

the certification group
enhancing building performance

16 November 2007

Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam,

Re: Our Complying Development Certificate No: 219/2007
Premises: 1753 Pittwater Road, Mona Vale

Please find attached a copy of the following:-

- Complying Development Certificate, stamped approved plans and relevant documentation.
- Notice to Commence Building Work.
- Appointment of a Principal Certifying Authority.

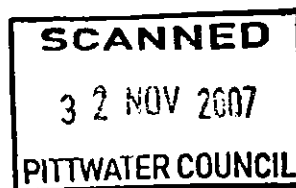
In accordance with the regulations we have enclosed a cheque for the sum of \$30.00 for the submission of the Part 4A certificate.

Should you have any further enquiries please do not hesitate to contact us and we will be pleased to assist you.

**NB:(Please forward receipt for the above \$30.00 fee to The Certification Group P/L.
PO Box 870 Narrabeen NSW 2101)**

Yours faithfully,

Wayne Treble - Director
The Certification Group P/L



*PAID: 21/11/2007
RECEIPT: 228799

28 Cook Terrace Mona Vale NSW 2103 . PO Box 870 Narrabeen NSW 2101
tel 9944 8222 . fax 9944 6330 . email: info@thecgroup.com.au . www.thecgroup.com.au . acn 111 092 632



COMPLYING DEVELOPMENT CERTIFICATE DETERMINATION

Issued under the Environmental Planning and Assessment Act 1979
Section 85 and 85a

COMPLYING DEVELOPMENT CERTIFICATE NO: 219/2007

DETERMINATION

Decision:	Approved
Date of Certificate:	16 November 2007
Date Certificate lapses:	16 November 2012

SUBJECT LAND

Address:	1753 Pittwater Road, Mona Vale
Lot No, DP:	Lot 1 DP 715158

DESCRIPTION OF DEVELOPMENT

Demolition to allow construction of an approved development in accordance with a valid Consent (N0472/07 Dated 28/10/2007) for alterations and additions to a commercial building.

APPLICANT

Name:	Kethel (Investments) Pty. Ltd.
Address:	1792 Pittwater Road, Bayview
Contact Number: (tel)	tel 9979 6404

OWNER

Name:	Kethel (Investments) Pty. Ltd.
Address:	1792 Pittwater Road, Bayview
Contact Number: (tel)	tel 9979 6404

BUILDER

Builder:	Delmege Constructions
Builder licence No:	406175

Unit 3/6 Wilmette Place Mona Vale NSW 2103 . PO Box 870 Narrabeen NSW 2101
tel 9944 8222 . fax 9944 6330 . email: info@thecgroup.com.au . www.thecgroup.com.au . acn 111 092 632

PLANS AND SPECIFICATIONS

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with "The Certification Group" stamp.

DRAWING NUMBER

DATE

Plan No: C/X-01 Ammendment A, prepared by: Drew Dickson Architects	26/07/2007
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ATTACHMENTS

Complying Development Certificate Conditions of Consent	16/11/2007
Complying Development Certificate Application Form	16/11/2007

CERTIFICATE

I certify that the development is Complying Development and the work if completed in accordance with documentation accompanying the application for this certificate (with such modifications as verified by the undersigned as may be shown on that documentation) will comply with all development standards applicable to the development, the requirements of the Environmental Planning and Assessment Regulation, as are referred to in section 81A(5) of the Environmental Planning and Assessment Act, 1979

SIGNATURE



DATE OF ENDORSEMENT

16/11/2007

CERTIFICATE NO

219/2007

CERTIFYING AUTHORITY

Name of Certifying Authority
Name of Accredited Certifier
Registration No
Contact No
Address

THE CERTIFICATION GROUP P/L
Wayne Treble
BPB 0413 - NSW Building Professionals Board
PH (02) 9944 8222, FAX (02) 9944 6330
PO BOX 870 NARRABEEN NSW 2101

BUILDING CODE OF AUSTRALIA CLASSIFICATION

5 & 6

Complying Development Certificate Conditions of Consent

**Certificate Number: 219/2007
Address: 1753 Pittwater Road, Mona Vale**

16 November 2007

A. NOTATIONS

- A.1 The development is to be carried out in accordance with plans numbered C/X-01 Ammendment A dated 26/07/2007, prepared by Drew Dickson Architects, as amended in red or as modified by any condition of this consent.

