



14 July 2014

Tim Golsby-Smith
11 Darius Avenue
NORTH NARRABEEN NSW 2101

Dear Tim,

RE: Alterations to an existing dwelling house

Please find enclosed your **Complying Development Certificate number- 14000091**. A disc is enclosed with electronic copies of all documents referenced by this certificate. Also included are printed plans and a Certificate to be kept onsite.

It is important that you understand the inspection process and the requirements of the Environmental Planning & Assessment Act and Regulations with regard to role of the Principal Certifying Authority.

Construction Inspections

The following "Critical Stage Inspections" are required to be undertaken by **Modern Building Certifiers** during the course of construction of the development. **Please provide at least 48 hours' notice prior to the inspection being required.**

In the case of a **class 1 or 10 building**, the development site must be inspected.

1. after excavation for, and prior to the placement of, any footings, and
2. prior to pouring any in-situ reinforced concrete building element, and
3. prior to covering of the framework for any floor, wall, roof or other building element, and
4. prior to covering waterproofing in any wet areas, and
5. prior to covering any stormwater drainage connections, and
6. after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

In accordance with our Fee and Service Proposal, a total of **3** has been allowed for. Any additional inspections will be charged at our standard rates.

Please contact **Modern Building Certifiers** on 9939 1530 or info@modbc.com.au to arrange an inspection prior to any of the above stages:

A set of stamped plans has been provided and must be kept on site at all times. This is particularly important, as the Building Inspector may not have access to the approved drawings for the inspection. If you require extra sets of stamped drawings, we will be pleased to assist.

The required PCA sign has been provided and must be erected in a prominent position on the site. The provided sign shows:-

- the name, address and telephone number of the **Principal Certifying Authority** for the work, i.e.

Modern Building Certifiers

Suite 114 / 117 Old Pittwater Road, Brookvale
Contact Ph. (02) 9939 1530
Heath McNab,

Please also ensure a sign is erected which details the following:-

- the name of the **principal contractor** (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

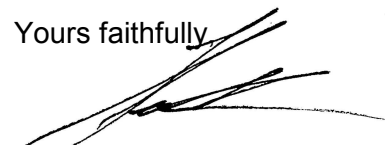
Building Occupation

Please provide the following certificates or statements which would generally be required prior to the issue of an Occupation Certificate.

1. Completed application form for Occupation Certificate.
2. Statement or certificate from the contractor responsible for the installation of the termite management system, used to protect against termites in accordance with AS 3660.1-2000 and Part 3.1.3 of the BCA.
3. Certificate from a registered practicing structural engineer confirming that all as built structural components have been constructed in accordance with the relevant Australian Standards, Building Code of Australia and approved plans.
4. Statement or certificate from window manufacturer or installer confirming that all external glazed assemblies have been designed and installed to comply with AS2047-1999 and Part 3.6 of the BCA.
5. Statement or certificate from the glazier confirming that all glazed assemblies have been installed to comply with AS1288-2006, Parts 3.6.4 and 3.9.2 of the BCA.
6. Statement or certificate from the electrical contractor confirming that the hard wired smoke alarms installation complies with AS3786-1993 and Part 3.7.2 of the BCA.
7. Statement or certificate from the contractor confirming the application of waterproofing to wet areas has is in accordance with AS3740-2004 and Part 3.8.1 of the BCA.

If you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully,



Heath McNab
Director

Modern Building Certifiers

