



Warringah Council

Application For Construction Certificate

Made under the Environmental Planning and Assessment Act 1979
(Sections 109C(1b), 81A(5) and 109F)



Address the application to:

The General Manager
Warringah Council
Civic Centre, 725 Pittwater Rd
Dee Why NSW 2099

Or

Customer Service Centre
Warringah Council
DX 9118 Dee Why

If you need help lodging your application:

Phone our Customer Service Centre on (02) 9942 2111 or come in and talk to us

Office Use Only

CC2011 0731

DA2011 0927

February 11

For applicable fees and charges, please refer to Council's website: www.warringah.nsw.gov.au or contact our Customer Service Centre.

Privacy and Personal Information Protection Notice

The personal information requested in this form is required by or under the Environmental Planning and Assessment Act 1979 and will only be used by Warringah Council in connection with the requirements of that Act and any other relevantly applicable legislation relating to the subject-matter of this application. The information is being collected for the following purposes, namely, to enable us to (1) process and determine your application; (2) contact you in relation to your application should that be necessary; and (3) keep the public informed by making the application publicly accessible. If you do not provide the information, Council will not be able to process your application, and your application will be rejected.

Your application will be available to Councillors and Council Officers. Members of the public have certain rights of access to information and documents held by Council under the Freedom of Information Act 1989 (NSW), s.12 of the Local Government Act 1993 (NSW), and under the Privacy and Personal Information Protection Act 1998 (NSW) to the extent permitted by those Acts.

Warringah Council is to be regarded as the agency that holds the information, which will be stored on Council's records management system or in archives and may be displayed on DAs Online (except as regards to personal particulars). You have a right to access information within the meaning of the Privacy and Personal Information Protection Act 1998 (NSW) on application to Council, and to have that information updated or corrected as necessary. Please contact Warringah Council if the information you have provided is incorrect or changes or if access is otherwise sought to the information. In addition, a person may request that any material that is available (or is to be made available) for public inspection by or under the Local Government Act 1993 (NSW) be prepared or amended so as to omit or remove any matter that would disclose or discloses the person's place of living if the person considers that the disclosure would place or places the personal safety of the person or of members of the person's family at risk. Any such request must be made to Council's General Manager: see s.739 of the Local Government Act 1993 (NSW).

Part 1 Summary Applicant(s) Details

Applicant(s) name

Owner(s) name

If any owner/applicant of this development application is a current employee or elected representative of Warringah Council.

Warringah Council employee Yes No Elected representative Yes No

Full applicant details to be completed in Part 3 of the application form.

RECEIVED
WARRINGAH COUNCIL
5 - SEP 2011
MAIL ROOM

1 of 8

PART 1 Site Details

1.1 Location of property

We need this to correctly identify the land.

Unit no.

House no. 812

Street PITTWATER RD

Suburb

DEE WYTH

Property description (e.g. Lot/DP, etc)

LOT 1, DP 504212

1.2 Description of work

Please describe briefly everything that you want approved by the Council, including signs, hours of operation, use, subdivision, demolition etc.

Type

Building Work

Subdivision work

Installing a non-illuminated wall panel 3150 x 3060

1.3 Estimated cost of work

Must be signed

The estimated cost of development or contract price is subject to a check by Council before final acceptance.

Estimated cost of work

\$ 3000

Council reserves the right to seek justification of the estimated cost from the applicant or by an appropriately qualified person.

M. Cheung MICHAEL CHEUNG
ENGINEER & ESTIMATOR

NAME (printed), & qualification SIGNATURE of qualified person certifying value of work

1.4 Development consent

Consent number

DA (year) 2011 / (number) 0927

Date of determination

1.5 Building Code of Australia

BCA classification

This information is nominated on your development consent

1.6 Builder details

If known To be completed in the case of residential building work.

Name

Sam King

Licence number

CBJ 3495

Or

Owner-builder permit

1.7. Collection of determination

Do you seek to collect the determination from Council?

YES

NO

Note You are advised that if you do not collect the determination from Council, it will be sent via standard post. If the determination is lost/misplaced Council will charge a fee for copying the determination in accordance with Council's adopted fees and charges schedule (this process can take up to 10 working days)



