



Environmental Compliance  
8am to 6pm Mon - Thurs, 8am to 5pm Fri  
Phone 9970 1111

28 September 2005

David Marshall  
24A Chiltern Road  
INGLESIDE NSW 2101

**COPY**

Dear Sir

**Re: Construction Certificate CC0492/05  
Property: 24A CHILTERN ROAD INGLESIDE NSW 2101**

Please find enclosed your approved Construction Certificate and stamped plans.

**Did you know that work is unable to commence until such time as a completed Notification of Commencement Form has been submitted to Council at least two (2) days prior to starting work? Not to do so is a breach of the Environmental Planning and Assessment Act, which would result in a Penalty Infringement Notice (on-the-spot fine) being issued to you and the builder.**

To assist you please find enclosed a "Notification of Commencement and Principal Certifying Authority Service Agreement" form to enable you to appoint Pittwater Council as your Principal Certifying Authority (PCA). Please complete this form and return it to Council's Customer Service together with the PCA appointment fee as detailed in the form.

If appointed as the PCA, Council would carry out various inspections as indicated in Part 6 of the enclosed "Notification of Commencement and Principal Certifying Authority Service Agreement" form and ultimately issue an Occupation Certificate for your development. Appointment and inspection fees are also detailed in the enclosed form

Council will endorse your "Notice of Commencement and Principal Certifying Authority Service Agreement" form and return a copy to the applicant with advice as to the required critical stage and other inspections to be carried out by Council.

Council is committed to providing a quality service and would value your business in being appointed as the Principal Certifying Authority for your development.

An Officer will contact you in the next few days to discuss your development and help ensure your development progresses smoothly.

Yours faithfully  
**Development Compliance Group**

Per:



# Pittwater Council

## Construction Certificate No: CC0492/05

Site Details: **24A CHILTERN ROAD INGLESIDE NSW 2101**

Legal Description: **Lot 2 DP 595804**

Type of Development: **Building Work**

Description: **Construction of a steel shed**

Associated Development Consent No: **N0279/05** Dated: **3 August 2005**

Building Code of Australia Certification: **Class 10a**

**COPY**

### Details of plans, documents or Certificates to which this Certificate relates:

- Site Plan for proposed shed (prepared by unknown & undated) with associated Sydney Water Approval Stamp, dated 31 August 2005
- Working Drawing & Structural Engineering Details prepared by Tri – Steel Industries, Drawing No.FF-01-D, FF-053-F, FF-055-F & FF-054-E, (undated) and endorsed by Barnson (Consulting Civil, Structural, Geotechnical & Environmental Engineers), dated 31 July 1998
- Site Detention & Stormwater Management System Details for Steel Shed prepared David & Lisa Marshall, (undated)
- Compliance Statement in regards to conditions of NSW Rural Fire Service, dated 28 September 2005.

### I hereby certify that the above plans, documents or Certificates satisfy:

- The relevant provisions of the Building Code of Australia.
- The relevant conditions of Development Consent No: **N0279/05**

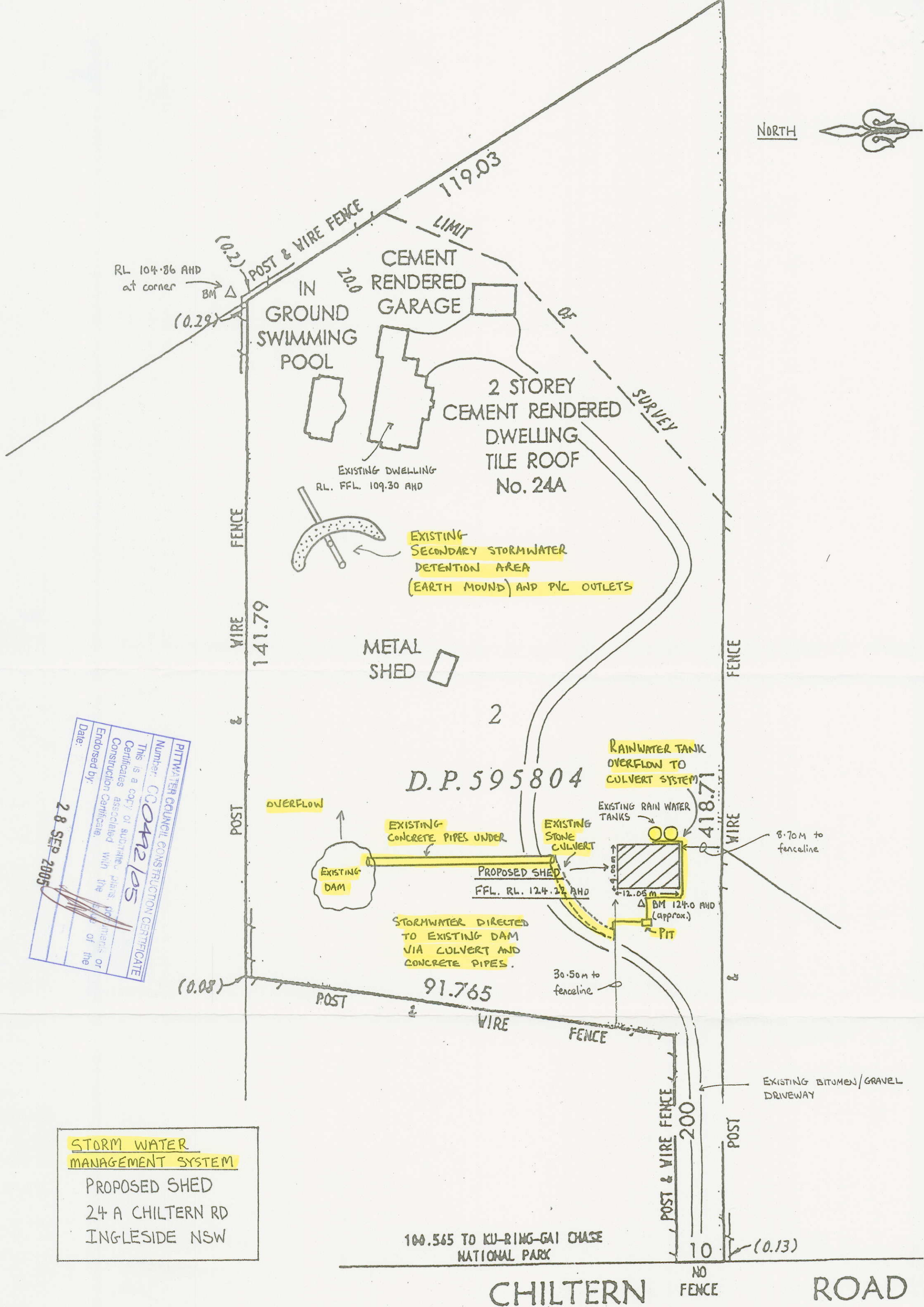
Further that the work, completed in accordance with the Building Code of Australia, all relevant Australian Standards and these plans and specifications, will comply with the requirements of Section 81A(5) of the Environmental Planning and Assessment (Amendment) Act, 1997.

  
Carl Georgeson  
Development Compliance Group

28 September 2005  
Date of Endorsement

**Note:** You are reminded that pursuant to provisions of Clause 81A, you must nominate whether Council or an accredited certifier will be the principal certifying authority, also you must give notice to Council of your intention to commence work at least two days beforehand.

