

CONSENT NO: N0982/03
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)
NOTICE TO APPLICANT OF DETERMINATION
OF A DEVELOPMENT APPLICATION

Applicant's Name and Address:

SCOTT MARK AVERY, 165 MONA VALE ROAD INGLESIDE NSW 2101

Being the applicant in respect of Development Application No N0982/03

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of Development Application No N0982/03 for:

Construction of a dwelling house and driveway works

At:

Lot 2 DP 383009

3 BOUNDARY STREET WARRIEWOOD NSW 2102

Decision:

The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application, including the Statement of Environmental Effects, and in accordance with plans numbered 03.AVERY.01-11 dated 20 October 2003 prepared by W & B Consulting Pty Ltd; A-04-17144 (Driveway Structural Details) dated 3/5/04 prepared by Civil and Structural Engineering Design Services Pty Ltd; Landscape Concept Plan LC01 dated 9/12/03 prepared by Cat Mackenzie Landscape by Design, as amended in red (shown clouded) or as modified by any conditions of this consent.

In accordance with Part A3 "Classification of Buildings and Structures" of the Building Code of Australia, it has been determined that the building or part subject of this consent has a Class 1a Classification.

The reason for the imposition of the attached conditions is to ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act 1979 (as amended), pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section 79C of the Act and the Environmental Planning Instruments applying to the land, as well as section 80A of the Act which authorises the imposing of the consent conditions.

Endorsement of date of consent 22 July 2004

Angus Gordon
GENERAL MANAGER

Per:

CONDITIONS OF DEVELOPMENT CONSENT

This Consent is not an approval to commence building work. The works associated with this consent can only commence following the issue of the Construction Certificate.

A. PRESCRIBED CONDITIONS

- A1. All works are to be carried out in accordance with the requirements of the Building Code of Australia.
- A2. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, there is to be such a contract in force.
- A4. To allow a principal certifying authority or another certifying authority time to carry out critical stage inspections required by the principal certifying authority, the principal contractor for the building site, or the owner builder must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a critical stage inspection is required before the commencement of the work, in accordance with clause 162 of the Environmental Planning and Assessment Regulation 2000.
- A5. Critical stage inspections are to be carried out in accordance with clause 162A of the Environmental Planning and Assessment Regulation 2000

B. MATTERS TO BE SATISFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

NOTE: The issue of partial or limited Construction Certificates is not permissible under the terms of this consent unless otherwise specifically stated. All outstanding matters referred to in this section are to be submitted to the accredited certifier together. Incomplete Construction Certificate applications/details can not be accepted.

- B19. Three sets of Drainage details showing **on-site stormwater detention** facilities, are to be submitted prior to release of the Construction Certificate. Such details are to be accompanied by a certification by a qualified practising Civil Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field, confirming that the plans/details comply with Council's Policy and Guidelines for the on-site detention of stormwater- Feb 1996. The details shall include disposal of the site stormwater from the OSD facility to a public drainage system (ie. kerb and gutter or natural watercourse.)
- B27.
 - (a) Street Levels must be obtained from Council for all access driveways across the public road verge to road edge. The street levels provided by Council must be incorporated into and attached to design plans for the access driveway and internal driveway.
 - (b) A Deed of Agreement indemnifying Council must be entered into for construction of a cosmetic access driveway i.e. other than a plain concrete finish, within the public road reserve.
 - (c) All construction of the access driveway must be undertaken by a Council authorised contractor.
 - (d) Council's Fees and Charges apply to Street Levels and Deed of Agreement for Access Driveway.

