

REC #
\$620.55

PAID

CONSTRUCTION CERTIFICATE APPLICATION

Made under the Environmental Planning and Assessment Act 1979 Sections 109C
(1) (b), 81a (2) and 81a (4)

Pittwater Council

Unit 9/5 Vuko Place, Warriewood NSW 2102

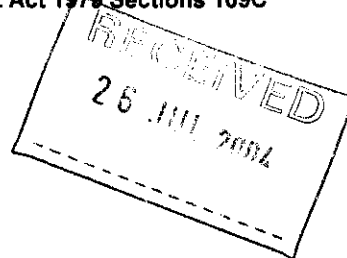
PO Box 882, Mona Vale NSW 1660

Tel: (612) 9970 1111

Fax: (612) 9970 7150

Internet: www.pittwaterlga.com.au

Email: pittwater_council@pittwater.nsw.gov.au



SITE DETAILS

Unit/Suite:	Street No:	Street:
	23 B	MACPHERSON ST
Suburb:	Lot No:	Deposit /Strata Plan:
WARRIEWOOD	11 sec C	D.P. 5464

DEVELOPMENT CONSENT

Development Application No:	Determination Date:
NO 352 / 04	14 JULY 2004

APPLICANT DETAILS

Name/Company:	Contact Person:
LEFAN + HAYWOOD P/L	RICHARD MEAKER
Postal Address:	Contact Numbers:
P.O. Box 232	Phone (H/B): 46 408 272
CAMPBELLTOWN	Mobile: 0418 200033
NSW 2560	Fax: 46 281056
Signature of Applicant:	Date:
	26 JULY 2004

OWNERS DETAILS

Name:	If Company, contact person:
MIRVIE HOMES NSW P/L	CHRIS DUGGAN
Postal Address:	Contact Numbers:
Level 2	Phone (H/B): 9893 8800
30 COWRIK ST	Mobile:
PARARAMATTA 2150	Fax:

As the owner of the land to which this application relates, I consent to this application. I also give consent for the authorised Council Officer to enter the land to carry out inspections.

Signature of Owners:

Date:

SEE ATTACHED

AUTHORITY

If more than one owner, every owner must sign. If the owner is a company, the form must be signed by an authorised director and the common seal must be stamped on this application.
If the property has been recently purchased, written confirmation from the purchaser's Solicitor must be provided.
If the contracts have been exchanged for the purchase of the land, the current owner is to sign the application.

DEVELOPMENT DETAILS

Type of Work:	<input type="checkbox"/> Building Work	DEMOLITION
	OR	
	<input type="checkbox"/> Subdivision Work	
Description of proposal – (Provide brief, concise details):		
..... DEMOLITION OF STRUCTURES & BUILDINGS		
.....		
.....		
.....		

WHO WILL BE DOING THE BUILDING WORKS?

<input type="checkbox"/> Owner Builder	Owner Builders Permit No:
Copy of Owner Builders permit attached:	<input type="checkbox"/> Yes <input type="checkbox"/> No – to be provided with Notice of Commencement Form
<i>If you are an Owner-Builder for the residential building work exceeding \$5000 you must apply for a permit at NSW Office of Fair Trading, 1 Fitzwilliam Street, Paramatta NSW 2150 Australia. Tel: 61 2 98950111 Fax: 61 2 9895 0222.</i>	

OR

<input type="checkbox"/> Licensed Builder	LICENSED CONTRACTOR.
Name of Builder: MATHEWS CONTRACTING P/L	Contact person: KEVIN MATHEWS
Phone: 9970 7788	Insurance Company: QBE MERCHANTILE MUTUAL INSURANCE Co LTD
Mobile:	
Fax: 9970 7997	
Insurance Certificate attached:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – to be provided with Notice of Commencement Form
<i>If you are using a licensed builder for residential building work exceeding \$12,000 you must obtain Home Building Act Insurance. A certificate of insurance must be provided with this application or submitted with the Notice of Commencement Form.</i>	

VALUE OF PROPOSED DEVELOPMENT

Value of Works: \$ 90,000..... (including full cost of labour and materials)

DO YOU NEED TO PAY THE BUILDING INDUSTRY LONG SERVICE LEVY?

Yes No

Only required if the development involves building works exceeding \$25,000.00.

OFFICE USE ONLY

Fee Type	Fee Amount	
Construction Certificate Application Fee		
Long Service Levy Fee		
Driveway/Street Levels		
Kerb & Gutter Fee		
Sec 94 Contributions		
Bonds/Guarantees		
Other Fees		
TOTAL		
Date of Receipt:	Receipt No:	Accepted By:

PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE

Purpose of collection:	To enable Council as the consent authority to assess your proposal.
Intended recipients	Council Staff and any other relevant government agency that may be required to assess the proposal.
Supply:	The information is required by legislation
Consequence of Non-provision:	Your application may not be accepted, not processed or rejected for lack of information
Storage:	The Pittwater Council will store details of the application and any subsequent decision in a register that can be viewed by the public.
Retention period:	Hard copies of the application will be destroyed after 7 years and electronic records will be kept indefinitely.
Please contact Council if this information you have provided changes or is incorrect.	

STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS

What is the area of the land?	Area in square metres
Gross floor area of existing building?	Area in square metres
<i>If no existing building, write "NIL"</i>	
What is the existing building or site used for at present?	Main uses:
	Other uses:
Does the site contain a dual occupancy?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Gross floor area of proposed building?	Proposed floor area in square metres.....
What will the proposed building to be used for?	Main uses:
	Other uses:
How many dwellings:	
Are pre-existing at this property?	Dwellings:
Are proposed to be demolished?	Dwellings:
Are proposed to be constructed?	Dwellings:
How many storeys will building consist of?	Storeys:
What are the main building materials?	
Walls	Roof
Full Brick <input type="checkbox"/>	Aluminium <input type="checkbox"/>
Brick veneer <input type="checkbox"/>	Concrete or slate <input type="checkbox"/>
Concrete, masonry <input type="checkbox"/>	Tile <input type="checkbox"/>
Steel <input type="checkbox"/>	Fibrous cement <input type="checkbox"/>
Fibrous cement <input type="checkbox"/>	Steel <input type="checkbox"/>
Timber/weatherboard <input type="checkbox"/>	Other <input type="checkbox"/>
Cladding-aluminium <input type="checkbox"/>	Unknown <input type="checkbox"/>
Curtain glass <input type="checkbox"/>	
Other <input type="checkbox"/>	
Unknown <input type="checkbox"/>	
Floor	Frame
Concrete <input type="checkbox"/>	Timber <input type="checkbox"/>
Timber <input type="checkbox"/>	Steel <input type="checkbox"/>
Other <input type="checkbox"/>	Other <input type="checkbox"/>
Unknown <input type="checkbox"/>	Unknown <input type="checkbox"/>

APPLICANTS CHECK LIST

<p>Note: This list is intended as a guide to the type of information to be submitted. Some items may not be required and Section B of the Conditions of Development Consent for the building works may specify further additional information required with submission of your Construction Certificate Application.</p>	
<p>Application Form –</p> <p>Supporting Documentation - (3 copies of each)</p>	<ul style="list-style-type: none"><input type="checkbox"/> Owners Consent<input type="checkbox"/> Applicant's Signature<input type="checkbox"/> Long Service Levy<input type="checkbox"/> Driveway/Street levels Application <input type="checkbox"/> Architectural Plans<input type="checkbox"/> Quick Check Plans endorsed by Sydney Water<input type="checkbox"/> Construction Specifications for Building Works<input type="checkbox"/> Structural Engineer's Plans<input type="checkbox"/> Structural/Geotechnical Certificates<input type="checkbox"/> Landscape Plans<input type="checkbox"/> Driveway Level Plans<input type="checkbox"/> On-site Stormwater Detention Plans<input type="checkbox"/> Drainage Plans on Site Storm Management<input type="checkbox"/> Erosion and Sediment Management Plan<input type="checkbox"/> Sydney Water Quick Check Plans<input type="checkbox"/> Subdivision Work Plans<input type="checkbox"/> Schedule of External Finishes/Colours<input type="checkbox"/> Fire Safety Measures Schedule<input type="checkbox"/> Form No. 2 – "Geotechnical Risk Management Policy for Pittwater"<input type="checkbox"/> Details and location of fencing for Swimming Pool to comply with AS 1926-1986 "Fences and Gates for Private Swimming Pools"<input type="checkbox"/> Specifications for construction of buildings in Bushfire-prone areas<input type="checkbox"/> Security Deposit / Section 94 contributions



14 May 2004

The General Manager
Pittwater Council
PO Box 882
MONA VALE
NSW 1660

Dear Sir,

Authority to Lodge Applications with Pittwater Council

This is to advise that Mirvac has granted authority to Lean and Hayward and it's agents to lodge applications with Pittwater Council in relation to Mirvac owned land at the corner of Macpherson and Garden Streets, Warriewood Valley, being lot 11 Section C in DP 5464.

Yours sincerely
MIRVAC HOMES (NSW) PTY LTD

A handwritten signature in black ink, appearing to read "Chris Duggan", with a long horizontal line extending to the right.

CHRIS DUGGAN



Insurance Agencies

Issue date: 23 September 2003
Attn: DI Rodwell
Fax: 9976 2507

CERTIFICATE OF INSURANCE

This document certifies that the policy, referred to below, is currently intended to remain in force until 4.00pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED: Mathews Contracting P/L

DESCRIPTION OF INSURED BUSINESS: Excavation & Demolition

INTEREST INSURED: General Broadform Liability - \$10,000,000

EXCESS: \$1,000 each and every occurrence

PERIOD OF INSURANCE: to 4.00pm 29/09/04

INSURER: QBE / Mercantile Mutual Insurance Co Ltd

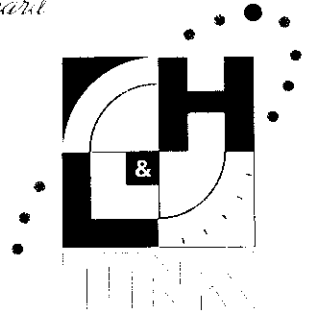
POLICY NUMBER: ND98C016/980911

This certificate has been arranged by us in our capacity as agents for the insurer named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms of the "Insurance Contracts Act 1984". We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

CPE Insurance Agencies

CPE Insurance Agencies
Level 10, 1 Elizabeth Plaza, North Sydney N.S.W. 2060
P.O. Box 1155, North Sydney 2059 Australia. DX10656, North Sydney.
tel: (02) 9964 1477 fax (02) 9954 1585
email: cpe@cpeia.com.au web: www.cpeia.com.au
A division of Western United Insurance Brokers Pty Ltd A.B.N. 98 007 828 082



LEAN & HAYWARD PTY LTD
Incorporating the Practice of
W D Kimber & Associates Pty. Ltd.

