

Our ref: P-06-157
Council ref: CC 0505/06

16 October 2006

Mr Ken Bedwell
127 Powderworks Road
ELANORA HEIGHTS NSW 2101

Dear Sir,

**Construction Certificate application for new garage and driveway
Premises: 127 Powderworks Road Elanora Heights**

Tom Miskovich & Associates has been appointed by Pittwater Council as Consultant Building Surveyors to assess your application.

Having reviewed the information provided to Council, would you please provide the additional information detailed in the following pages, to enable issue of the Construction Certificate.

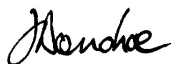
In relation to Annexure 2, please only refer to DA conditions listed under "prior to issue of construction certificate" at this stage. We have summarised the remaining DA conditions for ease of reference during the construction phase.

Would you please forward the requested information direct to the following address:

Tom Miskovich & Associates
Attention: Tom Donohoe
PO Box 189
PENNANT HILLS NSW 1715
(or by facsimile or email to our office)

If you need to discuss any of the matters raised, please call our office on 9484 6999.

Yours sincerely,



Tom Donohoe
Tom Miskovich & Associates Pty Ltd

Attachments:

<i>Annexure 1</i>	<i>Statutory matters</i>
<i>Annexure 2</i>	<i>DA conditions to be satisfied</i>
<i>Annexure 3</i>	<i>BCA issues</i>

**tom miskovich
& associates
pty ltd**

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services

accredited certifiers

building regulations
consultant

fire safety specialists

authority liaison

Statutory Matters – Prior to issue of Construction Certificate

Annexure 1

Issue	Action Required	Method of compliance - how and by whom (office use only)
DA conditions	See Annexure 2 for relevant conditions	
BCA matters	See Annexure 3 for relevant issues	
Long Service Levy	To be paid at Council prior to release of Construction Certificate (as required by section 100F1(b) of the EP & A Act 1979)	<i>N/a – works less than \$25,000</i>
Home warranty insurance (conditions A2 & A5)	Builders details, and Copy of insurance details to our office (contract of insurance needs to be project specific), or alternatively Copy of the owner builders permit	<i>Owner-builder permit received</i>

Development Consent Issues

Annexure 2

DA Cond. No.	Condition	Method of compliance - how and by whom (office use only)
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Prior to Issue of Construction Certificate		
B1/B2	Provide written confirmation a 600 litre rainwater tank, with overflow connected to the gutter, will be provided as part of the works	<i>Can be noted in covering letter</i>
B3	Approved driveway levels to be obtained from Council	<i>Received</i>
B6	Proposed garage to maintain a 6.61m building setback from the boundary	<i>Shown on plan</i>
B7	Roof to be dark grey, brown and/or green tone	<i>Noted on colour schedule</i>
C1	➤ Street levels to be obtained from Council; rec'd ➤ A Deed of Agreement indemnifying Council must be entered into for construction of a cosmetic finish driveway	<i>Provide a copy of the Deed of Agreement or confirm the driveway will have a plain concrete finish</i>
C2	Certification that the access/internal driveway complies with Pittwater 21DCP Control B6.1 and Council approved street levels	<i>Written certification from engineer or architect to be provided</i>
C4	Checking of plans by Sydney Water agent	➤ <i>Application to Reece received</i> ➤ <i>Please fax a copy of the Sydney Water approval stamp</i>
C6	Structural plans to be signed by a qualified practicing structural engineer	➤ <i>Unsigned plans received</i> ➤ <i>Please arrange for 3 sets of signed plans to be provided along with confirmation to design complies with the BCA and AS2870, AS1684 & AS1720</i>
C7	Amended roof colour schedule	<i>Received</i>

For your information, the following is a summary of DA conditions that needs to be addressed at the various construction stages:

Prior to commencing works		
A2 & A5	Provide • Builders details, and • Copy of insurance details to our office (contract of insurance needs to be project specific), or alternatively • Copy of the owner builders permit	<i>Owner-builder permit received</i>
D1	Install sedimentation controls	
D12	AQF5 Arborist to certify installation of steel protective fencing in accordance with report from Naturally Trees the trunks of trees to be retained	<i>Copy of arborist's certification to be provided to the PCA</i>

Development Consent Issues

Annexure 2

DA Cond. No.	Condition	Method of compliance - how and by whom (office use only)
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During construction		
A3	48 hours notice to allow inspection of: • footings • framework • stormwater • completion of work	
A4	Site signage to be maintained during works	
A7	Approved work hours	
D2, D3	Maintain sediment controls	
D4	Waste minimization	
D8	Site management sign to be displayed	
D9	Stamped copy of plans to be kept on site	
D13, D20	• All works within 5m of existing trees are to be carried out by hand under the supervision of an AQF5 qualified Arborist; • Provide Arborist's report should it be necessary to remove any roof larger than 50mm.	
D16-D18	• Precautions when working within dripline of trees; • No storage within tree dripline, etc	
D19	Demolition standards	
Prior to occupation certificate		
B1, B2	600 litre rainwater tank for non-potable uses is to be installed, with overflow connected to the street gutter	
B6	Garage to maintain a 6.61m building setback from the boundary	<i>Survey report to verify compliance</i>
B7	Roof to be dark grey, grown and/or green tone	
B10, D5	2 locally native canopy trees to be planted on site	
E1	Engineering certification that the new driveway crossing within the road reserve complies with Council's requirements and approved levels	
E2/3	Photographic evidence and statement that no damaged has been done to the street trees and road reserve (or any damage has been remediated and provide a copy of Council's written approval for any restoration)	
E5	Rehabilitate any disturbed areas with indigenous plant species	

Building Code of Australia Issues

Annexure 3

BCA Clause & Issue	Action Required	Method of compliance - how and by whom (office use only)
3.1.1. Earthworks 3.2 Footings/Slab 3.2.2 Preparation (foundation material) 3.2.3 Concrete & reinforcing 3.4.4 Structural steel members	Structural engineering plans to confirm compliance with BCA and adopted Australian Standards including AS2870, AS1684 & AS1720	<i>Please arrange for 3 sets of signed plans to be provided along with confirmation to design complies with the BCA and AS2870, AS1684 & AS1720</i>
3.1.3 Termite treatment	Confirmation that treatment will be provided to prevent termite attack in accordance with AS 3660.1	<i>Can be noted in covering letter or specification</i>
3.3 Masonry	Confirmation that any masonry works will comply with the provisions of AS3700 Masonry Code.	<i>Noted on engineering plan</i>
3.4.3 Timber Framing	Confirmation that timber frame work will comply with the provisions of AS 1684 National timber framing code and AS1720 (for roof trusses)	<i>Can be noted in covering letter or specification</i>
3.5.1 Roof cladding	Confirmation that the roof covering will comply with AS1562.1 – Metal roofing	<i>Can be noted in covering letter or specification</i>
3.5.2 Gutters and downpipes	Confirmation that all gutter and downpipes will be installed in accordance with- AS/NZS 3500.3.2 Stormwater drainage.”	<i>Can be noted in covering letter or specification</i>
3.6 Glazing	Confirmation that any glazing will comply with AS 1288 – Glass in buildings – Selection and installation, or, AS2047 - Windows in buildings – Selection and installation.	<i>Can be noted in covering letter or specification</i>