- B28. Three copies of plans, Street Levels provided by Council and a certificate submitted by a chartered Professional Engineer, Architect or Surveyor, confirming to the satisfaction of Council or the accredited certifier that the access driveway and internal driveway complies with Council's policy DCP E3 "Driveways and Internal Roadways" and the Council street levels, are to be submitted with the Construction Certificate application.
- B29. Three copies of an Erosion and Sediment Management Plan are to be submitted with the Construction Certificate application. Control over discharge of stormwater and containment of run-off and pollutants leaving the site/premises shall be undertaken through the installation of erosion control devices such as catch drains, diversion drains, energy dissipaters, level spreaders and sediment control devices such as hay bale barriers, filter fences, filter dams, sedimentation basins. Such plan is to be accompanied by a certification from an appropriately qualified person, that the plans/ details have been designed in accordance with the requirements of the N.S.W. Department of Land and Water Conservation's "Urban Erosion and Sediment Control" manual.
- B33. The finished surface materials, including colours and texture of any building, shall blend with the surrounding and/or natural materials and shall be non-glare. Three copies of a specification shall be submitted with the Construction Certificate application in the form of a "Schedule of Finishes".
- B60. Three sets of Structural Engineering details relating to the slabs, footings, retaining walls, structural framing and driveway are to be submitted prior to release of the Construction Certificate. Each plan/sheet is to be signed by a qualified practising Structural Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field.
- B60a. As the site is located in a slip liable area, the structural details relating to the slabs, footings, retaining walls, structural framing and driveway are to be endorsed by a qualified practising Geotechnical Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field.
- B64. Prior to issue of the Construction Certificate, details are to be submitted to Council or the Accredited Certifier that include, but are not limited to, all of the recommended conditions in the Geotechnical Report 18522WZ rpt.
- Form 2 of the "Geotechnical Risk Management Policy for Pittwater" is to be completed and submitted with the above details before issue of the Construction Certificate.
- B67. On-site planting schedule to be submitted prior to CC, this will consist of 80% locally native species, be highly diverse in selection (as per BCMP – Malcom Bruce BA – Environmental Consultant and Arborist – Prepared for Mr S. Avery) and planting is to be done in a clumping fashion so as to provide suitable wildlife habitat/refuge and signed of by the Bushland Management Consultant.
- B68. All 8 Part Test Recommendations (Eight Part Test – Malcom Bruce BA – Environmental Consultant and Arborist – Prepared for Mr S. Avery) to be undertaken and signed of by the Bushland Management Consultant.

- B69. Recommendations 1, 2 (commenced), 3 (commenced), 4 (commenced), 5, 6 (were appropriate), 7 (burn piles in place where necessary), 8,9,10 (part of submitted landscape plan),11,12 (plantings in place),13,17,19, in Bushland Concept Management Plan (BCMP – Malcom Bruce BA – Environmental Consultant and Arborist – Prepared for Mr S. Avery) to be satisfied prior to CC.

C. MATTERS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORK

NOTE: It is an offence to commence works prior to issue of a Construction Certificate.

- C4. Pre-order form/invoice for native plant selection is to be verified by Bushland Management Consultant.
- C5. Recommendations 21,22,23 in Bushland Concept Management Plan (BCMP – Malcom Bruce BA – Environmental Consultant and Arborist – Prepared for Mr S. Avery) to be satisfied prior to Commencement of Work.
- C6. A certificate prepared by an appropriate qualified person is to be submitted for the following building components, certifying to the satisfaction of Council or the Accredited Certifier that the nominated works have been carried out in accordance with the Building Code of Australia, relevant Australian Standards and any conditions of Development Consent. Works are not to progress past this point until Council or the Accredited Certifier has confirmed that this condition has been satisfied (see copy of form attached).

Where this confirmation of compliance is issued by a private certifier, for the purposes of keeping a public record, a copy of the letter is to be forwarded to Council within 5 working days of the date of issue.

C6a. Building setout BS-1

C6b. Erosion Controls ER-1

- C26. That the Applicant undertake a road condition survey to be submitted to Council prior to commencement of construction and that any damage to the road surface of Boundary Road be made good prior to occupation.

D. CONDITIONS TO MINIMISE THE IMPACT OF THE DEVELOPMENT ON THE NATURAL AND BUILT ENVIRONMENT

- D1. In order to provide satisfactory car parking for the total development, car parking provision shall be made for **a minimum of 2 cars**.
- D9. Compliance with the recommendations of the Arboricultural Report by Catriona Mackenzie dated 5/12/03.
- D10. Compliance with the recommendations of the undated Flora and Fauna Report by M Bruce.
- D16. Water conservation devices with an AAA rating must be installed, including tap flow regulators, shower head roses and dual flush toilets. All new hot water systems are to have a minimum rating of 3.5 stars.
- D17. All construction in the public road reserve must be undertaken by a Council authorised contractor.