ABN 19 067 492 755
ACN 067 492 755

Level 1, 14 Dumaresq Street
Campbelltown NSW 2560
PO Box 232 DX 5105
Ph: 61 2 4640 8222
Fax: 61 2 4628 1056
hq@lean-hayward.com.au

File No : 76059.01.LE20

30th July 2004

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir

RE: 23B MACPHERSON STREET, WARRIEWOOD

I attach an application for a Construction Certificate for the demolition of buildings on the above land.

I also attach our client's cheque for \$620.55 comprising:-

i)	Application Fee	\$440.55
ii)	Long Service Leave Levy	<u>\$180.00</u>
		\$620.55

Your early determination is requested.

Yours faithfully
LEAN & HAYWARD PTY LTD

Philip A Hayward
F.I.S.Aust

Patrick G McNamara
B.Surv.M.I.S.Aust

Ronald J Rengger
B.Surv.M.I.S.Aust

Richard J Meaker
Town Planner,Ord4

W Douglas Kimber
M.I.S.Aust

Larry D Ward
B.Tech.Surv.M.I.S.Aust

Gary M Warren
B.Surv.M.I.S.Aust

Graeme A Fleming
B.E.,M.I.E.Aust

Nathan Wishaw
B.E.,M.I.E.Aust

Michael P Pletkan
B.Surv.,M.Planning

Mony C Seng
B.Surv.,M.I.S.Aust

Mail to W. D. Kimber:
PO Box 1507
Lane Cove 2066

All payments to:
PO Box 232
Campbelltown NSW 2560

per: N. Meaker

RICHARD MEAKER

enc.

*0418 200 033
Richard
2/8/04
Per.*



Pittwater Council

GEN- 6134043797

TAX INVOICE
OFFICIAL RECEIPT
R/146781

02/08/2004 Receipt No: 146781

To: MIRVAC HOMES PTY LTD

P O BOX 787
PARRAMATTA NSW 2124

Qty/ Appln:	Reference	Amount
1	TCEA-Cons	\$364.14
GL Rec 1 X D/A	N0352/04	
	GST	\$56.41
GL Rec		
To GL Receipts		
Total Amount:		\$420.55
Includes GST of:		\$56.41

Amounts Tendered:

Cheque	\$ 70.00
Total	\$420.55
Rounding	\$0.00
Change	\$1.00
Nett	\$420.55

Printed 02/08/2004 10:15:48 AM

Cashier: C. Burns

Calendar Entry:
Appointment

Subject: REVIEW - documentation for 173 Wallumatta Road, Location: In Office review
 newport
Begins: Mon 02/08/2004 04:00 PM Entry type: Appointment
Ends: Mon 02/08/2004 04:30 PM Repeats
Chair: Owers R PDA/Pittwater Council

- Pencil In Time will appear free to others.
 Mark Private Others cannot see any details about this event.
 Notify me Have Notes notify you before the event.
Categorize:

Description:

Hi Ron,

Documentation for your information.

Clare



Pittwater Council

ABN 61 340 837 871

All Correspondence to be addressed to General Manager

Units 9, 11 & 12/ 5 Vuko Place

WARRIEWOOD NSW 2102

Avalon Customer Service Centre

59A Old Barrenjoey Road, AVALON 2107

Postal Address

P.O. Box 882

MONA VALE NSW 1660

DX 9018MONA VALE

Telephone (02)9970 1111

Facsimile (02) 9970 7150

Internet www.pittwaterlga.com.au

Email: pittwater_council@pittwater.nsw.gov.au

Ron Owers, Development Compliance Officer

8am to 6pm Mon - Thurs, 8am to 5pm Fri

Phone 9970 1153 Mobile 0419 623 380

2 June 2004

COPY

Castle Conveyancing

PO Box 648

CASTLE HILL NSW 1765

Your Ref: LH:40212

Dear Sir

Re: 173 Wallamatta Road, Newport

Please find enclosed the signed positive covenant.

Yours faithfully

Ron Owers

DEVELOPMENT COMPLIANCE OFFICER

Enc

CASTLE CONVEYANCING

26 July 2004

ABN 70-861-961-758
24/6-8 Old Castle Hill Road
Castle Hill NSW 2154

Our Ref: LH:40212
Your Ref: Mr Darren Greenow

P. O. Box 648
Castle Hill 1765

Pittwater Council
DX 1376 MONA VALE

DX 18510 Hill
Telephone: 02 9659 0300
Facsimile: 02 9659 0444

by fax9970 7150

www.castleconveyancing.com.au
irfo@castleconveyancing.com.au

Proprietor
Liam Heery JP

Dear Darren

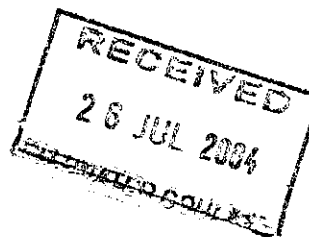
**POSITIVE COVENANT
PROPERTY: 173 WALLUMATTA ROAD, NEWPORT**

We confirm that a Positive Covenant as required and approved by Council in relation the Geotechnical Report VN 20583c, prepared by Jack Hodgson Consultants Pty Limited, has now been registered on the above property.

Enclosed is a copy of the Title, showing Positive Covenant AA820699.

