

Job No. 2005/629

Monday, 27 February 2006

Walker + Walker Developments Pty Ltd
Level 1, 35/90 Mona Vale Road,
Mona Vale NSW 2103

Attention: Fergal Duff

RE: Notice of Commencement
5A Palm Beach Road, Palm Beach
DA: N0163/05
CC: 05/629/10

Description of work: Construction of new 4 level dwelling with elevated swimming pool

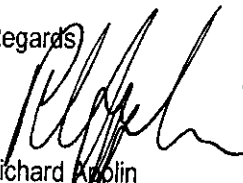
Please find enclosed a Notice of Commencement form in accordance with either Section 81(A) 2(a)(ii) and 2(c), or Section 86 (1) of the Environmental Planning and Assessment Act 1979, as applicable.

Please note that the following inspections are required under Clause 162A of the Environmental Planning and Assessment Regulation. These inspections are required to be carried out by an accredited certifier and we are unable to accept inspection records from engineers who do not hold the appropriate accreditation. SWP requires 48 hours notice of these inspections and work cannot continue to its subsequent stage until these inspections are carried out.

Class 1 or 10 Inspections	Action by
1. At the Commencement of the building work	SWP
2. After excavation for and prior to the placement of any footings	Structural Engineer
3. Prior to pouring any in-situ reinforced concrete building element	Structural Engineer
4. Prior to covering of the framework for any floor, wall roof, or other building element	Structural Engineer
5. Prior to covering waterproofing in any wet areas	SWP
6. Prior to covering any stormwater drainage connections	Accredited Certifier in Hydraulic Engineering
7. After the building work has been completed and prior to any occupation certificate being issued in relation to the building	SWP

Should you have any queries, please contact myself on (02) 9283 6555.

Regards



Richard Applin
Steve Watson and Partners Pty Ltd



STEVE WATSON & PARTNERS

BUILDING REGULATIONS CONSULTANTS AND CERTIFIERS
BRIEFARTHY BUILDERS

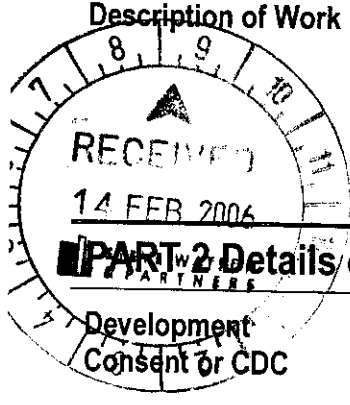
LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000
TEL +61 2 9283 6555 FAX +61 2 9283 8500
sydney@swpartners.com.au
www.swpartners.com.au
ABN 48 102 364 575

NOTICE OF COMMENCEMENT

Notice of Commencement of building or subdivision work and appointment of Principal Certifying Authority under Environmental Planning and Assessment Act 1979 Sections 81A (2) (b) (ii) and (c), 86 (1)

PART 1 Development Details

Applicant Details	Applicant's name: <u>WALKER + WALKER DEVELOPMENTS PTY. LTD.</u> Address: <u>LEVEL 1, 35/90 MONA VALE ROAD,</u> Suburb: <u>MONA VALE</u> State: <u>NSW</u> Post Code: <u>2103</u> Phone: <u>(02) 9997 8544</u> Fax: <u>(02) 9997 8522</u> Mobile: <u>0401 32 42 94</u> E-mail: <u>fergal@walkerandwalker.com.au</u>
Details of the Land to be Developed	Address: <u>5A BEACH ROAD</u> Suburb: <u>PALM BEACH</u> State: <u>NSW</u> Post Code: <u>2108</u> Lotn o: <u>21</u> DP No./Section: <u>1017487</u>
Description of Work	Type of work: <u>Building Work</u> Description: <u>CONSTRUCTION OF NEW 4 LEVEL, SINGLE DWELLING WITH ELEVATED SWIMMING POOL</u>



PART 2 Details of Development Approval

Development Consent or CDC	Development Consent/Complying Development No: <u>N0163/05</u> Date of Determination: <u>12 / 10 / 2005</u>
Construction Certificate	Construction Certificate No: <u>05/629/01</u> Date of Determination: <u>27 / 2 / 06</u>

PART 3 Appointment of Principal Certifying Authority

Details of Principal Certifying Authority Please note in the absence of any prior agreement we reserve the right to nominate the most appropriate member of our staff as the PCA.	Certifying Authority: <u>GIUSEPPE GRAZIANO</u> for Steve Watson & Partners Pty Ltd Accreditation Body: <u>DIPNR</u> Accreditation Number: <u>P0113</u> Contact number: <u>(02) 9283 6555</u> Address: <u>Level 5, 432 Kent Street, Sydney NSW 2000</u>
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PART 4 Date of Commencement and compliance with conditions

Compliance with Development Consent/Complying Development Certificate	Have all conditions required to be satisfied prior to the commencement of work been satisfied? <input checked="" type="radio"/> - yes <input type="radio"/> - no <i>(conditions may include payment of security, s 94 contributions, endorsement of building work plans by water supply authority)</i>
Home Building Act 1989 Requirements	Note: Only fill in this section if you are constructing a house, other dwelling or undertaking alterations or additions to a dwelling. 1. Are you an owner-builder? <input type="radio"/> - yes Owner-builder permit number? <u>NO. 11389 C</u> or 2. Will the work be carried out by some one licensed to do so? <input checked="" type="radio"/> - yes Name of the builder: <u>BUILDCOM EST PTY. LTD.</u> Telephone Number: <u>0417 414 522</u> Contractor License no. _____ Attach one of the following documents to this notice: (a) Evidence that the licensed person is insured to carry out this type of work; or (b) a declaration (signed by each owner of the land) that the reasonable market cost of the labour and materials to be used is less than \$12000?
Date Work is to Commence	Date: <u>29 / 02 / 06</u>

PART 5 Signatures

Principal Certifiers Declaration	The Principal certifying authority must sign the notice I acknowledge that I have been appointed by the applicant to carry out the role of the Principal certifying authority for this development. I acknowledge that I have seen evidence that the builder is licensed and insured, or that I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit where required by the Home Building Act. Signature: _____ Name: <u>GIUSEPPE GRAZIANO</u> Date: <u>27 / 2 / 06</u>
Applicants Declaration	The applicant, or the applicant's agent must sign the notice Signature: _____ Name if you are not the applicant: <u>FERGAL DUFF FOR WALKER + WALKER</u> In what capacity are you signing if not the applicant: <u>DEVELOPMENT MANAGER</u> Date: <u>09 / 02 / 06</u>

PART 6 Privacy Policy

The information you provide in this notice is required under the *Environmental Planning and Assessment Act 1979* if you are going to erect a building or carry out subdivision work. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the council if the information you have provided in this notice is incorrect or changes.