NORTH



PITWATER COUNCIL CONSTRUCTION CERTIFICATE  
Number: CC0412105  
This is a copy of submitted plans, specifications or Certificates associated with the Construction Certificate.  
Endorsed by:  
Date: 28 SEP 2005

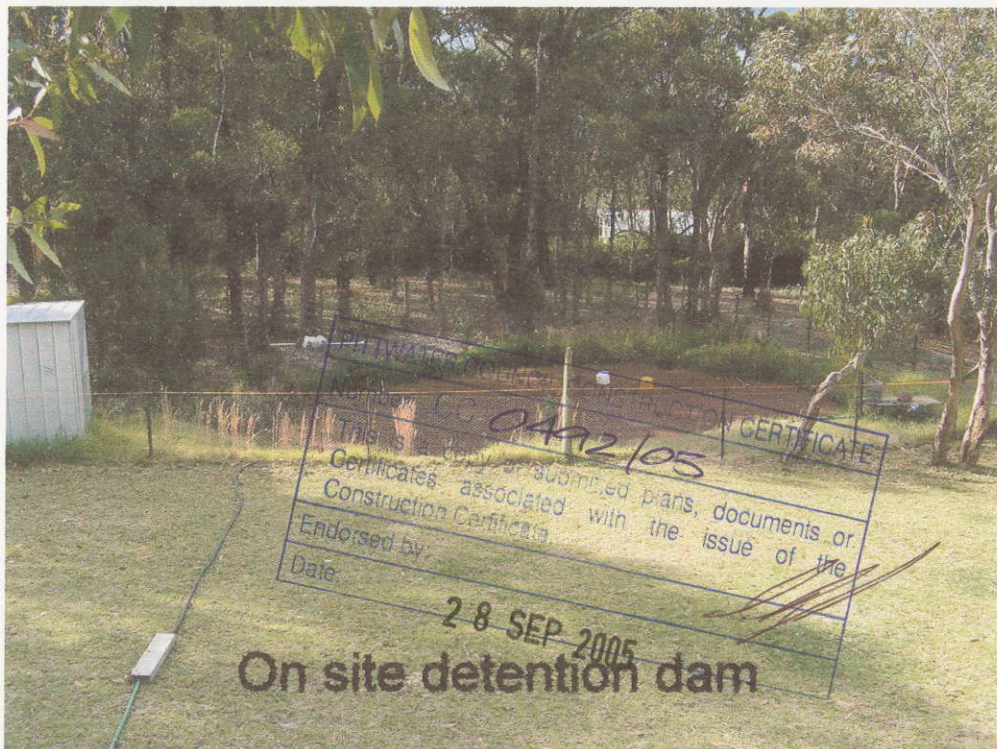
STORM WATER  
MANAGEMENT SYSTEM  
PROPOSED SHED  
24 A CHILTERN RD  
INGLESIDE NSW



Existing tanks to be used as rainwater tanks



Stone lined drainage culvert to dam



On site detention dam



Stormwater detention dam showing inlet

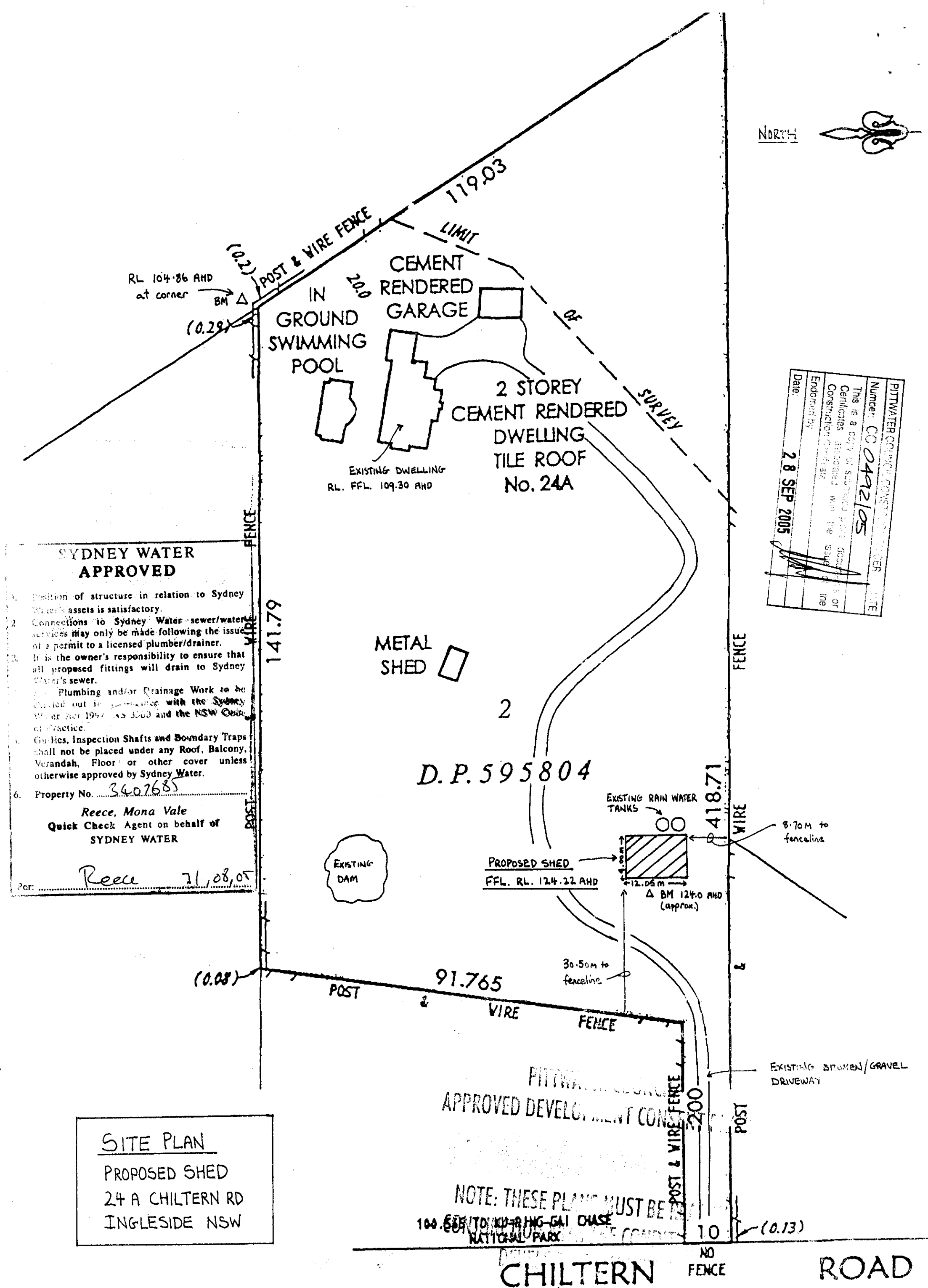
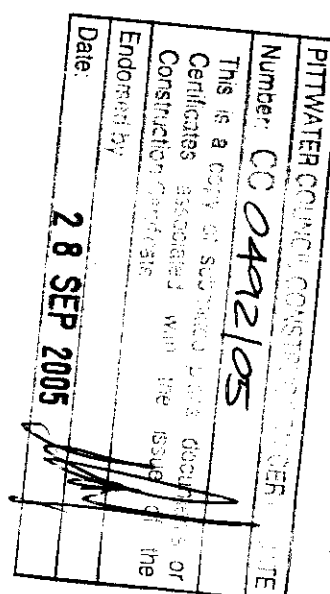


Secondary detention area



Secondary detention area detail 1

|                                                                                                                               |             |
|-------------------------------------------------------------------------------------------------------------------------------|-------------|
| PITTWATER COUNCIL CONSTRUCTION CERTIFICATE                                                                                    |             |
| Number:                                                                                                                       | CC 0492/05  |
| This is a copy of submitted plans, documents or<br>Certificates associated with the issue of the<br>Construction Certificate. |             |
| Endorsed by:                                                                                                                  |             |
| Date:                                                                                                                         | 28 SEP 2005 |





