



5 September 2011

Office of Strategic Lands
C/- Proust & Gardner Consulting
PO BOX 132
LINDFIELD NSW 2070

Dear Sir/Madam,

CA (PDS)

RE: Development Application No: DA2010/2089

Description: Community Title Subdivision to Create 47 Lots, construction of private roads, infrastructure and transfer of land

Address: Lots 5 & 6/9999 Elm Avenue, 6 Elm Avenue, 106A, 106B & 106C Pringle Avenue, Lots 2, 12, 13 & 33 Pringle Avenue, Lot 3/9999 Everton Road, 138 Forest Way and Lot 5 Everton Road, Belrose

We are writing to advise you that the abovementioned Development Application was determined by the Joint Regional Planning Panel and was awaiting concurrence to be obtained prior to the consent being issued. The concurrence from the RTA and Department of Planning has now been received. Therefore, you are advised that the formal consent notice and plans are available for collection at Council's Customer Service Centre which is open between 8.30am and 5pm Monday to Friday (excluding Public Holidays). Would you kindly complete the attached questionnaire and return it to Council when collecting your documents. Your feedback is invaluable in allowing us to continue to improve the quality of our customer service.

It is Council's policy not to forward these documents by mail to ensure safe receipt. Please note that Council can only release the consent to the applicant, nominated on the application form. Please bring this letter (original only) and photo identification with you for collection purposes. If the person collecting the consent is not the applicant, then they must present a letter of authorisation from the applicant as well as photo identification. Development Consents that are not collected within 30 days of notification will be filed and can be retrieved by giving three days notice in advance.

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 Council's website or by phoning Council's 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.

Fees and Bonds	Amount	Office Use
Builders Road/Kerb Security Bond	\$ 20,000	BD2011/00777
Construction, Excavation and Association Works Bond (Road)	\$ 10,000	BD2011/00778
Construction, Excavation and Association Work Bond (Pollution)	\$ 50,000	BD2011/00779
Construction, Excavation and Association Work Bond (Failure to Remove Waste)	\$100,000	BD2011/00780
Construction, Excavation and Association Work Bond (Maintenance for Civil Works)	\$100,000	BD2011/00781
Kerb Security Inspection Fee	\$ 230	RdD InspFee
Section 94A Contribution (adjusted quarterly in line with CPI)	\$ 88,660	WS94%
Long Service Levy	0.35% of the value of building and construction works	Rams
Inspection Fees (If Council is selected as PCA)	\$295 per inspection	Rams

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.

- 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.

- 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 **Steve Findlay** 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 Applications (eServices) at www.warringah.nsw.gov.au.

Yours faithfully,

Steven Findlay
Team Leader Development Assessment
Strategic and Development Services