- D20. Temporary sedimentation and erosion controls are to be constructed prior to commencement of any work to eliminate the discharge of sediment from the site.
- D21. Sedimentation and erosion controls are to be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the Principal Certifying Authority's satisfaction.
- D23. Adequate measures shall be undertaken to remove clay from vehicles leaving the site so as to maintain public roads in a clean condition.
- D24. Disturbed areas shall be rehabilitated with indigenous plant species landscaped and treated by approved methods of erosion mitigation such as mulching, and revegetation with native grasses or other suitable stabilising processes within fifteen days of the completion of works.
- D25. If the soil conditions require it, retaining walls associated with the erection or demolition of a building or other approved methods of preventing the movement of the soil, must be provided with adequate provision made for drainage.
- D28. All excavated material other than material to be used for the on-site wastewater treatment area fill behind the retaining wall is to be removed from the site. This is due to the site's location in an area identified as being subject to possible landslip.
- D30. The fill shall be deposited and works carried out in strict compliance with the NSW Department of Land and Water Conservation's "Urban Erosion and Sediment Control" manual.
- D32. No fill is to be introduced within the drip line of canopy trees on the site.
- D33. No fill is to be introduced in the area of native vegetation or habitat remaining on the site.
- D38. The driveway batter retaining wall is to be constructed of natural stone-coloured finish.
- D41. Materials and colour schemes are to be in accordance with the samples submitted to Council with the application as follows: roofing – Woodland Grey Colorbond; walls – Mule painted finish; windows – Charcoal/Black. No white or light coloured roofs are permitted.
- D42. Roofs to all structures are to be of dark grey, brown and/or green tones only.
- D74. A sign is to be erected in a prominent position on the site stating that unauthorised entry to the work site is prohibited and showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours. No sign is required where works are internal only or where the premises are occupied continuously during and outside working hours.
- D75. Toilet facilities are to be provided at or in the vicinity of the work site during the duration of the development.
- D76. A stamped copy of the approved plans is to be kept on the site at all times, during construction.
- D77. All plumbing and drainage fixtures are to be concealed and not exposed to public view on buildings over one storey in height.
- D78. Timber log retaining walls are not permitted and are not to be included in the proposed development.

- D79. No open solid fuel/wood burning fireplaces and stoves permitted other than those that comply with AS 4013-1992.
- D80. This approval/consent relates only to the new work nominated on the approved consent plans and does not approve or regularise any existing buildings or structures within the property boundaries or within Council's road reserve.
- D85. All external glazing is to have a maximum reflectivity index of 25%.
- D89. The hours of construction are restricted to between the hours of 7.00am and 5.00pm Monday - Friday and 7.00am to 1.00pm on Saturdays. No works are to be carried out on Sundays or Public Holidays. Internal building work may be carried out at any time outside these hours, subject to noise emissions from the building or works not being audible at any adjoining boundary.
- D106. No storage of building materials or building waste, excavated fill or topsoil storage is to occur within the dripline of trees shown on the approved landscape working drawing(s) as being retained or within protective fenced areas.

Drainage is to be arranged such that fill, building materials or contaminants are not washed into protective fenced areas.

Further, the project manager is to erect signs advising all contractors and visitors to the site that no works or storage are to take place within the dripline of existing trees.

- D107. All natural landscape features, including natural rock outcrops, natural vegetation, soil and watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans. Details of proposed protection measures are to be detailed on the landscape working drawing or associated documentation.
- D118. Where a permanent reticulated water supply is not available, provision is to be made for water storage for domestic and bush fire fighting purposes, having a minimum capacity of 45,000 litres. The outlet for the domestic supply is to be located at a level above that of the 10,000 litres reserved for fire fighting purposes. The outlet for fire fighting purposes is to be fitted with a stop valve and a "stortz" adaptor. The stop valve is to be fitted with a lockable control lever. The fire fighting outlet is to be located so that access for fire fighting units is directly available or via plumbing, where such direct access is not available.
- D122. All declared noxious weeds under the Noxious Weeds Act 1993 together with other environmental weeds are to be removed and/or controlled using an appropriate technique.
- D143. If any Aboriginal Engravings or Relics are unearthed during construction all work is to cease immediately and the Metropolitan Local Aboriginal Land Council (MLALC) and National Parks and Wildlife Service (NPWS) are to be notified.
- D144. All natural landscape features, including natural rock outcrops, natural vegetation, soil and watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.
- D164. All stormwater is to be piped to the natural watercourse.