# TRI-STEEL INDUSTRIES

184/190 NORTH ROAD, WOODRIDGE QLD. 4114

Phone: 0011 61 07 4667 0222 Fax: 0011 61 07 4667 0333

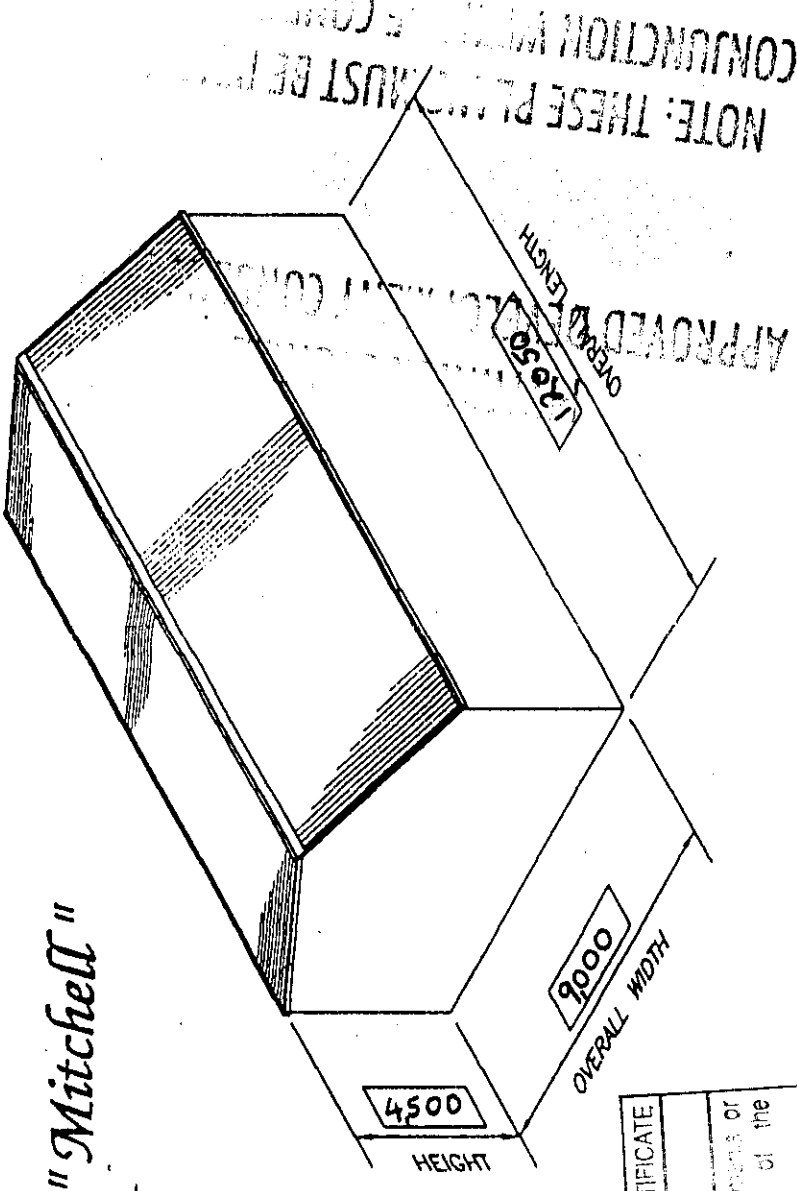
## FIFTY-FIFTY BUILDING GENERAL ARRANGEMENT AND SPECIFICATION

### NOTES

- WIND LOADS:  
W33 Region A Cat 2  
W41 Region A Cat 2, Region B Cat 3  
W41C Region C Cat 3  
W50C Region C Cat 2.5  
Internal Co-efficient 0.65 3-sided  
or 0.2 fully enclosed building
- LENGTH OF FLOOR:  
9050, 12050, 13550, 18050, 22550,  
24050, 27050
- WIDTH OF FLOOR:  
6000, 7500, 9000, 12000
- HEIGHT OF EAVES:  
2400, 2700, 3000, 3600,  
4200, 4500
- PITCH OF ROOF:  
10°
- CENTRE TO CENTRE OF BAYS:  
3000, 4500, 6000
- COATING: A.Z.150 to A1397 Light Gal.  
Structure prime coated
- BRACING:  
Diagonal brace and fly brace as per detail sheet

- ROOF:  
0.47 T.C.T. Corrugated or Hi-Deck (Monoclad, Trimdeck) Hi-tensile G550, fixed using TEK Screws per manufacturers specification, Zincalume or Colorbond "Woodland Grey".
- WALLS:  
0.40 T.C.T. Monoclad, Trimwall  
Hi-tensile G550, Zincalume or Colorbond "Woodland Grey".  
(0.47 T.C.T. Hi-Clad (Monoclad, Trimwall) on W50C)
- ENCLOSURES:  
Design criteria provides for the following:-  
(a) Fully open (roof only) and solid diagonally braced  
(b) Open on one or more walls  
(c) Fully enclosed with maximum bay size, slider or roller doors and windows  
(d) Partly open and partly enclosed
- PIERS:  
For hold-down bolts and footings see detail or refer to Engineer's specification
- This sheet is to be read in conjunction with Purlin, Footing and Frame detail sheets for specific dimensions and load ratings
- Designed in accordance with AS1170, AS3600 AS4100, AS4600

"Mitchell"

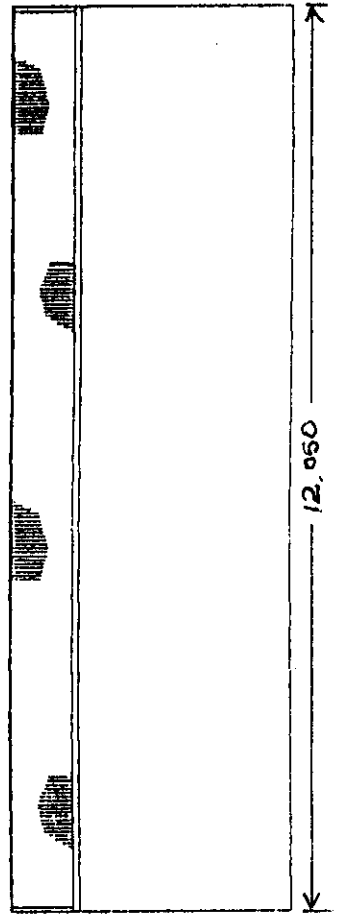


NOTE: THESE PLANS MUST BE APPROVED BY THE LOCAL COUNCIL BEFORE CONSTRUCTION WITH A COMPLIANCE CERTIFICATE

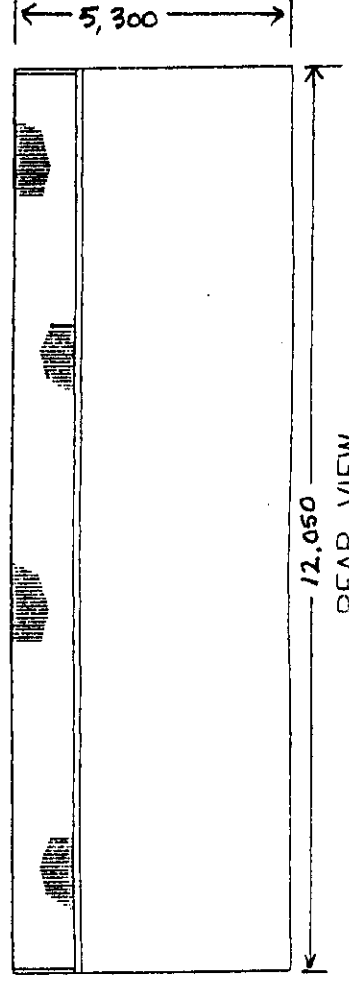
PITTSBURGH CONSTRUCTION CERTIFICATE  
Number: CC 0492/05  
This is a copy of submitted plans, drawings or Certificates associated with the issue of the Construction Certificate.  
Endorsed by: 28 SEP 2005

