



Environmental Compliance  
8am to 6pm Mon - Thurs, 8am to 5pm Fri  
Phone 9970 1111

07 April 2005

EVENT PROJECT MANAGEMENT  
PO BOX 6180  
FRENCHS FOREST NSW 2086

Dear Sir/Madam

**Re: Construction Certificate CC0074/05**  
**Property: 6 MACPHERSON STREET WARRIEWOOD NSW 2102**

Please find enclosed your approved Construction Certificate and stamped plans.

**Did you know that work is unable to commence until such time as a completed Notification of Commencement Form has been submitted to Council at least two (2) days prior to starting work? Not to do so is a breach of the Environmental Planning and Assessment Act, which would result in a Penalty Infringement Notice (on-the-spot fine) being issued to you and the builder.**

To assist you please find enclosed a "Notification of Commencement and Principal Certifying Authority Service Agreement" form to enable you to appoint Pittwater Council as your Principal Certifying Authority (PCA). Please complete this form and return it to Council's Customer Service together with the PCA appointment fee as detailed in the form.

If appointed as the PCA, Council would carry out various inspections as indicated in Part 6 of the enclosed "Notification of Commencement and Principal Certifying Authority Service Agreement" form and ultimately issue an Occupation Certificate for your development. Appointment and inspection fees are also detailed in the enclosed form.

Council will endorse your "Notice of Commencement and Principal Certifying Authority Service Agreement" form and return a copy to the applicant with advice as to the required critical stage and other inspections to be carried out by Council.

Council is committed to providing a quality service and would value your business in being appointed as the Principal Certifying Authority for your development.

An Officer will contact you in the next few days to discuss your development and help ensure your development progresses smoothly.

Yours faithfully  
**Development Compliance Group**

Per: 



# Pittwater Council

## Construction Certificate No: CC0074/05

Site Details: **6 MACPHERSON STREET WARRIEWOOD NSW 2102**

Legal Description: **Lot B DP 400488**

Type of Development: **Building Work**

Description: **Demolition of all structures and construction of perimeter fencing**

Associated Development Consent No: **N0820/04** Dated: **07/02/2005**

Building Code of Australia Certification: **Class 1a**

Details of plans, documents or Certificates to which this Certificate relates:

- Working Drawing s prepared by Boffa Robertson Group, Job No.0439, Drawing No.SK00, dated August 2002
- Perimeter Fence Construction statement prepared by Event Project Management dated 22 March 2005
- Erosion and Sediment Management Controls Plan & Silt Fencing Construction Plan prepared by GHD Pty Ltd

I hereby certify that the above plans, documents or Certificates satisfy:

- The relevant provisions of the Building Code of Australia.
- The relevant conditions of Development Consent No: **N0820/04**

Further that the work, completed in accordance with the Building Code of Australia, all relevant Australian Standards and these plans and specifications, will comply with the requirements of Section 81A(5) of the Environmental Planning and Assessment (Amendment) Act, 1997.

Carl Georgeson  
**Development Compliance Group**

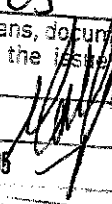
07 April 2005  
**Date of Endorsement**

**Note:** You are reminded that pursuant to provisions of Clause 81A, you must nominate whether Council or an accredited certifier will be the principal certifying authority, also you must give notice to Council of your intention to commence work at least two days beforehand.

