

Our ref: P-06-152
Council ref: CC 0435/06

Environmental Compliance
8am to 5.30pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1111

5 February 2007

Site Alternatives Pty Ltd
PO Box 6215
PYMBLE NSW 2073

Attention: Kevin Shanahan

Dear Sir,

Re: Construction Certificate: CC0435/06 (as modified)
Property: 162 Narrabeen Park Parade Mona Vale

Please find enclosed your approved Construction Certificate and stamped plans.

Did you know that work is unable to commence until such time as a completed Notification of Commencement Form has been submitted to Council at least two (2) days prior to starting work? Not to do so is a breach of the Environmental Planning and Assessment Act, which would result in a Penalty Infringement Notice (on-the-spot fine) being issued to you and the builder.

To assist you please find enclosed a "Notification of Commencement and Principal Certifying Authority Service Agreement" form to enable you to appoint Pittwater Council as your Principal Certifying Authority (PCA).

If appointed as the PCA, Council would engage the services of Tom Miskovich & Associates Pty Ltd to carry out the various inspections as indicated in Part 6 of the enclosed "Notification of Commencement and Principal Certifying Authority Service Agreement" form and ultimately issue an Occupation Certificate for your development. Appointment and inspection fees are also detailed in the enclosed form.

Council will endorse your completed "Notice of Commencement and Principal Certifying Authority Service Agreement" form and return a copy to the applicant with advice as to the required critical stage and other inspections to be carried out on behalf of Council.

Council is committed to providing a quality service and would value your business in being appointed as the Principal Certifying Authority for your development.

Yours faithfully

Development Compliance Group

Per: Tom Miskovich & Associates Pty Ltd



Pittwater Council

Construction Certificate No: CC0435/06 (modified)

Site Details: 162 Narrabeen Park Parade Mona Vale

Legal Description: Lot 15 DP#16692

Type of Development: *(Building Work)*

Description: Construction of a new dwelling, swimming pool, driveway & landscaping works

Associated Development Consent No: N0256/06
Dated: 27 July 2006

Modification: N0256/06
Dated: 27 October 2006

Building Code of Australia Classification: Class 1a & 10b

Details of plans, documents or Certificates to which this Construction Certificate relates:

- **Drawing No: A02-C Basement Plan dated: August 06**
- **Drawing No: A04-C First Floor Plan dated: August 06**
- **Drawing No: A05-C Elevations dated: August 06**
- **Drawing No: S1-B Basement Slab, Driveway & Retaining Wall Layout dated: 24-10-06**
- **BASIX Certificate # 69340S_V2, dated: 20-10-06**
- **Geotechnical Assessment Prepared by: Keighran Geotechnics dated: 20-9-06**

I hereby certify that the above plans, documents or Certificates satisfy:

- The relevant provisions of the Building Code of Australia, and
- The relevant conditions of Development Consent No: N0256/06

And, that work completed in accordance with the documentation accompanying the application for this certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning and Assessment Regulation, referred to in section 81A(5) of the Environmental Planning and Assessment Act, 1979.

Issued By: Tom Donohoe
Accreditation Number: P0064
Pittwater Council Consultant
Building Surveyor

Date of Endorsement: 5 February 2007

Note: You are reminded that pursuant to provisions of Clause 81A, you must nominate whether Council or an accredited certifier will be the principal certifying authority, also you must give notice to Council of your intention to commence work at least two days beforehand.