



24 September 2012



Mr Nick Franco
PO BOX 650
BROOKVALE NSW 2100

Dear Sir,

RE: Construction Certificate Application No. CC2012/0388
Address: 13 Arnhem Road ALLAMBIE HEIGHTS

Your application for a Construction Certificate has been determined. Please find attached your Construction Certificate, approved plans and details.

ONCE YOU HAVE OBTAINED YOUR CONSTRUCTION CERTIFICATE, THE FOLLOWING STEPS APPLY:

Before any construction commences, a Principal Certifying Authority (PCA) **must** be nominated at least two days in advance of commencement.

This can be either Council or an Accredited Certifier. Nominations should be made on the attached PCA Form. The PCA is responsible for inspecting the critical stages of construction, advising Council of the results of the inspections, compliance checking, and certifying that the work has been completed in accordance with the approved plans, specifications and conditions of consent.

Failure to nominate a PCA prior to work commencing, will result in fines being issued in accordance with the Environmental Planning & Assessment Act, 1979.

If Council is nominated as the PCA, then the following fees are required to be paid (prior to commencement) or at lodgement of the Nomination of PCA form.

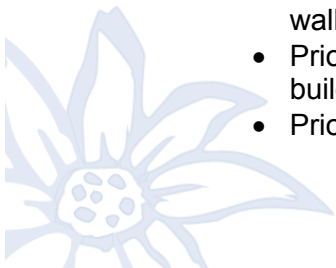
If you decide to nominate the Council as your PCA, the following inspections and fees may apply and will be required to be paid at the time of lodging the PCA Form:

The Principal Certifying Authority (PCA) SHALL BE given a minimum of 2 days notice for mandatory inspection of the following;

CRITICAL STAGE INSPECTIONS - MANDATORY

For class 1 & 10 buildings, you must contact Council (if the Council is nominated PCA) to inspect:

- | | |
|--|----------|
| • After excavation for, and prior to the placement of any concrete footings | \$295.00 |
| • Prior to pouring any in-situ reinforced concrete building element wall, roof or other building element | \$295.00 |
| • Prior to covering of the framework for any floor, wall, roof or other building element | \$295.00 |
| • Prior to covering waterproofing in any wet areas | \$295.00 |



- Prior to covering any stormwater drainage connections \$295.00
- After the building work has been completed and prior to any occupation certificate being issued in relation to the building \$295.00

Once a Final Certificate is obtained an Occupation Certificate application is to be submitted to Council together with a \$217.00 lodgment fee.

The above are the mandatory inspections that apply if Council is nominated as the PCA. The fees are quoted on the basis of the level of information submitted with your application.

Council provides a quality level of service in its building certification services and would be delighted if you chose to use council as your PCA for this work. The benefits of dealing with council include;

A local organization that is able to undertake inspections with minimal notice, expert staff, your records are maintained and we act in the best interests of the community.

Should you require any further information on this matter, please contact the undersigned weekdays on telephone number 9942 2111, or via council@warringah.nsw.gov.au.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Philip Hoffman', with a yellow circular mark below it.

**Philip Hoffman BPB Accreditation No. 1249
Senior Specialist Building Surveyor**



**Warringah
Council**

Civic Centre 725 Pittwater Road
Dee Why NSW 2099
DX 9118
(02) 9942 2111
(02) 9971 4522

Telephone
Facsimile

Website
Email

www.warringah.nsw.gov.au
council@warringah.nsw.gov.au

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CONSTRUCTION CERTIFICATE

Certificate

I certify that the work if completed in accordance with the attached plans and specifications will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A (5) of the Environmental Planning and Assessment Act 1979.

Address of Property: Lot 9 Sec 105 DP 248289, 13 Arnhem Road ALLAMBIE HEIGHTS NSW 2100,

Construction Certificate No: CC2012/0388

Description of Work: Alterations and additions to a dwelling house

Classification of Building: 1a - Dwelling House

Approved Drawing:

| Architectural Plans - Endorsed with Council's stamp | | |
|---|------------|--------------------|
| Drawing No. | Dated | Prepared By |
| Site plan DA-01 | March 2012 | Duffy Regan Design |
| Demolition plan DA-02 | March 2012 | Duffy Regan Design |
| Floor plan DA-03 | March 2012 | Duffy Regan Design |
| Garage plan DA-04 | March 2012 | Duffy Regan Design |
| Elevations plan (South/West) DA-05 | March 2012 | Duffy Regan Design |
| Elevations plan (East/North) DA-06 | March 2012 | Duffy Regan Design |
| Section A plan DA-07 | March 2012 | Duffy Regan Design |

2. Specification of Works for the proposal 'SOUTH spec- revision 19



Dated August 2008.

3. BASIX Certificate submitted for the works being reference number A134151

4. Engineering Drawings Issued by PelEng Consulting Engineers drawing No SO101 and SO201 dated 18/09/2012 Job No. 12PE1202

**Date of
Endorsement
of
Construction
Certificate:**

24 September 2012

**Name of
Authorised
Officer:**

Philip Hoffman

BPB Accreditation No. 1249

Signature:



NOTE: Prior to commencement of work Sections 81A (2) (b) and (c), and/or 81A (4) (b) and (c) of the Environmental Planning and Assessment Act 1979 must be satisfied.

This means that a Notice of Commencement of Building or Subdivision work and Appointment of Principal Certifying Authority must be submitted to Council, giving Council at least 2 days' notice of intention to commence erection of the building. (See form 7).

Development Consent No: DA2012/0288

Date of Determination: 14 May 2012

Attachment A – Residential Buildings

Building Occupation

The following is a list of certificates or statements which may be required for a Final Occupation Certificate. Please ensure that all relevant certificates as required by the Scope of Works are sent to Council prior to final inspection.

Note: Subject to confirmation from Council's Building Surveyor, an Interim Occupation Certificate may be issued where the building satisfies any pre-conditions of the Development Consent and satisfies the health and amenity requirements of the Building Code of Australia.

- Please complete and return an Occupation Certificate Application.

Note: In accordance with Clause 139 of the Environmental Planning & Assessment Regulation 2000, the original copy of the application form must be submitted Council, together with the relevant fee.

- Smoke Detection Certificate to AS3786-1993.
- Plumbing Certificate of compliance to AS3500.
- Statement or certificate from the Civil Engineer or contractor confirming that the installation, operation and discharge of the storm water system is in accordance with the approved Construction Certificate drawings and in accordance with AS3500.3-2003.
- Statement or certificate from the electrical contractor stating that the electrical installation is installed in accordance with AS3000.
- Certificate of installation to be provided by the installer of any the termite management system, used to protect against termites in accordance with Appendix 'A' of AS 3660.1-2000.
- Certificate from a registered practicing structural engineer stating that structural adequacy for all structural component of the building, including structural steelwork, reinforced concrete and load bearing block work is adequate, certificates should reference the relevant Australian Design Codes and plans and specifications relevant to the work.
- Statement or certificate from the contractor stating that the application of waterproofing to wet areas has been installed in accordance with AS3740-2004.
- Statement or certificate from glazier that all glazed assemblies have been installed in accordance with AS1288-2006 (this includes all internal glazing, french doors, hinged doors, bi-fold doors, revolving doors, fixed louvres, skylights or other windows in the horizontal plane, shop front doors, windows constructed on site, second hand or heritage windows).
- Statement or certificate from the contractor and /or suitably qualified person stating that the requirements of the BASIX Certificate submitted for the works (being reference number A134151) have been installed in accordance with the requirements of that certificate.