Yours faithfully
CASTLE CONVEYANCING


Liam Heery
Licensed Conveyancer



LEAP Disbursement
 Management Pty Ltd

Title Search

New South Wales
 Torrens Title

Provided Electronically by EZISEARCH an Approved LPI NSW Information Provider

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 200/13457

SEARCH DATE	TIME	EDITION NO	DATE
26/7/2004	10:37 AM	2	6/11/2001

LAND

LOT 200 IN DEPOSITED PLAN 13457
 AT NEWPORT
 LOCAL GOVERNMENT AREA: PITTWATER
 PARISH OF NARRABEEN CCUNTY OF CUMBERLAND
 TITLE DIAGRAM: DP13457

FIRST SCHEDULE

TRACEY LEE KEENE
 MATTHEW PAUL WHITTEN
 AS JOINT TENANTS

(T 8090742)

SECOND SCHEDULE (3 NOTIFICATIONS)

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. 8090743 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- * 3. AAB20699 POSITIVE COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

40212 LH

PRINTED ON 26/7/2004

EZISEARCH CERTIFIES THAT THE INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN PROVIDED ELECTRONICALLY BY THE REGISTRAR-GENERAL IN ACCORDANCE WITH SECTION 96B (2) OF THE REAL PROPERTY ACT, 1900.
 *ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE.
 WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

CONSENT NO: N0352/04
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)
NOTICE TO APPLICANT OF DETERMINATION
OF A DEVELOPMENT APPLICATION

Applicant's Name and Address:

LEAN & HAYWARD PTY LTD, PO BOX 232 CAMPBELLTOWN NSW 2560

Being the applicant in respect of Development Application No N0352/04

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of Development Application No N0352/04 for:

demolition of dwelling, sheds and glasshouses

At:

Lot 11 Sec C DP 5464

23B MACPHERSON STREET WARRIEWOOD NSW 2102

Decision:

The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application, including the Statement of Environmental Effects, and in accordance with plans numbered 76059.01.M01 dated 14/5/04 prepared by Lean & Hayward Pty Ltd, as amended in red (shown clouded) or as modified by any conditions of this consent.

The reason for the imposition of the attached conditions is to ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act 1979 (as amended), pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section 79C of the Act and the Environmental Planning Instruments applying to the land, as well as section 80A of the Act which authorises the imposing of the consent conditions.

Endorsement of date of consent 14/07/2004

Angus Gordon
GENERAL MANAGER

Per:

CONDITIONS OF DEVELOPMENT CONSENT

This Consent is not an approval to commence building work. The works associated with this consent can only commence following the issue of the Construction Certificate.

A. PRESCRIBED CONDITIONS

- A1. All works are to be carried out in accordance with the requirements of the Building Code of Australia.
- A2. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, there is to be such a contract in force.
- A4. To allow a principal certifying authority or another certifying authority time to carry out critical stage inspections required by the principal certifying authority, the principal contractor for the building site, or the owner- builder must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a critical stage inspection is required before the commencement of the work, in accordance with clause 162 of the Environmental Planning and Assessment Regulation 2000.
- A5. Critical stage inspections are to be carried out in accordance with clause 162A of the Environmental Planning and Assessment Regulation 2000.
- A6. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- a. showing the name, address and telephone number of the principal certifying authority for the work, and
 - b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - c. stating that unauthorised entry to the work site is prohibited.
- A7. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- A8. Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
- a. in the case of work for which a principal contractor is required to be appointed:
 - i. the name and licence number of the principal contractor, and
 - ii. the name of the insurer by which the work is insured under Part 6 of that Act.
 - b. in the case of work to be done by an owner-builder:
 - i. the name of the owner-builder, and

- ii. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- A9. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.
- A10. Conditions A8 and A9 do not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.

B. MATTERS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

NOTE: The issue of partial or limited Construction Certificates is not permissible under the terms of this consent unless otherwise specifically stated. All outstanding matters referred to in this section are to be submitted to the accredited certifier together. Incomplete Construction Certificate applications/details can not be accepted.

Nil

C. MATTERS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORK

NOTE: It is an offence to commence works prior to issue of a Construction Certificate.

- C10. So as to achieve safe and proper means of disposal of asbestos materials from buildings, only depots and contractors authorised by the Waste Services Authority are to be utilised. Approval must be obtained from the Service before disposal of any asbestos materials.
- C25. A permit under Part 3A of the Rivers and Foreshores Improvement Act, 1948 is required from the Department of Infrastructure, Planning and Natural Resources in relation to this development. You will find attached the Department's "General Terms of Approval" which are required to be included as part of any consent given by Council.

NOTE: If the plans are amended and there is a change to any works proposed within 40 metres of a waterway, Council needs to contact the Department to ascertain if the amended plans will require a fresh review.

The General Terms of Approval is not the actual permit and therefore a permit application is required to be made to the Department prior to commencement of work. Information regarding the above may be obtained by contacting the Department of Infrastructure, Planning and Natural Resources, 10 Valentine Avenue, Parramatta, NSW, 2150 or PO Box 3720, Parramatta, NSW, 2124. Telephone (02) 9895 6211, Facsimile (02) 9895 7281.

D. CONDITIONS TO MINIMISE THE IMPACT OF THE DEVELOPMENT ON THE NATURAL AND BUILT ENVIRONMENT

- D11. Any proposed demolition works shall be carried out in accordance with the requirements of AS2601-1991 "The Demolition of Structures".

Amongst others, precautions to be taken shall include compliance with the requirements of the WorkCover Authority of New South Wales, including but not limited to:

1. Protection of site workers and the general public.
2. Erection of hoardings where appropriate.
3. Asbestos handling and disposal where applicable.
4. Any disused service connections shall be capped off.

Council is to be given 48 hours written notice of the destination/s of any excavation or demolition material. The disposal of refuse is to be to an approved waste disposal depot.

