

PRINCE CERTIFIERS**PRojects IN Controlled Environments**

Principle Certifying Authority Accredited Certifiers Building Consultants BASIX Certificates Fire Safety Reports

Building site address 1 Palm Road NEWPORT 2106

Reference No **09/504****REGISTRATION OF MODIFIED CONSTRUCTION CERTIFICATE WITH COUNCIL**

Date	<u>26/08/2008</u> (forwarded 2 days of determination)	Pages	<u>4</u> + supporting documents
To	Building and Development	From	Michael Ludlow
C/o	Pittwater Council	Company	Accredited Certifiers
Fax	02 9970 7150	Ph	02 8338 1961
Address	PO Box 882 MONA VALE 1660	Fax	02 8338 1971

DETAILS OF DEVELOPMENT

Full Property Address 1 Palm Road NEWPORT 2106

Proposed works Construction of a Veterinary Clinic and Ancillary Dwelling

DA no N0377/03 **Determination Date** 29/04/2004

COUNCIL FEES (Note In addition to the following fees a separate **\$30** cheque is also attached for registering the CC)

Long Service Levy at 0.35% cost of work	\$ Paid	Application for road opening	\$ n/a
Footpath or Council asset damage deposits	\$ Paid	s 94 contributions	\$ n/a
Landscape damage deposits	\$ n/a	other	\$ n/a

Note find attached cheque or evidence in the following pages of the Council receipts in the **total amount** **\$ 30 00**

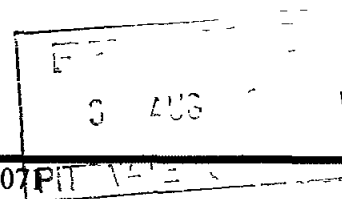
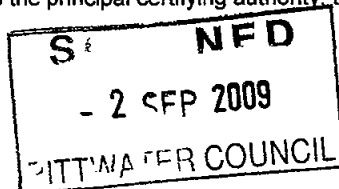
PURPOSE OF THE DOCUMENTS

As the certifying authority for the above mentioned development please register the following documents in accordance with the Environmental Planning and Assessment Regulation 2000 – Section 142

- 1 The Construction Certificate (refer Page 2)
- 2 Mandatory inspection process (refer Page 3)
- 3 The plans which relate to the Construction Certificate
- 4 Any specification
- 7 Any other documents that were lodged with the Modified Construction Certificate application
- 8 Any required Council record keeping fee for the lodgement of the Modified Construction Certificate

REQUEST FOR DISPUTE RESOLUTION

If any dispute arises as a result of the building work kindly phone us with your concern on 9501 6616. Importantly please ensure you include the complainant's contact phone number, mobile, fax and any other contact information. We will do all we can as the principal certifying authority to resolve the issue.



PRINCE Certifiers - ABN 5674581107

0404 879 835

PO Box 721 Baulkham Hills NSW 1755
Email princecertifier@optusnet.com.au

Phone/Fax 02 9838 4139

PRUC- \$30 - R- 265532

PRINCE Certifiers PRojects IN Controlled Environments

Modified CONSTRUCTION CERTIFICATE

This certificate verifies that if the applicant carries out the proposed work in accordance with the plans and specifications that are approved the work will comply with the Environmental Planning and Assessment Regulation 2000

Determination Approved ☒ without conditions

DEVELOPMENT DETAILS

Full Address 1 Palm Road NEWPORT 2106

Proposed works Construction of a Veterinary Clinic and Ancillary Dwelling

Type of work Building work

Development Consent No N0377/03 Determination date 29/04/2004

Construction Certificate No 09/504 Class/s of building 5/6 & 4

DOCUMENTATION FORMING PART OF THE CONSTRUCTION CERTIFICATE

- 1 Plans/Specifications as stamped by Council and this office and relating to N0377/03
- 2 The development consent N0377/03 and conditions of the development consent
- 3 The documents as per the attached schedule

CERTIFICATE

I certify that the work if completed in accordance with documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as are referred to in section 81A(5) of the Act