RIDGE 129.52 AND

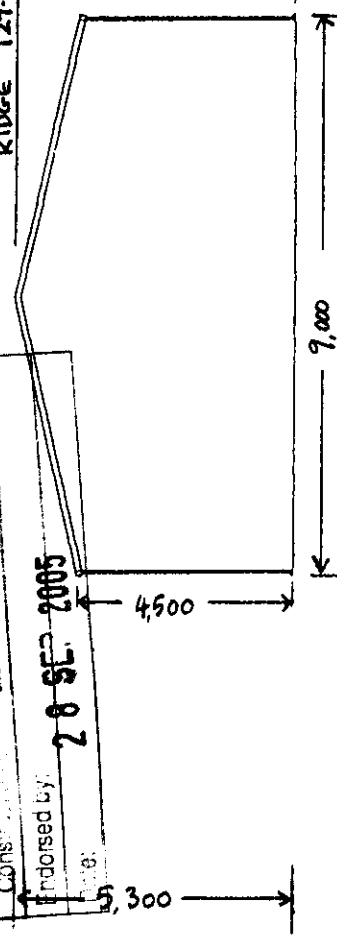
F.E.L. 124.22 AND



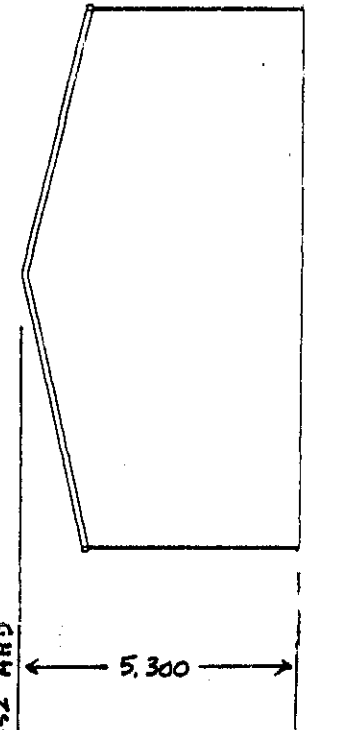
FRONT VIEW  
NTS



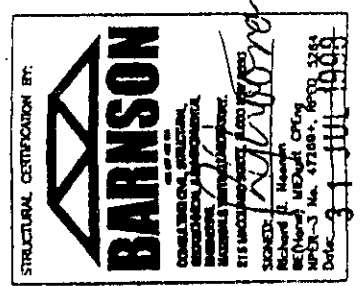
REAR VIEW  
NTS



RIGHT VIEW  
NTS



LEFT VIEW  
NTS



CLIENT: D. MARSHALL  
SITE LOCATION: 24 A CHILTERN ROAD  
INGLESIDE 2101  
WIND CLASSIFICATION: REGION A Cat 3 REF No.  
SHED SIZE: 9.0 m WIDE x 12.0 m LONG x 4.5 m EAVE HEIGHT

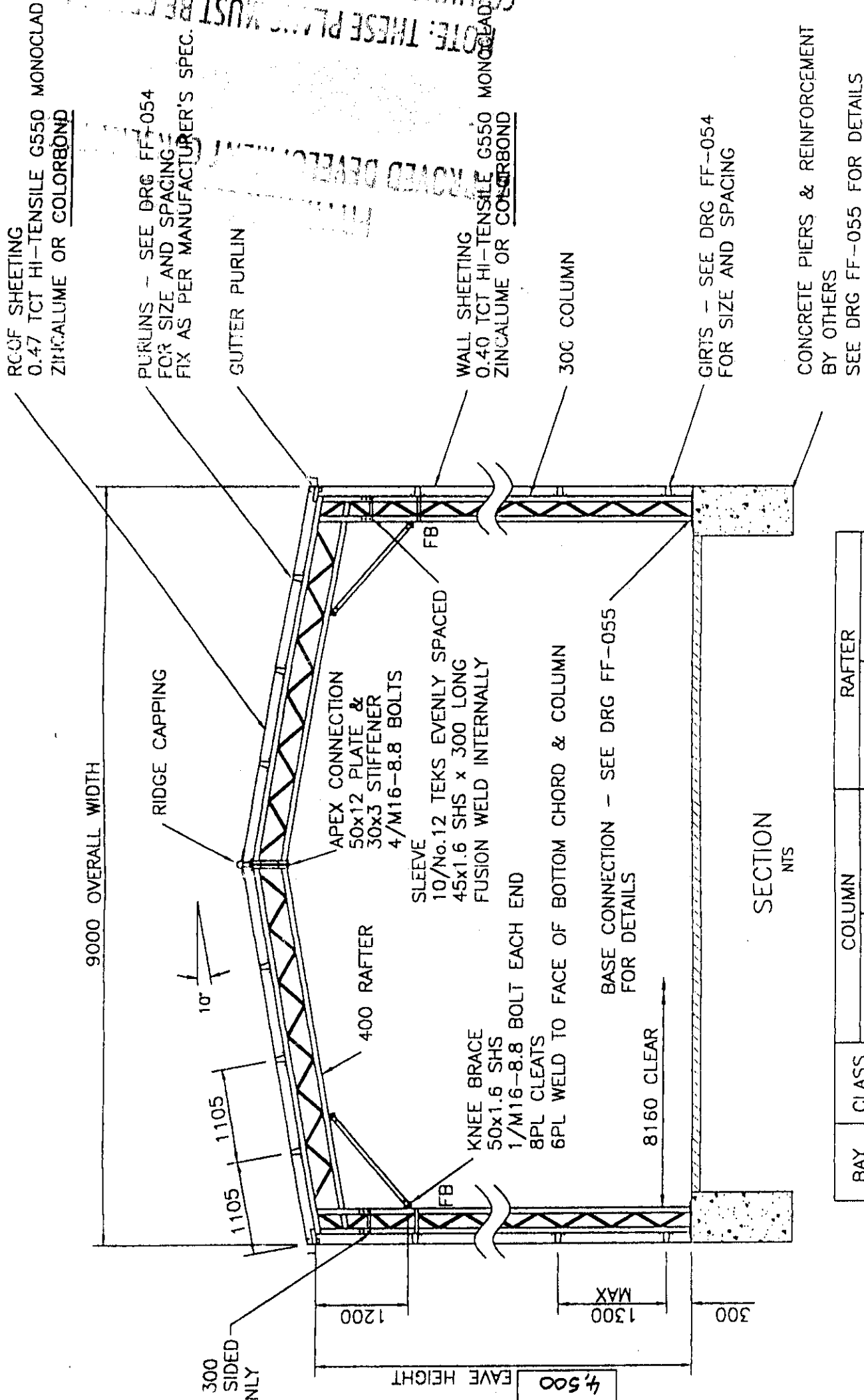
The Manufacturer reserves the right to alter size and/or spacing of members shown as required. However the size and/or spacing of Members that would be used must have section properties etc. not less than those shown. These plans and specifications are copyright and no part may be reproduced without written permission, other than permitted by law.



**TRI-STEEL INDUSTRIES**  
184/190 NORTH ROAD, WOODRIDGE QLD. 4114  
Phone: 0011 61 07 4667 0222 Fax: 0011 61 07 4667 0333

FIFTY/FIFTY BUILDING  
9m WIDE x 2.4-4.5m EAVE HEIGHT x 4.5-6.0m BAYS  
W33, W41F & W41 CLASSIFICATION  
FULLY ENCLOSED, 3 SIDED AND ROOF ONLY  
FRAME DETAIL

3.0m TO 4.5m ONLY  
STIFFEN UNCLAD COLUMNS USING  
C10015 FIXED WITH No.12 TEKS @ 300  
INSIDE AND OUTSIDE CHORD FOR 3 SIDED  
OUTSIDE CHORD ONLY FOR ROOF ONLY



SECTION  
NTS

| BAY  | CLASS | COLUMN     |            | RAFTER     |            |
|------|-------|------------|------------|------------|------------|
|      |       | CHORDS     | WEBS       | CHORDS     | WEBS       |
| 4500 | W33   | 50x1.6 SHS | 20x1.6 SHS | 50x1.6 SHS | 20x1.6 SHS |
|      | W41F  | 50x1.6 SHS | 20x1.6 SHS | 50x1.6 SHS | 20x1.6 SHS |
|      | W41   | 50x1.6 SHS | 20x1.6 SHS | 50x1.6 SHS | 20x1.6 SHS |
| 6000 | W33   | 50x1.6 SHS | 20x1.6 SHS | 50x1.6 SHS | 20x1.6 SHS |
|      | W41F  |            |            |            |            |
|      | W41   | N/A        | N/A        | N/A        | N/A        |

ALL SHS TO BE GRADE 450

STRUCTURAL CERTIFICATION BY:

**BARNSON**

CONSULTING CIVIL, STRUCTURAL,  
GEOTECHNICAL & ENVIRONMENTAL  
ENGINEERS

MATERIALS TESTING LABORATORY

215 MACQUARIE STREET, SYDNEY NSW 2030

SIGNED: *Richard J. Noohan*

Richard J. Noohan  
BE(Hons) MIEAust CPEng  
NPER-3 No. 47269+, RPEQ 5264

Date: 31 JUL 1998

PITTSWATER CIVIL CONSTRUCTION

Number: C0492105

This is a copy of the original plans and specifications of the project. It is not to be used for construction purposes without the written permission of the Engineer.

