



PFCDC2008/0001  
Adrian Melo

24 January 2008

John Contarino  
126 Forest Way  
BELROSE NSW 2085

## Complying Development Certificate

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### Certificate

**Address of Property:** Lot 4, DP 219001,  
126 Forest Way, Belrose 2085

**Type of Complying Development:** Alterations and additions to existing dwelling

**Complying Development Certificate No:** 2008/0001

**Date of determination of  
Complying Development Certificate:** 24 January 2008

**Date of issue of  
Complying Development Certificate:** 24 January 2008

### Date of lapse – 5 years from DATE OF ISSUE

I certify that the proposed development is complying development and that if carried out in accordance with the plans and specifications and conditions\* will comply with all development standards, any standards in a DCP and all requirements of the Regulation under the Environmental Planning and Assessment Act 1979, and will upon completion be a class 10a building.

### Name of

**Authorised Officer:** Ryan Cole **Signature:** \_\_\_\_\_

\* Attachments – Conditions of complying development.

## COMPLYING DEVELOPMENT CONDITIONS

### CONDITIONS THAT IDENTIFY APPROVED PLANS

#### 1. Approved Plans And Supporting Documentation

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of consent:

Drawing Number	Dated
DA01 Prepared by Cory Webb Design and Drafting	December 2007
DA02 Prepared by Cory Webb Design and Drafting	December 2007
DA03 Prepared by Cory Webb Design and Drafting	December 2007
DA04 Prepared by Cory Webb Design and Drafting	December 2007
DA05 Prepared by Cory Webb Design and Drafting	December 2007
DA06 Prepared by Cory Webb Design and Drafting	December 2007

**Reason:** To ensure the work is carried out in accordance with the determination of Council and approved plans.

#### 2. Plans on Site

A copy of all stamped approved plans, specifications and documents shall be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.

**Reason:** To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information and to ensure ongoing compliance.

### CONDITIONS THAT REQUIRE SUBSIDIARY MATTERS TO BE COMPLETED PRIOR TO COMMENCEMENT OF WORKS

#### 3. Kerb Security Bond

A bond of **\$500.00** shall be deposited with Council and inspection fees paid, prior to the commencement of work, against the potential for damage to Council's footpath and road reserve infrastructure during the construction process. (See Security Bond & Fee Schedule)



**Reason:** To ensure appropriate security is in place for the protection or repair of Public Infrastructure.

#### 4. Security Bond & Fee Schedule

All fees and security bonds in accordance with the schedule below must be paid or in place prior to the commencement of works:

<b>SECURITY BOND &amp; FEE SCHEDULE</b>	
126 Forest Way, Belrose	
COMPLYING DEVELOPMENT APPLICATION NUMBER 2008/0001	
<b>SECURITY BONDS</b>	<b>AMOUNT (\$)</b>
Builders Road/Kerb Security Bond	\$500.00
<b>TOTAL BONDS</b>	<b>\$500.00</b>
<b>FEES</b>	
Kerb Security Inspection Fee	\$200.00
<b>TOTAL FEES (without inspections – see below)</b>	<b>\$200.00</b>
Inspections if Council is appointed PCA	<b>\$550.00</b>

**Reason:** Compliance with the development consent.

#### 5. Notice of Commencement

At least 2 days prior to work commencing on site Council must be informed, by the submission of a Notice of Commencement in Accordance with section 81A of EP & A Act 1979 of the name and details of the Principal Certifying Authority and the date construction work is proposed to commence.

**Reason:** Legislative requirement for the naming of the PCA.

#### 6. Notifying adjoining properties

Two days before any site works, building or demolition begins the applicant must inform the adjoining owners in writing that work will commence.

**Reason:** Statutory requirement and information.

#### 7. Installation and Maintenance of Sediment Control

(a) Techniques used for erosion and sediment control on building sites shall be installed in accordance with Warringah Council guidelines prior to the commencement of works and are to be adequately maintained at all times. All techniques shall remain in proper operation until all development activities have been completed and the site fully stabilised. This Condition must be complied with during demolition and building work.

(b) Provision shall be made throughout the period of all demolition, excavation & construction works to prevent transmission of soil to the public road and drainage system by vehicles leaving the site.



**Reason:** To protect the environment from the effects of sedimentation and erosion from development sites and to avoid siltation to adjoining properties and waterways.

