



Warringah Council

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

Development Application No: DA 2005/0519

DEVELOPMENT APPLICATION DETAILS

Applicant Name: JBA Urban Planning Consultants

Applicant Address: Level 2 97 Pacific Highway North Sydney NSW 2060

Land to be developed (Address): Lot 1, DP 880191, 4-6 Niangala Close Belrose

Proposed Development: Temporary signage signs

DETERMINATION

Made on (Date): 06/10/2005

Consent to operate from (Date): 06/10/2005

Consent to lapse on (Date): 06/10/2010

Details of Conditions – (including Section 94 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.



Warringah Council

GENERAL CONDITIONS

CONDITIONS THAT IDENTIFY APPROVED PLANS

1. Approved Plans And Supporting Documentation

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of consent:

Drawing Number	Dated
Temporary Signage Position Masterplan 1.1	12/09/05
Temporary Signage Hoarding Position 1.2	12/09/05
Temporary Signage Hoarding Position 1.3	12/09/05

No construction works shall be undertaken prior to the release of the Construction Certificate.

Note: Further information on Construction Certificates can be obtained by contacting Council's Call Centre on 9942 2111, Council's website or at the Planning and Assessment Counter.

Reason: *To ensure the work is carried out in accordance with the determination of Council and approved plans. [A1 (1)]*

2. Plans on Site

A copy of all stamped approved plans, specifications and documents (including the Construction Certificate if required for the work incorporating certification of conditions of approval) shall be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.

Reason: *To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information and to ensure ongoing compliance. [A2]*

CONDITIONS THAT REQUIRE SUBSIDIARY MATTERS TO BE COMPLETED PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

3. Colours & Finishes

The colours, texture and substance of all external components of the building and hard surfaced areas being generally in accordance with the Homemakers Signage Plans,

DA No.2005/519 D



Warringah Council

dated 12/09/05, submitted 05/10/05 as modified by any conditions of this consent/approval. Prior to issue of the Construction Certificate, Council / Accredited Certifier is to verify that the external components are in accordance with that specified above.

Reason: Amenity. [C56 (1)]

4. Security Bond Schedule

All fees and security bonds in accordance with the schedule below must be paid or in place prior to the issue of the required Construction Certificate:

SECURITY BOND & FEE SCHEDULE	
4-6 Niangala Close, Belrose	
DEVELOPMENT APPLICATION NUMBER 2005/0519DA	
SECURITY BONDS	AMOUNT (\$)
Inspection fee	550
TOTAL BONDS	\$550.00
FEES	
Kerb Security Inspection Fee	\$200.00
TOTAL FEES	\$200.00

Reason: Compliance with the development consent. [C71]

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

5. Construction Certificate

A Construction Certificate is required to be approved and issued by either Council or an Accredited Certifier, prior to the commencement of any works on the site.

Reason: Legislative requirements. [D3]

6. WorkCover

Your attention is directed to the need to seek advice of your obligations from the WorkCover Authority prior to the commencement of any works on the site.

Reason: Statutory requirement. [D5]

7. Inspection Fees

Where Council is acting as the Principal Certifying Authority and where an inspection



Warringah Council

of building, civil or landscape work is required by these conditions, inspection fees and component certification fees must be paid to Council before Council will undertake any inspections. These fees may be paid at the time of submission of the required Notice of Commencement of works. This condition applies regardless of whether a Certification fee is also payable.

Note: The submission of a Notice of Commencement of works form to Council at least two (2) days prior commencing works is a statutory requirement.

Reason: Statutory requirement and information. [D14]

CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

8. Progress Inspections (Class 1 and 10 Buildings)

The Principal Certifying Authority (PCA) SHALL BE given a minimum of forty-eight (48) hours notice for mandatory inspection of the following, where applicable:

- (a) At the commencement of the work, and
- (b) After excavation for, and prior to the placement of any footings, and
- (c) Prior to pouring any in-situ reinforced concrete building element, and
- (d) Prior to covering of the framework for any floor, wall roof or other building element, and
- (e) Prior to covering over waterproofing in any wet areas, and
- (f) Prior to covering over stormwater drainage connections, absorption pits and other drainage works, and
- (g) After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The appointed Principal Certifying Authority MUST do the first inspection at the commencement of building work, and at completion of building work.

Notes:

- (1) The appointed Principal Certifying Authority has a discretion to determine additional inspections, or nominate other Accredited Certifiers to undertake inspections other than the first and last inspections, which are required to ensure compliance or otherwise with relevant codes and standards. In any event, the Principal Certifying Authority MUST be advised at all of the stages of



Warringah Council

construction identified above.

- (2) The PCA must advise the person with the benefit of the consent of the mandatory critical stage inspections referred to in the EP & A Regulations.
- (3) Where Warringah Council is acting as the Principal Certifying Authority for the project, notice is to be given by telephone to Council on 9942 2111 and requesting an relevant inspection. Failure to advise Council at the stages of construction identified above may result in fines being imposed.
- (4) Failure to advise the Principal Certifying Authority of the need for MANDATORY INSPECTIONS at the critical stages of construction detailed above may result in fines being imposed, works being required to be demolished, or delays experienced in obtaining final certification and occupation of the development in order to resolve issues.

Reason: Prescribed mandatory inspections under legislation. [E7]

9. Replacement of Principal Certifying Authority

If the person exercising the benefits of a development consent changes or replaces the Principal Certifying Authority (PCA) during works on the site, the replacement PCA must notify Warringah Council within two (2) days of appointment. If the original PCA was Warringah Council, written approval from Council must be obtained for any change to the PCA role.

(Note: Special legislative provisions in the Environmental Planning and Assessment Act 1979 apply to the procedure for replacing a PCA)

Reason: Statutory requirement. [E11]

10. Tree Preservation Order

Council's Tree Preservation Order applies to this site. An application will have to be made, and consent issued by Council, for the removal, lopping or wilful destruction of any existing tree affected by the proposed works.

Reason: Protection of trees. [E44 (2)]

OPERATIONAL CONDITIONS IMPOSED UNDER EP&A ACT AND REGULATIONS AND OTHER RELEVANT LEGISLATION

11. Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia.



Reason: Prescribed - Statutory. [F1]

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

12. Duration

The sign is a temporary sign and will be displayed at the site until the end of July 2006, after which time the sign will be removed.

Reason: To limit the duration of the signage and preserve amenity.

13. No Illumination

No consent is given or implied for any form of illumination or floodlighting to any sign.

Reason: To ensure appropriate forms of signage that are consistent with Council's controls and those that are desired for the locality, and do not interfere with amenity of nearby properties. [I23]

14. Within Site Boundaries

The approved signage is to be located wholly within the boundaries of the site.

Reason: To ensure that the signage is located on the applicant's land.

15. Signage Height

The sign fronting Forest Way shall not exceed the height of the adjoining construction shed.

Reason: Amenity.



Right to Review by the Council

You may request the Council to review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979. Any request to review the application must be within 12 months after the date of determination shown on this notice.

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 12 months after the date on which you receive this notice.

Signed _____ on behalf of the consent authority

Signature _____
Name

Date 06/10/2005