

Contact: The Certification Group
Phone: (02) 9944 8222

28 July 2008

Wally Bubalo
107A Orchard Street
Warriewood NSW 2102

Development Consent N0457/05 Construction Certificate CC0545/06
Property: 107 Orchard Street, Warriewood

Reference is made to your request for a list of certification and works that are required prior to a final inspection being carried out.

Comply with consent conditions:

- B2 : Street lighting facilities to the development street frontages of the site and to the existing Public Road reserve are to be provided at the full cost of the developer and in accordance with the requirements of Energy Australia.
- B3 : All services, including electrical and telecommunications for the proposed lots, shall be provided underground in accordance with the draft Warriewood Valley Development Control Plan The location of any trenching shall have regard for future and proposed landscaping in the public domain.
- D16 : Certificate(s), Form 3 of the Geotechnical Risk Management Policy is (are) to be completed and submitted to the Principal Certifying Authority. Certificate(s) is (are) to be submitted where the recommendations of the approved Geotechnical Report prepared which satisfied Part 1 requirement B of the deferred commencement require sign-offs during the construction phase to achieve the acceptable level of risk criteria specified in the Geotechnical Risk Management Policy.
- E1 : Plans together with street levels provided by Council and a certificate submitted by a Chartered Professional Engineer confirming to the satisfaction of the Principal Certifying Authority that the works in the public road reserve comply with Council requirements and street levels are to be provided with the Occupation Certificate application.
- E2 : Prior to issue of an Occupation Certificate photographic evidence of the condition of the street trees and road reserve and area adjoining the site after the completion of all construction, must be submitted to the Principal Certifying Authority showing that no damage has been done and if damage has been done that it has been fully remediated.

The photographs shall be accompanied by a statement that no damage has been done (or where damage has been remediated that Council has approved that work). In this regard Councils written agreement that all restorations have been completed satisfactorily must be obtained prior to the issue of any Occupation Certificate.

E3 : Restoration of all damaged public infrastructure caused as a result of the development to Councils satisfaction. Councils written approval that all restorations have been completed satisfactorily must be obtained must be provided to the Private Certifying Authority with the Occupation Certificate application.

E5 : Four (4) Angophora costata (Sydney Red Gum) are to be planted on the eastern side of the roadway and maintained for the life of the development.

E6 : A positive covenant/ restriction on the use of land is to be created prior to the issue of the Occupation Certificate where the recommendations of the approved Geotechnical Report which satisfied Part 1 requirement B of the deferred commencement requires on-going maintenance / inspections to ensure that the development achieves the acceptable level of risk criteria over the life of the development, the terms of which are to require the landowner to comply with the recommendations contained in that report.

E7 : That the drainage easement required by Condition A Part 1 of this approval is to be registered with the Land and Property Information Office and appropriate evidence of registration provided to Council prior to the issue of the occupation certificate

Certification of Works:

To ensure compliance with the Construction Certificate and Building Code of Australia (BCA), the applicant is to provide certification, verifying that the following specialist matters (identified by a ✓) have been carried out, in accordance with the service agreement.

Each certification must:

- reference the approved Construction Certificate number, property address, relevant provisions of the BCA, Australian Standards and approved drawings.
 - be prepared by an accredited certifier or other suitably qualified & experienced person to the satisfaction of Pittwater Council.
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- Survey detailing building setbacks, reduced levels of floors & ridge by a registered surveyor
 - Structural engineering works by a structural engineer on all structural building elements –(i.e: footings, slabs, floor, wall & roof framing)
 - Inspection and approval of all subsurface drains by the Geotechnical engineer before backfilling is completed

- Inspection and approval of all fill material by the Geotechnical engineer before backfilling is completed
- Stormwater drainage works by a hydraulic engineer and surveyor

Yours faithfully,



Issued by: Wayne Treble
Accreditation Number: BPB 0413
Pittwater Council Consultant
Building Surveyor