



**Warringah
Council**

Civic Centre 725 Pittwater Road
Dee Why NSW 2099
DX 9118
(02) 9942 2111
(02) 9971 4522

Telephone
Facsimile

Website
Email

www.warringah.nsw.gov.au
council@warringah.nsw.gov.au

20 October 2011



B J Robertson, G H Robertson
10 Karoola Street
NARRAWEENA NSW 2099

Dear Sir / Madam,

RE: Application No. CC2011/0813
Address: 10 Karoola Street NARRAWEENA NSW 2099,

Your application for a Construction Certificate has been determined. Please find attached your Construction Certificate, approved plans and details.

ONCE YOU HAVE OBTAINED YOUR CONSTRUCTION CERTIFICATE, THE FOLLOWING STEPS APPLY:

Before any construction commences, a Principal Certifying Authority (PCA) **must** be nominated at least two days in advance.

This can be either Council or an Accredited Certifier. Nominations should be made on the attached PCA Form, which should be lodged after your Construction Certificate has been approved. The PCA is responsible for inspecting the critical stages of construction, advising Council of the results of the inspections, compliance checking, and certifying that the work has been completed in accordance with the approved plans, specifications and conditions of consent.

Failure to nominate a PCA prior to work commencing, will result in fines being issued in accordance with the Environmental Planning & Assessment Act, 1979.

If Council is nominated as the PCA, then the following fees are required to be paid (prior to commencement) or at lodgement of the Nomination of PCA form.

If you decide to nominate the Council as your PCA, the following inspections and fees may apply and will be required to be paid at the time of lodging the PCA Form:

The Principal Certifying Authority (PCA) SHALL BE given a minimum of 2 days notice for mandatory inspection of the following;

CRITICAL STAGE INSPECTIONS - MANDATORY

For class 1 & 10 buildings, you must contact Council (if the Council is nominated PCA) to inspect:

- After the building work has been completed and prior to any occupation certificate being issued in relation to the building \$295.00

Once a Final Certificate is obtained an Occupation Certificate application is to be submitted to Council together with a \$217.00 lodgment fee.



The above are the mandatory inspections that may apply if Council is nominated as the PCA. The fees are quoted on the basis of the level of information submitted with your application.

Council provides a quality level of service in its building certification services and would be delighted if you chose to use council as your PCA for this work. The benefits of dealing with council include;

A local organization that is able to undertake inspections with minimal notice, expert staff, your records are maintained and we act in the best interests of the community.

Should you require any further information on this matter, please contact the undersigned weekdays on telephone number 9942 2111, or via council@warringah.nsw.gov.au.

Yours faithfully

Morris Impala **BPB Accreditation No. 1013**
Building Surveyor



**Warringah
Council**

Civic Centre 725 Pittwater Road
Dee Why NSW 2099
DX 9118
(02) 9942 2111
(02) 9971 4522

Telephone
Facsimile

Website
Email

www.warringah.nsw.gov.au
council@warringah.nsw.gov.au

20 October 2011

B J Robertson, G H Robertson
10 Karoola Street
NARRAWEENA NSW 2099

CONSTRUCTION CERTIFICATE

Certificate

I certify that the work if completed in accordance with the attached plans and specifications will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A (5) of the Environmental Planning and Assessment Act 1979.

Address of Property: Lot 24 DP 30588, 10 Karoola Street
NARRAWEENA NSW 2099,

Construction Certificate No: CC2011/0813

Description of Work: Shade sail cloth and stair to rear deck.

Classification of Building: Class 10a

Approved Drawing:

- Drawing No.0410, 1/3 Prepared by Shimdesign and dated April 2010
- Drawing No.0410, 3/3 Prepared by Shimdesign and dated April 2010
- BASIX Certificate no.A85783, date of issue 2 June 2010

Date of Endorsement of Construction Certificate: 20 October 2011

Name of Authorised Officer: Morris Impala
BPB Accreditation No. 1013

Signature: _____

NOTE: Prior to commencement of work Sections 81A (2) (b) and (c), and/or 81A (4) (b) and (c) of the Environmental Planning and Assessment Act 1979 must be satisfied.

This means that a Notice of Commencement of Building or Subdivision work and Appointment of Principal Certifying Authority must be submitted to Council, giving Council at least 2 days' notice of intention to commence erection of the building. (See form 7).

Development Consent No: DA2010/0904

Date of Determination: 21 Jul 2010



Attachment A – Residential Buildings

Building Occupation

The following is a list of certificates or statements which may be required for a Final Occupation Certificate. Please ensure that all relevant certificates as required by the Scope of Works are sent to Council prior to final inspection.

Note: Subject to confirmation from Council's Building Surveyor, an Interim Occupation Certificate may be issued where the building satisfies any pre-conditions of the Development Consent and satisfies the health and amenity requirements of the Building Code of Australia.

- Please complete and return an Occupation Certificate Application.

Note: In accordance with Clause 139 of the Environmental Planning & Assessment Regulation 2000, the original copy of the application form must be submitted Council, together with the relevant fee.

- Certificate from a registered practicing structural engineer stating that structural adequacy for all structural component of the building, including structural steelwork, reinforced concrete and load bearing block work is adequate, certificates should reference the relevant Australian Design Codes and plans and specifications relevant to the work.
- Statement or certificate from the structural engineer or contractor stating that all handrails, balustrades and fixings have been designed and installed to resist loads to AS1170.1-1989.
- Surveyor Plan confirming that the height of the building is in accordance with the Council approved plans.