Endorse 1 by

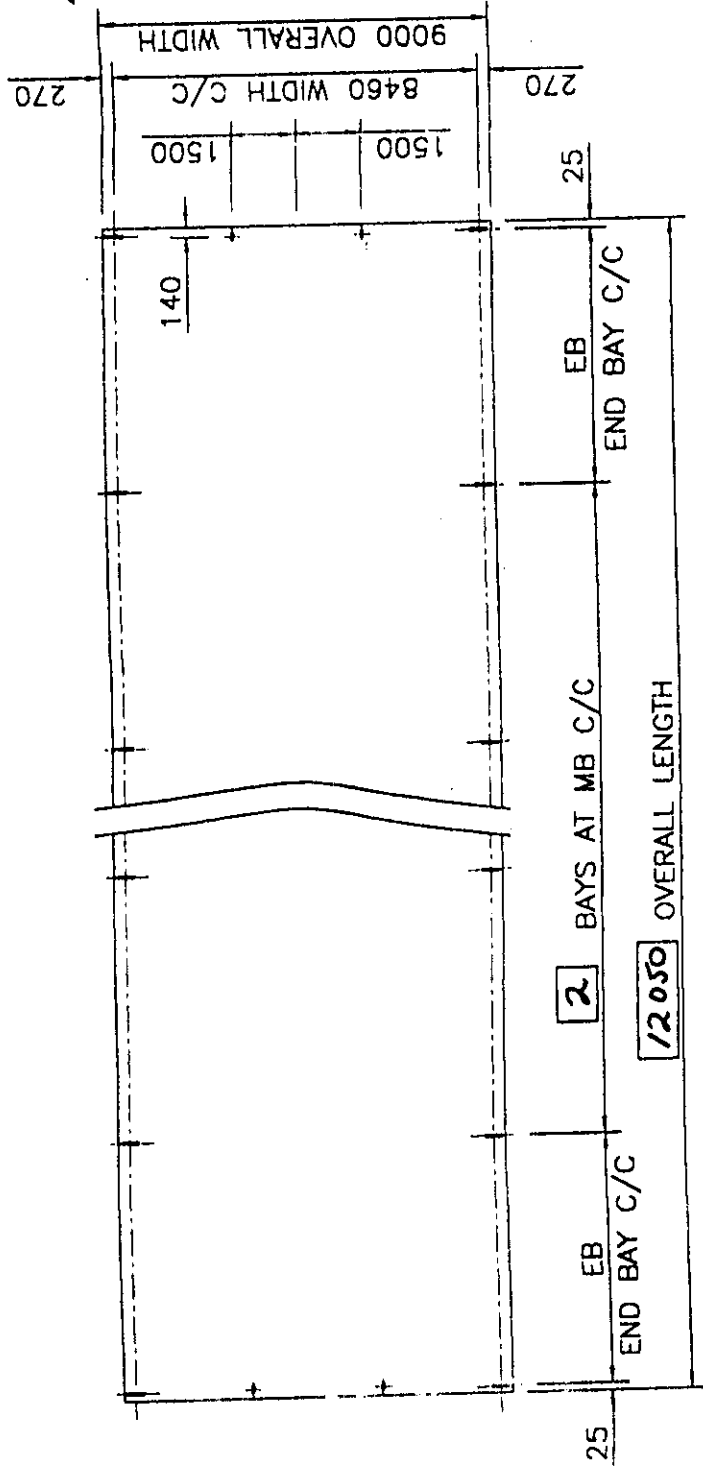
Date: 28 SEP 2005

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**TRI-STEEL INDUSTRIES**  
184/190 NORTH ROAD, WOODRIDGE QLD. 4114  
Phone: 0011 61 07 4667 0222 Fax: 0011 61 07 4667 0333

**FIFTY-FIFTY BUILDING**  
**9m WIDE x 2.4-4.5m EAVE HEIGHT x 4.5-6m BAYS**  
**W33, W41F & W41 CLASSIFICATION**  
**FULLY ENCLOSED, 3 SIDED AND ROOF ONLY**  
**COLUMN HOLD DOWN BOLTS LAYOUT**



PLAN  
NTS

| MIDDLE BAY | END BAY | CLASS. | PIER DEPTH |
|------------|---------|--------|------------|
| 4500       | 4500    | W33    |            |
|            |         | W41F   |            |
|            |         | W41    | 1500       |
| 6000       | 6000    | W33    | 1500       |
|            |         | W41F   |            |
|            |         | W41    | N/A        |

FOOTING DIMENSIONS

STRUCTURAL CERTIFICATION BY:

**BARNSON**

CONSULTING CIVIL, STRUCTURAL,  
GEOTECHNICAL & ENVIRONMENTAL  
ENGINEERS

MATERIALS TESTING LABORATORY

215 MACQUEEN STREET SUITE 2000 NEW 2830

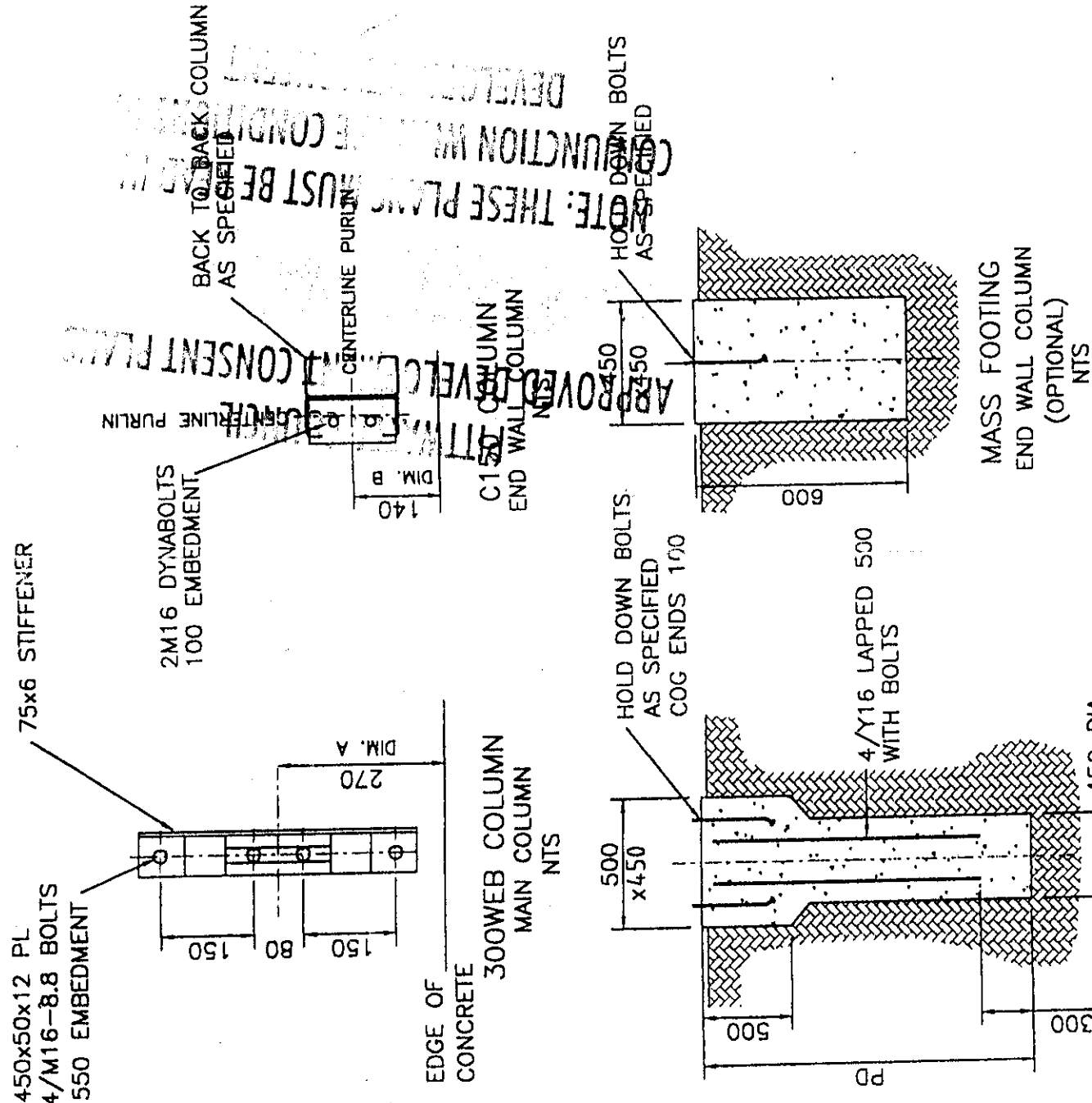
SIGNED: *[Signature]*

Richard J. Noonan  
BE(Hons) (MIEAust) CP Eng  
NPER-3 No. 47269+, RPEQ 5264

Date: 31 JUL 1998

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FF-055-F \*



NOTE:-  
THE FOOTINGS SHOWN HAVE BEEN DESIGNED FOR A CLASS M SITE AS DEFINED BY AS2870 WITH AN ALLOWABLE BEARING PRESSURE OF 100kPa AND CONCRETE STRENGTH OF 25MPa. SHOULD SITE CONDITIONS DIFFER FROM THIS, THE ADVICE OF A PROFESSIONAL ENGINEER SHOULD BE OBTAINED.

PITTSWATER COUNCIL CONSTRUCTION CERTIFICATE

Number: CC 042105

This is a copy of submitted plans. Certificates of Construction Certificate

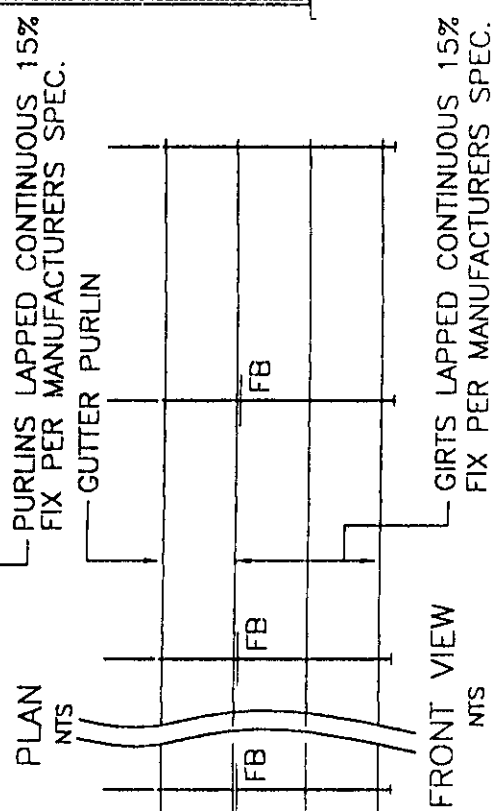
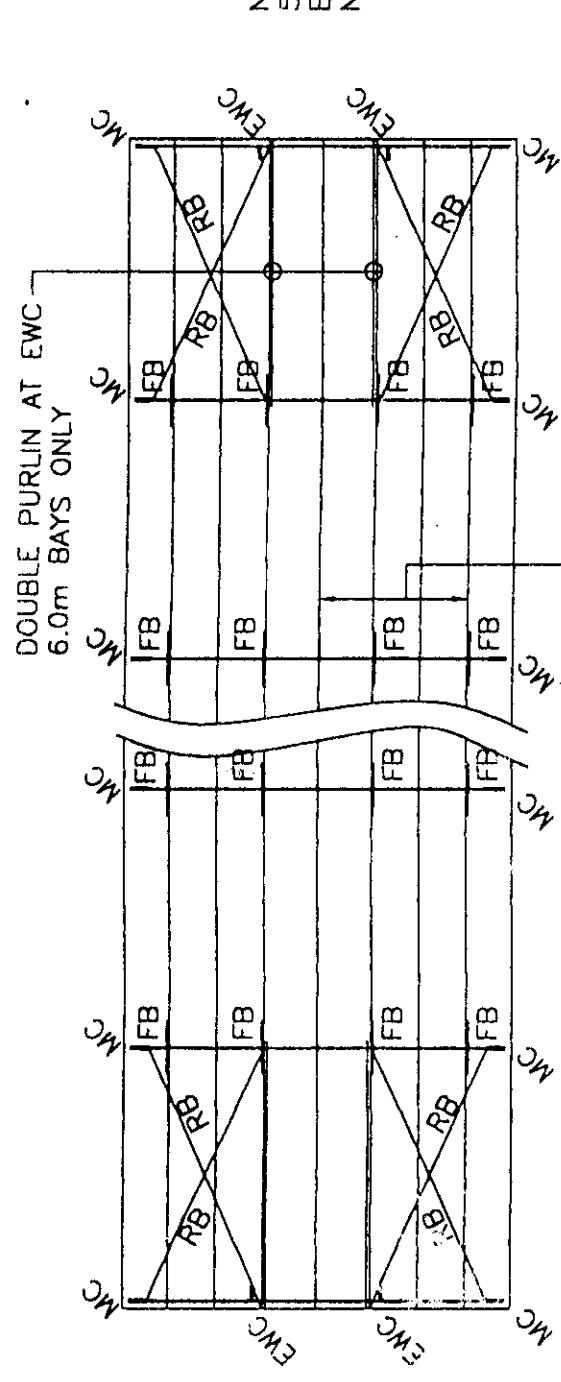
Endorsed by: *[Signature]*

Date: 28 SEP 2005



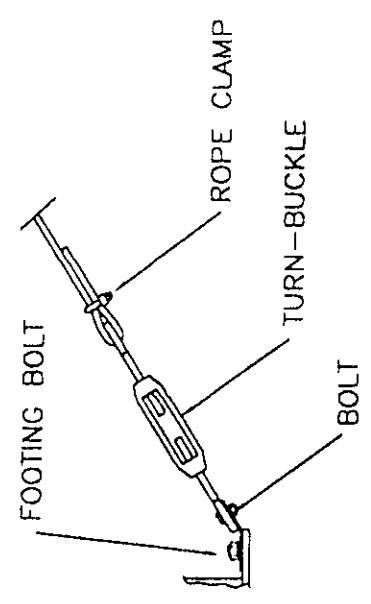
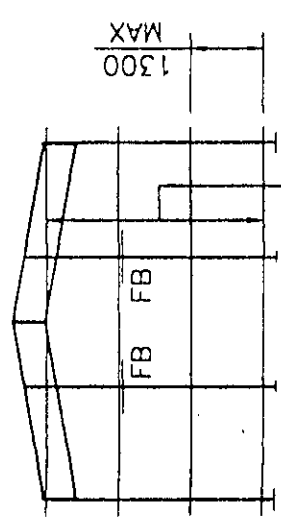
**TRI-STEEL INDUSTRIES**  
184/190 NORTH ROAD, WOODBRIDGE QLD. 4114  
Phone: 0011 61 07 4667 0222 Fax: 0011 61 07 4667 0333