Warringah Council

Construction Certificate Checklist

REQUIRED	SUPPLIED
<input type="checkbox"/> DEVELOPMENT CONSENT COMPLIANCE STATEMENT (2 copies) An itemised statement of compliance with all relevant conditions of your development consent. The conditions of your development consent will specify what additional information is required to lodge a construction certificate application.	YES NO - WHY NOT <input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> PLANS (2 copies) Plans must be drawn to scale and the scale identified on each plan. Free hand, single line or illegible drawings will not be accepted. Two coloured copies of all plans must be submitted with your application. The following information should be included on all plans and documents: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Applicant(s) name(s), block/house/shop/flat number, street/road name, town or locality <input checked="" type="checkbox"/> Lot number, section number, DP number. (Found on rates notice or land title) <input checked="" type="checkbox"/> Measurement in metric <input checked="" type="checkbox"/> The position of true north <input checked="" type="checkbox"/> Building, or parts of building, to be demolished to be indicated in outline <input checked="" type="checkbox"/> Draftsman/Architect name and date <input checked="" type="checkbox"/> Coloured on elevations/sections 	<input checked="" type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> SURVEY PLAN (2 copies) Information should include: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Plan to scale <input checked="" type="checkbox"/> Plan to show all existing structures <input checked="" type="checkbox"/> Plan to show all trees greater than 5m in height and/or 3m in canopy spread. The exact location of any such tree, the relative level (RL) at its base and its height and canopy spread. <input checked="" type="checkbox"/> Location/position of all buildings/structures on adjoining land (showing street number and street address) and ridge heights of those buildings or structures at the boundary <input checked="" type="checkbox"/> Show the levels of the lowest floor, and of any yard or unbuilt area belonging to that floor, and the levels of the adjacent ground <input checked="" type="checkbox"/> Levels - contour and spot levels (drawn at Australian Height Datum) <input checked="" type="checkbox"/> Easements and rights of way (Council and private) 	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> SITE PLAN (2 copies) A site plan is a birds-eye view of the existing and proposed development on the site and its position in relation to boundaries and neighbouring developments. A site plan should include: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Drawings to scale <input checked="" type="checkbox"/> Location of the new and existing buildings in relation to site boundaries <input checked="" type="checkbox"/> Location/position of all buildings/structures on adjoining land (showing street number and street address) <input checked="" type="checkbox"/> Location of any existing and proposed fences and landscaping features such as swimming pool, retaining walls, paved areas and driveways <input checked="" type="checkbox"/> Relative location of adjoining building <input checked="" type="checkbox"/> Location of any adjoining owner windows facing your development <input checked="" type="checkbox"/> Levels - contour and spot levels <input checked="" type="checkbox"/> Easements and rights of way including common or party walls <input checked="" type="checkbox"/> Existing stormwater drainage location 	<input type="checkbox"/> <input type="checkbox"/>

REQUIRED

SUPPLIED

SITE PLAN Cont.

- Location of vehicle access and car parking (indicating extent of cut and fill and gradients). Engineering details may be required
- Locality boundaries if multiple localities apply
- Site safety and security fencing during construction

Measurements including:

- Length, width and site area of land, both existing and proposed
- Width of road reserve
- Distance from external walls and outermost part of proposed building to all boundaries
- Approximate distance from proposed building to neighbouring buildings

SUBDIVISION, DRAINAGE AND ROADWORKS (2 copies)

If you are going to carry out work to do a subdivision (eg building roads or a stormwater drainage system):

- The details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
- The details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (like water, road, electricity, sewerage)
- The existing ground levels and the proposed ground levels when the subdivision is completed
- Copies of any compliance certificates on which you rely
- Detailed engineering plans (3 copies). The detailed plans might include the following:
 - Earthworks
 - Roadworks
 - Road pavement
 - Road furnishings
 - Stormwater drainage (including on-site detention works/ water quality control ponds)
 - Water supply works
 - Sewerage works
 - Landscaping works
 - Construction
 - Management run
 - Traffic management plan
 - Soil and water management plan
 - Stormwater or on-site detention drainage plans in accordance with Council's "on-site stormwater detention specification" Ilsex or drains model

FLOOR PLAN (2 copies)

A floor plan is a birds-eye view of your existing and/or proposed layout of rooms within the development. Floor plans should include:

- Drawings to scale
- Outline of existing building/development on site (shown dotted)
- Room names, areas and dimensions
- Window and door locations and sizes
- Floor level and steps in relative levels (RLs)
- Access for persons with a disability (if in a new public building)
- Location of plumbing fixtures (where possible)
- Wall structure type and thickness

YES NO - WHY NOT

N/A

N/A

REQUIRED**SUPPLIED****ELEVATION PLAN (2 copies)**

- Elevation plans are a side on view of your proposal. Drawings of all affected elevations (north, south, east and west facing) of your development need to be included in your application. Elevation plans should include:

- Drawings to scale
- Outline of existing building/development on site (shown dotted)
- Location/position of all buildings/structures on adjoining land (showing street number and street address)
- Exterior cladding type and roofing material/colour
- Window sizes and location
- Stormwater drainage pipes (downpipes and gutter)
- Chimneys, flue exhaust vents, duct inlet or outlet
- Reduced levels (AHD) for ridge and floor as a minimum

