

LOCAL

Suite 21, 5 Inglewood Place
BAULKHAM HILLS NSW 2471
P: (02) 9836 5711
F: (02) 9836 5722
E: info@localgroup.com.au
ABN: 30 735 366 565

Pittwater.

Form 11

Complying Development Certificate

and Determination

issued under the Environmental Planning and Assessment Act, 1979 Sections 85 and 85A.

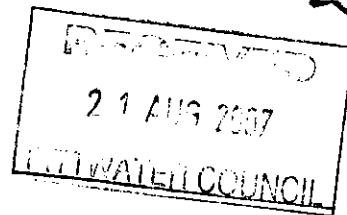
Certificate Number:

5001452

Address:

LOT: 13
DP: 6555
HNO.:148
GARDEN STREET
NORTH NARRABEEN 2101

COPY



Limitations and/or Exclusions:

Date of Commencement:

24 August, 2007

Date of Lapse:

22 August, 2012

Building Classification:

1a

This Complying Development Certificate has been determined as **APPROVED SUBJECT TO CONDITIONS** in accordance with the procedures outlined in Clause 142 of the Environmental Planning and Assessment Regulation 2000. In making this determination I certify that the work is Complying Development and that if completed in accordance with the plans and specifications referred to in this Certificate will comply with the requirements of the Environmental Planning and Assessment Regulation, 2000 as referred to in Section 81A(5) of the Environmental Planning and Assessment Act, 1979 (as amended).

Andrew Dean

Accredited Certifier
Building Professionals Board
bpb0087

Plans/s

PLANS PREPARED BY BURTON & FIELD PTY LTD DATED 3/7/06

Specification/s

Other Documents

APPLICATION FORM
OWNERS CONSENT

Fire Safety Schedule

17 August, 2007

Date of Determination

J 21/8/07
R: 001574.
\$30

Complying Development Conditions of Consent

LOT: 13
DP: 6555
HNO.:148
GARDEN STREET
NORTH NARRABEEN 2101



LOCAL

48b Princes Highway
Fairy Meadow NSW 2519
p: 4284 4709
f: 4284 4208
e: info@localgroup.com.au
abn: 30 735 366 565

The Complying Development Certificate referred to above has been approved subject to the Conditions referred to in **PITTWATER**.

A copy of these conditions are attached in accordance with the requirements of the Environmental Planning and Assessment Act, 1979 (as amended) and the Environmental Planning and Assessment Regulation, 2000.

Your attention is drawn to the fact that these conditions may require additional works to be carried out prior to the commencement of works on the site.

Amongst other things, they will require that any adjoining property owner/s be notified of the proposed commencement date of any works two days prior to these works commencing.

Failure to observe the requirements of these conditions may result in **PITTWATER COUNCIL** taking any appropriate action in the Courts or otherwise to rectify any situation that may eventuate.

Should you require any additional information regarding these conditions, or any other matter associated with your consent, please contact me direct in our Wollongong Office between Monday to Friday during the hours of 9.00am - 5.00pm.

A handwritten signature in black ink, appearing to read 'Andrew Dean', written over a horizontal line.

Andrew Dean

Accredited Certifier
Building Professional Board
bpb0087

17 August, 2007

Date of Determination

STANDARD CONDITIONS OF DEVELOPMENT CONSENT

A. NOTATIONS

- A.1 The development is to be carried out in accordance with plans numbered Sheet 1, dated 3.7.2006, prepared by Burton W Field, as amended in red or as modified by any condition of this complying development certificate.

A.2 Validity of Complying Development Certificate

A complying development certificate becomes effective and operates from the date endorsed on the certificate. The certificate lapses 5 years after the date endorsed on the certificate. No proceedings may be taken before a court or tribunal to extend the 5-year period.

A.3 Appeals

Pursuant to section 85A (10) Environment and Planning Assessment Act 1979. There is no right of appeal against the determination of, or a failure or refusal to determine an application for a complying development certificate.