- D172. The proposed works are to maintain an 18 metre building line to Boundary Street measured parallel to the front allotment boundary.
- D190. The removal or destruction of bush rock has been listed as a Key Threatening Process under the NSW Threatened Species Conservation Act, 1995. No bush rock is to be removed or destroyed without prior consultation and approval by NSW National Parks and Wildlife Service and Council.
- D192. Erection/strategic placement of 8 nest boxes (3 large, 1 medium, 4 small) on-site to increase the level of suitable wildlife habitat within the property boundary, thus helping to ensure the well being of future wildlife populations. Information can be obtained from the Coastal Environment Centre (CEC) ph: 9970 6905.
- D193. On site fencing will not be supported due to the sensitive nature of the lot in regards to its well-documented usage as a wildlife corridor.
- D199. All works within 5 metres of the existing trees to be retained including pruning, demolition, excavation, civil works, fencing and the like must be carried out by hand under the supervision of an experienced and qualified Arborist. Should roots larger than 50mm be encountered all excavation works are to cease immediately and a qualified Arborist is to advise on the impacts of the roots' removal on the tree's survival and report to Council's Landscape Architect.

If tree roots are present a pier and beam method of footing construction is to be adopted so as to bridge/span any identified lateral roots.

- D203. Construction access to the property is to be via the approved driveway only.
- D220. A clearly legible "Site Management Sign" is to be erected and maintained throughout the course of works on the site. The sign is to be centrally located on the main street frontage of the site and is to state in clearly legible lettering the following: -
- Builder's name, builder's telephone contact number during work hours.
 - A site fence and/or silt and sediment control fence is to be erected and maintained during the course of works along any street frontage boundary to the site.
 - Street levels are to be obtained for the construction of any access driveway crossing between the site and the constructed roadway in accordance with Condition B27.
 - A Road Opening Permit, issued by Council, must be obtained for any road openings or excavation within Council's Road Reserve associated with the development of the site, including stormwater drainage, water, sewer, electricity, gas and telephone connections etc. During the course of the road opening works the Road Opening Permit must be visibly displayed at the site.
 - No other works are to be carried out in Council's Road Reserve without its approval.
 - No skip bins or materials are to be stored on Council's Road Reserve.
- D221. If the occupant currently owns a domestic animal it should be seen that it is kept inside at all times, in the case of a cat, cat runs can be installed/incorporated into the construction design or as in the case of a dog, an outside area dedicated and appropriately fenced to stop the dog entering other areas of the site. The dedicated dog out-door area is to be the minimum size approved by Companion Animal Act.

- D222. Removal of dead wood and dead trees prohibited (listed as a 'Key Threatening Process' in Schedule 3 of the Threatened Species Conservation Act). Due to the proximity of the site to the nearby bushland it is seen as appropriate to implement this condition.
- Within NSW about 120 vertebrate species use tree hollows and most of these can utilise dead trees, relevant threatened species in the Pittwater include the Glossy Black-Cockatoo, Squirrel Glider and Powerful Owl. Fallen trees (dead wood) provides habitat for a suite of invertebrate species dependent on decaying wood for their survival, these species play a crucial role in recycling nutrients within an ecosystem.

E. MATTERS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

NOTE: The issue of interim or partial Occupation Certificates is not permissible within the terms of this consent unless otherwise specifically stated. Prior to the issue of an Occupation Certificate the principal certifying authority is to ensure that Council's assets, including road, kerb and gutter and drainage facilities adjacent or near to the site have not been damaged as a result of the works. Where such damage has occurred, it is to be repaired to Council's written satisfaction prior to the issue of an Occupation Certificate or suitable arrangements put in place to effect those repairs at a future date to Council's written satisfaction. Should this process not be followed, Council will pursue action against the principal accredited certifier in relation to the recovery of costs to effect such works.

