

Our ref: P-08-123
Council ref: CC0281/08

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

19 May 2008

Annabelle Chapman Architect Pty Ltd
2 Taunton Street
PYMBLE NSW 2073

Dear Ms Chapman

Re: Construction Certificate CC0281/08
Property: 889 Barrenjoey Road, Palm Beach

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

Approved Construction Certificate CC0281/08

Site Details: 889 Barrenjoey Road, Palm Beach

Legal Description: Lot 4 DP13620

Type of Development: Building Work

Description: Modification to previous approval - Alterations to Master Bedroom Window and lower adjoining roof to accommodate the change

Associated Development Consent No: N0699/03

Dated: 6 February 2004
(modified 28 September 2007)

Building Code of Australia Classification: Class 1a

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

- **Architectural documentation prepared by Annabelle Chapman Architect Pty Ltd.**

Drawing no. DA01	Site Plan	Undated
Drawing no. DA02	Floor Plan	Undated
Drawing no. DA03	Elevations W + S	Undated
Drawing no. DA04	Sections	Undated
Drawing no. CC01	Sections	Undated
Drawing no. CC02	Sections	Undated
- **Specification for Construction Certificate prepared by Annabelle Chapman Architect Pty Ltd, dated February 2008**
- **Letter from Annabelle Chapman Architect Pty Ltd confirming compliance with various BCA matters, dated 19 May 2008**
- **Geotechnical Risk Management Policy Form 2 dated 8 May 2008**
- **Structural Plan no. S1 by Partridge Partners, dated December 2007**
- **Part 3A Permit from Department of Infrastructure, Planning and Natural Resources dated 18 November 2003.**

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: 0699/03 (as modified).

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: BPB0096
Pittwater Council Consultant
Building Surveyor

Date of Endorsement: 19 May 2008

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.