**PITWATER COUNCIL CONSTRUCTION CERTIFICATE**

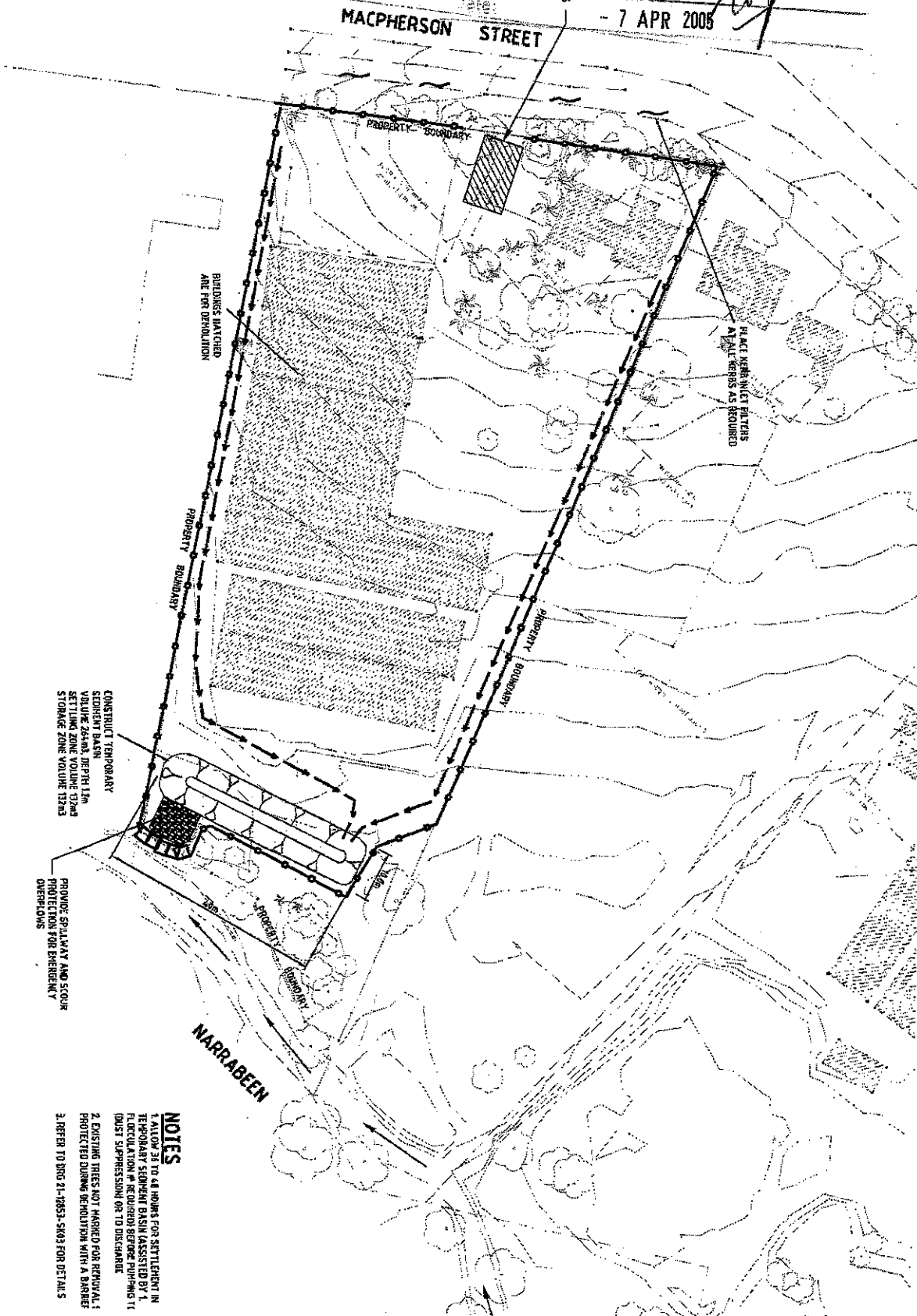
Number: CC **0074/05**

This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.

Endorsed by:   
Date: **- 7 APR 2005**

**BOONDDAH ROAD**

**MACPHERSON STREET**



- NOTES**
1. ALLOW 30 TO 48 HOURS FOR SETTLEMENT IN TEMPORARY SEDIMENT BASIN ASSISTED BY 1. FLOCCULATION & REQUIRED BEFORE PUMPING TO DUST SUPPRESSION OR TO DISCHARGE.
  2. EXISTING TREES NOT MARKED FOR REMOVAL; PROTECTED DURING CONSTRUCTION WITH A BARBER.
  3. REFER TO DND 21-10553-SK03 FOR DETAILS.

