

Our ref: P-08-105
Council ref: CC 0437/07

Environmental Compliance
8am to 5.30pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1111

10 July 2008

Huxley Homes Pty Ltd
Attn: Ms Esperanza Moreno
10 Phillip Street
Parramatta NSW 2150

Dear Ms Moreno

Re: Construction Certificate CC0437/07
Property: 83 Prince Alfred Parade, NEWPORT

Please find enclosed your approved Construction Certificate and stamped plans.

Did you know that work is unable to commence until such time as a completed Notification of Commencement Form has been submitted to Council at least two (2) days prior to starting work? Not to do so is a breach of the Environmental Planning and Assessment Act, which would result in a Penalty Infringement Notice (on-the-spot fine) being issued to you and the builder.

To assist you please find enclosed a "Notification of Commencement and Principal Certifying Authority Service Agreement" form to enable you to appoint Pittwater Council as your Principal Certifying Authority (PCA).

If appointed as the PCA, Council would engage the services of Tom Miskovich & Associates Pty Ltd to carry out the various inspections as indicated in Part 6 of the enclosed "Notification of Commencement and Principal Certifying Authority Service Agreement" form and ultimately issue an Occupation Certificate for your development. Appointment and inspection fees are also detailed in the enclosed form.

Council will endorse your completed "Notice of Commencement and Principal Certifying Authority Service Agreement" form and return a copy to the applicant with advice as to the required critical stage and other inspections to be carried out on behalf of Council.

Council is committed to providing a quality service and would value your business in being appointed as the Principal Certifying Authority for your development.

Yours faithfully

Development Compliance Group

Per: Tom Miskovich & Associates Pty Ltd

Approved Construction Certificate CC0437/07

Site Details: 83 Prince Alfred Parade, NEWPORT

Legal Description: Lot 108

Type of Development: *(Building Work)*

Description: New Two (2) Storey Residence

Associated Development Consent No: N0479/07 Dated: 20 November 2007

Building Code of Australia Classification: Class 1a

Details of plans, documents or Certificates to which this Construction Certificate relates:

- **Architectural Plans prepared by Huxley Homes**
 - Sheet 1/Rev I - Title Page
 - Sheet 3/Rev H - Site Plan
 - Sheet 4/Rev H - Ground Floor Plan
 - Sheet 5/Rev I - First Floor Plan
 - Sheet 6/Rev H - Elevations
 - Sheet 7/Rev I - Elevations
 - Sheet 8/Rev J - Sections
 - Sheet 15/Rev G - Site Management Plan
 - Sheet 16/Rev G - Stormwater Concept Plan
 - Sheet 17/Rev G - Electrical Layout
- **Structural Plans prepared by D'Amici Colombo Pty Ltd**
 - Sheet 1/Rev A - Title Page
 - Sheet 2 - General Notes
 - Sheet 3 - General Notes
 - Sheet 4 - Slab Plan
 - Sheet 5 - Stiffened Raft Details
 - Sheet 6 - Stiffened Raft Details
 - Sheet 7 - Stiffened Raft Details
 - Sheet 8 - Details
 - Sheet 9 - Strip Footing Details
 - Sheet 10 - Details
 - Sheet 11 - Structural Steel Notes
 - Sheet 12 - 2000mm Max. Retaining Wall
 - Sheet 13 - Retaining Wall Details
 - Sheet 14 - Retaining Wall Details
 - Sheet 15 - Sections
 - Sheet 16 - Retaining Wall Details
 - Sheet 17 - 2800mm Max. Retaining Wall
 - Sheet 18 - Retaining Wall Details
 - Sheet 19 - Section
- **Stormwater Plan prepared by D'Amici Colombo Pty Ltd**
 - Sheet 1/Rev B - Stormwater Drainage Plan & Details

Approved Construction Certificate CC0437/07

- **Landscape Plans prepared by A-Total Concept Landscape Architects Pty Ltd**
 - **Sheet 1 – Landscape Plan**
 - **Sheet 2 - General Notes**
 - **Sheet 3 – Landscape Details**
- **Tree Management Report prepared by “Growing My Way” Tree services, dated June 2007;**
- **Traffic plan prepared by B Blakely dated 17 June 2008;**
- **General Housing Specifications prepared by Huxley Homes;**
- **Erosion & Sediment Management Certification of Compliance – Design, prepared by D’Amici Colombo Pty Ltd, 4/6/08**
- **Stormwater drainage system Certification of Compliance – Design, prepared by D’Amici Colombo Pty Ltd, 4/6/08;**
- **External Colour Selections;**
- **Geotechnical Risk Management Form No. 2 prepared by J Hodgson, 12 May 2008;**
- **Landscape Design Certificate prepared by A-Total Concept Landscape Architects Pty Ltd, dated 23/6/08;**
- **Letter from Huxley Homes confirming compliance with various DA conditions, dated 24/6/08;**
- **Letter from Huxley Homes confirming compliance with various BCA matters, dated 2/7/08;**
- **Letter from Gay Nichols confirming fencing will be passable by native wildlife, dated 5/6/08;**
- **Letter from Gay Nichols confirming compliance with DA conditions B8 & C7, dated 25/6/08;**
- **BASIX certificate 146970S, dated 5/7/07;**
- **ABSA Certificate 24518394, dated 4/7/08.**

I hereby certify that the above plans, documents or Certificates satisfy:

- The relevant provisions of the Building Code of Australia, and
- The relevant conditions of Development Consent No: N0479/07

And, that work completed in accordance with the documentation accompanying the application for this certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning and Assessment Regulation, referred to in section 81A(5) of the Environmental Planning and Assessment Act, 1979.



Issued By: Tom Donohoe
Accreditation Number: BPB0096
Pittwater Council Consultant
Building Surveyor

Date of Endorsement 10 July 2008

Note: You are reminded that pursuant to provisions of Clause 81A, you must nominate whether Council or an accredited certifier will be the principal certifying authority, also you must give notice to Council of your intention to commence work at least two days beforehand.