B. GENERAL CONDITIONS

B.1 Site Plans

Two sets of detailed working drawings that comply in all respects with the conditions of the Development Consent are to be submitted to the Accredited Certifier or Council prior to the commencement of work. Each plan/sheet is to include a signed statement from a suitably qualified person, that the plans/details satisfy the relevant provisions of the Building Code of Australia and/or Australian Standard (see format appendix 1)

Where separate details or specifications are referred to on the approved plans, those plans or documents are to be separately certified by an appropriately certified professional as to their compliance with the Building Code of Australia or relevant Australian Standard.

A copy of the above mentioned plans, specifications and documents stating conditions shall be kept on site at all times, readily available to be viewed by Council and/or the Principal Certifying Authority.

B.2 Appointment of a Principal Certifying Authority.

Prior to commencement of the project, a Principal Certifying Authority is to be designated. Further, the "Notification of Commencement" form (*copy attached*) is to be returned to Council, a minimum 2 days prior to commencement of site works.

If an alternate Principal Certifying Authority is appointed after the approved plans are collected from Council, that Principal Certifying Authority is to co-sign the "Notification of Commencement" form.

B3. Tree Removal

No trees are to be removed from the site without the prior approval of Council, pursuant to the provisions of the Tree Management Order.

C. MATTERS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORK

- C.1** 2 days before the commencement of any site works, building or demolition begins the applicant must:
- Notify Council of the name, address, phone number and licence number of the builder, and
 - Erect a sign at the front of the property with the name and accreditation of the appointed Principal Certifying Authority, the builder's name, phone number, licence and the site address. This sign or another must clearly state unauthorised entry to the work site is prohibited.
- C.2** All contract work must be insured as per Part 6 Home Building Act 1989
- C.3** Prior to commencement of site works, a qualified Building Surveyor, Builder or Site Manager is to certify that any measures to satisfy EPA requirement erosion controls have been installed. No site works are to commence, until such time as that certification has been obtained and a copy forwarded to the accredited certifier or Council (see copy of form ER-1 attached).
- C.4** Prior to commencement of site works, a qualified Arborist, Horticulturist or Landscape Architect is to certify that appropriate protection, fencing etc, has been provided around trees or landscaped areas, located outside of the building area(s). No further site works are to take place until this certification has been obtained and a copy forwarded to the accredited certifier or Council (see copy of form TP-1 attached).

- C.5 The applicant or project manager is to comply with the requirements and advice of the various supply and utility authorities, i.e., Sydney Water, Sydney Electricity, Telstra etc.

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

D.1 That the development satisfies the following requirements:

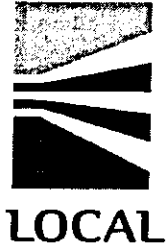
- Hours of demolition restricted to 7am – 5pm Monday – Friday, 8am – 1pm Saturday. No works to take place on Sundays or public holidays.
- Internal work at any time provided noise emission is not audible at any adjoining boundary.
- Footpath and adjacent roadway to be free of obstruction by building materials and/or plant.
- The development must comply with the requirements of the BCA and/or the relevant Australian Standards
- All trucks, pumps and plant to be kept wholly on site.
- No concrete or slurry to be discharged into street or street drainage system.
- Required erosion controls certified and installed prior to commencement of demolition
- Fence all trees or treed areas within 5m of any access route or within 5m of the proposed development for 3m minimum radius around trunks with a suitable protective fence.
- Tree protection measures are to be erected and certified prior to commencement of demolition
- Erection of hoarding to prevent entry of general public
- Demolition to comply with AS 2601 - Demolition of Structures
- Consult with relevant supply and utility authorities for advice and requirements
- Any collected stormwater or roofwater is to be piped to a suitable discharge point at Councils street drainage system/piped drainage system/natural water course/natural water body. Where any pipe passes through private property, other than the property it services, it is to be contained within a legally created and applicable easement. Piped drainage systems are to be designed and constructed to satisfy the requirements of the Building Code of Australia, relevant Australian Standards and current Engineering Best Practice.

