

14 July 2009

Vaughan Milligan Development Consulting Pty Ltd
Po Box 49
Newport Beach NSW 2106

Dear Sir/Madam,

(PDS)

RE: Development Application No DA2009/0573
Description: Alterations to frontage & signs
Address: 874 Pittwater Road DEE WHY NSW 2099

We are writing to advise you that the abovementioned Development Application has now been determined.

(Note remove option which is not applicable)

Condition A - Applicable if application is being collected

The formal determination is now available for collection at Council's Planning Counter (open 8.30am to 5pm Monday to Friday – excluding Public Holidays). Would you kindly complete the attached questionnaire and return it to Council when collecting your documents. Your feedback is invaluable in allowing us to continue to improve the quality of our customer service.

Please note that Council can only release the consent on presentation of photo ID by the applicant (or a specified representative), nominated on the application form or to a person who has letter of authorisation from the applicant. Development Consents that are not collected within 30 days of notification will be filed and can be retrieved by giving three days notice in advance.

Condition B – Applicable if application is being mailed out

Attached is your Notice of Determination, stamped plans (if applicable), advisory notes and additional information.

Please read your Development Consent carefully. It contains important information and conditions that must be complied with at various stages of the development.

(Note remove conditions which are not applicable)

CONDITION 1 – Standard application

Once you have collected your Development Consent, the following steps will apply:

1. Obtain a Construction Certificate. Construction Certificates may be sought from Council or an Accredited Certifier. Please note that if you wish Council to issue a certificate, the appropriate forms and checklist of information to be submitted is enclosed in the determination kit. For applicable fees please refer to the Fees and Charges found on Councils website or by phoning Councils Customer Service Centre.



- The following fees are required to be paid prior to the issue of any Construction Certificate and are further detailed within the Notice of Determination. Should you choose Council to assess your Construction Certificate application Council would request the below fees be paid at the time of lodging your application to improve efficiency.

		<i>Office Use</i>
Builders Road/Kerb Security Bond	\$«Bonds»	<i>Bond No.</i>
Kerb Security Inspection Fee	\$200	<i>RdDInsPFee</i>
Section 94A Contribution (adjusted quarterly in line with CPI)	\$«S94»	<i>WS94%</i>
Long Service Levy	0.35% of the value of building and construction works	<i>Rams</i>
Inspection Fees (If Council is selected as PCA)	\$285 per inspection	<i>Rams</i>

If Council is not engaged to determine your Construction Certificate, these must be paid at Council before your Accredited Certifier can issue any Construction Certificate.

- Before construction begins, a Construction Certificate must be issued, then a Principal Certifying Authority (PCA) must be nominated at least two days in advance. This can be either Council or an Accredited Certifier. Nominations should be made on the attached PCA Form. The PCA is responsible for coordinating and taking responsibility for stages of construction, advising Council of critical inspections, compliance checking, certification and use after the building is occupied. **Please note that nomination of a PCA is mandatory.**

If Council is not nominated as the PCA, Council must be advised at least two (2) days in advance of work commencing with a completed PCA form.

- If you nominate the Council as your PCA, you will be advised in writing of the required inspections and inspection fees. These inspection fees are required to be paid prior to the first inspection being undertaken.

Note: For all subdivision works (excluding strata title) Warringah Council is the PCA. Compliance Certificate inspections at different stages of subdivision works may be required. In some circumstances, Council will request that an Accredited Certifier (civil works) undertake these Compliance inspections.

If you require a receipt for taxation purposes, please notify Council's cashier at the time of payment.

CONDITION 2 (Combined DA/CC applications)

Please be advised that your Construction Certificate application is currently being assessed by Councils Building Assessment and Compliance Department. Formal determination of the application will be provided upon completion of the assessment process. Any enquires regarding the progress of the application can be made by contacting Building Assessment and Compliance on 9942 2111.

If you require a receipt for taxation purposes, please notify Council's cashier at the time of payment.

CONDITION 3 (Demolition Only Clause)

Once you have collected your Development Consent, the following steps will apply:

1. The following fees are required to be paid prior to the collection of the Development Application and are further detailed within the Notice of Determination.

		<i>Office Use</i>
Development/Construction Security Bond	\$«Bonds»	<i>Bond No.</i>
Kerb Security Inspection Fee	\$200	<i>RdDInsPFee</i>
Section 94A Contribution (adjusted quarterly in line with CPI)	\$«S94»	<i>WS94%</i>
Long Service Levy	0.35% of the value of building and construction works	<i>Rams</i>
Inspection Fee (if Council is PCA)	\$275 per inspection	<i>Rams</i>

2. Before Demolition begins a Principal Certifying Authority (PCA) must be nominated. This can be either Council or an Accredited Certifier. Nominations should be made on the attached PCA Form. The PCA is responsible for coordinating and taking responsibility for the demolition and the required inspections. **Please note that nomination of a PCA is mandatory.**

If Council is chosen as the PCA two mandatory progress inspections will be required, the first prior to the commencement of work and the final after the demolition has been completed. The fee for these inspections is \$275 per inspection. If Council is not nominated as the PCA, Council must be advised at least two (2) days in advance of work commencing with a completed PCA form.

If you require a receipt for taxation purposes, please notify Council's cashier at the time of payment.

CONDITION 4 (Refusal Clause – Delete all of the above letter up to RE:)

We refer to the abovementioned Development Application and would like to inform you that we have completed our assessment of your application and unfortunately for this proposal, consent could not be granted.

Section 97 of the Environmental Planning and Assessment Act 1979 confers on the applicant a right of appeal to the Land and Environment Court within 12 months from the date of refusal shown on the Formal Notice of Refusal.

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 12 months from the date of determination.

Attached please find a Formal Notice of Refusal for your records.

Should you require any further information on this matter, please contact **Michael Edwards** between the hours of 9.30am and 10.30am or 3.00pm and 4.00pm, Monday to Friday, on telephone number 9942 2111, or at any time on facsimile number 9971 4522.

Details of development applications lodged after July 1, 2005 are also available online, to access this facility please visit our DA's Online System at www.warringah.nsw.gov.au.

Yours faithfully

Michael Edwards
Development Assessment Officer
Planning and Development Services