NOTE: It is an offence to occupy the building or part thereof to which this consent relates prior to issue of an Occupation Certificate.

- E10. A certificate prepared by an appropriate qualified person, where relevant, is to be submitted for the following building components, certifying to the satisfaction of Council or the accredited certifier that the nominated works have been carried out in accordance with the Building Code of Australia, relevant Australian Standards and any conditions of Development Consent. Works are not to progress past this point until Council or the Accredited Certifier has confirmed that this condition has been satisfied (see copy of form attached).

Where this confirmation of compliance is issued by a private certifier, for the purposes of keeping a public record, a copy of the letter is to be forwarded to Council within 5 working days of the date of issue.

- E10a. Pest control PST-1
- E10b. Geotechnical requirements GO-1
- E10c. Ground floor levels FL-1
- E10d. Footings/slabs/piers/retaining walls FN-1
- E10e. Bearers and joists and subfloor ventilation BJ-1
- E10f. Wall, roof frames and window location FM-1
- E10g. Wet areas WA-1
- E10h. Masonry construction, accessories and weatherproofing MC-1
- E10i. Subsequent floor levels FL-2

- E10j. Stair construction ST-1
- E10k. Balustrading adequacy BA-1
- E10l. Glazing GL-1
- E10n. Roof cladding RC-1
- E10o. Roof ridge levels RL-1
- E10p. Smoke alarms SA-1
- E10r. Onsite stormwater detention OSD-1
- E10s. Driveway construction DW-1
- E10t. Excavation and/or filling EX-1
- E11b. Bushland management strategy BM-1
- E11c. Native vegetation planting NV-1
- E11d. Arborist AR-1
- E31. Prior to the issue of the Occupation Certificate, an Accredited Certifier/Licensed Builder is to certify to the satisfaction of Council or the Accredited Certifier that the attached requirements of Department of Infrastructure, Planning and Natural Resources dated 9/2/04 and New South Wales Rural Fire Service, dated 7/4/04 have been satisfied.
- E45. Bushland Management Consultant to verify that nest boxes appropriately installed.
- E46. Bushland Management Consultant to verify that native plant selection and appropriate has been implemented, and that relevant aspects of the BCMP (BCMP – Malcom Bruce BA – Environmental Consultant and Arborist – Prepared for Mr S. Avery) have been completed (such as appropriate management of APZ).
- E51. Street numbers are to be affixed to the building prior to occupation.
- E86. The **building** is not to be occupied or used until an Occupation Certificate has been issued, confirming that the project complies with the relevant standards and the conditions of development consent. The request for an Occupation Certificate is to be accompanied by a copy of all of the Compliance Certificates required by the conditions of development consent (see copy of form attached).
- E87. Prior to issue of the Occupation Certificate, Form 3 of the "Geotechnical Risk Management Policy" is to be completed and submitted to Council or the Accredited Certifier. Certificates are to be submitted where the recommendations of the approved Geotechnical Report 18522 WZ rpt require sign-offs during the construction phase to achieve the "acceptable level of risk" criteria specified in the Geotechnical Risk Management Policy.
- E88. 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 18522 WZ rpt requires on-going maintenance/inspections to ensure that the development achieves the "acceptable level of risk" criteria over the life of the development.

- E89. A positive covenant is to be created on the title to ensure the on going maintenance and performance of the on-site stormwater detention system. The terms of the covenant are to be in accordance with Councils standard wording.
- E90. Weed removal is to be certified prior to final sign-off of works.
- E91. Recommendations 13,14,15,16,18,19,20,24,25 in Bushland Concept Management Plan (BCMP – Malcom Bruce BA – Environmental Consultant and Arborist – Prepared for Mr S. Avery) to be satisfied prior to issue of Occupation Certificate.

