321

Contact Details Ph Fax.

 Mob 0455 442 548

 Email cedric@saltwatergroup.com.au

Development Details

Location of Subject Land

Lot/DP Lot 1, unregistered Plan, 52 Bell O'Connor street, South West Rocks, NSW 2431

Address Lot 2, unregistered Plan, 52 Bell O'Connor street, South West Rocks, NSW 2431

 84 Arakoon Road, Arakoon NSW 4231

Consent Details

LGA

Consent No. Date of Issue

Development Description

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Modifications to Consent

Conditions Modified	Date of Issue
Conditions Modified	Date of Issue
Conditions Modified	Date of Issue

Description of Works Civil Works

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SYDNEY
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Estimated Value of Works \$640,000 No. of Lots Created 16

Signatures

Owner's Signature (unless the owner has previously consented to this application)

As the owner/s of the above property, I/we hereby consent to this application

Signature _____ Signature _____

Name IAN CORSEMAN Name _____

Date 14/9/16 Date _____

Applicant's Signature

Signature CD _____

Name CEDRIC RODRIGUES _____

Date 14/9/16 _____

List of Associated Documentation

Please list all of the associated documentation that will be lodged with this application.

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Office Use Only

Received by: Peter Date 11/4/2017

CC No. CO1