No.	Revision	Drawn	Checked	Approved	Date
A	PRELIMINARY ISSUE	GW	RB		

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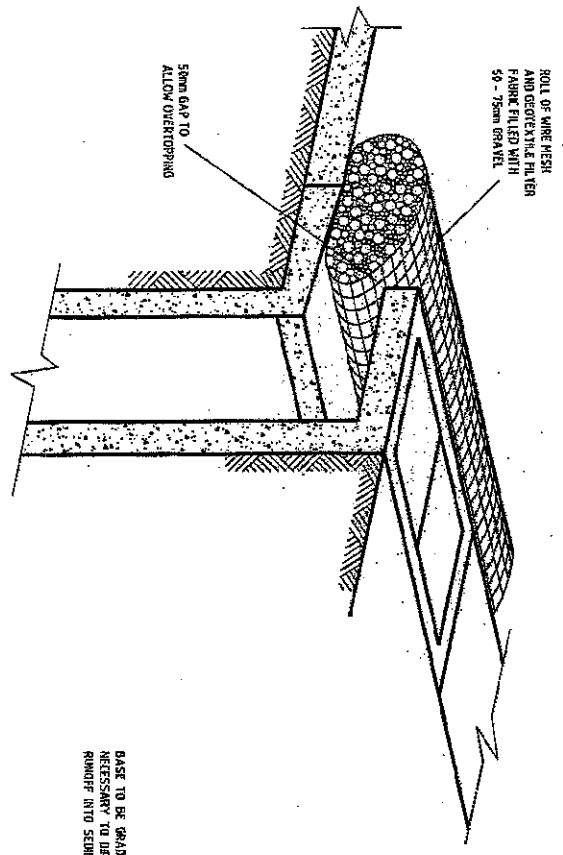
GHQ Conditions of Use: The documents may only be used for the project for which it was prepared & is not to be used for any other project without the written consent of GHQ Pty Ltd.

**GHQ**

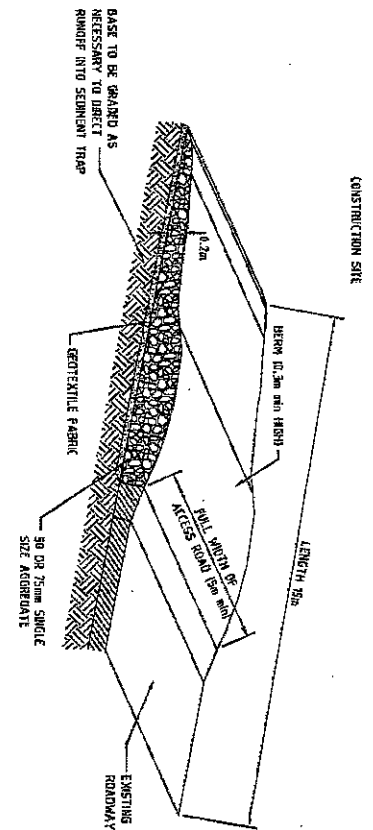
**GHQ Pty Ltd**  
 10 Bond Street Sydney NSW 2000  
 T 61 2 8226 7100 F 61 2 8226 7199  
 E [enquiries@ghq.com.au](mailto:enquiries@ghq.com.au) [www.ghq.com.au](http://www.ghq.com.au)

Scale: AS BROWAN  
 Drawn: GW  
 Checked: RB  
 Approved: [Signature]  
 Date: [Blank]

8. UPON COMPLETION OF ALL EARTHWORKS OR AS DIRECTED BY SUPERINTENDENT, SOIL CONSERVATION TREATMENTS SHALL BE APPLIED SO AS TO RENDER AREAS THAT HAVE BEEN DISTURBED EROSION PROOF WITHIN 14 DAYS.
9. NO DISTURBED AREA IS TO REMAIN DENuded LONGER THAN 14 DAYS.
10. THE AREA OVER ALL PIPES IS TO BE MULCHED & SEEDED WITHIN 14 DAYS AFTER BACKFILL.
11. SEDIMENTATION BASIN TO BE EMPTIED BY PUMPING, WHEN DISCHARGE WATER DOES NOT CONTAIN MORE THAN 50mg/l OF SUSPENDED SOLIDS
12. TREES TO BE RETAINED ARE TO BE INDICATED BY CLIENT'S REPRESENTATIVE.

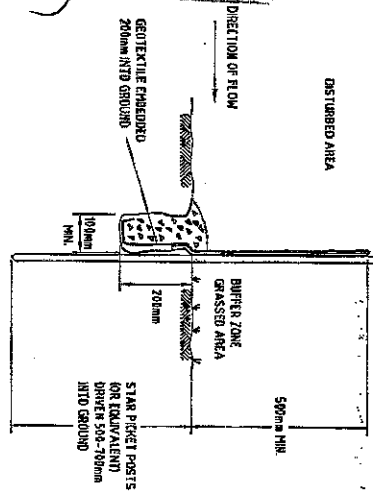


**KERB INLET FILTERS**  
NOT TO SCALE

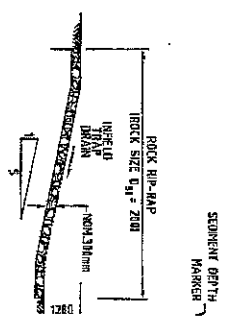


**TEMPORARY CONSTRUCTION EXIT**  
N.T.S.

**PITTWATER COUNCIL CONSTRUCTION CERTIFICATE**  
 Number: CC 0074/05  
 This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.  
 Endorsed by: *[Signature]*  
 Date: - 7 APR 2005