- D12. In order to ensure safe handling of asbestos materials, the re-use or sale of asbestos building materials is prohibited.
- D20. Temporary sedimentation and erosion controls are to be constructed prior to commencement of any work to eliminate the discharge of sediment from the site.
- D21. Sedimentation and erosion controls are to be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the Principal Certifying Authority's satisfaction.
- D106. No storage of building materials or building waste, excavated fill or topsoil storage is to occur within the dripline of trees shown on the approved landscape working drawing(s) as being retained or within protective fenced areas.

Drainage is to be arranged such that fill, building materials or contaminants are not washed into protective fenced areas.

Further, the project manager is to erect signs advising all contractors and visitors to the site that no works or storage are to take place within the dripline of existing trees.

- D107. All natural landscape features, including natural rock outcrops, natural vegetation, soil and watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans. Details of proposed protection measures are to be detailed on the landscape working drawing or associated documentation.
- D108. In accordance with Pittwater Council's Tree Preservation and Management Order, all existing trees as indicated on Survey Plan No 76059.01.M01 dated 14/5/04 prepared by Lean & Hayward Pty Ltd shall be retained except where Council's prior written consent has been obtained, or where after approval of the relevant Construction Certificate Application/s, trees stand within the envelope of approved buildings or within the alignment of approved permanent paved vehicular access roads and parking areas.
- D195. Tree guards are to be provided around all trees as indicated on Survey Plan No 76059.01.M01 dated 14/5/04 prepared by Lean & Hayward Pty Ltd other than where Council's prior written consent has been obtained, or where after approval of the relevant Construction Certificate Application/s, trees stand within the envelope of approved buildings or within the alignment of approved permanent paved vehicular access roads and parking areas. The tree guards are to be installed prior to the commencement of any work on the site. No works, including utility installations (eg water, sewer, telephone, drainage), are to be undertaken within 4 metres of the trunk of any such trees. The tree guards shall be a minimum 1200mm high at least four (4) metres from the base of the nominated tree/s and constructed from timber posts and rails or

posts and suitable plywood panels.

- D196. Guards or fences are to be provided around native vegetation as identified/ nominated on the approved plans. The guards or fences are to be installed prior to the commencement of any work on the site. No works, including utility installations (eg water, sewer, telephone, drainage), are to be undertaken within 4 metres of the trunk of any such trees. The tree guards shall be a minimum 1200mm high at least four (4) metres from the base of the nominated tree/s and constructed from timber posts and rails or posts and suitable plywood panels.
- D198. The developer or contractor will take all measures to prevent damage to trees and root systems during site works and construction activities including provision of water, sewerage and stormwater drainage services. In particular, works, erection of structures, excavation or changes to soil levels within 5 metres of the trunks of trees to be retained are not permitted unless part of the development as approved, and the storage of spoil, building materials, soils or the driving or parking of any vehicle or machinery within 5 metres of the trunk of a tree to be retained, is not permitted.

NOTE: Trees that are part of an Endangered Ecological Community or are habitat for threatened species and endangered populations must comply with the requirements of the Threatened Species Conservation Act, 1995. Failure to do so may result in a penalty up to a maximum of \$250,000.00 and jail sentences.

Failure to comply with the requirements of the Pittwater Council Tree Preservation and Management Order may result in a penalty up to a maximum of \$20,000.00.

- D199. All works within 5 metres of the existing trees to be retained including pruning, demolition, excavation, civil works, fencing and the like must be carried out by hand under the supervision of an experienced and qualified Arborist. Should roots larger than 50mm be encountered all excavation works are to cease immediately and a qualified Arborist is to advise on the impacts of the roots' removal on the tree's survival and report to Council's Landscape Architect.

If tree roots are present a pier and beam method of footing construction is to be adopted so as to bridge/span any identified lateral roots.

- D200. When working within the drip line of the trees, hand digging is to occur in sensitive areas. Liaison on a daily basis is to be maintained during the excavation works between the Builder and Arborist. No filling or compaction shall occur over tree roots within the area defined by the outer drip line of the crown. Root protection/ compaction mitigation in the form of planks or metal decking supported clear of the ground fixed to scaffolding is to be installed as required.
- D201. Advise contractors and visitors to the site of the purpose for the tree/native vegetation/habitat protection/exclusion fencing installed in accordance with this consent by the placement of a suitable warning sign.
- D203. Construction access to the property is to be via the approved driveway only.

E. MATTERS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

NOTE: The issue of interim or partial Occupation Certificates is not permissible within the terms of this consent unless otherwise specifically stated. Prior to the issue of an Occupation Certificate the principal certifying authority is to ensure that Council's assets, including road, kerb and gutter and drainage facilities adjacent or near to

the site have not been damaged as a result of the works. Where such damage has occurred, it is to be repaired to Council's written satisfaction prior to the issue of an Occupation Certificate or suitable arrangements put in place to effect those repairs at a future date to Council's written satisfaction. Should this process not be followed, Council will pursue action against the principal accredited certifier in relation to the recovery of costs to effect such works.

NOTE: It is an offence to occupy the building or part thereof to which this consent relates prior to issue of an Occupation Certificate.

Nil

F. MATTERS TO BE SATISFIED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

Nil

G. ADVICE

G23. Failure to comply with the relevant provisions of the Environmental Planning and Assessment Act, 1979 (as amended) and/or the conditions of this Development Consent may result in the serving of penalty notices (on-the-spot fines) under the summary offences provisions of the above legislation or legal action through the Land and Environment Court, again pursuant to the above legislation.

G26. In accordance with Section 80A(1)(d) and (e) of the Act, any consent given shall be void if the development to which it refers is not commenced within two (2) years after the date of approval, provided that Council may, if good cause be shown, grant an extension of renewal of such consent beyond such period.

NOTE: Council may be prepared to consider an extension of this Consent period for a further 12 months, however, the request for extension would have to be received during the initial 2 year period.