F. MATTERS TO BE SATISFIED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

Nil

G. ADVICE

- G14. You are advised to contact Australia Post regarding the required size and location of letterboxes.
- G19. The Wastewater Treatment System approved for installation at the premises is to be identified in Development Consent N0014/04 as follows:
 - 1. Manufacturer name
 - 2. Manufacturer address
 - 3. Model name
 - 4. Model number
 - 5. Type of system
 - 6. Number of persons
 - 7. NSW Health Certificate of Accreditation number
- G23. Failure to comply with the relevant provisions of the Environmental Planning and Assessment Act, 1979 (as amended) and/or the conditions of this Development Consent may result in the serving of penalty notices (on-the-spot fines) under the summary offences provisions of the above legislation or legal action through the Land and Environment Court, again pursuant to the above legislation.
- G24. The applicant is also advised to contact the various supply and utility authorities, ie Sydney Water, Sydney Electricity, Telstra etc. to enquire whether there are any underground utility services within the proposed excavation area.
- G25. It is the Project Manager's responsibility to ensure that all of the Component Certificates/certification issued during the course of the project are lodged with Council. Failure to comply with the conditions of approval or lodge the Component Certificates/certification will prevent Council from issuing the Occupation Certificate or the Building Certificate.
- G26. In accordance with Section 80A(1)(d) and (e) of the Act, any consent given shall be void if the development to which it refers is not commenced within two (2) years after the date of approval, provided that Council may, if good cause be shown, grant an extension of renewal of such consent beyond such period.

NOTE: Council may be prepared to consider an extension of this Consent period for a further 12 months, however, the request for extension would have to be received during the initial 2 year period.

- G27. To ascertain the date upon which the determination becomes effective, refer to Section 83 of the Environmental Planning and Assessment Act, 1979 (as amended).
- G28. Should any of the determination not be acceptable, you are entitled to request reconsideration under Section 82A of the Environmental Planning and Assessment Act, 1979. Such request to Council must be made in writing together with a \$500 fee, within 1 year from the date of determination.
- G29. If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you a right of appeal to the Land and Environment Court within 12 months of the date of endorsement of this Consent.
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Unit 9/5 Vuko Place
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1a 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.*

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 and 10)	Commercial
\$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.

1. DEVELOPMENT INFORMATION

1a) DEVELOPMENT CONSENT

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

Construction Certificate No:	Date of Issue:
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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: \$.....
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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 / Company:	Contact Person:
Postal Address:	Phone (H/B):..... Mobile:..... Email:..... Fax:.....

3. PRINCIPAL CERTIFYING AUTHORITY

PITTWATER COUNCIL 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. HOME BUILDING ACT 1989

Note: Only applicable to development involving erection / alteration / addition of residential dwellings, units or associated buildings.

Are you an Owner Builder?

YES Owner Builders Permit No:
 NO (please complete Builder details below)

Name of Builder / Head Contractor: Phone: Mobile: After hours emergency phone number: Fax:	Contact Person: Insurance Company:
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Have you attached evidence that the licensed person is insured to carry out this type of work?

Insurance Certificate attached: YES

Note: The above requirements are not necessary if you have attached to this notice a declaration, signed by each owner of the land that the reasonable market cost of labour and materials to be used is less than \$12,000.

Signed Declaration attached: YES

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.

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.

- Commencement Inspection (once siltation controls, site signage, site fencing etc, installed)
- 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 and not all aspects of a Critical Stage Inspection be ready, additional inspections maybe 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. Multiple inspections and fees for a Critical Stage maybe required if the works of that Critical Stage is incomplete at the time of inspection by the Council Officer.

An inspection fee is required for each separate inspection.

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

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

Final Inspection Fee Scale current to 30 June 2005

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.

The applicant must ensure that the head contractor 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 Head 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 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

7f) Certification of Works:

To ensure compliance with the Construction Certificate and Building Code of Australia (BCA), the applicant is to provide certification to the PCA (at the relevant stage of construction), verifying that the following specialist matters (identified by a ✓) have been carried out in accordance with the relevant requirements of the BCA and Australian Standards:

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

- Survey detailing building setbacks, reduced levels of floors and 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
- Mechanical ventilation by a mechanical engineer
- Termite control and protection by a pest controller
- Waterproofing of wet areas by the waterproofer
- Installation of glazing by the 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

Each of the above certifications are required to be prepared by an accredited certifier or other suitably qualified and experienced person and must reference the subject property, the relevant provisions of the BCA, Australian Standards and approved drawings, to the satisfaction of Pittwater Council.