**SILT FENCE**  
NOT TO SCALE



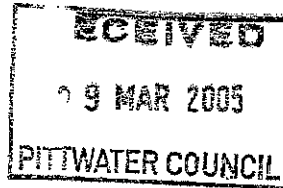
**TYP THROUGH**

GHD & CONSULTANTS - CIVIL ENGINEERING - PROJECT 88131 - 2004/05		GHD Pty Ltd	
No	Revision	Drawn	Checked
A	PRELIMINARY ISSUE	GW	RB
Copyright - This document is the property of GHD Pty Ltd. This document may only be used for the purposes for which it was commissioned & in accordance with the terms of engagement or the contract.			
GHD Pty Ltd 10000 Sharn Road, Sydney NSW 2000 Tel: 61 2 9239 7100 Fax: 61 2 9239 7101 www.ghd.com.au		GHD Pty Ltd ACN 008 461 572 10000 Sharn Road, Sydney NSW 2000 Tel: 61 2 9239 7100 Fax: 61 2 9239 7101 www.ghd.com.au	
Scale	AS SHOWN	Drawn	GW
Checked		Approved	
Date		Date	

22 March 2005

DA1  
30/3/05

Mr. Carl Georgeson  
Development Compliance Officer  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1160



Dear Mr. Georgeson

**APPLICATION NUMBER CC0074/05 - Demolition of Existing Buildings at 6 Macpherson Street, Warriewood**

In response to your letter dated the 3 March 2005 regarding the release of the Construction Certificate, please be advised that the following information is enclosed as requested;

1. The Erosion and Sediment Control Plan (drawing number 21-12853-SK03) as prepared by GHD Pty Ltd.
2. The perimeter fencing will be chain wire construction to a minimum height of 1.8 metres with silt fencing as in accordance with the Erosion and Sedimentation Plan and the demolition plan which was submitted with the application.

Please do not hesitate to contact me if any clarification or further information is required and it would be greatly appreciated if you could forward the Construction Certificate as soon as possible.

