

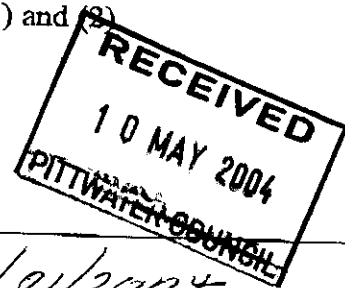


Unit 9/5 Yuko Place,  
Warriewood NSW  
2102

PO Box 882, Mona  
Vale NSW 1660  
Tele: (612) 9970 1111  
Fax: (612) 9970 7150

## NOTIFICATION OF COMMENCEMENT OF BUILDING OR SUBDIVISION WORK AND APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Under Environmental Planning and Assessment Act 1979 sections 81A  
(2) (b) (ii) or (c), or (4) (b) (ii) or (c), 86 (1) and (2)



### DEVELOPMENT CONSENT

Development Application No: <i>N0888/03</i>	Determination Date: <i>20/01/2004</i>
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### CONSTRUCTION CERTIFICATE

Construction Certificate No: <i>CC0043/04</i>	Date of Issue: <i>5/5/04</i>
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### SITE DETAILS

Unit/Suite:	Street No: <i>56</i>	Street: <i>MINKARA</i>
Suburb: <i>BAYVIEW HEIGHTS</i>	Lot No: <i>21</i>	Deposit /Strata Plan: <i>877016</i>

### APPLICANT DETAILS

Name/Company: <i>KDK BUILDING P/L</i>	Contact Person: <i>Kevin Lucas</i>
Address: <i>177 WAREANDA ROAD INNESIDE</i>	Phone (H/B): <i>94963052</i>
	Mobile: <i>0415 202 191</i>
	Email: <i>klucas@a1.com.au</i>
	Fax: <i>94963052</i>

### DEVELOPMENT DETAILS

Type of Work:	Brief description of development:
<input type="checkbox"/> New Building <input checked="" type="checkbox"/> Additions / Alterations <input type="checkbox"/> Subdivision	<i>REPLACE FRONT DECK WITH CONCRETE COVERED BALCONY.</i>

### PRINCIPAL CERTIFYING AUTHORITY

<input checked="" type="checkbox"/> PITTWATER COUNCIL	Name:..... Accreditation No. ....
<input type="checkbox"/> OTHER	Address: .....
	Phone: ..... Email: .....

### COMPLIANCE WITH DEVELOPMENT CONSENT

Have all conditions to be addressed prior to the commencement of works been satisfied?

YES

NO (see Note below)

**Note:** If **NO** work must not commence.

Please be aware that failure to address these conditions may leave you liable and in Breach of the Environmental Planning and Assessment Act 1979 (as amended). Penalties may include an on-the-spot fine and/or legal action.

If you are uncertain as to these requirements please contact Council's Development Compliance Group.

### HOME BUILDING ACT 1989

**Note:** Only applicable to development involving erection / alteration / addition of residential dwellings, units or associated buildings.

Are you an Owner Builder?

YES Owner Builders Permit No: .....

NO (please complete Builder details below)

Name of Builder: KDL Building P/L

Phone: 94863052

Mobile: 0415 292 191

Email: klucas@a.f.com.au

Fax: 94863052

Contact Person:

Kevin Lucas

Insurance Company:

Australian Home Warranty

Have you attached evidence that the licensed person is insured to carry out this type of work?

Insurance Certificate attached:  YES

**Note:** The above requirements are not necessary if you have attached to this notice a declaration, signed by each owner of the land that the reasonable market cost of labour and materials to be used is less than \$12,000.

Signed Declaration attached:  YES

### VALUE OF PROPOSED DEVELOPMENT

Estimated value of proposed works: \$ 100,527.00

\*Note: The Commencement fee will be calculated on this figure as per the 'Fee Structure' attached.

### DATE WORK IS TO COMMENCE

Minimum notice of two (2) days is required to be given prior to commencement of works.

