



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.	2013-085						
Date of Issue	09/04/13				Commencement Date	11/04/13	
APPLICANT DETAILS							
Name	Dean Harding				Ph No.	0418426839	
Address	10 Orana Road, Mona Vale, NSW 2103						
DEVELOPMENT DETAILS							
Subject Land	10 Orana Road, Mona Vale, NSW 2103				Lot No.	34	DP 6195
Description of Development	Alterations and additions to an existing dwelling.			DA Consent No.	N0464/11		
Issued By	Pittwater Council			Determination Date	12/09/12		
Class of Building	10b			Value of Work	\$42,000.00		
OWNER/BUILDER DETAILS							
Name	Dean Harding						
Address	10 Orana Road, Mona Vale, NSW 2103						
Contact Number	0418 426 839			Permit No.	391536P		
PRINCIPAL CERTIFYING AUTHORITY							
Certifying Authority	Craig Formosa			ABN	76 134 030 710		
Accredited Certifier	Craig Formosa			Accreditation No.	BPB0124		
Address	PO Box 1824, Dee Why NSW 2099			Contact Number	0432 097 545		
MANDATORY CRITICAL STAGE INSPECTIONS: Class 1 & 10 Buildings							
Pool fence – prior to water in the pool						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		☒
					NO		☐
Signed					Date		9/4/13



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 P.C.A 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.**

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 be "CF" or "Craig Formosa", written over the words "Kind regards".

Craig Formosa

Director

Form Building Certifiers