G27. To ascertain the date upon which the determination becomes effective, refer to Section 83 of the Environmental Planning and Assessment Act, 1979 (as amended).

G28. Should any of the determination not be acceptable, you are entitled to request reconsideration under Section 82A of the Environmental Planning and Assessment Act, 1979. Such request to Council must be made in writing together with a \$500 fee, within 1 year from the date of determination.

G29. If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you a right of appeal to the Land and Environment Court within 12 months of the date of endorsement of this Consent.

SEDIMENT & EROSION CONTROL
GENERAL NOTES:

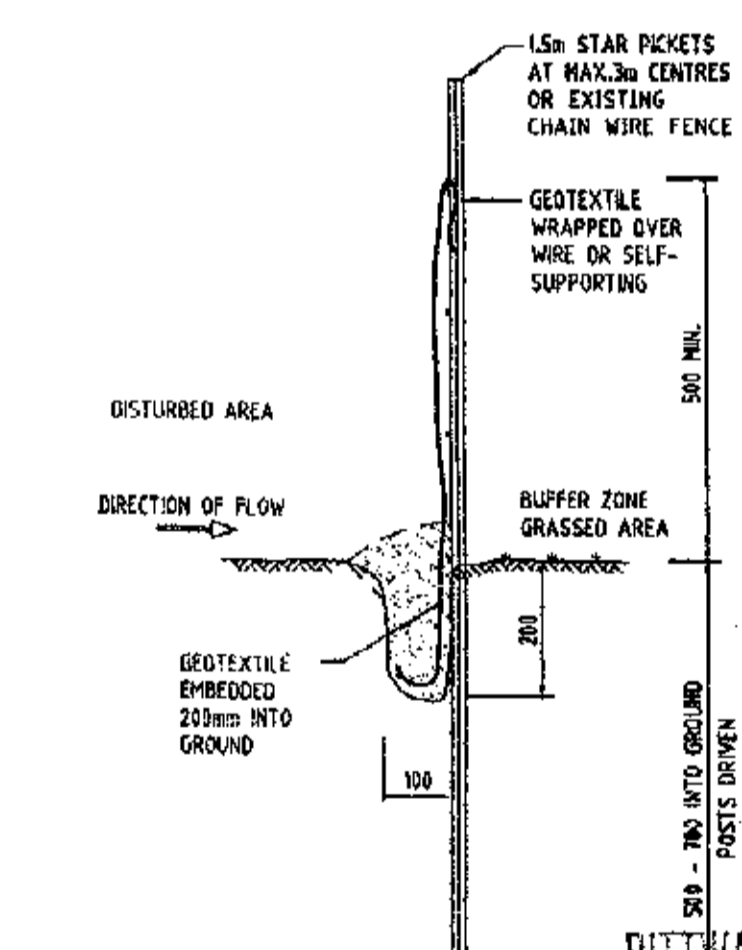
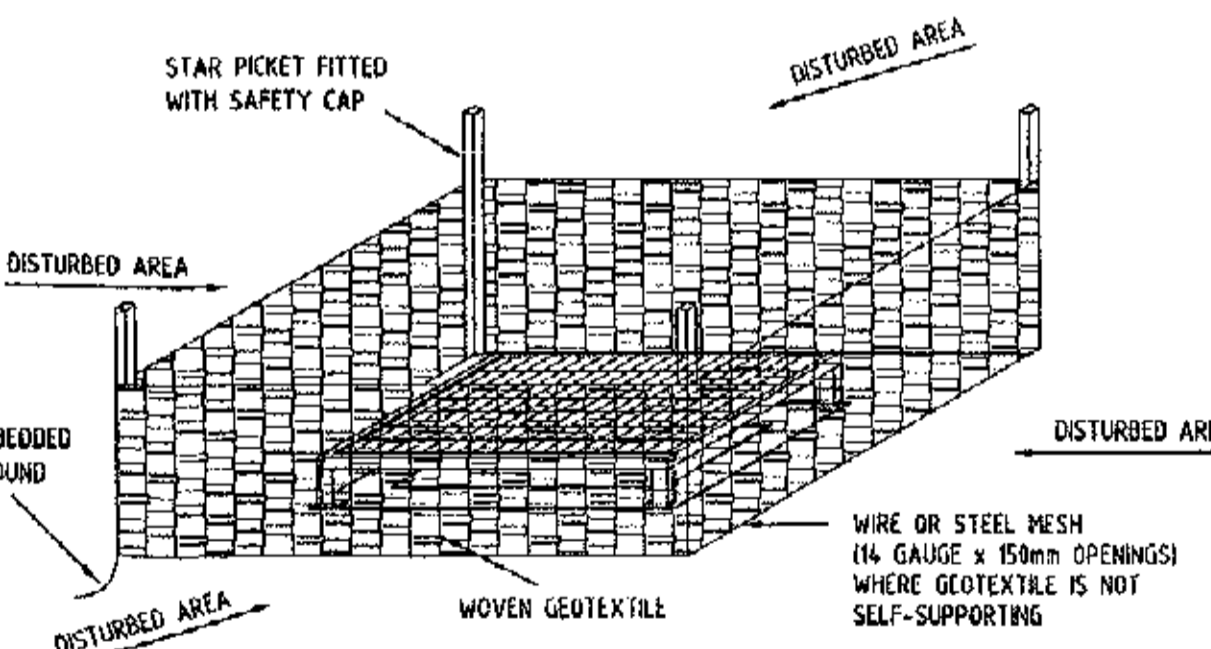
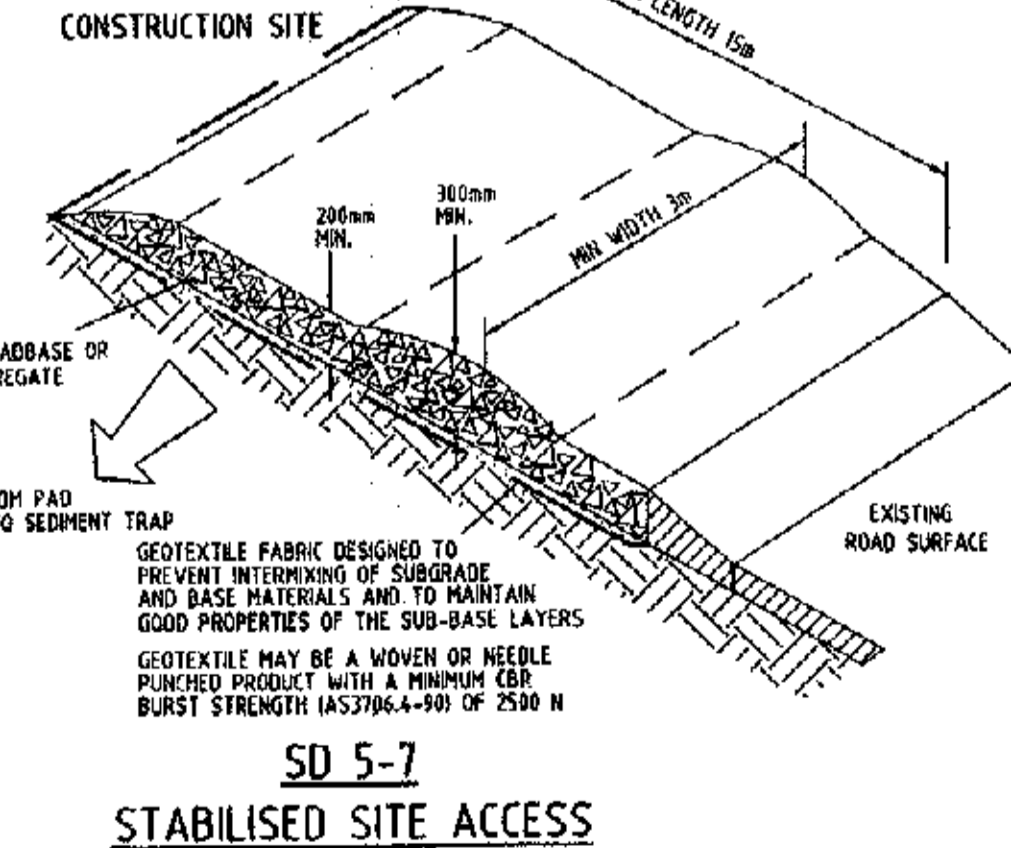
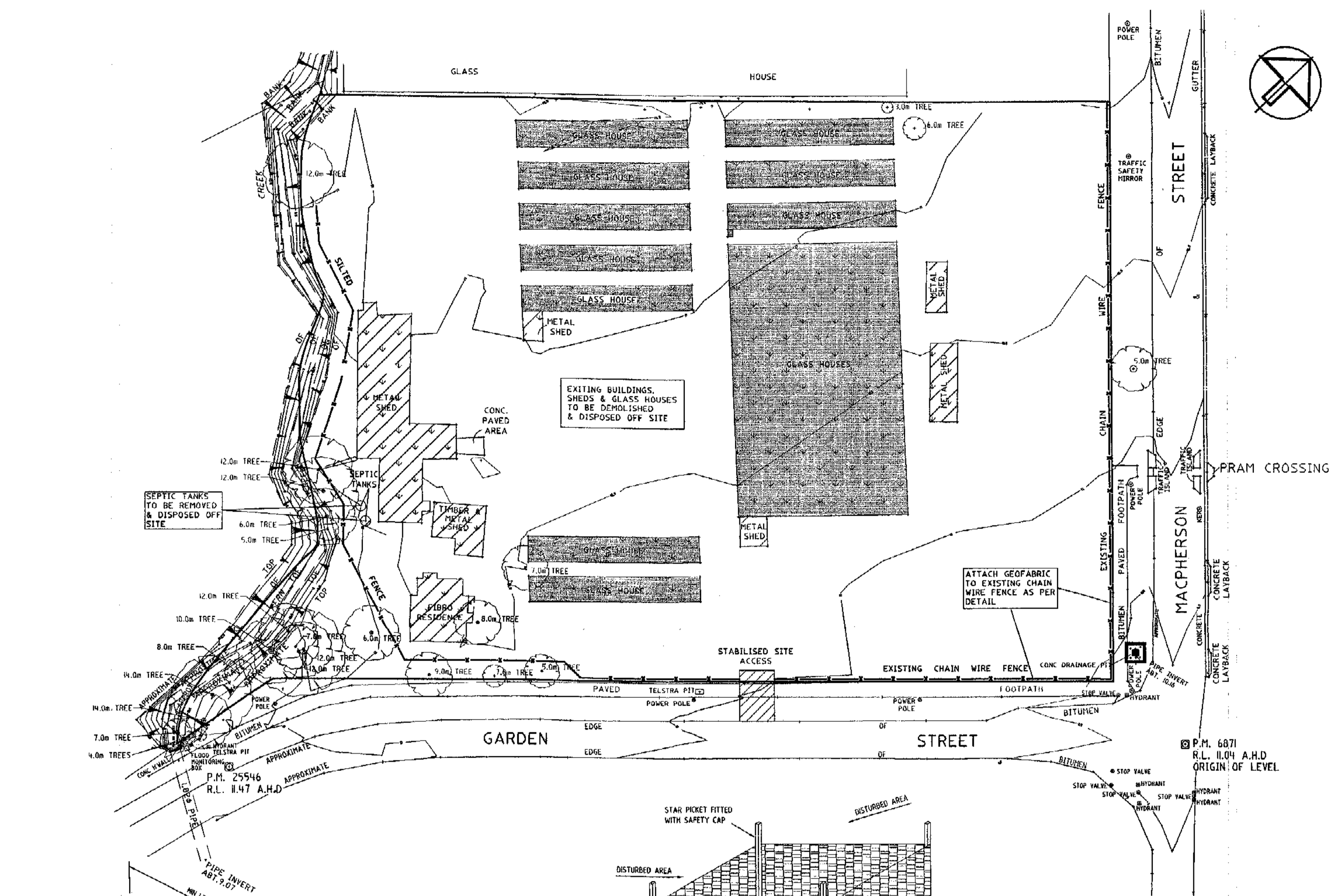
1. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO DISTURBANCE OF THE RELATED CATCHMENT AREA AND TO THE STANDARDS OF THE N.S.W. DEPARTMENT OF HOUSING MANAGING URBAN STORMWATER "SOILS AND CONSTRUCTION 3rd EDITION AUGUST 1998."
