

ABN: 52 842 289 710
13/41-45 Delmar Pd,
Dee Why NSW 2120
ph: 0414 851 484

Notice of Commencement of Building Work
PCA Engagement

Under Environmental Planning and Assessment Act 1979
Section 86 (1)(a1)(i)(ii) (a1)(i)(iii) (a2)(i)(ii)(iii) and (b)

Address: Lot 31 DP 10529 - 25 Palm Road, Newport NSW 2106

Description of Development: Alterations to existing dwelling

Date of Determination: 01/05/2017

Certificate Number: CDC2017/035

Date of Issue: 04/05/2017

Date of Commencement: 11/05/2017

Building Class: 1a

Value of work: \$9,339

Primary Builder Name: COLBY JOSEPH CRISTAUDO

Builder Address: 17 Bardo Rd, NEWPORT, NSW 2106

Builder Phone: 0403823807

Builder Email: kolbycristaudo@bigpond.com

Builder Licence: 224450C

Name of Certifying Authority: Vladan Blagojevic

Accreditation No: 2158

Accreditation Body: BUILDING PROFESSIONALS BOARD

Mandatory Critical Stage Inspections

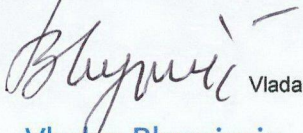
At the Commencement of Building Works - All Buildings
After Excavation and Prior to the placement of any Footing or Pier - Class 1 & 10
Prior to Pouring of an In-Situ Reinforced Concrete Element - Class 1 & 10
Prior to the Covering of any Framework - Class 1 & 10
Swimming Pool Fencing Prior to Filling with Water - Swimming Pools Only
Prior to Covering of Waterproofing in Wet Areas - Class 1,2,3,4 & 10
Prior to Covering of any Stormwater Connections - All Buildings
After the Building Work has been completed Prior to Occupation - All Buildings

To Book an Inspection Please Call 0414 851 484

Certification:

Vladan Blagojevic as the accredited certifier, consents to being appointed principal certifying authority and is satisfied that;

- (a) The requirements of the regulations referred to in s81A (5) have been complied with. That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as referred to in section 81A (5) of the Act, and
- (b) Long Service Levy has been paid where required under s34 of the Building and Construction Industry Long Service Payments Act 1986, and
- (c) The approved development, if carried out as specified in the description of this development will comply with all the development standards applicable to the development and with such other requirements prescribed by the Regulation concerning the issue of this Certificate.

Signed:  Vladan Blagojevic

Accredited Certifier: BPB2158

Dated: 04/05/2017

Vladan Blagojevic ABN 52 842 289 710 13/41-45 Delmar Pd, Dee Why, NSW 2099 T: 0414 851 484

E-mail: vladan@vbcertifier.com.au web: vbcertifier.com.au

NOTICE TO NEIGHBOURS – DEMOLITION / BUILDING WORK ABOUT TO COMMENCE

under clause 136AB of the Environmental Planning and Assessment Regulation 2000

Date: 04 May 2017

Dear neighbour

Following the approval of my/our complying development application to

☐ **Alterations to existing dwelling**

for my/our property at Lot 31 DP 10529 - 25 Palm Road, Newport NSW 2106. I am writing to advise you that I/we expect building work to begin on 11/05/2017.

Hopefully, you are already aware of these building works following advice of our project sent to all of our neighbours. However, if you do wish to view the building plans, please contact me. Alternatively, the approved complying development certificate (CDC) plans and specifications can be seen at the Council's offices free of charge during their normal office hours.

The details of the approved CDC are provided below. Contact details of the Principal Certifying Authority and the principle contractor on site are also provide should you have any concerns about work taking place on my property.

Yours sincerely,

Applicant's name: David & Gayle Hall-Johnston
Property address: Lot 31 DP 10529 - 25 Palm Road, Newport NSW 2106
Local Government Area: Northern Beaches Council
CDC reference number: CDC2017/035
Issued by Certifying Authority: Vladan Blagojevic
Date of Certificate issue: 01/05/2017

Details of Principal Certifying Authority

Name: Vladan Blagojevic
Address:
13/41-45 Delmar Pd, Dee Why NSW 2099
Contact No.: 0414 851 484

Details of the principal contractor on site

Name: COLBY JOSEPH CRISTAUDO
Address:
17 Bardo Rd, NEWPORT, NSW 2106
Contact No.: 0403823807