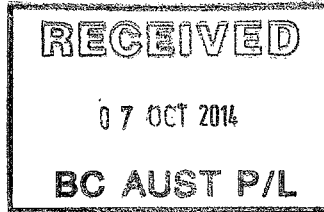




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COUNCIL COPY

- construction compliance certificates
- fire safety inspections for building upgrades
- pre-development compliance advice
- principal certifying authority (PCA)
- liaisoning with local authorities
- SCA compliance reporting
- project management
- building approvals
- strata approval

APPLICATION FOR A PART 4A CERTIFICATE, NOTICE OF COMMENCEMENT AND APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Under Section 81A (2), 81A (4), 86(1) and (2) and 109C (1) (b) and 109R, of the Environmental Planning and Assessment Act 1979 and Section 126 or 139 Environmental Planning & Assessment Regulation 2000.

(Tick either) Construction Certificate (CC) or Complying Development Certificate (CDC);

And, Appointment of Principal Certifying Authority (PCA) or Crown Approval;

SUBJECT LAND OF THIS APPLICATION

Level/Suite: _____ Street No: 20-22 Street Name: BEAUTY DRIVE
 Suburb: WHALE BEACH Post Code: _____
 Lot & DP No: 32+33 DP 26718 Land Use Zone: Residential R2

- All fields must be correctly filled in or Council will reject the application, building details must match Council's rate notices.
- Land Use Zone only applies to a CDC, this information is obtained from Council under a 149 (1 & 5) Planning Certificate.

BUILDING OWNERS CONSENT (All owner(s)/directors must sign this document or provide a letter of authority)

- Every owner of the land must sign this application and as the owner(s) of the above property, I/we all consent to this application. Or, provide a statement signed by all owner/s of the land to the effect that the owner consents to the making of the application.
- If the owner is a company, this form must be signed by an authorised director of the company.
- If the property is a unit under strata title, relates to common property or a lot in a community title, this form must be signed by the chairperson or the secretary of the Body Corporate and/or Body Corporate seal or the appointed managing agent.

Owner(s) Name: MARK & AMERISA WILSON

Contact No.: 0419 257742 Email: mswilson@bigpond.net.au

X Signature(s): [Signature] Date: 2/10/2014

X Signature(s): [Signature] Date: 2/10/2014

- I/we as the owner/s of this land consent for the below applicant to apply on our behalf to appoint the PCA and the applicant is the person having the benefit of the development consent.
- I/we as the owner/s of this land agree that Building Certificates Australia Pty Ltd and the appointed Accredited Certifier and/or Principal Certifying Authority is not liable for any cost, defects or non-compliances identified as part of their role in acting as an Accredited Certifier and/or Principal Certifying Authority for this application.

DETAILS OF THE APPLICANT

(Applicant must sign last page Declaration and unless the builder/contractor owns the land, the builder can't be the applicant)

Applicant Name: BELBORE PROJECT MANAGEMENT

Applicant Address: PO Box 214 BALGOWLAH State: NSW Post Code: 2013

All correspondence to be C/- Steve Schmagel Yes No

Mailing Address: as above State: _____ Post Code: _____

Contact No's: 0414 991748 Email: steve@belbore.com.au

PRINCIPAL BUILDER / CONTRACTOR / OWNER BUILDER

Name: Buildline Constructions P/L

Address: _____

Contact No's: _____ Email: _____ License/Permit No. 190419C

HOME OWNERS WARRANTY INSURANCE (Must tick as applicable)

Where development works relate to residential building only:

- I have obtained the necessary builder's insurance or owner builder license under the Home Building Act. Yes No N/A



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APPLICANTS NOTICE TO COUNCIL OF DATE WORK IS TO DUE TO COMMENCE

Work will only commence relating to this application two (2) days after the approval and lodgment of this CC or CDC form with the Consent Authority or from the following anticipated date: 1st November 2014

- Sec 81A of the Act, the person having the benefit of the development consent (being the Applicant) is to give Council at least 2 days notice and to the principal certifying authority if that is not the council, or the person's intention to commence the erection of the building.
- Works can't start until approval is obtained, commencing works prior to approval of a CC/CDC could void any CC/CDC.
- We will notify Council on your behalf only after this application is approved.

