

Business Hours:

8.00am to 6.00pm, Monday to Thursday

8.00am to 5.00pm, Friday

**DA No: N0982/03**

22 July 2004

SCOTT MARK AVERY  
165 MONA VALE ROAD  
INGLESIDE NSW 2101

Dear Sir/Madam

**Development Application for Construction of a dwelling house and driveway works at 3 BOUNDARY STREET WARRIEWOOD NSW 2102.**

I am pleased to advise that this application has been approved and I attach for your assistance a copy of the Development Consent, the conditions of approval and a copy of the approved plan.

As building works are involved, prior to proceeding with the proposal, it will be necessary for you to lodge a Construction Certificate Application with either Council or an accredited Certifier.

I take this opportunity to direct your attention to Section B of the Consent which details the matters to be satisfied prior to issue of the Construction Certificate.

In addition, pursuant to the provisions of Section 80(10A), of the Environmental Planning and Assessment Act, 1979, the Long Service Levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act, 1996, must be paid prior to issue of the Construction Certificate.

Based on your stated value of development ie \$317150 the Long Service Levy payable is \$634.30.

In the event that you have paid this levy direct to the Building Services Corporation, I will require proof of that direct payment.

You will also be required to furnish a copy of the Builders Warranty Insurance Certificate OR an Owner/Builder's permit from the Department of Fair Trading must be forwarded to Council prior to release of the Construction Certificate.

If an Owner/Builder's permit is to be applied for, application must be made direct to the Department of Fair Trading. You must quote Development Application No. N0982/03 and supply an unstamped plan with your application. The permit must then be presented to Council when collecting your plans.

Please note that some sections of the Consent may require the lodgement of Building Component Certificates at various stages of the development. These Certificates must be returned to Council or the Accredited Certifier prior to issue of the Occupation Certificate or

Subdivision Certificate. **You should also note that both Council and the Accredited Certifier will charge a fee for acknowledging compliance with conditions and the issue of the Occupation or Subdivision Certificates.** . You must nominate either Council or an accredited certifier prior to commencing work.

You will be required to notify Council a minimum of 2 days prior to your commencing work on the site.

If there are any matters relating to this approval which require further explanation, please contact me prior to commencing work on the site.

Yours faithfully

**John Raven**  
**DEVELOPMENT OFFICER**