Certifying Authority Michael Ludlow

Contact Details Phone (02) 9838 4139 Fax (02) 9838 4139

Address 120 Peel Rd BAULKHAM HILLS NSW 2153

Accreditation no BPB 0236

Signature ►



Determination date 26/08/2009

IMPORTANT NOTICES

- 1 This construction certificate is only valid for work done after to the issue of this construction certificate
- 2 A building certificate will need to be obtained from Council for any building work done prior to the issue of this construction certificate
- 3 Any proposed changes from the development consent approved plans may require a S 96 modification to the consent
- 4 The building must not be occupied unless an Occupation Certificate has been obtained from this office

PRINCE Certifiers PRojects IN Controlled Environments

SCHEDULE OF ATTACHED DOCUMENTS

ATTACHMENT	DOCUMENT
Attachment No 1	Transfer of PCA
Attachment No 2	Amened First Floor Plan
Attachment No 3	Amended Landscape Plan

PRINCE Certifiers PProjects IN Controlled Environments

1 Gaza Ave Hunters Hill

Reference No: 09/504

MANDATORY INSPECTION PROCESS

<u>Responsible person</u>	<u>Required Action</u>	<u>Required time frame</u>
PCA.	Notify person with benefit of consent of applicable mandatory inspections.	At least 2 days prior to building work commencing.
Person with the benefit of consent.	Notify principal contractor of applicable mandatory inspections.	Prior to building work commencing.
Owner builder/principal contractor	Notify PCA of individual mandatory inspections and provide access on site.	48 hours prior to the required inspection.
PCA or other certifying authority with the agreement of the PCA (PCA must do final inspection).	Undertake mandatory inspections And make record.	No time frame for inspections. Record made ASAP after inspection and kept for 15 years.
Certifying Authority (where PCA does not do inspection)	Forward record of inspection to PCA.	"Forthwith" after inspection.
PCA.	Compile and maintain record of inspections.	Record must be kept for 15 years.
Owner builder/principal contractor	Application for Occupation Certificate as per the Form Attached to the Construction Certificate Documentation Page 5	After Final Inspection
PCA.	Issue occupation certificate to person with the benefit of the consent.	When satisfied that requirements of s.109H have been met.
PCA.	Forward copy of occupation certificate including record of inspections to council.	Within 7 days of date of Determination.

PRINCE Certifiers PRojects IN Controlled Environments

Reference No 09/504

APPLICATION FOR OCCUPATION CERTIFICATE

To From Michael Ludlow
c/o Company Accredited Certifiers
Fax 02 9653 9788 Fax 02 9838 4139
Phone 02 9653 9088 Phone 02 9838 4139
mobile 0404 869 968 Mobile 0404 879 835

DETAILS OF DEVELOPMENT

Full Property Address 1 Palm Road NEWPORT NSW 2106
Proposed works Construction of a Veterinary Clinic and Ancillary Dwelling
Type of work Building work
Development Consent No N0377/03 Determination date 29/04/2004

TYPE OF CERTIFICATE REQUIRED

If you want to occupy or use a new building you need an occupation certificate to do so
Nominate which certificate you require

- ☐ Interim occupation certificate
We must be satisfied that the building is not a hazard to the health or safety of the occupants of the building
- ☐ Final occupation certificate

FINAL OCCUPATION CERTIFICATE REQUIREMENTS

Submit all supporting documents relating to the following and then tick the left hand column when it has been complied with

▼ Tick when complied with	We are also satisfied ▼
☐ Mandatory inspections (refer to schedule 1 of the principal certifying service agreement)	☐
☐ Compliance with the development consent and the conditions of development consent	☐
☐ Compliance with the Building Code of Australia	☐
☐ Adherence to the principal certifying authority service agreement	☐
☐ Construction of the building work in accordance with the plans which relate to the construction certificate	☐
☐ Where relevant a BASIX certificate has been complied with	☐

Signature ► Capacity ► Owner / Applicant / Builder
Delete as appropriate

DATE OF RECEIPT (to be completed by us)

/ /

PRINCE CERTIFIERS**PRojects IN Controlled Environments**

Principle Certifying Authority Accredited Certifiers Building Consultants BASIX Certificates Fire Safety Reports