A.2 Validity of Complying Development Certificate

A complying development certificate becomes effective and operates from the date endorsed on the certificate. The certificate lapses 5 years after the date endorsed on the certificate. No proceedings may be taken before a court or tribunal to extend the 5-year period.

A.3 Appeals

Pursuant to section 85A (10) Environment and Planning Assessment Act 1979. There is no right of appeal against the determination of, or a failure or refusal to determine an application for a complying development certificate.

B. GENERAL CONDITIONS

B.1 Site Plans

Two sets of detailed working drawings that comply in all respects with the conditions of the Development Consent are to be submitted to the Accredited Certifier or Council prior to the commencement of work. Each plan/sheet is to include a signed statement from a suitably qualified person, that the plans/details satisfy the relevant provisions of the Building Code of Australia and/or Australian Standard (see format appendix 1)

Where separate details or specifications are referred to on the approved plans, those plans or documents are to be separately certified by an appropriately certified professional as to their compliance with the Building Code of Australia or relevant Australian Standard.

A copy of the above mentioned plans, specifications and documents stating conditions shall be kept on site at all times, readily available to be viewed by Council and/or the Principal Certifying Authority.

B.2 Appointment of a Principal Certifying Authority.

Prior to commencement of the project, a Principal Certifying Authority is to be designated. Further, the "Notification of Commencement" form (*copy attached*) is to be returned to Council, a minimum 2 days prior to commencement of site works.

If an alternate Principal Certifying Authority is appointed after the approved plans are collected from Council, that Principal Certifying Authority is to co-sign the "Notification of Commencement" form.

B3. Tree Removal

No trees are to be removed from the site without the prior approval of Council, pursuant to the provisions of the Tree Management Order.

C. MATTERS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORK

- C.1 2 days before the commencement of any site works, building or demolition begins the applicant must:
- Notify Council of the name, address, phone number and licence number of the builder, and
 - Erect a sign at the front of the property with the name and accreditation of the appointed Principal Certifying Authority, the builder's name, phone number, licence and the site address. This sign or another must clearly state unauthorised entry to the work site is prohibited.
- C.2 All contract work must be insured as per Part 6 Home Building Act 1989
- C.3 Prior to commencement of site works, a qualified Building Surveyor, Builder or Site Manager is to certify that any measures to satisfy EPA requirement erosion controls have been installed. No site works are to commence, until such time as that certification has been obtained and a copy forwarded to the accredited certifier or Council (see copy of form ER-1 attached).
- C.4 Prior to commencement of site works, a qualified Arborist, Horticulturist or Landscape Architect is to certify that appropriate protection, fencing etc, has been provided around trees or landscaped areas, located outside of the building area(s). No further site works are to take place until this certification has been obtained and a copy forwarded to the accredited certifier or Council (see copy of form TP-1 attached).

- C.5 The applicant or project manager is to comply with the requirements and advice of the various supply and utility authorities, i.e., Sydney Water, Sydney Electricity, Telstra etc.

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

D.1 That the development satisfies the following requirements:

- Hours of demolition restricted to 7am – 5pm Monday – Friday, 8am – 1pm Saturday. No works to take place on Sundays or public holidays.
- Internal work at any time provided noise emission is not audible at any adjoining boundary.
- Footpath and adjacent roadway to be free of obstruction by building materials and/or plant.
- The development must comply with the requirements of the BCA and/or the relevant Australian Standards
- All trucks, pumps and plant to be kept wholly on site.
- No concrete or slurry to be discharged into street or street drainage system.
- Required erosion controls certified and installed prior to commencement of demolition
- Fence all trees or treed areas within 5m of any access route or within 5m of the proposed development for 3m minimum radius around trunks with a suitable protective fence.
- Tree protection measures are to be erected and certified prior to commencement of demolition
- Erection of hoarding to prevent entry of general public
- Demolition to comply with AS 2601 - Demolition of Structures
- Consult with relevant supply and utility authorities for advice and requirements
- Any collected stormwater or roofwater is to be piped to a suitable discharge point at Councils street drainage system/piped drainage system/natural water course/natural water body. Where any pipe passes through private property, other than the property it services, it is to be contained within a legally created and applicable easement. Piped drainage systems are to be designed and constructed to satisfy the requirements of the Building Code of Australia, relevant Australian Standards and current Engineering Best Practice.