FIFTY-FIFTY BUILDING  
9m WIDE x 2.4-4.5m EAVE HEIGHT x 4.5-6.0m BAYS  
W33, W41F & W41 CLASSIFICATION  
FULLY ENCLOSED, 3 SIDED AND ROOF ONLY  
PURLIN AND GIRT LAYOUT AND MISCELLANEOUS DETAILS

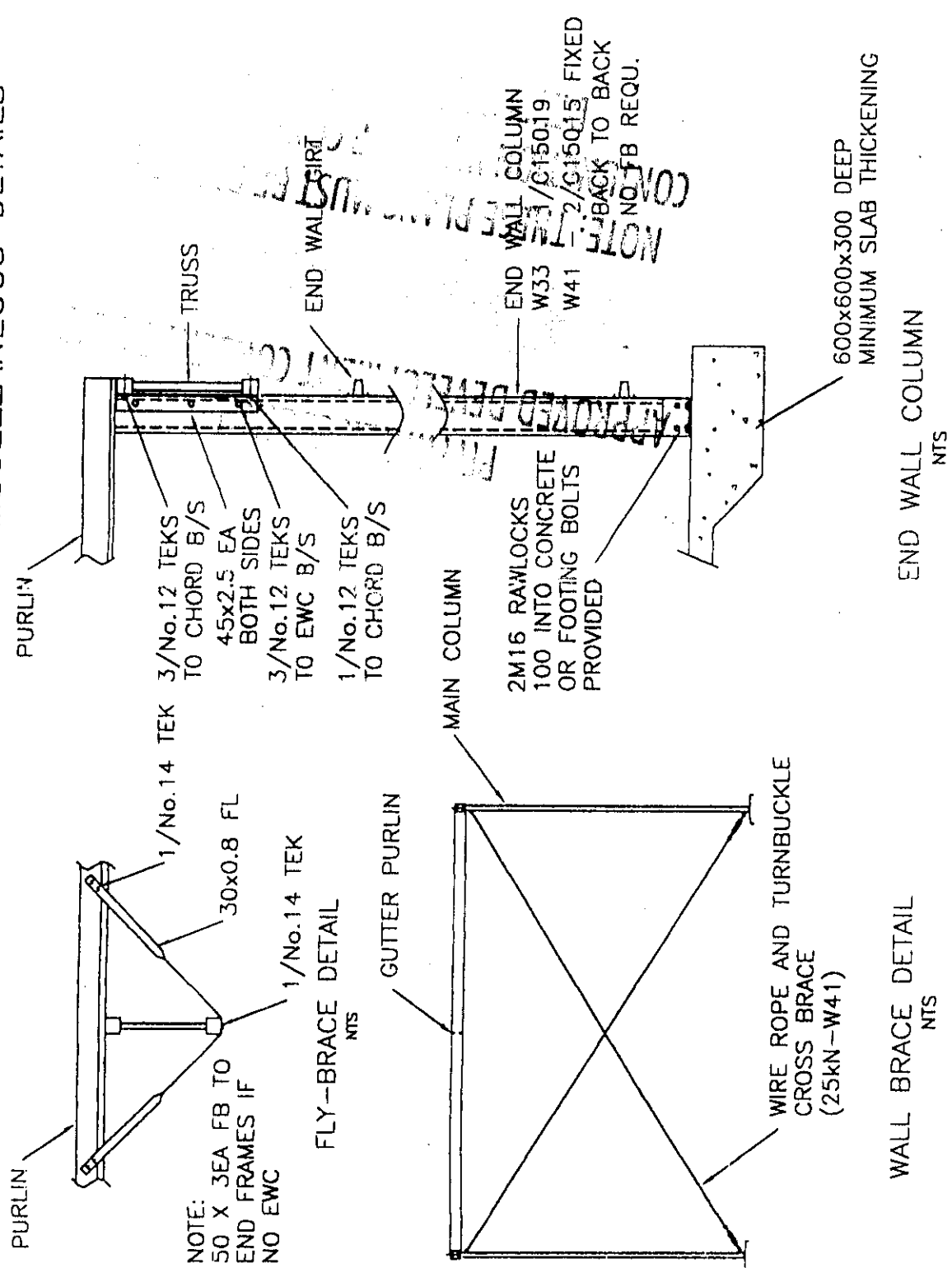


BRACING LOCATION

| No. OF BAYS | BRACING         |
|-------------|-----------------|
| 1-4         | 1 END           |
| 5-10        | BOTH ENDS       |
| 11-20       | MID & BOTH ENDS |



BRACING DETAIL  
NTS



WALL BRACE DETAIL  
NTS

| BAY  | CLASS. | ROOF PURLINS | SIDE GIRTS | END GIRTS | GUTTER PURLIN |
|------|--------|--------------|------------|-----------|---------------|
| 4500 | W33    | TS12090      | TS12090    | TS6410    | C15015        |
|      | W41F   | TS12090      | TS12090    | TS6410    | C15015        |
|      | W41    | TS12090      | TS12090    | TS6410    | C15015        |
|      | W33    | TS12090      | TS12090    | TS6410    | C15015        |
| 6000 | W41F   |              |            |           |               |
|      | W41    |              |            |           |               |
|      | W41    |              |            |           |               |

This is a copy of the original documents or  
Certificates of Compliance issued by the  
Construction Corporation  
Endorsed by:  
Date: 28 03 2005

STRUCTURAL CERTIFICATION BY:

**BARNSON**

CONSULTING CIVIL, STRUCTURAL  
GEOTECHNICAL & ENVIRONMENTAL  
ENGINEER  
MATERIALS TESTING LABORATORY  
215 MACQUARIE STREET, DUBBO NSW 2830

SIGNED: Richard J. Noojin  
BE(Hons) MIEAUST CP/Eng  
NPER-3 No. 472694, RPEQ 5264  
Date: 31 JUL 1998

The Manufacturer reserves the right to alter size and/or spacing of members shown as required. However the size and/or spacing of Members that would be used must have section properties etc. not less than those shown. These plans and specifications are copyright and no part may be reproduced without written permission, other than permitted by law.

**Construction Certificate Application  
Consent No. 0279/05 - Erection of a Rural Shed**

David and Lisa Marshall  
24 A Chiltern Rd.  
INGLESIDE NSW 2103  
Phone 9997 7080

**Site Detention and Stormwater Management System Details.**

Our property located at Ingleside has no town water supply. The management of rainwater and stormwater in an efficient manner is of utmost importance to us.

The property has a number of existing stormwater and detention systems that we plan to utilise as part of the new development.

The attached drawing titled STORMWATER MANAGEMENT SYSTEMS shows the extent of existing features and the additional reticulation to be installed.

1/.. Rainwater that falls onto the roof of the new development will be directed to the 2 (two) existing water tanks adjacent to the site. These tanks each have a capacity of 10,000 litres giving a total of 20,000 litres storage. This exceeds the requirements of Consent item Part B 1. These tanks are shown on the attached photograph titled *Existing tanks to be used as rainwater tanks*.

2/.. Any overflow from the rainwater tanks will be directed to the existing dam via a system of pipework and stone lined drainage culverts. This system is shown on the attached photographs *Stone lined drainage culvert to dam, on site detention dam, and Stormwater detention dam showing inlet*. In addition to the dam, there is a secondary detention area as part of the management system. This is shown on the photographs marked *Secondary detention area* and *Secondary detention area detail 1*. Together the detention capacity of the dam and secondary area is estimated in excess of 50,000 litres. This satisfies Consent item Parts B 2. and B 3.