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARDOUS AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. ON ALL FOOTPATHS, BATTERS, SITE REGADING AREAS, DRAINAGE RESERVES AND CHANNELS, TOPSOIL SHALL NOT BE RESPREAD ON ANY OTHER AREAS UNLESS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BARRIERS OR DRAINS UPSTREAM TO DIVERT THE RUNOFF AROUND THEM. IN SOME CIRCUMSTANCES IT MAY BE NECESSARY TO PLACE BARRIERS OR DRAINS DOWNSTREAM OF A STOCKPILE TO RETARD SEDIMENT LOADED RUNOFF.
3. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. NO SILT IS TO BE PLACED OUTSIDE THE LIMIT OF WORKS. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
4. THE CONTRACTOR SHALL PROVIDE SAND BAGS OR SEDIMENT TRAPS AT 20m ITS ACROSS EACH ROAD GUTTER 5m AT COMPLETION OF FOOTPATH FORMATION. TO AVOID SEDIMENT LOSS FROM THE ROAD & FOOTPATH AREAS.
5. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION TO MAINTAIN ACCESS WHERE POSSIBLE TO PROPOSED OR EXISTING ROAD ALIGNMENTS.
6. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.
7. THE CONTRACTOR MUST COMMENCE REHABILITATION WITHIN A REASONABLE TIME OF ANY SITE REGADING AND BATTER FORMATION.