Yours sincerely,  
**event** Project Management,

*LG*

**Louise Geake**  
Project Coordinator  
email: lgeake@eventpm.com.au  
mobile: 0404 870 270

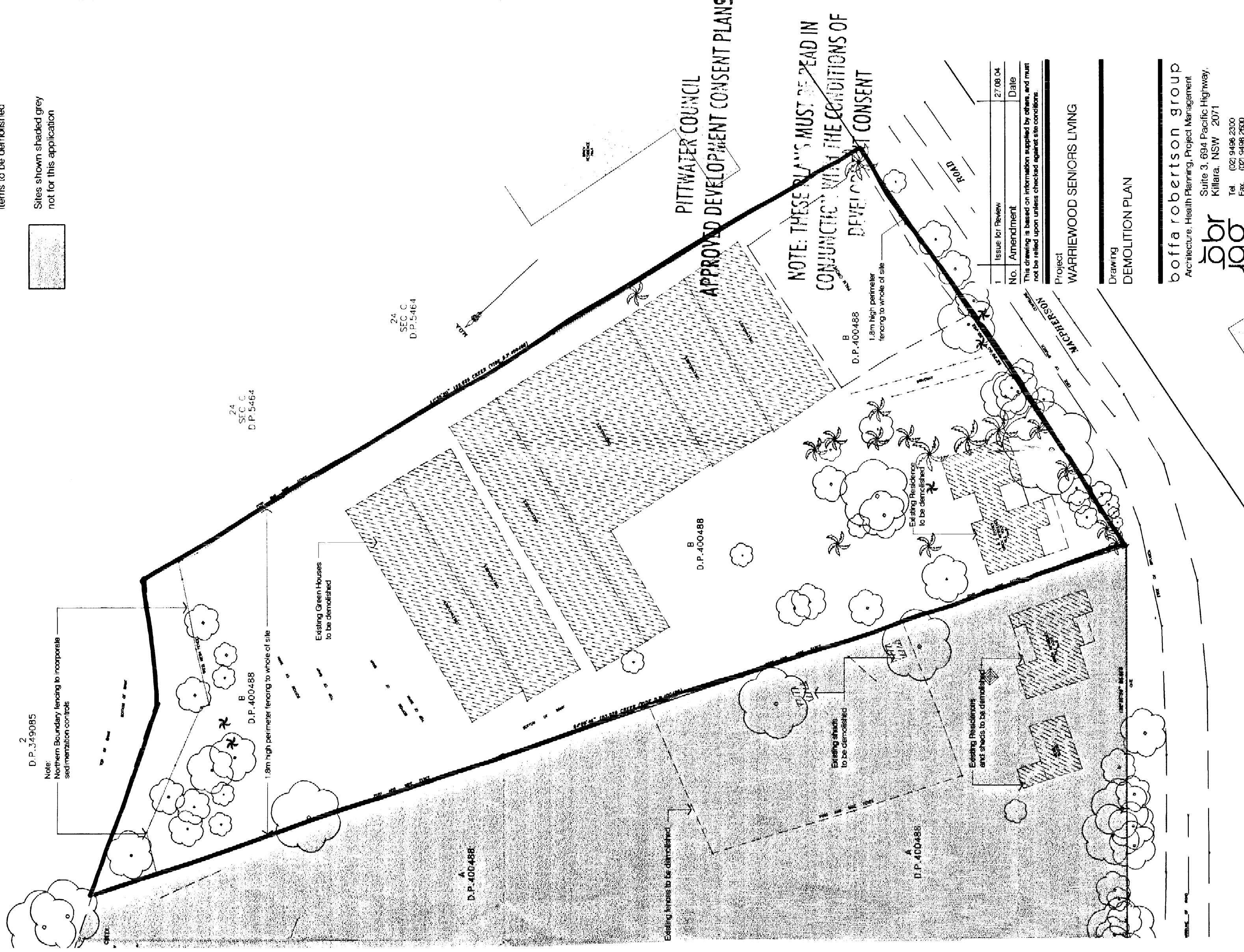
PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number:	CC 0074/05
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.	
Endorsed by:	
Date:	- 7 APR 2005



PITTWATER COUNCIL CONSTRUCTION CERTIFICATE  
 Number: CC 007465  
 This is a copy of submitted plans, Exhibits or Certificates associated with the Construction Certificate.  
 Enclosed by \_\_\_\_\_  
 Date: 7 APR 2005

**LEGEND**

- Existing buildings & items to be demolished
- ▒ Sites shown shaded grey not for this application



1. Issue for Review	27.08.04
No. Amendment	Date

This drawing is based on information supplied by others, and must not be relied upon unless checked against site conditions.

Project: **WARRIEWOOD SENIORS LIVING**

Drawing: **DEMOLITION PLAN**

**boffa robertson group**  
 Architecture, Health Planning, Project Management  
 Suite 3, 694 Pacific Highway,  
 Killara, NSW 2071  
 Tel: (02) 9496 2300  
 Fax: (02) 9496 2000  
 Email: bgroup@bogr.net

Date	AUG 2002	Job No.	Drawing
Scale	1:500		
Drawn			
Amendment	1		0439 / SK00



Unit 9/5 Vuko Place  
 Warriewood NSW 2102  
 PO Box 882  
 Mona Vale NSW 1660  
 Tel: (612) 9970 1111  
 Fax: (612) 9970 7150

## NOTIFICATION OF COMMENCEMENT & PRINCIPAL CERTIFYING AUTHORITY SERVICE AGREEMENT

under Environmental Planning and Assessment Act 1979 sections 81A (2) (b) (ii) or (c), or (4) (b) (ii) or (c), 86 (1) and (2)

### About this form

- Use this form to appoint Pittwater Council as the Principal Certifying Authority (PCA) to carry out nominated inspections of the building / subdivision works and to issue the required Occupation Certificate
- This form must be submitted to Pittwater Council a minimum of two (2) days prior to the commencement of works.

### Who can complete this form?

- The owner of the property or the person having the benefit of the development consent.  
*Note: The builder or other contractor cannot complete this form unless they are also the owner of the property.*

### Applicant's Checklist

- Read this document
- Complete pages 1, 2 & 3
- Sign on page 8
- Attach a copy of Owner Builder Permit or Home Owner Warranty Insurance Certificate.

