

CONSENT NO: N0550/03
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)
NOTICE TO APPLICANT OF DETERMINATION
OF A DEVELOPMENT APPLICATION

Applicant's Name and Address:

JULIE WARWICK, 1064 BARRENJOEY ROAD PALM BEACH NSW 2108

Being the applicant in respect of Development Application No N0550/03

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 N0550/03 for:

Amended roof form and roof top terrace

At:

Lot A DP 327726

1064 BARRENJOEY ROAD PALM BEACH NSW 2108

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 A – 001, Sheets 1 & 2, dated March 2003, prepared by Planart,** 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 05/03/2004

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.

- B10. Three sets of detailed working drawings that comply in all respects with the Building Code of Australia and the conditions of the Development Consent are to be submitted prior to the release of the Construction Certificate.

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.

Nil

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

- 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.

- D60. The footpath and adjacent roadway is to be kept free of obstruction by building materials and/or plant. All concrete trucks, pumps and associated plant are to be kept wholly within the site. No concrete or slurry is to be discharged into the street or the street drainage system.
- D61. If approved works are likely to cause pedestrian or vehicular traffic in a public place to be obstructed or if works involve the enclosure of a public place, then a hoarding or fence must be erected between the work site and the public place.

If necessary, an awning or other structure is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. Further, the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Any such hoarding, fence or awning is to be removed when the work has been completed.

NOTE: Hoardings and temporary awnings erected on or over public places are required to be subject to a separate approval from Council.

- 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.
- 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.
- D217. A Road Opening Permit, issued by Council, must be obtained for any road openings or excavation within Councils 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.
- D218. No other works are to be carried out in Councils Road Reserve without its approval.
- D219. No skip bins or materials are to be stored on Council's Road Reserve.
- 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 Councils 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 Councils Road Reserve without its approval.
- No skip bins or materials are to be stored on Council's Road Reserve.

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 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.

- | | | |
|-------|---|------|
| E10e. | Bearers and joists and subfloor ventilation | BJ-1 |
| E10f. | Wall, roof frames and window location | FM-1 |
| E10i. | Subsequent floor levels | FL-2 |
| E10k. | Balustrading adequacy | BA-1 |

- E10n. Roof cladding RC-1
- E10o. Roof ridge levels RL-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 **New South Wales Fisheries, dated 21 July 2003** have been satisfied.
- 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).

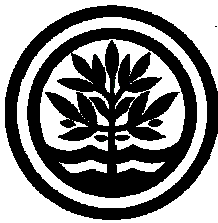
F. MATTERS TO BE SATISFIED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

Nil

G. ADVICE

- 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.



Unit 9/5 Vuko Place,
Warriewood NSW 2102
PO Box 882,
Mona Vale NSW 1660
Tel:(612) 9970 1111
Fax:(612) 9970 7150

NOTIFICATION OF COMMENCEMENT OF BUILDING OR SUBDIVISION WORK AND APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Under Environmental Planning and Assessment Act 1979
sections 81A (2) (b) (ii) or (c), or (4) (b) (ii) or (c), 86 (1) and (2).

DEVELOPMENT CONSENT

Development Application No:	Determination Date:
-----------------------------	---------------------

CONSTRUCTION CERTIFICATE

Construction Certificate No:	Date of Issue:
------------------------------	----------------

SITE DETAILS

Unit/Suite:	Street No:	Street:
Suburb:	Lot No:	Deposit /Strata Plan:

APPLICANT DETAILS

Name/Company:	Contact Person:
Address:	Phone (H/B):..... Mobile:..... Email:..... Fax:.....

DEVELOPMENT DETAILS

Type of Work: <input type="checkbox"/> New Building <input type="checkbox"/> Additions / Alterations <input type="checkbox"/> Subdivision	Brief description of development:
--	-----------------------------------

PRINCIPAL CERTIFYING AUTHORITY

<input type="checkbox"/> PITTWATER COUNCIL
<input type="checkbox"/> OTHER Name:.....Accreditation No.
Address:
Phone: Email:

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.

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:.....	Contact Person:
Phone:.....	Insurance Company:
Mobile:.....
Email:.....	
Fax:.....	

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

VALUE OF PROPOSED DEVELOPMENT

Estimated value of proposed works: \$.....

*Note: The Commencement fee will be calculated on this figure as per the 'Fee Structure' attached.

DATE WORK IS TO COMMENCE

Minimum notice of two (2) days is required to be given prior to commencement of works.