E. PRESCRIBED CONDITIONS

- E.1 All works are to be carried out in accordance with the provisions of the Building Code of Australia or where not covered by the Building code of Australia, the relevant Australian Standard.

F. COMPLETION OF WORKS

- F.1** A copy of the compliance certificate must be obtained from the Principle Certifying Authority on completion of all work. This is to be forwarded to Council, should Council not be the Principle Certifying Authority.
- F.2** Signs Erected for Notice of works and hoardings must be removed after issuance of a compliance certificate.



Notification of Commencement and Appointment as the Principal Certifying Authority

Suite 21, 5 Inglewood Place
BAULKHAM HILLS NSW 2471
P: (02) 9836 5711
F: (02) 9836 5722
E: info@localgroup.com.au
ABN: 30 735 366 565

*issued under the
Environmental Planning and Assessment Act 1979 (as amended) &
the Environmental Planning and Assessment Regulation 2000 (as amended)*

Address:

LOT: 13
DP: 6555
HNO.:148
GARDEN STREET
NORTH NARRABEEN 2101

COPY

**Details of Owner responsible
for appointing the Principal
Certifying Authority (PCA)**

Mr Andrew Hall
148 Garden Street
NORTH NARRABEEN 2101

**Complying
Development Consent:**

5001452

Date of Consent:

17 August, 2007

Type of Work:

Demolition

Notes:

1. In signing this document I hereby consent to my appointment as the Principal Certifying Authority for the project described above in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000 (as amended).
2. As the Principal Certifying Authority I have been advised that the Applicant has complied with the requirements of the Home Building Act ,1989.

Andrew Dean

Accredited Certifier
Building Professionals Board
Bpb0087

Date of Commencement
24 August, 2007



LOCAL

17/8

APPLICATION FORM

☐ Principal Certifying Authority☐ Construction Certificate☐ Compliance Certificate☒ Complying Development Certificate☐ Occupation Certificate

THE APPLICATION

DATE OF APPLICATION:

LAND TO BE DEVELOPED

Lot No.:

13

Deposited Plan:

6555

House No.:

143

Street Name

GARDEN STREET

Suburb:

NTH NARRABEEN NSW

Post Code:

2101

Area (m²):

693

THE DEVELOPMENT

Proposed Building Work:

Residential ☒Commercial ☐Industrial ☐

Description of Development:

Value of Work:

\$

Type of work:

Erection of a Building

CONSENTS

Consent Authority:

Development Consent No.:

Date of Issue:

Builder or Owner/Builder Name:

Licence No.:

THE APPLICANT

Surname:

HALL

First Name:

ANDREW

Street:

143 GARDEN STREET

Suburb:

NTH NARRABEEN

Contact No's.:

049 770 447

THE OWNER/S

Owner 1

Owner 2

Owner 3

Owner 4

First Name:

ANDREW - T.

ELIZABETH - P

Surname:

HALL

McDONNELL

Street:

GARDEN

GARDEN

Address:

143

143

Contact No.:

049 770 447

049 295 564

Local South Coast
48b Princes Highway
Fairy Meadow NSW 2519
P - 02 4284 4709
F - 02 4284 4208

Local Norwest
Suite 21, 5 Inglewood Place
Baulkham Hills NSW 2153
P - 02 9836 5711
F - 02 9836 5722

Local Central Coast
Suite 2/162 The Entrance Road
Erina NSW 2250
P - 02 4365 6051
F - 02 4365 4846

Local Macarthur
PO Box 3190
Narellan DC NSW 2567
P - 02 4648 5666
F - 02 4648 5755

E - info@localgroup.com.au
Web - <http://localgroup.com.au>
ABN - 30 735 366 565

LETTER OF CONSENT

OWNERS CONSENT

I/we the owners of the subject property hereby give consent for the lodgement all relevant applications (i.e. for Construction Certificate/s, Complying Development Certificate/s, Occupation Certificate/s, Compliance Certificate/s) and associated documentation to Local Certification Services Unit Trust for consideration.

I/we also declare that all documentation presented as part of an application for a Construction Certificate has remained unaltered from that issued with any Development Consent or that any changes have been documented and Local Certification Services Unit Trust have been advised accordingly.