## 8. WorkCover

Your attention is directed to the need to seek advice of your obligations from the WorkCover Authority prior to the commencement of any works on the site.

**Reason:** Statutory requirement.

## 9. Inspection Fees

Where Council is acting as the Principal Certifying Authority and where an inspection of building, civil or landscape work is required by these conditions, inspection fees and component certification fees must be paid to Council before Council will undertake any inspections. These fees may be paid at the time of submission of the required Notice of Commencement of works. This condition applies regardless of whether a Certification fee is also payable.

Note: The submission of a Notice of Commencement of works form to Council at least two (2) days prior commencing works is a statutory requirement.

**Reason:** Statutory requirement and information.

# CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

## 10. Progress Inspections (Class 1 and 10 Buildings)

The Principal Certifying Authority (PCA) SHALL BE given a minimum of forty-eight (48) hours notice for mandatory inspection of the following:

- (a) At the commencement of the work, and after excavation for, and prior to the placement of any footings, with all steel reinforcement in place, and
- (b) After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The appointed Principal Certifying Authority MUST do the first inspection at the commencement of building work, and at completion of building work.

Notes:

- (1) The appointed Principal Certifying Authority has a discretion to determine additional inspections, or nominate other Accredited Certifiers to undertake inspections other than the first and last inspections, which are required to ensure compliance or otherwise with relevant codes and standards. In any event, the Principal Certifying Authority MUST be advised at all of the stages of construction identified above.
- (2) The PCA must advise the person with the benefit of the consent of the mandatory critical stage inspections referred to in the EP & A Regulations.
- (3) Where Warringah Council is acting as the Principal Certifying Authority for the

CDC No.2008/0001



project, notice is to be given by telephone to Council on 9942 2111 and requesting an relevant inspection. Failure to advise Council at the stages of construction identified above may result in fines being imposed.

- (4) Failure to advise the Principal Certifying Authority of the need for MANDATORY INSPECTIONS at the critical stages of construction detailed above may result in fines being imposed, works being required to be demolished, or delays experienced in obtaining final certification and occupation of the development in order to resolve issues.

**Reason:** *Prescribed mandatory inspections under legislation.*

## **11. Certification of works**

The following component certificate is required to be submitted to Council where Council is the nominated Principal Certifying Authority and where engineer's details for the footings were not submitted to Council prior to the placement of the footings and where progress inspection (a) of Condition 10 was not carried out [Note: See Condition 10 for required progress inspections]:

- A certificate prepared by an appropriately qualified and practicing Structural Engineer, certifying the structural adequacy of the footings/slab on ground.

**Reason:** *To ensure an adequate standard of construction work.*

## **12. Site management**

- a) Provision shall be made throughout the period of demolition, excavation & construction to prevent transmission of soil to the public road and drainage system by vehicles leaving the site.
- b) All topsoil, excavated material, construction and landscaping supplies and debris is to be stockpiled within the site.
- c) All uncontaminated run-off is to be diverted around cleared or disturbed areas.
- d) Removal or disturbance of vegetation and topsoil must be confined to within 3 metres of the approved building area.
- e) Public places are to be protected from obstruction or inconvenience by the carrying out of the consent

**Reason:** *To protect the environment from the effects of sedimentation and erosion from development sites.*

## **13. Health and Safety**

The work undertaken must satisfy applicable occupational health and safety and construction safety regulations, including any WorkCover Authority requirements to prepare a health and safety plan. Site fencing must be installed sufficient to exclude the public from the site. Safety signs must be erected that; warn the public to keep out of the site, and provide a contact telephone number for enquiries. This Condition shall be complied with during demolition and building work.



Further information and details regarding occupational health and safety requirements for construction sites can be obtained from the Internet at [www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au).

**Reason:** *To ensure the health and safety of the community and workers on the site.*

#### **14. Demolition**

Demolition work must be undertaken in accordance with the provisions of Australian Standard AS2601- Demolition of Structures.

**Reason:** *To ensure that work is undertaken in a professional and responsible manner and protect adjoining property and persons from potential damage.*

#### **15. Protection of Footpaths and Roadways**

The public footways and roadways adjacent to the site shall be maintained at all times during the course of the work in a safe condition.

