

# facsimile

**tom miskovich  
& associates  
pty ltd**

acn 094 366 873  
abn 93 094 366 873

	<b>Company</b>	<b>Attention</b>	<b>Fax Number:</b>
To:	Pittwater Council		9970 7150
CC:	Beach Road Restaurant	Tom Rutherford	9918 0806
CC:	Oceania Clarke	Stuart Clarke	9555 6611
Our ref:	C-05-088-1	<b>Date:</b>	7 November 2005
From:	Tom Donohoe	<b>Pages:</b>	7

(incl cover sheet)

**Re: PCA Notification**

**1186 Barrenjoey Road Palm Beach**

**office**

8 albion street  
pennant hills  
nsw 2120

ph 02 9484 6999  
fax 02 9484 3400

**correspondence**

p.o. box 189  
pennant hills  
nsw 1715

**email**

tma@tm-a.com.au

**services**

accredited certifiers  
building regulations  
consultant  
fire safety specialists  
authority liaison

*This facsimile is confidential and intended for the named addressee(s). It may contain legally privileged information. If you receive this facsimile in error please advise us immediately.*

Message:

To whom it may concern,

Please find attached the following documents associated with section 81A of the Environmental Planning and Assessment Act 1979:

- Notice to commence works form, and
- Copy of application confirming nomination of PCA by person having benefit of development consent.

Should you need to discuss anything in this regard please do not hesitate to contact me.

Regards,

Tom Donohoe

ORIGINAL IN POST:

YES

NO

## Notice to commence building work and appointment of a principal certifying authority

This form is for the notification of the local authority of:

- Intention to commence building work, and
- the appointment of a principal certifying authority.

To complete this form, please place a cross in the boxes  and fill out the white sections as appropriate.

### 1. Details of the applicant

Mr  Ms  Mrs  Dr  Other

First name  Family name  Company/Organisation

Unit/street no.  Street name

Suburb or town  State  Postcode

Daytime telephone  Fax  Mobile

Email

### 2. Details of the land to be developed

Unit/street no.  Street name

Suburb or town  Postcode

Lot no & DP/MPS no.  Section

Volume/folio

### 3. Description of the works proposed

Type of work proposed:

- Building   
Subdivision

Description of the work

### 4. Details of the approvals granted

Details of the development consent:

Development Consent  
Number:

Date Consent  
Determined

Consent Authority (Local  
Government)

Construction Certificate  
Number:

Date Construction  
Certificate Issued

Accredited Certifier / Consent  
Authority

# Notice to commence building work and appointment of a principal certifying authority

## 5. Steps taken by the applicant

Indicate the steps you have taken by placing a cross in the appropriate boxes .

- I have met all the conditions in the development consent or the complying development certificate required to be satisfied before I can begin work
- I have appointed a principal certifying authority

Name of the principal certifying authority

**Tom Donohoe**

Address of the principal certifying authority

8 Albion Street, Pennant Hills NSW 2120  
**Postal Address:**  
**P. O. Box 189, Pennant Hills NSW 1715**

Telephone no. of the principal certifying authority

**02 9484 6999**

Where the principal certifying authority is an accredited certifier:

Accreditation body of the certifier

**DIPNR**

Accreditation no. of the certifier

**P0064**

## 6. Residential building work

1. Is the proposed work to build a house or other dwelling or alter or add to a dwelling?

- No  Commercial / Industrial Building work
- Yes  Please complete part 2 below

2. Will the work be carried out by an owner builder?

- No
- Yes  What is your owner-builder permit no.?

3. Will the work be carried out by someone who is a licensed builder?

- No
- Yes  What is the name of the builder?

What is the telephone no. of the builder?

What is the contractor licence no. of the builder?

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

- Yes
- No  Building works are to be undertaken by a person with an owner-builders permit?
- No  Then have you attached to this notice a declaration (signed by each owner of the land) that the reasonable market cost of the labour and materials to be used is less than \$12,000?
- N/A  ... Proposed building contains a rise in stories of more than 3 and contains 2 or more separate dwellings.
- N/A  ... Proposed works are commercial/industrial.

# Notice to commence building work and appointment of a principal certifying authority

## 7. Date the work will commence

After 8 November 2005

## 8. Signatures

The principal certifying authority must sign the notice.

I acknowledge

- that I have seen evidence that the builder is licensed and insured, or,
- that I have seen evidence that the building works are to be undertaken by a person with an owner builders permit, or,
- that the proposed works are commercial/industrial and do not require the builder to be licensed, or,
- the proposed building contains a rise in stories of more than 3 and contains 2 or more separate dwellings and are exempt from HCW under the provision of the Home Building Amendment (Insurance Exemptions) Regulation 2003, and that I have seen evidence that the builder is licensed.

I acknowledge that I have been appointed by the applicant to carry out the role of the Principal Certifying Authority for this development (copy of application form attached).

