

NOTICE OF COMMENCEMENT OF BUILDING WORK AND APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY (PCA)

1. Subject land details

No. 8A Lot No. 1 DP No. 230175
Street Name KALINYA STREET Suburb NEWPORT Post Code 2106
Description of Approved Development
REFURBISHMENT OF EXISTING RETAIL SPACE WITH COMMERCIAL OFFICE FITOUT

2. Other consent(s)

Council DA or Complying Development Consent No. N0097107 Date of Determination 21.5.07

3. Construction Certificate or Complying Development Certificate details

Certificate No. 2007/2117 Date of Issue 13/6/07

4. Principal Certifying Authority details

Accredited Certifier Bruce Good Accreditation No: BPB 0130
Accredited Certifier Accreditation No:

5. Home Building Act 1989 requirements

Has the Principal Certifying Authority been provided with a copy of the Home Warranty Insurance Certificate under Part 6 of the Home Building Act 1989?

Yes No

6. Date building works to commence

Date 15th JUNE 2007

7. Builders details

Builder's Name JFM CONSTRUCTION Licence No. 17861C

8. Applicant's declaration & signature

I/We are the persons having the benefit of the Development Consent or Complying Development Certificate for the proposed building works. I/we confirm that I/we are not the principal building contractor(s) for this project.

Have all conditions been satisfied prior to the commencement of work?

Yes No

(Conditions may include payment of security deposits, Section 94 Contributions, endorsement of building work plans by Water Supply Authority, LSL Contributions)

Name ALANNA CASEY Date 8.6.07

Signature(s) ACasey

APPLICATION FOR A CONSTRUCTION CERTIFICATE

1. Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much details as possible

Mr Mrs Ms Dr Other

Given Names (or ACN) _____ Family Name (or Company) _____

_____ **GARNER TROVATO ARCHITECTS**

Postal Address (we will post all mail to this address)

PO BOX 1122

MONA VALE Post Code **2103**

Daytime telephone _____ Alternate no. _____ Mobile no. _____

9979 4411 _____ _____

2. Owner's consent

Every owner of the land must sign this form. If the owner is a company the form must be signed by an authorized director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title, then in addition to the owner's signature, the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Body Corporate or the appointed managing agent.

Owner(s) _____

REFER TO OWNER CONSENT ATTACHED.

Address _____

As owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

Signature(s) _____

Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg, power of attorney, executor, trustee, company director, etc).

3. Location of property

Unit/Street no. _____ Street name _____

8A **KALINYA STREET**

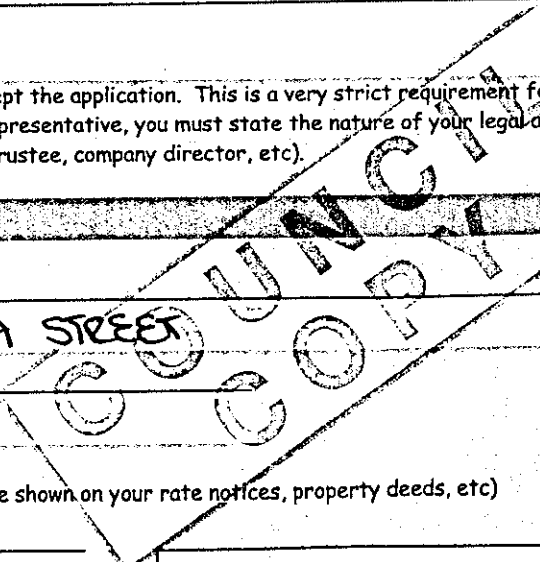
Suburb _____ Post code _____

NEWPORT **2106**

Legal Property Description (these details are shown on your rate notices, property deeds, etc)

Lot no. _____ DP no. _____

1 **230775**



4. Description of work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

REFURBISH EXISTING STREET LEVEL RETAIL SPACES
WITH COMMERCIAL OFFICE FITOUT

5. Estimated cost of work

The estimated cost of the development or contract price may be subject to review

Estimated cost of work \$100 000

6. Development Consent

Council Consent no. DA NO: N0097/07

Date of Determination 21/5/07

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification CLASS 5

8. Builder's details

If known, to be completed in the case of residential building work

Name JFM CONSTRUCTION

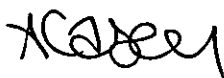
License no. 17861C

Owner/builder permit no.

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that all the information in this application and checklist is, to the best of my knowledge, true and correct.

Signature



Date

8.6.07

SUBMISSION REQUIREMENTS

A. GENERAL

Are the plans submitted with the Construction Certificate Application in accordance with the Development Consent?

Yes No

Have all the conditions of Development Consent relating to the issue of the Construction Certificate been fully complied with?

Yes No

If you have answered NO to either of the above questions, then you will need to speak with the Accredited Certifier BEFORE LODGING YOUR APPLICATION.