PITWA...  
Number: CC 0492/05  
This is a copy of sub.  
Certificates...  
Construction...  
Endorsed by:  
Date:  
28 SEP 2005

28 September 2005

**Pittwater Council**  
**PO Box. 882**  
**Mona Vale NSW 1660**

David Marshall  
24 A Chiltern Rd.  
Ingleside NSW 2101  
Ph: 9997 7080  
Mob. 0413 709 239

**Att Mr. Carl Georgeson** - Development Compliance Group  
Phone 9970 1137

Re: Construction Certificate CC0492/05  
Property: 24 A Chiltern Road, Ingleside NSW 2101

The following statement is provided in regards to the above referenced Construction Certificate for the erection of a rural shed.

All works are to be carried out in accordance with the conditions of the NSW Rural Fire Service dated 23 June 2005 and AS 3959 – 1999 "Construction of buildings in bushfire prone areas".

I trust this now allows council to issue the Construction Certificate. I would appreciate if council could inform me when the Construction Certificate has been processed so I can arrange to pick up direct from your Mona Vale offices. I am keen to start construction and wish to submit the *Notification of Commencement & Principal Certifying Authority Service Agreement* form ASAP.

Yours faithfully

*David Marshall*

David Marshall

|                                                                                                |            |
|------------------------------------------------------------------------------------------------|------------|
| PITTV.                                                                                         |            |
| Number:                                                                                        | CC 0492/05 |
| This is a copy of the original Certificate of Construction associated with the building of the |            |
| Endorsed by:                                                                                   | 28         |
| Date:                                                                                          | 28/09/05   |



**Pittwater Council**  
PO Box 882  
Mona 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.*

### Applicant's Checklist

- Read this document ☐
- Complete pages 1, 2 & 3 ☐
- Sign on page 8 ☐
- Attach a copy of Owner Builder Permit or Home Owner Warranty Insurance Certificate. ☐

### 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 2006.

| Value of Development    | Total Fee (including GST)               |                            |
|-------------------------|-----------------------------------------|----------------------------|
|                         | Domestic (class 1 & 10)<br>(Code: HIND) | Commercial<br>(Code: HINC) |
| \$0 - \$5,000           | \$92.00                                 | \$161.00                   |
| \$5,001 - \$100,000     | \$235.00                                | \$305.00                   |
| \$100,001 - \$250,000   | \$376.00                                | \$430.00                   |
| \$250,001 and over      | \$484.00                                |                            |
| \$250,001 - \$500,000   |                                         | \$590.00                   |
| \$500,001 - \$1,000,000 |                                         | \$740.00                   |
| \$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.

### OFFICE USE ONLY

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

## 1. DEVELOPMENT INFORMATION

### 1a) DEVELOPMENT CONSENT

|                                                |                                             |
|------------------------------------------------|---------------------------------------------|
| Development Application No:<br><b>N0279/05</b> | Determination Date:<br><b>3 AUGUST 2005</b> |
|------------------------------------------------|---------------------------------------------|

### 1b) CONSTRUCTION CERTIFICATE

|                                                  |                                            |
|--------------------------------------------------|--------------------------------------------|
| Construction Certificate No:<br><b>CC0492/03</b> | Date of Issue:<br><b>28 SEPTEMBER 2005</b> |
|--------------------------------------------------|--------------------------------------------|

### 1c) DEVELOPMENT DETAILS

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

### 1d) SITE DETAILS

|                              |                          |                               |
|------------------------------|--------------------------|-------------------------------|
| Unit/Suite:                  | Street No:<br><b>24A</b> | Street:<br><b>CHURCH ROAD</b> |
| Suburb:<br><b>INGLESDALE</b> | Lot No:                  | Deposit / Strata Plan:        |

### 1e) VALUE OF PROPOSED DEVELOPMENT

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

### 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 (owner):   |                    |
| 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. **WHO WILL BE DOING THE BUILDING WORKS?**

☐ Owner Builder

Owner Builders Permit No: .....

Copy of Owner Builders permit  
attached:

☐ YES

***If you are an Owner-Builder for the residential building work exceeding \$5000 you must apply for a permit at NSW Office of Fair Trading, 1 Fitzwilliam Street, Parramatta NSW 2150 Australia. Tel: 61 2 98950111 Fax: 61 2 9895 0222.***

**OR**

☐ Licensed Builder

Builder's License Number .....

Name of Builder: .....

Phone: .....

Contact person: .....

Mobile: .....

Address: .....

Fax: .....

Insurance Company: .....

Insurance Certificate attached:

☐ Yes

☐ No – statement attached & signed by each owner of the property that the reasonable market cost of the labour & materials to be used is less than \$12,000.

***If you are using a licensed builder for residential building work exceeding \$12,000 you must obtain Home Building Act Insurance. A certificate of insurance must be provided with this application.***

## 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, on Council's acceptance of appointment as PCA.

### 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.

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- ☐ 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 & 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.

A separate inspection fee is required for each Critical Stage Inspection. Should works be either incomplete or incorrect at the time of inspection a further separate reinspection fee will be required.

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 2006*

*(Code: HINR)*

| Value of Development | Fee per Inspection |
|----------------------|--------------------|
| \$0 - \$100,000      | \$150              |
| \$100,001 and over   | \$250              |

*Final Inspection Fee Scale current to 30 June 2006*

*(Code:FOCC)*

| Type of Development                    | Interim Occupation Certificate | Final Occupation Certificate |
|----------------------------------------|--------------------------------|------------------------------|
| Domestic<br>(Class 1 and 10 buildings) | \$270                          | \$270                        |
| Commercial<br>(Class 2 – 9 buildings)  | \$325                          | \$325                        |

*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.

Should an inspection be missed, the applicant must advise Council in writing (as soon as practicable after the event) of that fact, the circumstances causing the inspection to be missed and supporting documentation for Council's consideration. In such cases, the inspection fee, which would normally have been required, must still be paid.

The applicant must ensure that the Principal Contractor (Builder/Owner Builder) 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 Principal 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 the relevant stage 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



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7f) Certification of Works:

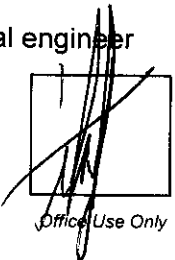
To ensure compliance with the Construction Certificate and Building Code of Australia (BCA), the applicant is to provide certification, verifying that the following specialist matters (identified by a ✓) have been carried out.

Each certification must:

- reference the approved Construction Certificate number, property address, relevant provisions of the BCA, Australian Standards and approved drawings.
- be prepared by an accredited certifier or other suitably qualified & experienced person to the satisfaction of Pittwater Council.

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

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- ☐ Survey detailing building setbacks, reduced levels of floors & 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
  - ☐ Condition of trees by an Arborist
  - ☐ Mechanical ventilation by a mechanical engineer
  - ☐ Termite control and protection by a licensed pest controller
  - ☐ Waterproofing of wet areas by a licensed waterproofer or licensed builder
  - ☐ Installation of glazing by a licensed 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 (Form 15a)
  - ☐ Completion of Bushland Management requirements by a suitably qualified person.
  - ☐ Installation of Waste Water Management System by a suitably qualified person
  - ☐ Installation of the inclined lift by a suitably qualified person
  - ☐ Installation of sound attenuation measures by an acoustic engineer
- 

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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: .....

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**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: .....

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**PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE**

|                                                                                       |                                                                                                   |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Purpose of collection:                                                                | To enable Council to act as the Principal Certifying Authority for the development.               |
| Intended recipients:                                                                  | Pittwater Council staff                                                                           |
| Supply:                                                                               | The information is required by legislation                                                        |
| Consequence of Non-provision:                                                         | Your application may not be accepted, not processed or rejected for lack of information           |
| Storage:                                                                              | Pittwater Council will store details of this form in a register that can be viewed by the public. |
| Retention period:                                                                     | Hard copies will be destroyed after 7 years and electronic records will be kept indefinitely.     |
| Please contact Council if this information you have provided is incorrect or changes. |                                                                                                   |