PRINCIPAL CERTIFYING AUTHORITY

With reference to this proposed development I/we the owners of the subject property hereby advise of our decision to appoint ☒ Andrew Dean ☐ Callan Blackwell ☐ Craig Hardy ☐ Paul Morgan ☐ Michael Shanahan ☐ Paul Gearin ☐ Trent McCurley ☐ _____ (please select by ticking the box) to fulfil the role of Principal Certifying Authority (PCA) as outlined in the Environmental Planning and Assessment Act, 1979 (as amended).

I/we understand that this engagement shall be subject to the Terms and Conditions outlined in this application and the associated Schedule and I/we further understand that he will carry out all mandatory inspections required by the Act during the course of construction along with any others that he deems to be necessary and referred to the abovementioned Agreement.

I/we also advise that I/we are aware of the conditions attached to any Development Consent (i.e. Local Development Consent or Complying Development Consent) and are aware of our responsibilities in relation to those conditions.

SIGNATURES

APPLICANT

Signed: Andrew Hall

Name (Please Print): ANDREW HALL

Date: 13/3/07

OWNER/S

Signed: Andrew Hall

Name (Please Print): ANDREW HALL

Date: 13/3/07

Signed: Elizabeth McGonnell

Name (Please Print): ELIZABETH MCGONNELL

Date: 13/3/07

Signed: _____

Name (Please Print): _____

Date: _____

Signed: _____

Name (Please Print): _____

Date: _____

Issued by Andrew Dean (02) 5808 5711
Building Professionals Board (BPB 37)

STREET

(20.115 WIDE)

GARDEN

KEY

ET	: Electric Turret	HW	: Headwall
LP	: Light Pole	LIN	: Linel
PP	: Power Pole	SH	: Sewer Lamphole
WC	: Water Connection	SHH	: Sewer Manhole
WM	: Water Meter	TEL	: Telecom Pit
SV	: Stop Valve	PC	: Pram Crossing
HYD	: Hydrant	VC	: Vehicle Crossing
SWP	: Stormwater Pit	DB&W	: Drillhole & Wing
W	: Window	H	: Window Head
	: Door	S	: Window Sill

[illegible]

PROJECT:
DETAIL PLAN OF LOT 13, SEC 2, IN
DDP 6555, No 148 GARDEN STREET,
NORTH NARRABEEN, NSW, 2101.

LG: PITTWATER

BF burton & field pty limited

Barrett & Hold Pty Limited
Consulting Surveyors . Town Planners . Project Managers . Development Consultants
Members of Association of Consulting Surveyors N.S.W.

Suite 202, 2 Pembroke Street Epping 2121
P.O. Box 1150, Epping NSW 2121
DX 4413 Epping
Tel: (02) 9668-1660 Fax: (02) 9668-0075
www.burtonandfield.com.au

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- 1) BEARINGS & DISTANCES ARE BY TITLE AND / OR DEEDS ONLY.
- 2) NO BOUNDARY INVESTIGATION HAS BEEN CARRIED OUT.
- 3) NO RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGNOSTIC ONLY.
- 4) WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- 5) CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN.
- 6) THEY DO NOT NECESSARILY REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.
- 7) SERVICES SHOWN HEREIN HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY.
- 8) PRIOR TO ANY DESIGN, DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.
- 9) THESE NOTES FORM AN INTEGRAL PART OF THIS PLAN & SHOULD NOT BE SEPARATED.
- 10) LOCATION OF SEWER SUBJECT TO CONFIRMATION FROM SYDNEY WATER OR RELEVANT AUTHORITY.
- 11) AUSTRALIAN HEIGHT DATUM (AHD) WAS ESTABLISHED FROM SSM 40545 (BL 2.389) AT CORNER OF GARDEN & NATAMA STREETS.
- 12) THE BEARINGS ON THESE PLAN BOUNDARIES ARE FROM LAND TITLES OFFICE PLANS. THEY ARE MAGNETIC MERIDIAN, IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.