Date of commencement:

SIGNATURE

Applicant's Name:

Signature:

OFFICE USE ONLY

Date of receipt:	Receipt No.:	Amount Paid:	Accepted by:
------------------	--------------	--------------	--------------



Pittwater Council

Final Inspection Request

DA No: N0550/03

CC No:

Property: 1064 BARRENJOEY ROAD PALM BEACH NSW 2108

Iof.....
(Name) (Business)

at
(Mailing Address)

being the **owner** of the site,

request that Council conduct a final inspection of the site and confirm that all building works and site landscaping have been completed, with a view to issuing the Occupation Certificate.

For access to the site, please contact:

Name: Phone:

NOTE:

Prior to lodging this request, you are advised to ensure that all component certificates required by the conditions of development consent have been submitted to Council. **Failure to lodge any of these certificates will prevent Council from carrying out the final inspection.**

Council will charge a fee for the issue of an Occupation Certificate.

Signature **Date**



Pittwater Council
Component Certificate

DA No: N0550/03

CC No:

Property: 1064 BARRENJOEY ROAD PALM BEACH NSW 2108

**Bearers and Joists and Sub-floor
Ventilation**

BJ-1

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

at
(Mailing Address)

being an:

- accredited certifier
- licensed builder

my qualifications being:

.....
.....

hereby certify that the **timber/steel bearers and joists and subfloor ventilation** have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards ie. Steel framing - AS 3623-1993 "Domestic metal framing" or AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing - AS 1684-1992 "National timber framing code" 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: N0550/03

CC No:

Property: 1064 BARRENJOEY ROAD PALM BEACH NSW 2108

Wall, Roof Frames and Window Location

FM-1

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

at
(Mailing Address)

being an:

- accredited certifier
- licensed builder

my qualifications being:

.....
.....

hereby certify that the **timber/steel wall and roof frames** have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards ie. Steel framing - AS 3623-1993 "Domestic metal framing" or AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing - AS 1684-1992 "National timber framing code", the relevant conditions of Development Consent and that the window locations are in accordance with those shown on the approved Development Consent plans.

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: N0550/03

CC No:

Property: 1064 BARRENJOEY ROAD PALM BEACH NSW 2108

Subsequent Floor Levels

FL-2

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

at
(Mailing Address)

being a qualified surveyor, my qualifications being:

.....
.....

hereby certify that the **subsequent floor levels** comply with the levels nominated on the approved plans or 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: N0550/03

CC No:

Property: 1064 BARRENJOEY ROAD PALM BEACH NSW 2108

Balustrading Adequacy
BA-1

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

at
(Mailing Address)

being an:

- accredited certifier
- structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

.....
.....

hereby certify that the **balustrading** has been designed and constructed in accordance with Part 3.9.2 "Balustrades" of the Building Code of Australia Housing Provisions, AS 1170.1-1989 "Minimum design loads on structures - Dead and live loads and load combinations", 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: N0550/03

CC No:

Property: 1064 BARRENJOEY ROAD PALM BEACH NSW 2108

Roof Cladding
RC-1

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

at
(Mailing Address)

being an:

- accredited certifier
- licensed builder
- licensed roofer

my qualifications being:

.....
.....

hereby certify that the **roof cladding** has been installed, fixed and flashed in accordance with Part 3.5.1 "Roof cladding" of the Building Code of Australia Housing Provisions, relevant Australian Standards 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: N0550/03

CC No:

Property: 1064 BARRENJOEY ROAD PALM BEACH NSW 2108

Roof Ridge Levels
RL-1

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

at
(Mailing Address)

being a qualified surveyor, my qualifications being:

.....
.....

hereby certify that the **roof ridge levels** comply with the levels nominated on the approved plans or 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

Property:

Lot A DP 327726

1064 BARRENJOEY ROAD PALM BEACH NSW 2108

Owner:

W WARWICK, J WARWICK

1064 BARRENJOEY ROAD

PALM BEACH NSW 2108



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

.....



4. Did Council staff communicate with you promptly when seeking further information?

Yes No

Comments

.....

5. Do you consider the time taken to make a decision on your application was satisfactory?

Yes No

Comments

.....

6. Overall, how do you rate the following:-

1. Level of courtesy

Poor Adequate Good

2. Attitude of Council Staff

Poor Adequate Good

3. Responsiveness

Poor Adequate Good

7. Are there any areas or processes you would like to see improved and how?

.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....

Signed: _____

Dated: _____