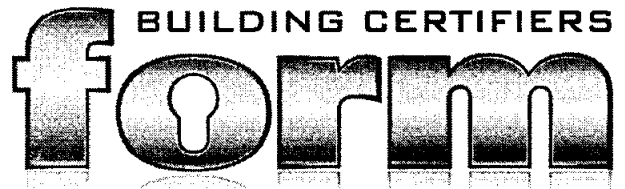




NOTICE OF COMMENCEMENT OF BUILDING WORK & APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

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.	2014-153				
Date of Issue	01/07/14	Commencement Date	03/07/14		
APPLICANT DETAILS					
Name	Rob Phipps	Ph No.	0417 556 621		
Address	28 Woorarra Avenue, North Narrabeen NSW 2101				
DEVELOPMENT DETAILS					
Subject Land	28 Woorarra Avenue, North Narrabeen NSW 2101	Lot No.	25	DP	23429
Description of Development	Stage 1 - Alterations & additions to the existing dwelling (not including kitchen extension & external stair)	DA Consent No.	N0248/11		
Issued By	Pittwater Council	Determination Date	19-09-11		
Class of Building	1a, 10a	Value of Work	\$240,000.00		
BUILDER DETAILS					
Name	Shane Doherty				
Address	15 Grasmere Crescent, Wheeler Heights NSW 2097				
Contact Number	0423 580 442	Licence No.	247869C		
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					
Site inspection prior to issue of Construction Certificate			15/06/14		
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	☒		
		NO	☐		
Signed			Date	01/07/14	



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 "Craig Formosa".

Craig Formosa

Director

Form Building Certifiers