### Payment of fees

- At the time of submitting this form to Pittwater Council a fee is to be paid in accordance with the following fee structure, current to 30 June 2005.

Value of Development	Total Fee (including GST)	
	Domestic (class 1 & 10) (Code: HIND)	Commercial (Code: HIND)
\$0 - \$5,000	\$88.00	\$155.00
\$5,001 - \$100,00	\$225.00	\$294.00
\$100,001 - \$250,000	\$370.00	\$412.00
\$250,001 and over	\$464.00	
\$250,001 - \$500,000		\$566.00
\$500,001 - \$1,000,000		\$721.00
\$1,000,001 and over		Fee on application

- Critical Stage Inspection fees (refer to Part 6e of this form) maybe paid at the time of booking the inspection or a delayed payment until the request for either an Interim or Final Occupation Certificate.

### OFFICE USE ONLY

Date of receipt:	Receipt No:	Amount Paid:	Accepted by:
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**1. DEVELOPMENT INFORMATION**

**1a) DEVELOPMENT CONSENT**

Development Application No:	Determination Date:
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**1b) CONSTRUCTION CERTIFICATE**

Construction Certificate No: CC0074/05	Date of Issue: 7/4/05
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**1c) DEVELOPMENT DETAILS**

Type of Work: <input type="checkbox"/> New Building <input type="checkbox"/> Additions / Alterations <input type="checkbox"/> Subdivision	Brief description of development:
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**1d) SITE DETAILS**

Unit/Suite:	Street No:	Street:
Suburb:	Lot No:	Deposit /Strata Plan:

**1e) VALUE OF PROPOSED DEVELOPMENT**

Estimated value of proposed works: \$ .....
---

**1f) DATE WORK IS TO COMMENCE**

Minimum notice of two (2) days is required to be given prior to commencement of works.
Date of commencement: .....

**2. APPLICANT DETAILS**

*Note: The builder or other contractor cannot complete this form unless they are also the owner of the property.*

Name (owner):	
Postal Address: ..... ..... .....	Phone (H/B): ..... Mobile: ..... Email: ..... Fax: .....



**3. PRINCIPAL CERTIFYING AUTHORITY**

<b>PITTWATER COUNCIL</b>	
PO Box 882 Mona Vale NSW 1660	Ph: 9970 1111 Fax: 9970 7150

**4. COMPLIANCE WITH DEVELOPMENT CONSENT**

Have all conditions to be addressed prior to the commencement of works been satisfied?

YES  NO (see Note below)

**Note: If NO work must not commence.**  
Please be aware that failure to address these conditions may leave you liable and in Breach of the Environmental Planning and Assessment Act 1979 (as amended). Penalties may include an on-the-spot fine and/or legal action.

If you are uncertain as to these requirements please contact Council's Development Compliance Group.

**5. 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
<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, Parramatta NSW 2150 Australia. Tel: 61 2 98950111 Fax: 61 2 9895 0222.</i>

OR

<input type="checkbox"/> Licensed Builder Builder's License Number .....	
Name of Builder:.....	Phone:.....
Contact person: .....	Mobile: .....
Address: .....	Fax: .....
Insurance Company: .....	Insurance Certificate attached: <input type="checkbox"/> Yes <input type="checkbox"/> No – statement attached & signed by each owner of the property that the reasonable market cost of the labour & materials to be used is less than \$12,000.
<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.</i>	

6. RESPONSIBILITIES OF THE PRINCIPAL CERTIFYING AUTHORITY (PCA)

6a) Quality of Service:

Pittwater Council will carry out PCA and inspection services in a professional manner and in accordance with the requirements of the Environmental Planning & Assessment Act 1979 and Council's Code of Conduct.

6b) Site Signage:

Pittwater Council will erect a sign on the site to advise the general public of the contact details of the PCA. The sign will be erected during the Commencement Inspection, on Council's acceptance of appointment as PCA.

6c) Inspections:

Pittwater Council officers will undertake the Critical Stage Inspections of the work during construction and prior to issuing an Occupation Certificate to ascertain compliance of specified stages of construction with the Development Consent, Construction Certificate, Building Code of Australia & relevant standards of construction. On appointment as the PCA, Pittwater Council will notify the applicant in writing of the Critical Stage & other Inspections.

6d) Critical Stage and other inspections:

The following stages of construction are required to be inspected by Council (as indicated by a ✓ in the relevant box).

