



ABN: 86165515104

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Our reference: 160807

17 August 2016

The General Manager
Northern Beaches Council
PO Box 882
Mona Vale NSW 1660



Dear Sir/Madam,

Re: 18 Palm Rd, Newport NSW 2106

Complying Development Certificate No. 160807

Planning Instrument Decision Made Under: SEPP (Exempt and Complying Development Codes) 2008

Silver Certifiers Pty Ltd has issued a Complying Development Certificate under Part 4A of the *Environmental Planning and Assessment Act 1979* for the above premises.

Please find enclosed the following documentation:

- Complying Development Certificate No. 160807
- Copy of the application for the Complying Development Certificate.
- Documentation used to determine the application for the Complying Development Certificate as detailed in Schedule 1 of the Certificate.
- Cheque for Council's registration fee.

Our client has been advised of the necessity to submit to Council the Notice of Commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Sam Pratt.

Yours sincerely,

Sam Pratt
Accredited Certifier
Silver Certifiers Pty Ltd

Rec: 399110 PRVC 22/8/16 \$36-

ABN: 86165515104

COMPLYING DEVELOPMENT CERTIFICATE 160807

Issued under Part 4 of the Environmental Planning and Assessment Act 1979 Section 85A(6)

APPLICANT DETAILS

Applicant:	Richard and Vicki Dixon
Address:	18 Palm Rd, Newport NSW 2106
Phone:	0424468855
Email:	richard.dixon@roteq.com.au

OWNER DETAILS

Name of the person having benefit of the development consent:	Richard and Vicki Dixon
Address:	18 Palm Rd, Newport NSW 2106
Phone:	0424468855

COMPLYING DEVELOPMENT CONSENTS

Consent Authority / Local Government Area:	Northern Beaches Council
Relevant Planning Instrument Decision Made Under:	SEPP (Exempt and Complying Development Codes) 2008
Date of Determination	17/08/2016
Complying Development Certificate Number:	160807

Lapse date: Section 86A of the Environmental Planning and Assessment Act 1979 stipulates that this certificate will lapse within 5 years if not physically commenced on the stated land to which this certificate applies. Section 81A of the Act is applicable.

PROPOSAL

Address of Development:	18 Palm Rd, Newport NSW 2106
Lot/DP:	16 10529
Land Use Zone:	R2
Building Classification/s:	10b
Scope of Building Works Covered by this Certificate:	construct In-ground Swimming Pool
Value of Construction (incl. GST)	63,786
Plans and Specifications approved:	Refer Schedule 1: Approved Plans and Specifications
Conditions:	See Conditions attached
Exclusions:	
Critical stage inspections:	See attached Notice

CERTIFYING AUTHORITY

Accredited Certifier:	Sam Pratt
Accreditation Body and Registration Number:	BPB BPB0732

I, Sam Pratt, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 84A of the Environmental Planning and Assessment Act 1979.

Dated: 17/08/2016



Sam Pratt

N.B. Prior to the commencement of work S86 (1) and (a) of the Environment Planning and Assessment Act 1979 must be satisfied.

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BUILDERS DETAILS

Name of the Principal Contractor for building work:	Wright Pools
Contractor License Number:	246552C
Address:	PO Box 269, Belrose NSW 2086
Contact Details:	94500788

SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural Plans

Prepared by	Document	Drawing number	Revision	Date
Serene Scapes	Architectural Plans	16172 sheets L-01, L02, L03	D	26/07/2016

2. Endorsed Structural Plans

Prepared by	Document	Drawing number	Revision	Date
Wright Pools	Structural Plans	WRI1617		01/07/2016

3. Endorsed Stormwater Plans

Not applicable.

4. Endorsed Landscape Plans

Not applicable.

5. Endorsed other documents

Prepared by	Document	Date
Accredited Supplier to Sydney Water	Building Plan Approved Subject to Requirements - 76284	08/08/2016
Sydney Water	Building Plan Approved Subject to Requirements - 76284	08/08/2016
NSW HBCF	Home Owners Warranty - HBCF16040190	16/08/2016
Long Service Corporation	Levy Online Payment Receipt - 5137329	11/08/2016
Northern Beaches Council	S149 Certificate - e149Pt2/16/0684	11/08/2016
Tri-Search	Title Search - 16/10529	15/07/2016
Soliman Hanna & Associates	Flood Report - 16/500/17	15/07/2016
EHC	Complying Development Report - ENQ0000256420	08/08/2016
Sydney Certifiers	Site Inspection Report - 129B	17/08/2016