



Warringah Council

PF2007/0920
Steve Kaposi

4 October 2007

Mr Simon Cozens
PO Box 924
MONA VALE NSW 2103

Complying Development Certificate

Certificate

Address of Property: Lot 2, DP 656393,
Unit 3, 100 Old Pittwater Road, Brookvale

Type of Complying Development: Use of an industrial premises as a paper
collection centre for recycling

Complying Development Certificate No: 2007/0920 CDC

**Date of determination of
Complying Development Certificate:** 4 October 2007

**Date of issue of
Complying Development Certificate:** 4 October 2007
Date of lapse – 5 years from DATE OF ISSUE

I certify that the proposed development is complying development and that if carried out in accordance with the plans and specifications and conditions* will comply with all development standards, any standards in a DCP and all requirements of the Regulation under the Environmental Planning and Assessment Act 1979, and will upon completion be a class 7b & 8 building.

**Name of
Authorised Officer:** Ryan Cole **Signature:** _____
Steve Kaposi

* **Attachments – 1) Schedule of Conditions
2) Fire Safety Schedule**



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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
Plans 1 - 3	4/10/07

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 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]**

3. No approval for signage

No approval is given for any external signage.

Reason: Compliance with Council's Complying Development requirements **[Special Condition]**

4.

CONDITIONS THAT REQUIRE SUBSIDIARY MATTERS TO BE COMPLETED PRIOR TO COMMENCEMENT OF WORKS

4. Protection of Footpaths and Roadways

The public footways and roadways adjacent to the site shall be maintained at all times during the course of the work in a safe condition.

Reason: Protection of footpath and roadways. **[C22]**



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5. Security Bond Schedule

All fees and security bonds in accordance with the schedule below must be paid or in place prior to the commencement of works:

SECURITY BOND & FEE SCHEDULE	
Unit 3, 100 Old Pittwater Road, Brookvale 2100	
COMPLYING DEVELOPMENT APPLICATION NUMBER 2007/0920	
SECURITY BONDS	AMOUNT (\$)
Tree Damage Bond (within the site)	
Street Tree Bond (on Council Property)	
Builders Road/Kerb Security Bond	
Engineering Construction Bond <input type="checkbox"/> <input type="checkbox"/> General Works <input type="checkbox"/> <input type="checkbox"/> Road Pavement <input type="checkbox"/> <input type="checkbox"/> Stormwater <input type="checkbox"/> <input type="checkbox"/> Kerb & Gutter, Footpath	
Others	
TOTAL BONDS	
FEES	
Kerb Security Inspection Fee	
Section 94 contribution	
Long Service Levy	
Inspections if Council is PCA	\$250.00
TOTAL FEES	\$250.00

Reason: Compliance with the development consent. [C71]

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 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



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WORK

8. Progress Inspections

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

- (a) After all building works, including the installation of fire safety measures, 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 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]



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15. Health and Safety

The work undertaken must satisfy applicable occupational health and safety and construction safety regulations, including any WorkCover Authority requirements to prepare a health and safety plan. Site fencing must be installed sufficient to exclude the public from the site. Safety signs must be erected that warn the public to keep out of the site, and provide a contact telephone number for enquiries. This Condition shall be complied with during demolition and building work.

Further information and details regarding occupational health and safety requirements for construction sites can be obtained from the Internet at www.workcover.nsw.gov.au.

Reason: *To ensure the health and safety of the community and workers on the site.*
[E30]

10. Noise and Vibration

Noise emissions and vibration must be minimised where possible and work is to be carried out in accordance with Environment Protection Authority guidelines for noise emissions from construction/demolition works and must also comply with the provisions of the Protection of the Environment Operations Act 1997. This Condition must be complied with during demolition and building work.

Reason: *To ensure residential amenity is maintained in the immediate vicinity.* **[E17]**

11. Dust Emission and Air Quality

Materials must not be burnt on the site.

Vehicles entering and leaving the site with soil or fill material must be covered.

Dust suppression measures must be carried out to minimise wind-borne emissions in accordance with the NSW Department of Housing's 1998 guidelines - Managing Urban Stormwater: Soils and Construction. Odour suppression measures must be carried out so as to prevent nuisance occurring at adjoining properties. This Condition must be complied with during demolition and building work.

Reason: *To ensure residential amenity is maintained in the immediate vicinity.* **[E18]**

12. Construction Hours

Building construction shall be restricted to within the hours of 7.00 am to 5.00 pm Monday to Friday and on Saturday to within the hours of 8.00 am to 1.00 pm inclusive, with no work on Sundays and Public Holidays.

Demolition and excavation works shall be restricted to within the hours of 8.00 am to 5.00 pm Monday to Friday only. (Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

The builder and excavator shall display, on-site, their twenty-four (24) hour contact telephone number, which is to be clearly visible and legible from any public place



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adjoining the site.

Reason: *To ensure that works do not interfere with reasonable amenity expectations of residents and the community. [E26]*

13. Prohibition on Use of Pavements

Building materials shall not be placed on Council's footpaths, roadways, parks or grass verges and a suitable sign to this effect shall be erected adjacent to the street alignment.

Reason: *To ensure public safety and amenity on public land. [E35]*

14. Plant & Equipment Kept Within Site

All plant and equipment used in the erection of the building, including concrete pumps, wagons, lifts, mobile cranes, etc, shall be situated within the boundaries of the site and so placed that all concrete slurry, water, debris and the like shall be discharged onto the building site, and is to be contained within the site boundaries. This condition shall be complied with during demolition and building work.

Reason: *To ensure public safety and amenity on public land. [E36]*

15. Site management

(a) Public places are to be protected from obstruction or inconvenience by the carrying out of the consent

Reason: *To protect the environment from the effects of sedimentation and erosion from development sites. [SPECIAL CONDITION]*

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

16. 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]*

17. Site Sign

(1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

(a) stating that unauthorised entry to the work site is prohibited;

(b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted

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at any time for business purposes and outside working hours; and

- (c) showing the name, address and telephone number of the Principal Certifying Authority for the work.
- (2) Any such sign must be maintained while to building work or demolition work is being carried out, but must be removed when the work has been completed.
- (3) This condition does not apply to building works being carried out inside an existing building.

Reason: Statutory requirement. [F9]

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

18. Occupation Certificate Required

An Interim / Final Occupation Certificate shall be obtained in relation to the approved works prior to any use or occupation of those parts of the building.

Reason: To ensure compliance with the provisions of the Environmental Planning and Assessment Act. [G1]

19. Fire Safety Certificate

In accordance with Part 8, Clause 153 of the Regulations made under the Environmental Planning and Assessment Act 1979, as amended, a Fire Safety Certificate certifying that all the Fire Safety Measures identified in the attached Fire Safety Schedule were assessed by a properly qualified person and were found to be capable of performing to at least the standard required by the Schedule shall be provided to the Principal Certifying Authority **prior to the issue of the Occupation Certificate.**

Reason: To ensure an adequate level of fire safety is provided within the premises for the life safety of building occupants. [G3]

20. Fire Safety Statement

In accordance with Part 9, Clause 177 of the Regulations made under the Environmental Planning and Assessment Act 1979, as amended, the owner of the building is to provide Council on an annual basis an Annual Fire Safety Statement certifying that all the Fire Safety Measures identified in the attached Fire Safety Schedule were assessed by a properly qualified person and were found to be capable of performing to at least the standard required by the Schedule.

Reason: To ensure an adequate level of fire safety is provided within the premises for the life safety of building occupants. [Special Condition]