**Note: Council's Development Compliance Officer will complete this section of the form.**

Office Use Only

- Footing Inspection (prior to placement of concrete)
- Slab and other Steel Inspection (prior to placement of concrete)
- Frame Inspection (prior to fixing floor, wall & ceiling linings)
- Wet Area Waterproofing Inspection (prior to covering)
- Stormwater Inspection (prior to backfilling of trenches)
- Swimming Pool Safety Fence Inspection (prior to placement of water)
- Final Inspection (all works completed and prior to occupation of the building)



**Note:** Should the building works be completed in parts & not all aspects of a Critical Stage Inspection be ready, additional inspections may be required – with a further inspection fee payable.

*Eg: If two slabs are prepared at separate times, two separate inspection bookings and fees are required.*

6e) Critical Stage and other inspection fees:

An inspection fee is required for each inspection identified in Part 6d of this form. A separate inspection fee is required for each Critical Stage Inspection. Should works be either incomplete or incorrect at the time of inspection a further separate reinspection fee will be required.

Each inspection fee may be paid at the time of requesting an inspection or delayed for payment with the request for either an Interim or Final Occupation Certificate.

*Critical Stage or other Inspection Fee Scale current to 30 June 2005*

(Code: HINR)

Value of Development	Fee per Inspection
\$0 - \$150,000	\$122
\$150,001 and over	\$225

*Final Inspection Fee Scale current to 30 June 2005*

(Code:FOCC)

Type of Development	Interim Occupation Certificate	Final Occupation Certificate
Domestic (Class 1 and 10 buildings)	\$258	\$258
Commercial (Class 2 – 9 buildings)	\$310	\$310

*Please note that a failure to give correct notification of required inspections may result in the issuing of a Penalty Infringement Notice (PIN or on-the-spot fine) and/or a Notice and Order by Council and may result in refusal to issue an Occupation Certificate.*

6f) Inspection Results:

Pittwater Council will provide written confirmation to the applicant of the inspection results and indicate if satisfactory or if additional works are required prior to reinspection.

**7. RESPONSIBILITIES OF THE APPLICANT**

7a) Inspections:

A minimum of forty-eight (48) hours notice (excluding weekends and public holidays) must be given to Council to enable the specified stages of construction to be inspected as identified in Item 6 of this agreement.

Should an inspection be missed, the applicant must advise Council in writing (as soon as practicable after the event) of that fact, the circumstances causing the inspection to be missed and supporting documentation for Council's consideration. In such cases, the inspection fee, which would normally have been required, must still be paid.

The applicant must ensure that the Principal Contractor (Builder/Owner Builder) is advised of the required inspections and that the directions of Council's Development Compliance Officers are to be observed to ensure compliance with the Development Consent, Construction Certificate, Building Code of Australia and the terms of this agreement.

7b) Booking of Inspections:

The applicant shall request an inspection via Pittwater Council's Inspection Booking Hotline on 9970 1300. A minimum of forty-eight (48) hours notice must be provided to Council to arrange for completion of the inspection.

At the time of requesting the inspection, Pittwater Council will confirm an inspection time and day, name of inspecting officer and mobile contact number.

Building works must **not** proceed to the subsequent stages of construction prior to obtaining a satisfactory inspection from Council for each stage of construction specified in Item 6d of this agreement.

7c) Site Signage:

The applicant is responsible to maintain the PCA signage provided by Pittwater Council at the site until the work is completed.

The applicant is responsible to ensure that the Owner Builder or Principal Contractor (Builder) provide a rigid durable sign at the site, visible from the public place and maintained at the site until the work is completed. Such a sign shall display: (a) the name, address and telephone number of the person; (b) an after-hours emergency telephone number for the person and (c) stating "Unauthorised Entry to the Site is Prohibited".

7d) Compliance with the Development Consent and Construction Certificate:

All works must be carried out in accordance with the terms and conditions of Council's Development Consent and the Construction Certificate and relevant provisions of the Building Code of Australia and Environmental Planning and Assessment Act 1979.

Development Consent and a Construction Certificate must be obtained for any amendments or variations to the development, prior to the commencement of the amendment or variation.

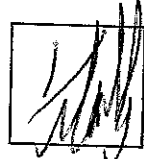
Works not in accordance with the approval and Building Code of Australia may result in the refusal to issue an Occupation Certificate. Council may also serve a Notice and Order to comply with the approval and/or the institution of legal proceedings.

