

Our ref: P-06-130
Council ref: CC 0261/06

**tom miskovich
& associates
pty ltd**

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Wednesday, 21 June 2006

Ms Pamela Makin
176 Barrenjoey Road
Avalon NSW 2107

Dear Ms Makin,

**Construction Certificate application for Alterations and Additions
Premises: 176 Barrenjoey Road Avalon**

Tom Miskovich & Associates has been appointed by Pittwater Council as Consultant Building Surveyors to assess your application.

Having reviewed the information provided to Council, would you please provide the additional information detailed in the following pages, to enable issue of the Construction Certificate.

In relation to Annexure 2, all DA conditions listed under "prior to issue of construction certificate" at this stage. We have summarised the remaining DA conditions for ease of reference during the construction phase.

Would you please forward the requested information direct to the following address:

Tom Miskovich & Associates
Attention: Tom Donohoe
PO Box 189
PENNANT HILLS NSW 1715
(or by facsimile or email to our office)

If you need to discuss any of the matters raised, please call our office on 9484 6999.

Yours sincerely,



Tom Miskovich
Tom Miskovich & Associates Pty Ltd

Attachments:

<i>Annexure 1</i>	<i>Statutory matters</i>
<i>Annexure 2</i>	<i>Development Consent conditions</i>
<i>Annexure 3</i>	<i>BCA issues</i>

office

8 albion street
pennant hills
nsw 2120

ph 02 9484 6999
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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

Statutory Matters – Prior to issue of Construction Certificate

Annexure 1

Issue	Action Required	Method of compliance - how and by whom (office use only)
DA conditions	See Annexure 2 for relevant conditions	<i>All relevant DA conditions addressed for Construction Certificate</i>
BCA matters	See Annexure 3 for relevant issues	
Long Service Levy	To be paid at Council prior to release of Construction Certificate (as required by section 109F1(b) of the EP & A Act 1979)	<i>Not applicable – Value less than \$25,000</i>
Home warranty insurance (conditions A2 & A5)	<ul style="list-style-type: none"> • Builders details, and • Copy of insurance details to our office (contract of insurance needs to be project specific), or alternatively • Copy of the owner builders permit 	<i>This can be provided prior to commencing works</i>

Development Consent Conditions

Annexure 2

DA Cond. No.	Condition	Method of compliance - how and by whom (office use only)
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Prior to Issue of Construction Certificate		
C1	Provide four (4) copies of construction certificate plans and specifications.	

For your information, the following is a summary of DA conditions that needs to be addressed at the various construction stages:

Prior to commencing works		
EP&A Regs & A6	Appointment of Principal Certifying Authority	
A2 & A5	Provide <ul style="list-style-type: none"> • Builders details, and • Copy of insurance details to our office (contract of insurance needs to be project specific), or alternatively • Copy of the owner builders permit 	
During construction		
A4, D4	Site signage to be maintained during works	
A7	Approved work hours	
D3	No skip bins on road reserve	
D5	Stamped copy of plans to be kept on site	
Prior to occupation certificate		
B3	Two (2) canopy trees to be provided in accordance with terms of this condition.	
B8	External finishes to be in accordance with terms of this condition i.e. dark, earthy tone.	
E2	Hard wired smoke alarm to provided in accordance with terms of this condition.	

Building Code of Australia Issues

Annexure 3

BCA Clause & Issue	Action Required	Method of compliance - how and by whom
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<u>General BCA requirements:</u>		
3.4.3 Timber Framing	Confirmation that timber frame work will comply with the provisions of AS 1684 National timber framing code, or, if alternative system is to be used details should be provided.	<i>Notation in specification will suffice</i>
3.5.1 Roof cladding	Confirmation that the roof covering will comply with AS 1562.1 – Metal roofing	<i>Notation in specification will suffice</i>
3.5.3 Wall cladding	Confirmation is required that the external wall sheeting will be installed in a manner that will prevent the entry of moisture and comply with clause 3.5.3. of the BCA.	<i>Notation in specification will suffice</i>
3.5.2 Gutters and downpipes	Confirmation that all gutter and downpipes will be installed in accordance with- AS/NZS 3500.3.2 Stormwater drainage.”	<i>Notation in specification will suffice</i>
3.6 Glazing	Confirmation that any glazing will comply with AS 1288 – Glass in buildings – Selection and installation, or, AS2047 - Windows in buildings – Selection and installation.	<i>Notation in specification will suffice</i>
3.9.1 Stair construction	Confirmation that the stairway will comply with 3.9.1 (eg: tread and riser configuration, non slip treads, treads of solid construction)	<i>Notation in specification will suffice</i>

Building Code of Australia Issues

Annexure 3

BCA Clause & Issue	Action Required	Method of compliance - how and by whom
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<u>BCA Energy efficiency requirements:</u>		
<p>NSW 3.12.3.1 – Building Sealing – Compliance with national BCA provisions 3.12.3.0 – 3.12.3.5</p>	<p>Confirmation that the following will be complied with;</p> <p>(a) Windows will be sealed. Note - window complies if air infiltration of closed window complies with AS 2047 (Nat. BCA 3.12.3.0),</p> <p>(b) A seal to restrict air infiltration will be fitted to each edge of an external door, openable window and other openings when serving:</p> <ol style="list-style-type: none"> i. an air-conditioned space; or ii. In climate zone 4, 6 (ie: including western Sydney), 7 & 8 when serving a habitable room (Nat. BCA 3.12.3.3). <p><i>Notes:</i></p> <ul style="list-style-type: none"> • <i>An external louvre door, louvre window or like opening is exempt from provisions;</i> • <i>An air seal may be foam or rubber strip or the like.</i> <p>(c) Roofs, external walls, external floors and any opening such as a window, door or the like will be constructed to minimise air leakage when forming part of the external fabric of:</p> <ol style="list-style-type: none"> i. an air-conditioned space; or ii. In climate zone 4, 6 (ie: including western Sydney), 7 & 8 when serving a habitable room (Nat. BCA 3.12.3.5). <p><i>Notes:</i></p> <ul style="list-style-type: none"> • <i>Air leakage to be minimised by enclosing by internal lining systems closely fitted at ceiling, wall /& floor junctions; or Sealed by caulking, skirting, architraves, cornices or the like.</i> 	