

Determination

Determination	Approved
Date of determination	23 March 2010
Date of lapse	22 March 2015
attachments	Nil
plans and specifications approved	Drg 09 009 002 Dated June 2009 Stormwater Details Drawing No 26358-H1 Geotechnical Report Ref VU 26358 Dated 14 07 09 09 009 001 A June 2009
environmental planning instrument decision made under	State Environmental Planning Policy (Affordable Rental Housing) 2009

Certificate

Certificate

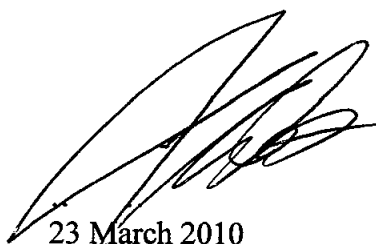
I certify that

- the proposed development is complying development and that if carried out in accordance with the plans and specifications will comply with all development standards, any standards in a DCP and all requirements of the Regulations under the Environmental Planning and Assessment Act 1979,
- and will upon completion will be a Class of building as outlined above

Signature

Date of issue

Certificate number



23 March 2010

10/01 006 1

Certifying Authority

Name of Authority

Name of Certifier

Accreditation no

Address

Contact no

Building Professionals Board

Laurie Waterson

BPB0430

197 Burns Road Springwood 2777

4751 6626



PLANTATION PINE
CONSTRUCTIONS PTY LTD
ABN 15 084 367 019

Manufacturers of
Greenwood Garden Products

Distributors of
Crib Lock Retaining Wall Systems

CLIENT/COUNCIL AUTHORITY FORM

COUNCIL NAME & ADDRESS

TO: PITTWATER COUNCIL

.....

.....

I/WE SAVA RASETA & S.B. RASETA (SON)

Owner/s of 1. VESPER STREET

MONA VALE 9997 4934

Give permission for Glendinning Minto & Associates to act on my/our behalf with regard to the Application for Development Consent for this project.

I/We also give permission for Plantation Pine Constructions Pty Ltd to access our property in regard to the project and to liaise with Council on my/our behalf

I/We also appoint Laurie Waterson, Accreditation number BPB 0430, as the Principal Certifying Authority.

Signature of Owner(s) 1

S. Rasetta

2

S. Rasetta

Date

03/06/09

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- ~~(4) The fence or the fence and associated retaining wall on a sloping lot may be stepped, provided the height of each step is not more than~~
- ~~(a) 1.6m above ground level (existing) if it is located within a setback area from a primary road, or~~
 - ~~(b) 2.2m above ground level (existing) in any other case~~
- (5) All fill on a lot that is not subject to Subdivision 6 must be retained by a retaining wall
- (6) Fill more than 150mm deep must not occupy an area of more than 50 per cent of the landscaped area of the lot

3 36 Construction of fences

- (1) A fence must not incorporate barbed wire in its construction or be electrified, unless the fence is on a lot in Zone RU1, RU2, RU3 or RU4
- (2) A fence on bush fire prone land must be constructed of non-combustible material or hardwood
- (3) Metal used in the construction of a fence must be low reflective and factory pre-coloured
- ~~(4) A fence must not be constructed so as to redirect the overland flow of surface water onto adjoining properties~~

Division 3 Conditions applying to complying development certificate under this code

Note Complying development must comply with the requirements of the Act the *Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Part

Note A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must under section 94EC of the Act impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan

Subdivision 1 Conditions applying before works commence

3 37 Protection of adjoining areas

- (1) A temporary hoarding, fence or awning must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of works if the works
 - (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
 - (b) could cause damage to adjoining lands by falling objects, or
 - (c) involve the enclosure of a public place or part of a public place

2008 No 572

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Part 3**General Housing Code**

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- (2) A temporary fence must be covered in cyclone wire mesh if it adjoins or is on a public place

- (3) A temporary hoarding, fence or awning must not be erected on public land or a road unless the relevant authority has approved of the works

Note Approval in relation to public land may be granted under the *Local Government Act 1993*. Approval in relation to a road may be granted under the *Roads Act 1993*.