7e) Structural Engineering and Other Specialist Details:

The following details are to be forwarded to the PCA prior to commencement of the relevant stage of construction (as identified by a ✓). The details are to be prepared by a suitably qualified person to confirm compliance with the relevant provisions of the BCA and Australian Standards:

**Note: Council's Development Compliance Officer will complete this section of the form.**

- Timber framing details including bracing and tie-downs
- Roof construction or roof truss details
- Termite control measures
- Glazing details
- Mechanical ventilation details
- Wet area construction details
- Details of fire resisting construction
- Details of essential fire and other safety measures
- Sound transmission and insulation details
- Details of compliance with development consent conditions



Office Use Only

Office Use Only

7f) Certification of Works:

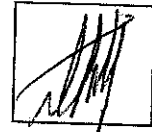
To ensure compliance with the Construction Certificate and Building Code of Australia (BCA), the applicant is to provide certification, verifying that the following specialist matters (identified by a ✓) have been carried out.

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.

**Note: Council's Development Compliance Officer will complete this section of the form.**

- Survey detailing building setbacks, reduced levels of floors & ridge by a registered surveyor
- Shoring and support for adjoining premises and structures by a structural engineer
- Contiguous piers or piling by a structural engineer
- Underpinning works by a structural engineer
- Structural engineering works by a structural engineer
- Retaining walls by a structural engineer
- Stormwater drainage works by a hydraulic engineer and surveyor
- Landscaping works by the landscaper
- Condition of trees by an Arborist
- Mechanical ventilation by a mechanical engineer
- Termite control and protection by a licensed pest controller
- Waterproofing of wet areas by a licensed waterproofer or licensed builder
- Installation of glazing by a licensed builder
- Installation of smoke alarm systems by a licensed electrician
- Completion of construction requirements in a bush fire prone area by a competent person
- Completion of requirements listed in the BASIX Certificate by a competent person
- Fire resisting construction systems by a competent person
- Smoke hazard management systems by a competent person
- Essential fire safety and other safety measures by a competent person (Form 15a)
- Completion of Bushland Management requirements by a suitably qualified person.
- Installation of Waste Water Management System by a suitably qualified person
- Installation of the inclined lift by a suitably qualified person
- Installation of sound attenuation measures by an acoustic engineer



Office Use Only

Office Use Only

7g) Occupation Certificate:

A *Final* Occupation Certificate must be obtained from the PCA prior to the occupation or use of a new building (or part of a building) or prior to the change of an existing building use/classification. An inspection fee is to be paid to the PCA in accordance with the fee scale in Part 6e of this agreement.

An application may be made to the PCA for an *Interim* Occupation Certificate, which will be considered in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and conditions of development consent.

Only the Principal Certifying Authority can issue an Occupation Certificate and the Environmental Planning and Assessment Act 1979 contains penalty provisions for failing to obtain a required Occupation Certificate.

An application for an *Interim* or *Final* Occupation Certificate must be accompanied by a final or interim *fire safety certificates* as required by the EP&A Regulations, Clauses 80E or 80F for buildings other than Class 1 and 10.

7h) Miscellaneous requirements:

The applicant is required to ensure that valid public liability insurance cover to the value of \$10,000,000 (minimum) is held by the applicant and/or builder.

The applicant is required to notify Council, in writing, of any change in the details or address of the applicant or head contractor.

Pittwater Council may cancel the agreement if there is a breach of the agreement.

8. **YOUR SIGNATURE**

I accept the terms and conditions of this service agreement, including the associated payment of fees and appoint Pittwater Council as the Principal Certifying Authority for the subject development.

Signature:..... Date: .....

9. **COUNCIL'S AGREEMENT TO APPOINTMENT**

The relevant details in Parts 6d, 7e & 7f of this agreement have been completed and I acknowledge the appointment of Pittwater Council as the Principal Certifying Authority.

Officer's name: ..... on behalf of Pittwater Council

Officer's signature: ..... Date: .....

**PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE**

Purpose of collection:	To enable Council to act as the Principal Certifying Authority for the development.
Intended recipients:	Pittwater Council staff
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:	Pittwater Council will store details of this form in a register that can be viewed by the public.
Retention period:	Hard copies will be destroyed after 7 years and electronic records will be kept indefinitely.
Please contact Council if this information you have provided is incorrect or changes.	