Reference **09/504**

7/07/09

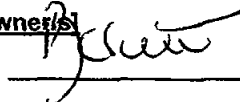
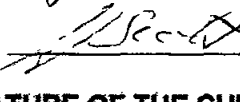
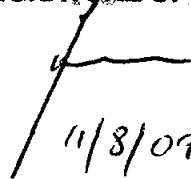
Richard Scott
1 Palm Rd
NEWPORT NSW 2106

NOTICE OF REPLACEMENT OF THE PRINCIPAL CERTIFYING AUTHORITY

This office hereby notifies Council of the transfer of the Principal Certifying Authority

1 DETAILS OF THE DEVELOPMENT

Development Address	1 Palm Road NEWPORT 2106
Description of works	Construction of a Veterinary Clinic
DA No	N0377/03
Date of issue	29/04/2004
Construction Certificate	197/2005
Date of issue	

2. SIGNATURE OF THE PERSON/S WHO APPOINTED THE CURRENT PCA(Or building owner/s)Signature/s  Name/s Richard Scott Date 7/7/09Signature/s  Name/s Richard Scott Date 7/7/09**3. SIGNATURE OF THE CURRENT PCA**Signature  Name Mark Wysmandate 11/8/09 Accreditation No BPB 0449

Contact phone 02 99448222 Address PO Box 870 NARRABEEN NSW 2101

4. SIGNATURE OF THE NEW PCASignature  Name Michael Ludlowdate 26/08/09 Accreditation No BPB 0236

Contact phone 02 9838 4139 Address PO Box 721 BAULKHAM HILLS NSW 1755

Prince Certifiers - ABN 56745811071

0404 879 835 PO BOX 721 BAULKHAM HILLS NSW 1755 Phone/Fax 02 9838 4139
Email princecertifier@optusnet.com.au

Prince Certifiers
Construction Certificate

Dated: 26 AUG 2001

Signed: *Michael*

21288 Station no. BPP 0266

Construction Certificate No. 21288 Station no. BPP 0266
This certificate is issued in accordance with the provisions of the Building Act 1993 and the Building Regulations 1994.
It is a condition of this certificate that the building shall be constructed in accordance with the approved plans and specifications.
The certificate is valid for a period of 12 months from the date of issue.
The certificate is issued on the condition that the building shall be constructed in accordance with the approved plans and specifications.
The certificate is valid for a period of 12 months from the date of issue.

NO.	REVISION	DATE
A	CONSTRUCTION CERTIFICATE	06 OCT 05
B	REVISION	24 OCT 05
C	REVISION	14 NOV 05
D	REVISION	16 NOV 05

EXTERNAL WALL WETTING SPRINKLER SYSTEM

EWMS EXTERNAL WALL WETTING SPRINKLER SYSTEM TO WINDOW COMPLING WITH BCA. PART C. WINDOWS ARE NOT OPENABLE

TOILET EXHAUST

INSTALL TECH EXHAUST TO BA-1 RM & TOILET TO AUTHORIT REQUIREMENTS

SMOKE DETECTION

INSTALL SMOKE DETECTION TO PCA REQUIREMENTS

BUILDING GRIDS ARE ON FINISHED FACE OF EXTERNAL WALLS

S COL DENOTES STEEL COLUMN

BIR 1: CEMENT RENDER TO CONC BLOCK WALL

PBR 6: HEBEL RENDER TO HEBEL BLOCK WALL

PBF 1: PLASTERBOARD FIXED TO 22 FURRING CHANNELS INTERNALLY

PBA 1: PLASTERBOARD ADHESIVE FIXED TO HEBEL BLOCK WALL

HEBEL BLOCK WALL TO UNDERSIDE OF CEILING BEAM LEVEL

270 CAVITY BRICK WALL

W

DESIGN

737 NICHOLSON STREET
BALMAIN NSW 2041
P 02 9511 4333
M 02 9511 4336
F 02 9511 4336
ABN 11852331347

CLIENT/PROJECT
NEWPORT VETERINARY
Cnr BAREHOVEY & PALM ROADS
NEWPORT NSW

FIRST FLOOR PLAN

SCALE
1:100 @ A3

NO.	REVISION	DATE	BY	APP	CHK	CL
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