3 38 Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site

- (2) Each toilet must

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- (c) be a temporary chemical closet approved under the *Local Government Act 1993*

3 39 Garbage receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers

Subdivision 2 Conditions applying during the works

Note The *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Noise Control) Regulation 2008* contain provisions relating to noise

3 40 Hours

Construction or demolition may only be carried out between 7 00 am and 5 00 pm on Monday to Saturday and no construction or demolition is to be carried out at any time on a Sunday or a public holiday

3 41 Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates

3 42 Sedimentation and erosion controls

Run-off and erosion controls must be effectively maintained until the site has been stabilised and landscaped

3 43 Maintenance of site

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held
- (2) Demolition materials and waste materials must be disposed of at a waste management facility
- (3) The work site must be left clear of waste and debris at the completion of the works

Subdivision 3 Construction requirements

3 44 Staging construction

- (1) If the complying development is the erection of, or alterations or additions to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof covering is installed
- (2) Any approval that is required for connection to the drainage system under the *Local Government Act 1993* must be held before the connection is carried out
- (3) If the complying development involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the complying development on the site is obtained

3 45 Utility services

If the complying development requires alteration to, or the relocation of, utility services on the lot on which the complying development is carried out, the complying development is not complete until all such works are carried out

38 Must be used for affordable housing for 10 years

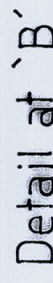
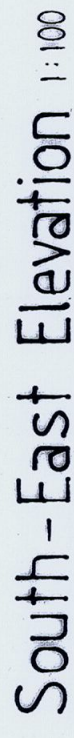
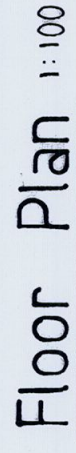
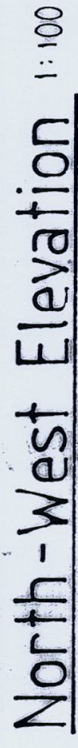
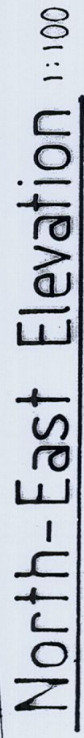
- (1) A consent authority must not consent to development to which this Division applies unless conditions are imposed by the consent authority to the effect that
 - (a) for 10 years from the date of the issue of the occupation certificate
 - (i) at least 50 per cent of the accommodation to which the development application relates will be used for the purposes of affordable housing, and
 - (ii) all the accommodation that is used for affordable housing will be managed by a registered community housing provider, and
 - (b) a restriction will be registered, before the date of the issue of the occupation certificate, against the title of the property on which development is to be carried out, in accordance with section 88E of the *Conveyancing Act 1919*, that will ensure that for 10 years from the date of the issue of the occupation certificate
 - (i) at least 50 per cent of the accommodation to which the development application relates will be used for the purposes of affordable housing, and
 - (ii) all the accommodation that is used for affordable housing will be managed by a registered community housing provider
- (2) Subclause (1) does not apply to development on land owned by the Land and Housing Corporation or to a development application made by, or on behalf of, a public authority

~~39 Continued application of SEPP 65~~

~~Nothing in this Policy affects the application of *State Environmental Planning Policy No 65—Design Quality of Residential Flat Development* to any development to which this Division applies~~

Division 6 Residential development—Land and Housing Corporation**40 Development may be carried out without consent**

- (1) This clause applies to development for any of the following purposes where that development may be carried out with consent
 - (a) residential development that
 - ~~(i) does not result in the construction of a building with a building height of more than 8.5 metres, and~~



Proposed Second Dwelling	
at : Lot 5 DP23470	
No.1 Vesper Street	
Mona Vale	
date	june 2009
scale	1:100, 1:50
drawn	a.d.yer (for : plantation pine const.)
drawing no.	09.009.002