APPLICANTS DECLARATION:

- I/we as the applicant confirm that all the Conditions in the Development Consent or Complying Development Certificate have and will be identified and actioned accordingly. Compliance with Development Consent conditions will occur at all times.
- All works related to this development will, can and does comply with all relevant Conditions of Development Consent, Building Code of Australia and all other relevant Australian Standards.
- I/we as the applicant confirm that all fields of this application have been filled in correctly and to the best of my knowledge the information within this form is correct.
- Compliance with the Federal Disability (Access to Premises — Buildings) Standards 2010. **(Class 1b and 2-9 Buildings only)**
 - I/we as the applicant are also the owners of the land:- Yes No
 - I/we as the applicant are the sole lessee of this building:- Yes No

(Must tick as applicable, if 'yes' Access Code applies, additional works and assessment may be required along with other approvals)

Applicant Name: Belbore Project Management

Signature of Applicant: [Signature] **Date:** _____

Note: Originals of this document must be returned to our office or received via high quality scan and email. (Faxes will not be accepted)
Note: All fields must be completed by the applicant; we accept no responsibility for wrong or false and misleading information provided.

Note: As we accept information in good faith, you are reminded that under the Environmental Planning and Assessment Regulation 2000, Clause 283 False or misleading statements - A person is guilty of an offence if the person makes any statement, knowing it to be false or misleading in an important respect, in or in connection with any document lodged with the Director-General or a consent authority or certifying authority for the purposes of the Act or this Regulation. False information submitted will VOID any Certificate Issued.

(BCA Office use only if a PCA needs to be appointed or not yet appointed)

AGREEMENT OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

PCA's Name:	<u>SCOTT WALKER</u>
Accreditation Number:	<u>BPB 2169</u>
Accreditation Grade:	<u>AS Accredited Certifier - Building Surveyor Grade 3</u>
Accreditation Body:	<u>Building Professionals Board</u>
PCA's Address:	<u>Suite 505, 64-76 Kippax Street Surry Hills 2010</u>

Certifier's Statement;

- I consent to being appointed as the PCA for this development.
- All conditions of consent that are required to be satisfied prior to the work commencing have been satisfied.

Signature of PCA: [Signature] **Date Appointed:** 28/11/2014



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APPENDIX OF SUPPORTING DOCUMENTS

It is the Applicants responsibility Under the *Environmental and Assessment Regulation 2000* to submit a list of documents accompanying and used to support an Application for development works. This can be done via a letter to us or via ticking the common items listed below which may be required to be submitted for assessment relevant to your development and adding other specific items relating to your development as needed.

Note: As we accept information in good faith, you are reminded that under the Environmental Planning and Assessment Regulation 2000, Clause 283 False or misleading statements - A person is guilty of an offence if the person makes any statement, knowing it to be false or misleading in an important respect, in or in connection with any document lodged with the Director-General or a consent authority or certifying authority for the purposes of the Act or this Regulation. False information submitted will VOID any Certificate Issued.