E. PRESCRIBED CONDITIONS

- E.1 All works are to be carried out in accordance with the provisions of the Building Code of Australia or where not covered by the Building code of Australia, the relevant Australian Standard.

Note: Particular attention should be paid to the relevant fire safety requirements of the Building Code of Australia

- E.2 The proposal is to comply with the relevant provisions Part 7 Division 2A of the Environmental Planning and Assessment Regulation, 2000.

F. COMPLETION OF WORKS

- F.1 A copy of the compliance certificate must be obtained from the Principle Certifying Authority on completion of all work. This is to be forwarded to Council, should Council not be the Principle Certifying Authority.
- F.2 Signs Erected for Notice of works and hoardings must be removed after issuance of a compliance certificate.

SITE BOUNDARY 24.11m 128°50'10"

SITE BDY
2.15m 218°47'50"

SITE BOUNDARY 53.485m 128°50'10"

SITE BOUNDARY 55.195m 308°15'10"

SITE BOUNDARY
6.99m 218°47'50"

FIRST FLOOR DEMOLITION PLAN
SCALE 1:100

SITE BOUNDARY 24.11m 308°15'10"

SITE BOUNDARY 24.11m 128°50'10"

SITE BDY
2.15m 218°47'50"

SITE BOUNDARY 53.485m 128°50'10"

SITE BOUNDARY 55.195m 308°15'10"

SITE BOUNDARY
6.99m 218°47'50"

GROUND FLOOR DEMOLITION PLAN
SCALE 1:100

D.P. 412869

EXISTING ADJACENT
BUILDING
BRICK
METAL ROOF

EXISTING ADJACENT BUILDING
182 STOREY BRICK
METAL ROOF

TOP OF CONCRETE FLOOR AND GUTTER 0.05 HIGH

SCANNED
3 2 NOV 2007
PITWATER COUNCIL

COPY/CHECK COPY

PITWATER ROAD

THE CERTIFICATION GROUP PTY LTD
COMPLYING DEVELOPMENT CERTIFICATE
No. 817/2602
Plans or documentation associated with the issue of
the Complying Development Certificate
Date 18/11/07 Accreditation No 870048

WARNING
PLEASE NOTE: The stamping of this plan by the
Certification Group Pty Ltd does not relieve the
Applicant's responsibility to comply with all
Sydney Water or other Authority or codes prior to
commencement of any works.
DIAL BEFORE YOU DIAL 1100

PITWATER ROAD

A CONSTRUCTION ISSUE 12/11/07
AMENDMENTS

CLIENT KETHEL (INVESTMENTS) PTY. LTD.
1792 PITWATER ROAD BAYVIEW NSW 2104

PROJECT ALTERATIONS TO EXISTING COMMERCIAL DEVELOPMENT
1753 PITWATER ROAD MONA VALE NSW 2103

DRAWING DEMOLITION PLANS

DRAWN BY TVH PROJECT No. 823

DATE 26/07/07 AMENDMENT A

SCALE 1:100 DRAWING No. C/X-01

12/11/2007 12:16 PM

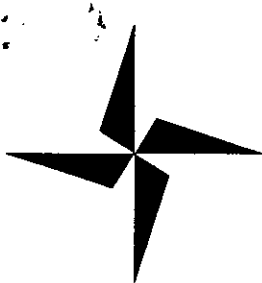
THIS DRAWING IS OWNED BY AND REMAINS THE PROPERTY OF DREW DICKSON ARCHITECTS PTY LIMITED. REPRODUCTION OR
USE OF THIS DRAWING WITHOUT THE PERMISSION OF THE ARCHITECT IS ILLEGAL. THE CLIENT IS LICENSED TO USE THIS
DRAWING FOR THE WORKS SPECIFIC TO THIS SITE, SUBJECT TO THE FULL PAYMENT OF THE ARCHITECT'S FEES AND COMPLIANCE
WITH THE TERMS AND CONDITIONS OF THE CLIENT/ARCHITECT AGREEMENT FOR THIS PROJECT.

www.ddp.com.au



DREW DICKSON ARCHITECTS

P.O. BOX 301 ST LEONARDS NSW 1580
TEL 02 9432 2000 FAX 02 9951 4844
www.ddp.com.au
Nominated Architect: Drew Dickson Architects Registration No. 4215



the certification group

enhancing building performance

COUNCIL COPY

APPLICATION FORM

Made under the Environmental Planning and Assessment Act 1979, Sections 81A(2)(4), 84A, 85A, & 109C (1)(b),
Environmental Planning and Assessment Regulation 2000, clauses 126(1), 139(1), or 157(1)

To complete this form, please place a cross in the boxes and fill out the white sections as appropriate.