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:

OFFICE USE ONLY

Date of receipt:	Receipt No:	Amount Paid:	Accepted by:
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Pittwater Council
Component Certificate

DA No: N0982/03

CC No:

Property: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

Building Setout
BS-1

I of.....
(Name) (Business)

at
(Mailing Address)

.....
(Contact Phone No)

being a qualified registered surveyor, (Registration No.)

hereby certify that the **building has been set out in accordance with the boundary setbacks** nominated on the approved Development Consent plans or as amended/required by any condition of Development Consent.

Signature Date



Pittwater Council
Component Certificate

DA No: N0982/03

CC No:

Property: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

Protection Fencing
PF-1

I of.....
(Name) (Business)

at
(Mailing Address)

.....
(Contact Phone No)

being a:

- Principal Certifying Authority (Accreditation No.)
- Licensed Builder (Licence No.)

hereby certify that the **protection fencing has been provided around all trees/landscaping/natural features**, as required by the relevant condition nominated in Section D, "CONDITIONS TO MINIMISE THE IMPACT OF THE DEVELOPMENT ON THE NATURAL AND BUILT ENVIRONMENT" of the Development Consent.

Signature Date



Pittwater Council
Component Certificate

DA No: N0982/03

CC No:

Property: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

Ground Floor Levels

FL-1

I of.....
(Name) (Business)

at
(Mailing Address)

.....
(Contact Phone No)

being a qualified registered surveyor, (Registration No.)

hereby certify that the **ground floor levels** comply with the levels nominated on the approved plans or by any condition of Development Consent.

Signature Date



Pittwater Council
Component Certificate

DA No: N0982/03

CC No:

Property: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

Subsequent Floor Levels

FL-2

I of.....
(Name) (Business)

at
(Mailing Address)

.....
(Contact Phone No)

being a qualified registered surveyor, (Registration No.)

hereby certify that the **subsequent floor levels** comply with the levels nominated on the approved plans or by any condition of Development Consent.

Signature

Date



Pittwater Council
Component Certificate

DA No: N0982/03

CC No:

Property: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

External Finishes

EF-1

I of.....
(Name) (Business)

at
(Mailing Address)

.....
(Contact Phone No)

being a:

- Principal Certifying Authority (Accreditation No.)
- Licensed Builder (Licence No.)

hereby certify that all external finishes, ie. roof, walls, glazing, trim, driveways and hard surface areas are in accordance with all relevant conditions of development consent.

Signature Date



Pittwater Council
Component Certificate

DA No: N0982/03

CC No:

Property: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

Roof Ridge Levels
RL-1

I of.....
(Name) (Business)

at
(Mailing Address)

.....
(Contact Phone No)

being a qualified registered surveyor, (Registration No.)

hereby certify that the **roof ridge levels** comply with the levels nominated on the approved plans or by any condition of Development Consent.

Signature Date



Pittwater Council
Component Certificate

DA No: N0982/03

CC No:

Property: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

Excavation and/or Filling
EX-1

I of.....
(Name) (Business)

at
(Mailing Address)

.....
(Contact Phone No)

being a qualified registered surveyor, (Registration No.)

hereby certify that the **site excavation and/or filling (including around those trees nominated on the approved plan as being retained)** has been carried out in accordance with the levels shown on the approved plans or as nominated by and conditions of Development Consent.

Signature Date



Pittwater Council
Component Certificate

DA No: N0982/03

CC No:

Property: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

Inclinor Noise

IN-1

I of.....
(Name) (Business)

at
(Mailing Address)

.....
(Contact Phone No)

being a qualified acoustic engineer, hereby certify that I have taken noise readings at the site and it has been determined that the **maximum noise level associated with the inclined passenger lift does not exceed 60 dB(A)**, when measured 1 metre from any adjoining premises.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date



Pittwater Council
Component Certificate

DA No: N0982/03

CC No:

Property: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

Landscaping
LS-1

I of.....
(Name) (Business)

at
(Mailing Address)

.....
(Contact Phone No)

being a:

- qualified horticulturist
- landscape architect

hereby certify that the **site landscaping** has been completed in accordance with the details shown on the approved plans or as required by any condition of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date



Pittwater Council
Component Certificate

DA No: N0982/03

CC No:

Property: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

Mechanical Ventilation Noise
MVN-1

I of.....
(Name) (Business)

at
(Mailing Address)

.....
(Contact Phone No)

being a qualified acoustic engineer, hereby certify that I have taken noise readings at the site and it has been determined that **the maximum noise level associated with the mechanical ventilation system does not exceed 5dB(A) above ambient background level**, when measured from any adjoining premises.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date



Pittwater Council
Component Certificate

DA No: N0982/03

CC No:

Property: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

Pool Filter Noise

PFN-1

I of.....
(Name) (Business)

at
(Mailing Address)

.....
(Contact Phone No)

being a qualified acoustic engineer, hereby certify that I have taken noise readings at the site and it has been determined that the **maximum noise level associated with the pool filter does not exceed 5dB(A) above ambient background level**, when measured from any adjoining premises.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date



Pittwater Council
Component Certificate

DA No: N0982/03

CC No:

Property: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

Bushland Management Strategy
BM-1

I of.....
(Name) (Business)

at
(Mailing Address)

.....
(Contact Phone No)

being a qualified and appropriately experienced bushland management consultant, hereby certify that the **bushland management strategy or plan** has been completed in accordance with the details shown on the bushland management strategy or plan and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature

Date



Pittwater Council
Component Certificate

DA No: N0982/03

CC No:

Property: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

Native Vegetation Planting
NV-1

I of.....
(Name) (Business)

at
(Mailing Address)

.....
(Contact Phone No)

being a qualified and appropriately experienced bushland management consultant, hereby certify that **local native vegetation only** has been planted within the creekline corridor or riparian zone consistent with:

1. Species listed in the Warriewood Valley Landscape Masterplan
2. Warriewood Valley Water Management Strategy and Specifications

and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date



Pittwater Council
Component Certificate

DA No: N0982/03

CC No:

Property: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

Arborist
AR-1

I of.....
(Name) (Business)

at
(Mailing Address)

.....
(Contact Phone No)

being a qualified arborist, hereby certify that the **works have been supervised and that the works as executed have been carried out in accordance with the recommendations contained in the approved arborist report** referred to in the Development Consent/Construction Certificate and any relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date



Pittwater Council

Component Certificate

DA No: N0982/03

CC No:

Property: 3 BOUNDARY STREET WARRIEWOOD NSW 2102

- A2. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, there is to be such a contract in force.
- A4. To allow a principal certifying authority or another certifying authority time to carry out critical stage inspections required by the principal certifying authority, the principal contractor for the building site, or the owner builder must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a critical stage inspection is required before the commencement of the work, in accordance with clause 163 of the Environmental Planning and Assessment Regulation 2000.
- A5. Critical stage inspections are to be carried out in accordance with clause 162A of the Environmental Planning and Assessment Regulation 2000

Property:
Lot 2 DP 383009
3 BOUNDARY STREET WARRIEWOOD NSW 2102

Owner:
S M AVERY
165 MONA VALE ROAD
INGLESIDE NSW 2101



PITTWATER COUNCIL

SURVEY OF COUNCIL SERVICES DEVELOPMENT APPLICATIONS (PART 2)

As part of Pittwater Council's aim to continually monitor and improve our services we rely on input from residents and other users.

To achieve this objective, Council regularly carries out random surveys of persons submitting development applications. We would therefore be grateful if you would complete the attached questionnaire and return it to us at PO Box 882, MONA VALE NSW 1660 at your convenience.

The data received is very important to us because it will enable us to identify areas where we can provide a better service to you.

Thank you for your cooperation.

ANGUS GORDON
GENERAL MANAGER

Application No. _____

1. Did you require any assistance during the processing of your application?

Comments

Yes

No

.....

2. How would you rate the standard of assistance provided?

Comments

Poor

Adequate

Good

Not Applicable

.....

3. Were inspections carried out at times that suited you?

Comments

Yes

No

.....