Please submit all the relevant supporting information as <u>One (1) Structured Package</u> to ensure a faster assessment time.		Provided in Full	Received by BCA
1.	For a Construction Certificate (CC): – Provide a copy of the Development Approval (DA) with the Date of Lodgment and Approval; – Provide one (1) copy of the Council Stamped Approved Development Consent Plans.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
2.	For a Complying Development Certificate (CDC): – Provide a Planning Certificate under section 149(2)+(5) identifying only the information set out in clause 3 of Schedule 4 of the EP&A Act Regulations – Issued by Council; (This document lists relevant planning characteristics of your land) – in addition to the Planning Certificate, you must demonstrate 'Existing Legal Use' for commercial buildings, a copy of the most recent Development Consent needs to be furnished as a CDC approval complements an existing Approval Issued via Council.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
3.	A formal contract must be in place with the 'Applicant' and the 'Accredited Certifier' and all fees must be paid upon lodgment of the application as required under <i>The Environmental Planning and Assessment Amendment Act 2012 (Amendment Act)</i> – Return and sign the last page of our Fee Proposal Contract confirming Acceptance of our Fee Proposal & Terms of Service Agreement; – Please Confirm Payment of our Fees as agreed under our fee proposal. Date Paid: _____ Via: _____	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
4.	Completed Application Form/s for a: – Construction Certificate (CC) <u>or</u> Complying Development Certificate (CDC) <u>or</u> Crown Certificate, <u>and</u> ; – Appointment of PCA, – ABS Form (Only for New Buildings and any Residential Works) <i>(Application Forms must be Signed by the all Owner/s of the Building or the Original Applicant of the DA, who already has full owners approval, a recent title search recorded must also be submitted)</i>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Approved Drawings and Supporting Drawings and Design Statements;			
5.	Provide a BCA Compliance Design Statement addressing BCA all relevant BCA Clauses and Australian Standards <i>(Drawings submitted for Approval must be designed in accordance with the Building Code of Australia and Australian Standards)</i>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Final Construction Certificate Architectural Plans; (*3 Copies if in hard copy) <i>Note: Approved Plans will be issued in A3 size, if an alternate size is required please provide hard copies.</i> <i>Note: These are Construction Issue Drawings, in-depth detail must be documented on the please.</i> <i>i.e.: All BASIX requirements, wall and size dimensions, FRL's, RL's, and wall types all must be shown.</i>	<input type="checkbox"/>	<input type="checkbox"/>
7.	A statement from the architect/designer confirming that the submitted Construction Certificate drawings are "not inconsistent" against the approved development consent plans.	<input type="checkbox"/>	<input type="checkbox"/>
8.	If structural works are proposed, supporting Structural drawings and/or design statement; (*3 Copies if in hard copy) Supporting Structural design statement must identify type of Construction; – Your Engineer is to confirm Construction Type as detailed under Spec. C1.1 –of the Building Code of Australia. – FRL's are to be detailed and shown on the plans indication all Walls, Columns, and Floors.	<input type="checkbox"/>	<input type="checkbox"/>
9.	Where proposed, supporting Mechanical drawings and/or design statement; (*3 Copies if in hard copy)	<input type="checkbox"/>	<input type="checkbox"/>
10.	Where proposed, supporting Electrical drawings and/or design statement; (*3 Copies if in hard copy)	<input type="checkbox"/>	<input type="checkbox"/>
11.	Where proposed, supporting Landscaping drawings and/or design statement; (*3 Copies if in hard copy)	<input type="checkbox"/>	<input type="checkbox"/>
12.	Payment of the Long Service Levy (LSL) must be made if costs of works exceed \$25,000, submit either the receipt of or provide a cheque made payable to the Long Service Payments Corporation for 0.35% of the construction cost, along with the attached LSL Application Form.	<input type="checkbox"/>	<input type="checkbox"/>
13.	Where required, Confirm payment of Sec 94 Contributions and bonds may be required for this project as required under Council's DCP and Payment of Councils damage deposits.	<input type="checkbox"/>	<input type="checkbox"/>



