



24 August 2012



R Raju
12 Mortain Avenue
ALLAMBIE HEIGHTS NSW 2100

Dear Sir / Madam,

RE: Construction Certificate Application No. CC2012/0358
Address: 24 Frenchs Forest Road East FRENCHS FOREST

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 begins, 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 5, 6, 7, 8 & 9 buildings, you must contact Council (if the Council is your nominated PCA) to inspect the following stages of construction.

- Prior to covering of the timber framework for any floor, wall, roof or other building element \$295.00
- after the building work has been completed and prior to any occupation certificate being issued in relation to the building \$295.00

The following additional inspections are also required where Council is the Principal Certifying Authority-



- Occupation Certificate Application \$217.00

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

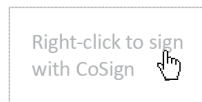
The above are the mandatory inspections that may apply if Council is nominated as the PCA. The fees quoted are on the basis of the level of information submitted with your application.

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



Philip Hoffman **BPB Accreditation No. 1249**
Senior Specialist Building Surveyor





**Warringah
Council**

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12 Mortain Avenue
ALLAMBIE HEIGHTS NSW 2100

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 85 DP 20077, 24 Frenchs Forest Road East FRENCHS FOREST NSW 2086
Construction Certificate No:	CC2012/0358
Description of Work:	Boundary Fence, Surveillance Camera, Fire Safety Measures and Hours of Operation
Classification of Building:	Class 5 and 10b
Approved Drawing:	Drawing No.'A1' Prepared by Andrea Harrison Architect and dated Sept 2000 and as Amended in red ink for Access and Fire Services
Date of Endorsement of Construction Certificate:	24 August 2012
Name of Authorised Officer:	Philip Hoffman
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: DA2010/1265

Date of Determination: 24 August 2012



Attachment A – Commercial 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 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 to Council, together with relevant fee.

- Please **provide a Final Fire Safety Certificate for the building, for all essential fire safety measures issued with the Construction Certificate** should list all the relevant fire safety measures unless changes have been implemented within the building.

Note: In accordance with Clause 177 of the Environmental Planning & Assessment Regulation 2000, a copy of the Fire Safety Schedule should be prominently displayed within the building.

- Certification that any required emergency lighting system for the building to complies with the requirements of Part E4.2 of the Building Code of Australia.
- Statement or certificate from the mechanical services engineer or contractor stating that the mechanical systems (including ventilation, smoke exhaust, pressurisation and the like) have been installed and commissioned to AS1668.1-1998 and AS1668.2 -1991.
- Plumbing Certificate of compliance to AS3500.
- Certification that where necessary/required, disabled access and ramps are provided in accordance with the requirements of AS1428.
- Certification that Safety Glass as defined in AS 2208-1978 has been provided in all locations subject to human impact as required by AS 1288-1994 "Glass in Buildings - Selection and Installation".
- Report from fire services tester on the fire hydrants and hose reels, including the results of pressure and flow tests.
- Provision of certification that fire hazard properties of all new materials finishes and linings in accordance with clause C1.10 of the BCA.
- Provision of a statement or certificate from the relevant contractor confirming that the carpark and roadways have been completed on accordance with the relevant construction certificate documentation AS2890.1-1993

PROPOSED FIRE SAFETY SCHEDULE

	ESSENTIAL FIRE & OTHER SAFETY MEASURES	STANDARD OF PERFORMANCE
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1.	Emergency Lighting	BCA 2012 Clauses E4.2, E4.3, E4.4 & ASS 2293.1 - 2005
2.	Exit Signs	BCA 2012 Clauses E4.5, E4.6, E4.8 & AS 2293.1 - 2005
3.	Portable Fire Extinguishers	BCA 2012 Clause E1.6 & AS 2444 - 2001
4.	Fire Blankets (to kitchen)	AS 2444 - 2001
5.	Smoke Alarms	BCA 2012- Volume 2, Spec E2.2a & AS 3786-1993



Commercial Construction Certificate

Existing Fire Safety Measures |
CCEF*

Standard of Performance

Proposed Fire Safety Measures |
CCPF*

Standard of Performance