B. ALL PROPOSALS (has the following required information been submitted?)

Yes	No	Not Applicable	<u>In the case of an application for a Construction Certificate for building work:</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Three (3) copies of detailed architectural plans and specifications
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1:200. The general plan of the building is to: a) show a plan of each floor section b) show a plan of each elevation of the building c) show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground d) indicate the height, design, and full construction details e) indicate the provision for fire safety and fire resistance (if any)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building, all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 copies of a specification: a) to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply b) state whether the materials proposed to be used are new or second hand and give particular
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the Accredited Certifier to adequately distinguish the modification.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the proposed building work involves a modification to previously approved plans and specification which were subject of a Development Consent, has the original Development Consent been modified by Council?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Except in the case of an application for, or in respect of domestic building work: a) a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and b) if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. This list must specify the standard of design of each of those fire safety measures to which they were originally installed. c) This list must describe the extent, capability and basis of design of each of the measures concerned.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copy of BASIX Certificate & Report.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other documentation to satisfy conditions of Development Consent.

HOME BUILDING ACT 1989 (as amended) OWNER/BUILDER REQUIREMENTS

Applicants for work at a residential property with a value of work over \$12,000 require insurance as specified in the Home Building Act 1989.

Owner Builders require Property Owner Builder's Permit issued by the Department of Fair Trading for all projects over \$5,000. In addition to this permit all projects valued in excess of \$12,000 may also require a contract of insurance under the provisions of the Home Building Act 1989 as amended. This requirement will take effect should the property owner offer the property for sale in the ensuing period of 7 years.

Enquiries on any matters relevant to this section should be taken up with the Department of Fair Trading at Level 21, Astra House, 227 Elizabeth Street, Sydney (ph: 133220).

LONG SERVICE LEVY (applies to all classes of buildings)

A Long Service Levy at 0.35% of the cost of works is payable on projects valued \$25,000 or more. This sum can be paid directly to the Long Service Payments Corporation or to Council acting as an agent to the Corporation. Partial exemption from the levy may be granted to non profit organizations, churches and to owner/builders. The levy may also be paid in instalments. Application forms for these exemptions are available from Council but all enquiries in this regard should be address to the Long Service Payments Corporation.

THE CONSTRUCTION CERTIFICATION CANNOT BE ISSUED UNLESS THE LONG SERVICE LEVY AND HOME BUILDING ACT 1989 INSURANCE (APPLICABLE TO RESIDENTIAL PROPERTIES) HAVE BEEN PAID, OR EVIDENCE OF THE EXEMPTION PROVIDED TO COUNCIL.

PARTICULARS OF THE PROPOSAL

What is the area of the land (m ²)?	Gross floor area of building (m ²) as proposed:
What are the current uses of all or parts of the building(s)/land? COMMERCIAL RESIDENTIAL	Location: BA KAPIMA STREET NEWPORT 2106 Use: COMMERCIAL
Does the site contain a dual occupancy? NIL	What is the gross floor area of the proposed addition or new building (sq metres)? NIL
What are the proposed uses of all parts of the building(s) land? COMMERCIAL RESIDENTIAL	Number of pre-existing dwellings:
Number of dwellings to be demolished: NIL	How many dwellings proposed? NIL
How many storeys will the building consist of? ONE	Will the new building be attached to the existing building? —
	Will the new building be attached to any new building? —

MATERIALS TO BE USED

The following information must be supplied for the Australian Bureau of Statistics:

Place a tick (✓) in the box which best describes the materials the new work will be constructed of:

WALLS		FLOOR		ROOF		FRAME	
Brick veneer	<input type="checkbox"/>	Concrete	<input checked="" type="checkbox"/>	Aluminium	<input type="checkbox"/>	Timber	<input type="checkbox"/>
Full brick	<input checked="" type="checkbox"/>	Timber	<input type="checkbox"/>	Concrete		Steel	<input checked="" type="checkbox"/>
Single brick	<input type="checkbox"/>	Other	<input type="checkbox"/>	Concrete tile	<input type="checkbox"/>	Other	<input type="checkbox"/>
Concrete block	<input type="checkbox"/>	Unknown	<input type="checkbox"/>	Fibrous cement	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Concrete/masonry	<input type="checkbox"/>			Fibreglass	<input type="checkbox"/>		
Concrete	<input type="checkbox"/>			Masonry/terracotta shingle	<input type="checkbox"/>		
Steel	<input type="checkbox"/>			Tiles	<input type="checkbox"/>		
Fibrous cement	<input type="checkbox"/>			Slate	<input type="checkbox"/>		
Hardiplank	<input type="checkbox"/>			Steel	<input type="checkbox"/>		
Timber/weatherboard	<input type="checkbox"/>			Terracotta tile	<input type="checkbox"/>		
Cladding-aluminium	<input type="checkbox"/>			Other	<input type="checkbox"/>		
Curtain glass	<input type="checkbox"/>			Unknown	<input checked="" type="checkbox"/>		
Other	<input type="checkbox"/>						
Unknown	<input type="checkbox"/>						