

7 May 2009

B C Johnson, A M Johnson
52 Riverview Parade
NORTH MANLY NSW 2100

Dear Sir/Madam,

SH (PDS)

RE: Development Application No. DA2008/1342

Description: Demolition of a dwelling house, outbuilding and detached garage and construction of a dwelling house, driveway and associated landscaping works.

Address: 52 Riverview Parade North Manly

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

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.

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

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 Council's website or by phoning Council's Customer Service Centre.
2. 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.

		<i>Office Use</i>
Builders Road/Kerb Security Bond	\$1000	<i>BD2009/05553</i>
Kerb Security Inspection Fee	\$200	<i>RdDInsPFee</i>
Section 94A Contribution (adjusted quarterly in line with CPI)	\$4650	<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)	\$275 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.

3. 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.

4. 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.

Should you require any further information on this matter, please contact **Kevin Short** 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

Kevin Short
Development Assessment Officer
Planning and Development Services