



**Warringah
Council™**

22 June 2005

Mr Stephen Johnson
48 Prescott Avenue
DEE WHY NSW 2099

2004/1388CC1
CAG (PAS)

Dear Sir / Madam,

**RE: NO. 48 PRESCOTT AVENUE, DEE WHY
CONSTRUCTION CERTIFICATE NO. 2004/1388CC1**

We are writing to advise that your Construction Certificate is now available for collection at Council's Customer Service Centre.

It is Council's policy not to forward this by mail to ensure safe receipt of these important documents. When collecting your Construction Certificate and accompanying documents, please bring this letter with you for identification purposes. The Customer Service Centre is open between 8.30am and 5pm Monday to Friday (excluding Public Holidays).

If another person is collecting the certificate on your behalf, your written authorisation is required. Construction Certificates that are not collected within 30 days of notification will be filed and can be retrieved by giving three days notice in advance.

Please read your Construction Certificate carefully. It contains important information and requirements that must be complied with at various stages of the development.

Prior to the collection of the Construction Certificate, the following payments will be required:

Security Bonds	\$550.00	Office
Long Service Levy	\$170.00	Use
Inspection Fees (If Council is selected as PCA)	\$1250.00 As per condition E of your Notice of Determination, Progress Inspections	6260
		6000
		6130

Please note that a Long Service Levy Payment for all building work valued over \$25,000 is payable prior to collection of your certificate. The Levy rate is 0.2% of the total cost of the work. The levy is payable before your Construction Certificate is issued and applies to Development Applications whether assessed by Council or Private Certifiers.

Please note also that requests for exemptions or reductions in the Levy must be applied for at the Long Service Payments Corporation - not at Council. Written confirmation in the form of a receipt from the Long Service Payments Corporation or a letter indicating exemption is granted will need to be presented before collecting the Construction Certificate.

Once you have obtained your Construction Certificate, the following steps apply:

- Before 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 coordinating and taking responsibility for stages of construction, advising Council of critical inspections, compliance checking, certification and use after the building is occupied. **Please note that nomination of a PCA is mandatory.**

Critical Stage Inspections - Mandatory

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

- | | |
|---|----------|
| • prior to pouring any in-situ reinforced concrete building element | \$250.00 |
| • prior to covering of the framework for any floor, wall, roof or other building element | \$250.00 |
| • prior to covering waterproofing in any wet areas | \$250.00 |
| • prior to covering any stormwater drainage connections | \$250.00 |
| • after the building work has been completed and prior to any occupation certificate being issued in relation to the building | \$250.00 |

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 and Council's current fees and charges, which are reviewed annually. Please note that the figures quoted above may be subject to change depending on the scope of work. **If you require a receipt for taxation purposes, please notify Council's cashier at the time of payment.**

Should you require any further information on this matter, please contact **John Fielding** between the hours of 9.30am and 10.30am or 3.00pm and 4.00pm, Monday to Friday, on telephone number 9942 2111, or at any time on facsimile number 9971 4522.

Yours faithfully


Philip Hoffman
Senior Team Leader



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Certificate

I certify that the work is completed in accordance with the attached plans WD00-WD01 Rev A and WD02-WD03-Rev B dated AUG '04 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 No. 11, DP No. 22524,
No 48 Prescott Avenue, Dee Why

Construction Certificate No:

2004/1388CC1

Description of Work:

Additions/Alterations

Classification of Building:

1a, 10a and 10b

**Date of Endorsement of
Construction Certificate**

4 May 2005

Name of Authorised Officer:

John Fielding

Signature:

Name of Senior Team Leader

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

Consent No:

2004/1388DA

Date of Determination:

4 May 2005

CONSENT CHECK LIST FOR DA OFFICERS & ASSESSMENT SUPPORT

This form is compulsory when you require assistance from assessment support.

(Tick the boxes for yes)

Officer Name:

JOHN FELDING

Manager / Team Leader Name:

Phil Hoffman

What is required?

Development Application	☒	Refusal	☐
DA + Construction Certificate	☒	Review (S82)	☐
Modification (S96)	☐	Other (Insert details on the back of this page)	☐

Have you added Fujitsu Milestones & Comments

☒ This is compulsory for determinations

Note a deadline for expected completion

..... / / ASAP

Tick for Urgent

☐

Building Class

1a and 10a and 10b

For determinations you must attach the following:

A final signed report

☒ NB. Admin can assist in the amendment of a report but will not proceed past that point unless the report has been signed off.

Conditions

☒ Construction Certificate (Optional) ☐

A Notice of Determination (optional)

☒ Plans ☐

Admin DO Determinations

How many submissions received?

1

Are the fees noted in the conditions?

☒

Do you want the Admin Coordinator to sign the letter?

☒

or

Would you like the letter returned to you on completion?

☐

To be completed by Assessment Support

Administration Officers Name:

Kelli Dean

Have you formatted the report?

☒ Has the letter been produced & signed?

☒

Have you completed the submission letters?

☒ Are there 3 copies of the determination?

☒

Is there a copy of the CC where applicable?

☒ Is there a pink copy of the fee letter?

☒

Is there a pink copy of the objector's letter where applicable?

☒ Is the determination kit completed & labelled?

☒

Have you stamped the plans where applicable?

☒ Have you registered all the documentation into DataWorks?

☒

Have you updated Fujitsu where applicable?

☒ Have you added the Fujitsu Milestone?

☒

Have you taken the determination kit downstairs, filed it & written it up?

☒ Have you prepared the file for final scan?

☒

Administration officer to sign on completion:

[Signature]