YES NO - WHY NOT

 N/A
 SECTION PLAN (2 copies)

A section is a diagram showing a cut through the development at the most typical point. Sections should include:

- Drawings to scale
- Outline of existing building/development on site (shown dotted)
- Section names and where they are shown on plan (ie A/A B/B etc)
- Room names
- Room and window heights
- Details and chimneys, fire places and stoves
- Roof pitch and covering
- Site works, finished and proposed floor and ground levels in relative levels (RLs) (indicate cut, fill and access grades)
- Stormwater or on-site detention drainage plans in accordance with Council's "on-site stormwater detention specification" IIsax or drains model

 N/A
 SPECIFICATIONS AND STRUCTURAL DETAILS (2 copies)

A specification is a written statement that should include as a minimum:

- The construction of the building to specific BCA standards and materials to be used
- Type and colour of external finishes
- Whether the materials will be new or second-hand, and if second-hand materials are to be used, particulars
- The method of drainage, effluent disposal and provision of water supply
- Any other details relevant to the construction of the building

Note: Three copies of the specification must be supplied

 N/A
 ADVERTISING STRUCTURE/SIGN (2 copies)

If you are planning to erect an advertising structure or sign, you will need to supply the following:

- Details of the structure, materials to be used and how it will be fixed to the building
- Its size, colours, lettering and overall design
- The proposed location shown on a scale plan and building elevation
- The amount and extent of light spill

 FIRE SAFETY MEASURES SCHEDULE (2 copies)

- Proposed alterations to existing building (BCA Classes 2 to 9) to be accompanied by a fire safety measures schedule listing all existing and those proposed to be installed in the building including the standard of performance
- For a new development (BCA Classes 2 to 9) a fire safety measures schedule listing all those proposed to be installed including the standard of performance

N/A

REQUIRED	SUPPLIED
<input type="checkbox"/> RESIDENTIAL FLAT BUILDINGS - DESIGN VERIFICATION Provide a design verification from a qualified designer in which the development application was required under clause 50(1A) of the Environmental Planning and Assessment Act, 1979. The design quality principles are set out in Part 2 of State Environmental Planning Policy No. 65 'Design Quality of Residential Flat Developments.'	YES NO - WHY NOT <input type="checkbox"/> <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> HOME BUILDING ACT REQUIREMENTS In the case of an application for a construction certificate for residential building work (within the meaning of the Home Building Act 1989) attach the following: In the case of work by a licensee under the Act: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A statement detailing the licensee's name and contractor licence number <input checked="" type="checkbox"/> Documentary evidence that the licensee has complied with the applicable requirements of the Act In the case of work done by another person: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A statement detailing the person's name and owner-builder permit number <input checked="" type="checkbox"/> A declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in section 29 of the Act A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.	<input type="checkbox"/> <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> BASIX CERTIFICATE (2 copies) Applies to Classes 1, 2 and 4. A Basix certificate is required for all residential new dwellings and alterations and additions to residential dwellings, swimming pools and spas exceeding prescribed value. Where a DA has been issued without a Basix certificate, the following must be provided: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Submission of the Basix certificate and assessor certificate (when simulation method is being used) <input checked="" type="checkbox"/> Details of commitments in the Basix certificate shown on plans and specifications 	<input type="checkbox"/> <input checked="" type="checkbox"/>
ENERGY EFFICIENCY (Section J, Building Code of Australia) Applies to Classes 3 and 5 to 9 buildings. Details of commitment to be shown on plans and specifications.	
FIRE SAFETY Class 1a building must show the location of all hard-wired smoke alarms. Class 2 to 9 building, please provide: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Existing and proposed Fire Safety Schedules <input checked="" type="checkbox"/> Plans showing detail and location of the essential fire services <input checked="" type="checkbox"/> Where an alternative solution is being used, provide details or the performance requirements that the alternative solution is intended to meet (2 copies) <input checked="" type="checkbox"/> Detail of assessment methods used to establish compliance "deem to satisfy" <input checked="" type="checkbox"/> Evidence of accreditation, component, process or design that is to be relied upon as part of the proposed work. The list must describe the extent, capabilities and basis of the design of each of the measures <input checked="" type="checkbox"/> The submission of alternative solutions must be submitted by a Level 1 (unconditional) accredited certifier 	



Warringah Council

NOTICE OF DETERMINATION

Application Number: DA2011/0927

APPLICATION DETAILS

Applicant Name and Address: The Signcraft Group
Po Box 575
ALTONA NORTH VIC 3225

Land to be developed (Address): Lot 1 DP 504212 892 Pittwater Road DEE WHY
NSW 2099

Proposed Development: Signage

DETERMINATION - APPROVED

Made on (Date): 24 August 2011

Consent to operate from (Date): 24 August 2011

Consent to lapse on (Date): 24 August 2016

Details of Conditions

The conditions, which have been applied to the consent, aim to ensure that the Environmental Impacts of Development are minimised and the Health and Safety of the community is maintained in accordance with the relevant standards and the Building Code of Australia.