Application Sought

- ☒ Complying Development Certificate
☒ Occupation Certificate

- ☐ Construction Certificate
☒ Principal Certifying Authority

Office Use Only

CECOC 219/2807
Job: TCC

Subject Land

Address 1753 PITTWATER ROAD, MONA VALE

Lot No, DP, SP, vol/fol. Etc Lot 1 DP 715 158

Details of the applicant

Name / Company KETHEL (INVESTMENTS) P/L Contact Person Linds.

Postal Address 1792 PITTWATER RD, MONA VALE Postcode 2103 State NSW

E-mail _____ Daytime telephone 9979 6404

Fax _____ Mobile _____

Applicant Signature [Signature] Date 16.11.07

Consent of Owner(s)

I/We as the owner/s of the above property authorise for either Mark Wysman, or Wayne Treble to provide Construction Certification and to act as the Principal Certifying Authority for the subject building works, including site inspections and to lodge the Notice of Commencement / Appointment of the Principal Certifying Authority with the relevant Council.

Name(s)/ Company KETHEL (INVESTMENTS) P/L

Address 1792 PITTWATER RD MONA VALE Postcode 2103 State NSW

Phone No 9979 6404 Mobile _____ Fax _____

Signature of Registered owner(s). Company stamp or seal to be affixed if applicable

[Signature]

Date _____

Description of the work proposed

Type of work proposed:

☐ New Building

☐ Additions / Alterations

☒ Demolition

Class of Building under Building Code of Australia

5 + 6

Description of the work

Demolition

Construction Cost of Works \$

~~N/A~~ \$10,000.00

Details of Builder

Contact Person

DELMEGE CONSTRUCTIONS - BRETT DELMEGE

Name / Company

DELMEGE CONSTRUCTIONS

Fax

9922 2997

Mobile

0408 432 687

Daytime telephone

9922 2999

Email

Brett@delmege.com.au

Builders address

5/90 Mount St, Nth Sydney

Postcode

2060

Details of the relevant Development Consent granted

Consent No.

N/A

Date the consent was granted

N/A

Applicant Checklist

☒ Complete Application Form - Pages 1 & 2

☒ Attach supporting documentation as nominated on Page 3

☒ Complete statistical Return on Page 4

Private Policy

The information you provide in this notice is required under the Environmental Planning and Assessment Act 1979 if you are going to erect a building. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the certification group if the information you have provided in this notice is incorrect or changes.

Date of receipt (To be completed by Certifying Authority)

Date

16.11.07



STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS

DEMOLITION

What is the site area of land?	Area in square meters	1167
Gross floor area of existing building? If no existing building, write NIL	Area in square meters	950
What is the existing building or site used for at present?	Main Uses	COMMERCIAL
	Other Uses	-
Does the site contain dual occupancy?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Gross floor area of proposed building?	In square meters	NIL
What will the proposed building be used for?	Main Uses	COMMERCIAL
	Other Uses	-
How many dwellings?		
Are pre-existing at this property?	Dwellings	NIL
Are proposed to be demolished?	Dwellings	NIL
Are proposed to be constructed?	Dwellings	NIL
Are attached to an existing building?	Dwellings	NIL
Are attached to a new building?	Dwellings	NIL
How many storeys will the building consist of?	Storeys	TWO

What are the main building materials? (Please tick appropriate boxes)

WALLS

- ☒ Full Brick
- ☐ Brick Veneer
- ☐ Concrete or Stone
- ☐ Steel
- ☐ Fibrous Cement
- ☐ Timber/weatherboard
- ☐ Cladding- aluminium
- ☐ Curtain glass
- ☐ Other
- ☐ Unknown

ROOF

- ☐ Aluminium
- ☒ Concrete or Slate
- ☐ Tile
- ☐ Fibrous Cement
- ☒ Steel
- ☐ Other
- ☐ Unknown

FLOOR

- ☒ Concrete or slate
- ☐ Timber
- ☐ Other
- ☐ Unknown

FRAME

- ☐ Timber
- ☒ Steel
- ☐ Aluminium
- ☐ Other
- ☐ Unknown