

4 May 2010

G A Cutting
4 Epping Drive
FRENCHS FOREST NSW 2086

Dear Sir/Madam,

TF(PDS)

RE: Development Application No DA2010/0428

Description: Alterations and additions to a dwelling house and construction of a front fence

Address: 4 Epping Drive FRENCHS FOREST

We are writing to advise you that the abovementioned Development Application has now been determined.

Attached is your Notice of Determination, stamped plans (if applicable), advisory notes and additional information.

Please read your Development Consent carefully. It contains important information and conditions that must be complied with at various stages of the development.

Once you have collected your Development Consent, the following steps will apply:

1. Obtain a Construction Certificate. Construction Certificates may be sought from Council or an Accredited Certifier. Please note that if you wish Council to issue a certificate, the appropriate forms and checklist of information to be submitted is enclosed in the determination kit. For applicable fees please refer to the Fees and Charges found on Councils website or by phoning Councils Customer Service Centre.
2. The following fees are required to be paid prior to the issue of any Construction Certificate and are further detailed within the Notice of Determination. Should you choose Council to assess your Construction Certificate application, Council would request the following fees be paid at the time of lodging your application to improve efficiency.

		<i>Office Use</i>
Builders Road/Kerb Security Bond	\$500	<i>BD2010/00449</i>
Kerb Security Inspection Fee	\$210	<i>RdDInsPFee</i>
Long Service Levy	0.35% of the value of building and construction works	<i>Rams</i>
Inspection Fees (If Council is selected as PCA)	\$285 per inspection	<i>Rams</i>

If Council is not engaged to determine your Construction Certificate, these must be paid at Council before your Accredited Certifier can issue any Construction Certificate.



3. Before construction begins, a Construction Certificate must be issued, then a Principal Certifying Authority (PCA) must be nominated at least two days in advance. This can be either Council or an Accredited Certifier. Nominations should be made on the attached PCA Form. The PCA is responsible for coordinating and taking responsibility for stages of construction, advising Council of critical inspections, compliance checking, certification and use after the building is occupied. **Please note that nomination of a PCA is mandatory.**

If Council is not nominated as the PCA, Council must be advised at least two (2) days in advance of work commencing with a completed PCA form.

4. If you nominate the Council as your PCA, you will be advised in writing of the required inspections and inspection fees. These inspection fees are required to be paid prior to the first inspection being undertaken.

Note: For all subdivision works (excluding strata title) Warringah Council is the PCA. Compliance Certificate inspections at different stages of subdivision works may be required. In some circumstances, Council will request that an Accredited Certifier (civil works) undertake these Compliance inspections.

If you require a receipt for taxation purposes, please notify Council's cashier at the time of payment.

Should you require any further information on this matter, please contact **John Essenstam** between the hours of 9.30am and 10.30am or 3.00pm and 4.00pm, Monday to Friday, on telephone number 9942 2111, or at any time on facsimile number 9971 4522.

Details of development applications lodged after July 1, 2005 are also available online, to access this facility please visit our E-Services System at www.warringah.nsw.gov.au.

Yours faithfully

John Essenstam
Development Assessment Officer
Development Assessments