WASTE CONTROL

1. THE CONTRACTOR TO BE RESPONSIBLE FOR WASTE DISPOSAL OFF SITE.
2. ALL BUILDING PRODUCTS & CLEARED VEGETATION TO BE REMOVED OFF SITE IN AN APPROVED MANNER TO LICENSED LAND FILL SITE.
3. EQUIPMENT MAINTENANCE & REFUELLING OF CONSTRUCTION VEHICLES TO BE DONE IN A DESIGNATED AREA USING BURNING AND BEST PRACTICE MANAGEMENT CONTROLS FOR REFUELLING.
4. ALL SPILLS TO BE CONTAINED & CLEARED UP IMMEDIATELY.

EARTHWORK/GRASSING:

1. ALL DISTURBED AREAS NOT BEING TYPED ARE TO BE SEEDING IN ACCORDANCE WITH COUNCIL'S SPECIFICATION.



LEGEND:

- PIPES & PITS
- DISTURBED AREAS
- X- SEDIMENT FENCE
- SURFACE/KERB INLET SEDIMENT TRAP
- ▨ STABILISED SITE ACCESS

PITWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS
SEDIMENT FENCE
N.T.S.

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

CONSTRUCTION NOTES:

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE BOUNDARY OF THE SITE.
2. DRIVE 150mm LONG STAR PICKETS INTO GROUND, 30m APART.
3. USE A 200mm DEEP BRUSH ALONG THE UPSIDE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENFORCED.
4. BACKFILL BRUSH OVER BASE OF FABRIC.
5. FOR GEOTEXTILE TO UPSIDE SIDE OF PICKETS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. 300mm SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.

LEAN & HAYWARD PTY LTD
Incorporating the Practices of
W D Kimbor & Associates Pty. Ltd.

Development Consultants
Surveying, Engineering, Planning & Project Management

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LANE COVE NSW 2066
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ack 002 482 955

NO.	AMENDMENT	DATE	DRAWN	CHECK'D	AUTH'D

CLIENT/PROJECT		
MIRVAC HOMES NSW PTY. LTD.		
SURVY/DESIGN	CHECKED	AUTHORISED
BYRNE & ASSOCIATES	R.J.M.	R.J.M.

AUTHORITY	SCALE
PITWATER COUNCIL	1:400
PROPERTY DESCRIPTION	ORIGIN OF LEVELS
LOT 11 SEC. C DP 5464	P.M. 6871 R.L. 11.04
LOCALITY	DATUM
WARRIEWOOD	A.H.D.

MACPHERSON STREET					
SHOWING BUILDING & STRUCTURES TO BE DEMOLISHED					
SOIL & WATER MANAGEMENT PLAN					
DATE	DRAWN	SHEET	OF	AMENDMENT	DRAWING No.
14/05/04	A.S.	1	1		76059.01.M01