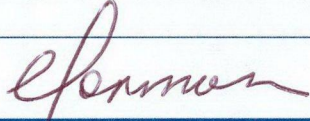


# NOTICE OF COMMENCEMENT OF BUILDING WORK & APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Issued under the Environmental Planning & Assessment Act, 1979 – Sections 81A(2)(b)(ii) or (c), or (4)(b)(ii) or (c), 86(1) & (2)

CONSTRUCTION CERTIFICATE					
Certificate No	CC2017-001				
Date of Issue	19.01.17	Commencement Date	24.01.17		
APPLICANT DETAILS					
Name	Alanna Smit – Mike Smit Constructions		Email	alanna@mikesmitconstructions.com.au	
Address	88 Irrubel Road, Newport NSW 2106		Ph No	0417 548 887	
DEVELOPMENT DETAILS					
Subject Land	54 Attunga Road, Newport NSW 2106		Lot No	115	DP 752046
Description	Alterations and additions to the existing dwelling and landscaping		DA No	N0171/16	
Issued By	Northern Beaches Council		Determination Date	10 August 2016	
Class of Building	1a, 10b		Value of Work	\$642,000.00	
BUILDER DETAILS/OWNER BUILDER DETAILS					
Name	Mike Smit Constructions Pty Ltd		Ph No	0425 265 596	
Address	88 Irrubel Road, Newport NSW 2106				
Email	mike@mikesmitconstructions.com.au		Lic No	222220C	
PRINCIPAL CERTIFYING AUTHORITY					
Certifying Authority	Craig Formosa		ABN	76 134 030 710	
Accredited Certifier	Craig Formosa		Accreditation No	BPB0124	
Address	57 Carawa Road, Cromer NSW 2099		Contact Number	9982 4882	
MANDATORY CRITICAL STAGE INSPECTIONS: Class 1 & 10 Buildings					
Site inspection prior to issue of Construction Certificate			12.01.17		
Footings/piers (prior to pouring)			YES		
Slab Steel- (prior to pouring)			YES		
Frame- floor (prior to lining)			YES		
Frame-wall/roof (prior to lining)			YES		
Waterproofing – wet areas			YES		
Stormwater drainage (prior to backfilling)			YES		
Final inspection – issue of Occupation Certificate			YES		
PCA to state any additional inspections: NO					
COMPLIANCE WITH DEVELOPMENT CONSENT/COMPLYING DEVELOPMENT CERTIFICATE					
Have all conditions required to be satisfied prior to commencement of work, been met? (Conditions may include payment of security, S94 contributions, endorsement of building work plans by water supply authority)		YES	<input checked="" type="checkbox"/>		
		NO	<input type="checkbox"/>		
Signed			Date	19.01.17	



## IMPORTANT ADVICE

Due to changes in planning laws, (Sect. S81A (2)C of the Act), **the critical stage inspections are mandatory and must** be inspected by the PCA or the final certificate (Occupation Certificate) may not be able to be issued (causing complications and delays when selling/refinancing etc). **The critical stage inspections are listed on the Notice of Commencement part of this document.**

It is the responsibility of the Applicant to arrange with the PCA a **final inspection** as soon as works are completed so that the Occupation Certificate can be issued within a reasonable time frame. Failure to do so may result in additional fees and/or refusal to issue an Occupation Certificate.

Also, **NO CHANGES** to the building, as detailed in the plans, can be made without notification to your PCA (**some changes will need council consent**). **Please take note of any changes made in red to your plans, the builder will have to be provided with a copy of the approved construction certificate plans so that compliance with the Building Code of Australia and Council's DA conditions is achieved first time.**

Unauthorised changes may lead to fines and orders being issued by Council's Compliance Officers and prevent an Occupation Certificate being issued.

To arrange the mandatory inspections please give 48 hours notice by contacting Form Building Certifiers by telephone.

Please do not hesitate to ring me if there are any enquiries in respect of these matters.

Kind regards

A handwritten signature in black ink, appearing to read "Craig Formosa".

**Craig Formosa**

Director

Form Building Certifiers