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Please submit all the relevant supporting information as One (1) Structured Package to ensure a faster assessment time.		Provided in Full	Received by BCA
17.	Where proposed, if your fire services designs do not meet compliance with relevant Australian Standards for fire services, a Clause 188 Exemption from fire safety standards may be required via the NSW Fire Brigade. Category 3 fire safety provision means the following provisions of the Building Code of Australia, namely, EP1.3, EP1.4, EP1.6, EP2.2 and EP3.2 in Volume One of that Code.	<input type="checkbox"/>	<input type="checkbox"/>
18.	If your development incorporates any 'Change of Use', Category 1 fire safety measures must be considered and implemented in to the design as applicable: <i>EP1.3: A fire hydrant system</i> <i>EP1.4: An automatic fire suppression system</i> <i>EP1.6: Suitable facilities must be provided to the degree necessary in a building to co-ordinate fire brigade intervention</i> <i>EP2.1: Sleeping Accommodation, occupants must be provided with automatic warning</i> <i>EP2.2: Conditions in any evacuation route must be maintained for the period of time occupants take to evacuate</i> <i>EP3.2: One or more passenger lifts fitted as emergency lifts to serve each floor served by the lifts in a building must be installed to facilitate the activities of the fire brigade and other emergency services personnel</i> Details of the above will need to be identified on the Building Fire Safety Schedule/Statement as present, if not present; these measures will need to be installed in to the building as part of this application.	<input type="checkbox"/>	<input type="checkbox"/>
19.	If an Alternative Solution is proposed identifying a Category 2 fire safety measure, a Clause 144 Fire Brigade Referral is required. Your Fire Engineer is to arrange this or as otherwise agreed. (Class 9a building >2000m ² , or Fire compartment >2000m ² or total floor area of 6,000m ²) being CP9, EP1.3, EP1.4, EP1.6, EP2.2 and EP3.2	<input type="checkbox"/>	<input type="checkbox"/>
20.	Where required provide design verification from a qualified designer (Registered Architect) certifying that the residential flat development can achieve the design quality set, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No 65—Design Quality of Residential Flat Development.	<input type="checkbox"/>	<input type="checkbox"/>
21.	If required under 146A, confirm compliance that all requirements of your voluntary planning agreement that are, under that agreement, required to be met.	<input type="checkbox"/>	<input type="checkbox"/>
Other supporting documents which may be requested			
22.	For residential works >\$50,000, provide your BASIX Certificate No. _____	<input type="checkbox"/>	<input type="checkbox"/>
23.	We recommend you obtain a Sydney Water Quick Check Stamp for all new structures. http://www.sydneywater.com.au/BuildingDeveloping/QuickCheck/	<input type="checkbox"/>	<input type="checkbox"/>
24.	Where required confirm that all works are designed in accordance with the requirements of Division 4 Self Contained Dwellings Standards and Compliance with State Environmental Planning policy (Seniors Living) 2004	<input type="checkbox"/>	<input type="checkbox"/>
25.	Where required, please arrange for correspondence from an engineer stating that the plans submitted with the application comply with AS2890.1 for Off Street Parking and AS 2890.6-2009 Off-Street parking for people with disabilities.	<input type="checkbox"/>	<input type="checkbox"/>
26.	Where required, design certification from an Access Report to confirm compliance with AS1428 series and Premises Standards.	<input type="checkbox"/>	<input type="checkbox"/>
27.	Where required design certification from an Acoustic Engineer confirming that the proposed materials and forms of construction will comply with the sound insulation requirements of BCA Part F5.	<input type="checkbox"/>	<input type="checkbox"/>
<p>If you're applying for a Construction Certificate, all conditions of your development consent need to be addressed. Some of these conditions are required to be satisfied at different times. I.e.:</p> <ul style="list-style-type: none"> - prior to the Issuing of a CONSTRUCTION CERTIFICATE; - prior to WORKS COMMENCING; - during construction, and; - prior to an OCCUPATION CERTIFICATE. 			
I.e.:	Condition XX: IF ASBESTOS present provide details of written notification to council Five (5) working days prior to demolition.		
I.e.:	Condition XX: Provide Council Receipt for payment of all Fees/Levies/Bonds		
I.e.:	Condition XX: Provide a copy of the Road Opening Permit issued and approved by Council before works commence in the roadway.		
I.e.:	Condition XX: Surveyor to set-out at following stages, prior to pouring, and survey report provided: <ul style="list-style-type: none"> - Set-out before excavation, Floor slabs, Completion of foundation walls, Completion of floor slab formworks, Completion of roof framing - At Completion of works 		
28.	Condition ____:	<input type="checkbox"/>	<input type="checkbox"/>
29.	Condition ____:	<input type="checkbox"/>	<input type="checkbox"/>

Please Note:

The above documents will be reviewed in the determination of the subject application and additional and/or revised details may be requested through the determination process of your application.