NOTE:

If the works are to be certified by a Private Certifying Authority, then it is the certifier's responsibility to ensure all outstanding fees and bonds have been paid to Council prior to the issue of the Construction Certificate or as otherwise specified by Consent conditions.



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GENERAL CONDITIONS

CONDITIONS THAT IDENTIFY APPROVED PLANS

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

Drawing No.	Title	Revision	Date	Drawn By
Page 1 of 2	Signage Proposal	OO	11 May 2011	The Signcraft Group
Page 2 of 2	Signage Proposal	OO	11 May 2011	The Signcraft Group
Drawing 3	Signage	N/A	11 May 2011	The Signcraft Group
21804.5201	External Signage	A	31 May 2011	Lend Lease

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

2. Compliance with External Department, Authority or Service Requirements

The development must be carried out in compliance with the following:

External Department, Authority or Service	E-Services Reference	Dated
Ausgrid	Response Ausgrid Referral	4 August 2011

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at www.warringah.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of External Department, Authority or Bodies. (DACPLB02)

3. Prescribed Conditions

- (a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- (b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);
- (c) 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:



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- (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
- (ii) 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
- (iii) stating that unauthorised entry to the work site is prohibited.

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.

- (d) 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:
 - (i) in the case of work for which a principal contractor is required to be appointed:
 - A. the name and licence number of the principal contractor, and
 - B. the name of the insurer by which the work is insured under Part 6 of that Act,
 - (ii) in the case of work to be done by an owner-builder:
 - A. the name of the owner-builder, and
 - B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under 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.

- (e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - (i) protect and support the adjoining premises from possible damage from the excavation, and
 - (ii) where necessary, underpin the adjoining premises to prevent any such damage.
 - (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
 - (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative Requirement. (DACPLB09)



4. General Requirements

- (a) Unless authorised by Council:

Building construction and delivery of material hours are restricted to:
7.00 am to 5.00 pm inclusive Monday to Friday
8.00 am to 1.00 pm inclusive on Saturday,
No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:
8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

- (b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- (c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.
- (d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.
- (e) Prior to the release of the Construction Certificate payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.
- (f) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- (g) No building, demolition, excavation or material of any nature shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
- (h) All sound producing plant, equipment, machinery or fittings will not exceed more than 5dB(A) above the background level when measured from any property boundary and will comply with the Environment Protection Authority's NSW Industrial Noise Policy.)



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- (i) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

5. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards. (DACPLC02)

Advice to Applicants: At the time of determination in the opinion of Council, the following (but not limited to) Australian Standards are considered to be appropriate:

- (a) AS2601.2001 - Demolition of Structures**
- (b) AS4361.2 - Guide to lead paint management - Residential and commercial buildings**
- (c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
- (d) AS 1742 Set - 2010 Manual of uniform traffic control devices Set**

**Note: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website http://www.humanrights.gov.au/disability_rights/buildings/good.htm*

***Note: the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to.*

6. Bonds

Security Bond

A bond (determined from cost of works) of \$500.00 and an inspection fee in accordance with Council's Fees and Charges paid as security to ensure the rectification of any damage that may occur to the Council infrastructure contained within the road reserve adjoining the site as a result of construction or the transportation of materials and equipment to and from the development site.

(NOTE: This bond may be refunded and replaced by the Maintenance Bond upon submission to Council of the final Compliance Certificate or Subdivision Certificate.)



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An inspection fee in accordance with Council adopted fees and charges (at the time of payment) is payable for each kerb inspection as determined by Council (minimum (1) one inspection)

All bonds and fees shall be deposited with Council prior to Construction Certificate or demolition work commencing, details demonstrating payment are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate protection of Council infrastructure. (DACENC01)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

7. No Illumination

No consent is given or implied for any form of illumination or floodlighting to the signage approved under this consent.

Reason: To ensure appropriate forms of illumination that are consistent with Council's controls, and do not interfere with amenity of nearby properties or cause glare and reflection impacts upon pedestrian and vehicle traffic.
(DACPLG13)

Right to Review by the Council

You may request Council review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979 if it is NOT integrated or designated development. Any request to review the application must be made and determined within 6 months from the date of determination.

NOTE: A fee will apply for any request to review the determination.

Right of Appeal

If you are dissatisfied with this decision Section 97 of the Environmental Planning & Assessment Act 1979 may give you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.

Signed _____ on behalf of the consent authority

Signature

Name

Mitchell Drake
Development Assessment Officer

Date

24 August 2011