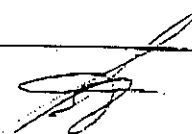
Date of commencement: 17/5/04

### SIGNATURE

Applicant's Name:

Kevin Lucas

Signature:



### OFFICE USE ONLY

Date of receipt:

Receipt No.:

Amount Paid:

Accepted by:

AUSTRALIAN  
HOME  
WARRANTY



245 Harecourse Road, Flemington VIC 3031 Tel: 1300 300 115 Fax: 1300 308 115  
A division of OAHWA Underwriting Agencies Pty Ltd ABN: 25 079 021 426 AFSL No. 236320

22/03/2004

OUR REF: ARW 15509LB (0D)

KDL Building Pty Ltd  
C/- Savill Hicks Corp Pty Ltd  
28 Clive Street  
West Perth WA 6005

Attn: Kevin Lucas

Dear Kevin

RE: **ELIGIBILITY** - Home Warranty Insurance - Australian International Insurance Ltd. (Insurer)  
**CONTRACTOR** - KDL Building Pty Ltd - 155902C  
(Individual Licence holders associated with this Contractor - Kevin Donald Lucas - 34993 )

We have much pleasure in advising that your application for 'Home Warranty Insurance' eligibility has been accepted.

Your **AHW No. is 15509LB**

Please note the following important terms and conditions of eligibility:

1. Eligibility extends to work covered by the contractor's (DFT) Licence and only if done under contracts where the contractor's name is KDL Building Pty Ltd.
2. Eligibility does not extend to work done privately by the individual licence holder(s) named above or under contracts entered into in any name other than KDL Building Pty Ltd.
3. This eligibility is granted to KDL Building Pty Ltd for the 12 month period that relevant licence(s), issued to you by the Department of Fair Trading (NSW), remain valid. You must reapply for your contractor's licence and eligibility on or before 19/03/2005.
4. At this stage, you are allowed to have up to 5 jobs active at any one time with a maximum annual turnover of: \$13,425,000.00. The limit can be reviewed at a later date. We reserve the right to refuse to offer insurance on any project(s).
5. When you register each job with your agent - Savill Hicks Corp Pty Ltd, you will have to complete one of our insurance proposal forms (blue). You will also pay the relevant premium at that time.
6. Please note, the insurance is designed to protect the owner, not the builder. In the event of a complaint being made against KDL Building Pty Ltd, the company and all directors, are jointly and severally liable to fix/finish all works the insurer determines as being your responsibility.
7. Please also note that if the insurer pays an Owner's claim, KDL Building Pty Ltd and its directors, jointly and severally, are liable to reimburse the insurer any monies paid in respect of the claim, plus all the costs incurred in assessing the claim and pursuing recovery. If your insurance is arranged via an 'annual policy' your limit of liability per claim, is equal the approved 'builder claims excess/builder indemnity'.

Our agent - Savill Hicks Corp Pty Ltd, can provide you with a list of our products, services and prices. If you have any queries, please contact Savill Hicks Corp Pty Ltd.

Yours sincerely,

  
Murray Nugent  
General Manager



# Pittwater Council

## Construction Certificate No: CC0043/04

Site Details: **56 MINKARA ROAD BAYVIEW NSW 2104**

Legal Description: **Lot 21 DP 877016**

Type of Development: **Building Work**

Description: **Alterations to existing dwelling**

Associated Development Consent No: **N0888/03** Dated: **20/01/2004**

Building Code of Australia Certification: **Class 1a**

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

- **Architectural plans prepared by Ken Dyer Design Pty Ltd, Job No. 00687 Sheet 01 Issue A and Sheet 02 Issue A dated 30 April 2003**
- **Structural Engineering plans prepared by Jack Hodgson Consultants Pty Ltd, Job No. 20738 – Drawing No 1 dated 4 June 2003**
- **Specification (3 pages) undated**
- **Form 2 - Geotechnical Risk Management Policy for Pittwater prepared by Jack Hodgson dated 24 February 2004**

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

- **The relevant provisions of the Building Code of Australia.**
- **The relevant conditions of Development Consent No: N0888/03**

Further that the work, completed in accordance with the Building Code of Australia, all relevant Australian Standards and these plans and specifications, will comply with the requirements of Section 81A(5) of the Environmental Planning and Assessment (Amendment) Act, 1997.

  
Darren Greenow  
Development Compliance Group

5 May 2004  
Date of Endorsement

**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.