Signature

Name

Tom Donohoe

Date

7 November 2005

## 8. Privacy policy

The information in this notice is required under the Environmental Planning and Assessment Act 1979 if a person is going to erect a building or carry out subdivision work. The information will be held by us and by the council.

# certificate application form

## 1. Service Requested

I/We the undersigned hereby make application to tom miskovich & associates Pty Ltd to undertake the following service:

(Place a cross in the box next to the service sought)

- The issue of a Construction Certificate.
- The modification (under clause 148 of the EP & A Regulations 2000) of previously issued Construction Certificate
- The issue of a Complying Development Certificate.
- The issue of an Occupation Certificate for  interim,  final,  change of use,  occupation/use of a new building.
- To appoint Tom Miskovich, DIPNR Accreditation No. 2024/Tom Donohoe, DIPNR Accreditation No. P0064 as our "Principal Certifying Authority".
- To have staff of tom miskovich & associates Pty Ltd to undertake critical stage inspections of the proposed building works as nominated by them during the certification process.

## 2. Details of the applicant (note: the applicant must be the person who has the benefit of the development consent (as required by section 109E of the EP & A Act 1979))

Mr  Ms  Mrs  Dr  Other

First Name  Family name  Company/Organisation

Flat/street no.  Street name

Suburb or town  State  Postcode

Daytime telephone  Fax  Mobile

Email

## 3. Identify the land

Flat/street no.  Street name

Suburb or town  Postcode

Lot no.  Section

DP/MPS no.  Volume/folio

## 4. Estimated cost of the development

\$  including GST

tom miskovich  
& associates  
pty ltd

act 094 366 873  
abn 93 094 366 873

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tom@tm-a.com.au

services

- accredited certifiers
- building regulations consultant
- fire safety specialists
- authority liaison

12/10 2005 08:30 FAX 0299180808

BEACH ROAD

002

26-SEP-2005 10:11 From: TM-A

94843400

To: 61 2 95536611

P.7/8

# certificate application form

## 5. Describe the development

What type of work do you propose to carry out?

- Building work
- Subdivision work

Describe the work

EXTENSION TO EXISTING BUILDING

For building work, what is the class of the building under the Building Code of Australia?

0

This can be found on the development consent

## 6. For purposes of an Occupation Certificate

Development Consent Number:

NO 532/05

Date Consent Determined

14-9-05

Consent Authority (Local Government)

PITTWATER Council

Occupation Certificate Number:

Date Construction Certificate Issued

Accredited Certifier / Consent Authority

Complying Development Certificate Number:

Date Complying Development Certificate Issued

Accredited Certifier / Consent Authority

## 7. Signatures

The owner(s) of the land must sign this application.

As the owner(s) of the above property, I/we consent to this application:

Signature

[Handwritten Signature]

Name

MARCOON WONG

Date

11-10-05

Signature

[Handwritten Signature]

Name

FRANKIE WONG

Date

11-10-05

The applicant, or the applicant's agent, must sign the application.

Signature

[Handwritten Signature]

Name, if you are not the applicant

Date

11-10-05

In what capacity are you signing if you are not the applicant

Certificate application

2/2

UN-3

# certificate application form

## Schedule to application for a construction certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

### All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m<sup>2</sup>)
- Gross site area (m<sup>2</sup>)

1
87 m <sup>2</sup>
948 m <sup>2</sup>

### Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new building(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?  
(NB dual occupancy = two dwellings on the same site)

NONE
NONE
NONE

Yes  No

Yes  No

Yes  No

### Materials - residential buildings

Please indicate the materials to be used in the construction of the new building(s).

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	<input type="checkbox"/> 11	Tile	<input checked="" type="checkbox"/> 11	Concrete or stone	<input type="checkbox"/> 20	Timber	<input checked="" type="checkbox"/> 40
Brick (veneer)	<input type="checkbox"/> 12	Concrete or stone	<input type="checkbox"/> 20	Timber	<input checked="" type="checkbox"/> 40	Steel	<input type="checkbox"/> 80
Concrete or stone	<input type="checkbox"/> 20	Fibre cement	<input type="checkbox"/> 30	Other	<input type="checkbox"/> 80	Aluminium	<input type="checkbox"/> 70
Fibre cement	<input type="checkbox"/> 30	Steel	<input checked="" type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90	Other	<input type="checkbox"/> 80
Timber	<input checked="" type="checkbox"/> 40	Aluminium	<input type="checkbox"/> 70			Not specified	<input type="checkbox"/> 90
Curtain glass	<input type="checkbox"/> 50	Other	<input type="checkbox"/> 80				
Steel	<input type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90				
Aluminium	<input type="checkbox"/> 70						
Other	<input checked="" type="checkbox"/> 80						
Not specified	<input type="checkbox"/> 90						