**Reason:** *Protection of footpath and roadways.*

#### **16. Noise and Vibration**

Noise emissions and vibration must be minimised where possible and work is to be carried out in accordance with Environment Protection Authority guidelines for noise emissions from construction/demolition works and must also comply with the provisions of the Protection of the Environment Operations Act 1997. This Condition must be complied with during demolition and building work.

**Reason:** *To ensure residential amenity is maintained in the immediate vicinity.*

#### **17. Dust Emission and Air Quality**

Materials must not be burnt on the site.

Vehicles entering and leaving the site with soil or fill material must be covered.

Dust suppression measures must be carried out to minimise wind-borne emissions in accordance with the NSW Department of Housing's 1998 guidelines - Managing Urban Stormwater: Soils and Construction. Odour suppression measures must be carried out so as to prevent nuisance occurring at adjoining properties. This Condition must be complied with during demolition and building work.

**Reason:** *To ensure residential amenity is maintained in the immediate vicinity.*

#### **18. Construction Hours**

Building construction shall be restricted to within the hours of 7.00 am to 5.00 pm Monday to Friday and on Saturday to within the hours of 8.00 am to 1.00 pm inclusive, with no work on Sundays and Public Holidays.

Demolition and excavation works shall be restricted to within the hours of 8.00 am to 5.00 pm Monday to Friday only. (Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground



stratum or are breaking up/removing materials from the site).

The builder and excavator shall display, on-site, their twenty-four (24) hour contact telephone number, which is to be clearly visible and legible from any public place adjoining the site.

**Reason:** *To ensure that works do not interfere with reasonable amenity expectations of residents and the community.*

#### **19. Prohibition on Use of Pavements**

Building materials shall not be placed on Council's footpaths, roadways, parks or grass verges and a suitable sign to this effect shall be erected adjacent to the street alignment.

**Reason:** *To ensure public safety and amenity on public land.*

#### **20. Plant & Equipment Kept Within Site**

All plant and equipment used in the erection of the building, including concrete pumps, wagons, lifts, mobile cranes, etc, shall be situated within the boundaries of the site and so placed that all concrete slurry, water, debris and the like shall be discharged onto the building site, and is to be contained within the site boundaries. This condition shall be complied with during demolition and building work.

**Reason:** *To ensure public safety and amenity on public land.*

#### **21. Stormwater disposal**

Stormwater runoff from the proposed work shall be collected and discharged to the existing stormwater drainage system.

**Reason:** *To ensure adequate stormwater disposal*

#### **22. Replacement of Principal Certifying Authority**

If the person exercising the benefits of a development consent changes or replaces the Principal Certifying Authority (PCA) during works on the site, the replacement PCA must notify Warringah Council within two (2) days of appointment. If the original PCA was Warringah Council, written approval from Council must be obtained for any change to the PCA role.

(Note: Special legislative provisions in the Environmental Planning and Assessment Act 1979 apply to the procedure for replacing a PCA)

**Reason:** *Statutory requirement.*

#### **23. Replacement of Builder- (Class 1, 2, 3 and 4 buildings)**

If the builder is replaced while residential building work is being carried out, the Principal Certifying Authority (PCA) must give Warringah Council written notice of the name, licence number, and insurer of head contractor (or name and permit number of the owner-builder) within two (2) days of their appointment/replacement.

**Reason:** *Statutory requirement.*

## OPERATIONAL CONDITIONS IMPOSED UNDER EP&A ACT AND REGULATIONS AND OTHER RELEVANT LEGISLATION

### 24. Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia: Housing Provisions - Volume 2.

**Reason:** *Prescribed - Statutory.*

### 25. Site Sign

- (1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
  - (a) stating that unauthorised entry to the work site is prohibited;
  - (b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
  - (c) showing the name, address and telephone number of the Principal Certifying Authority for the work.
- (2) Any such sign must be maintained while building work or demolition work is being carried out, but must be removed when the work has been completed.
- (3) This condition does not apply to building works being carried out inside an existing building.

**Reason:** *Statutory requirement.*

### 26. Long Service Levy

Payment of the Long Service Levy is required prior to the release of the Construction Certificate. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work.

The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.

**Reason:** *Prescribed - Statutory.*



## CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

### 27. Occupation Certificate Required

An Interim / Final Occupation Certificate shall be obtained in relation to the approved works prior to any use or occupation of those parts of the building.

***Reason:*** *To ensure compliance with the provisions of the Environmental Planning and Assessment Act.*