

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

No. 8A Lot No. 1	DP No. 230175
Suburb Suburb	Post Code
KALINYA STREET NEWF	2106
Description of Approved Development	
CEFURBISHMENT OF EXISTING	G RETAIL SPACE WITH
COMMERCIAL OFFICE FITOUT	
Olnesconsen(e)	
Council DA or Complying Consent No. NOO	Date of Determination 21.5.0
	Bellet thind total
Construction Certificate on Comprying Dev	elopment Certificate de alls
Certificate No. 2007 / 2117	Date of Issue 13/6/09
l - l	1 1 9 9 1
Principal Certifying Authority details	
Accredited Certifier Bruce Gard Accreditation No. Bracedited Certifier Bruce Gard Accreditation No. Br	
Accredited Certifier Gree Good Accreditation No. 187	78 6130
fome Bülding Acts 1989 requirements asse	
las the Principal Certifying Authority been provided with a copy of the Home Building Act 1989?	of the Home Warranty Insurance Certificate under Part 6
Yes No X	
Tate building work is to commence	
Date ISM JUNE 2007	
(uliders details)	
ildaric Nama (1621 (M)CTG (1772)	
uilder's Name JFM CONSTRUCTION	Licence No. 17861C
ipplicant's declaration & signature and a	
We are the persons having the benefit of the Development C	onsent or Complying Development Certificate for the pr
ilding works. I/we confirm that I/we am/are not the principolave all conditions been satisfied prior to the commencement of	
endorsement of building work pians i	ecurity deposits, Section 94 Contributions, by Water Supply Authority, LSL Contriobutions)
ame	Date
ALANNA CARFY	The state of the s
VOUGHT CASEA	8.6.07



APPLICATION FOR A CONSTRUCTION CERTIFICATE

r Mrs	Ms	Dr Oth	er	e ja a a a a a a a a a a a a a a a a a a	المراجعة المناشر المناسرة والمعارض والمعارض المناطقة والمناسرة	general en
ven Names (or AC	:N)	Family Na	ne (or Company)			
	ALAPY T	CART	HER TROVATO	ARCH	ITTECTS	
stal Address (we	will post all mail	to this address)	emon info a for expressive me industrial many many in the content and the content and and an incidence of a	ent i mane de la franchise	AND DESCRIPTION OF THE PERSON	
70 BOX	1122				na mengaga salah salah mengangkan dan kecamatan salah sa	ng mening ratio and proper a const
and a series of the series of	Antonia de Carante de	economic concentration and access concentration and equipment in the end of the	provide Company of Company		Post Code	2103
WAV ANOT	. An of Olivers of School	Alternate no.	gaga ann an high aige agus an gallach an ta mheile an high ann an ta mheil ann an ta cheann a dheal an ta dhea	Mobile no.		Southern a specimen of
aytime telephone	<u> </u>	Arteriare no.				
3979 441	A COMPANY COMPANY ALL A PARAGRAM	in with along the time to the second	enterent all transport of the section of the sectio	in a pay pyrithe per properties of the properties of the period of the p	and the same of th	Simon one is for an about the state of the s
Dwner's c	nnsent.			100.12484	an was one	
	1	his form. If the owner is a	company the form must b	e signed by a	an authorized	director and t
. 1		in form. If the property is	a linit linder the Strata Ti	rie or a ioi ii	i a constituiti y	HILE, HELLING
the owner's sign	ature the commo	on seal of the body corporat	e must be stampea on thi	s touth over.	the signature	ot the owner (
gned by the Chair	rman or Secretar	y of the Body Corporate or	the appointed managing a	gent.		
wner(s)						
Wiles (5)	esser	50 3,060	CONSENT A	SKA/NATIFE	<i>O</i> :	
m dight men men gleich ihr dass ein state ihren inner beite.	reser-		وروا والمعارون والموافقة المعارون الماران أماده المعارض الماران والماران الماران الماران الماران الماران	Ser permit experimental at , and	alabe a Pagaran an ana	a territoria en la come la fait come la come de la come
ddress		<u></u>		<u></u>		
	an improving commentate specialism in the con-	والتراجي والمستواطين والمعاورة والمعارية والمعارية والمهاوية	and the control of th	minimum of the explicit print our	e Service de la company de la	
Advisor of Charles of Statement (1987)						
egrado de locações do o parecionos esta e			· · · · · · · · · · · · · · · · · · ·			
edical Section of Section (1987)			man was a superior and the	and in consistent and a second of the constitution of the constitu	mandiangan kingsi mandidangki sasan <u>ma</u>	المع الإقتداء المعادر ووسادها المدارية المناسع المعادر
And the straight of the straight of the		is application relates T/We	consent to this application	n I/We als	o consent for	the Principal
as owner(s) of the	; land to which th	nis application relates, I/We	consent to this application	n, I/We als ons relating	o consent for	the Principal
is owner(s) of the certifying Authori	land to which th	nis application relates, I/We dited Certifier to enter the	consent to this application	n. I/We als ons relating	o consent for to this applica	the Principal
as owner(s) of the certifying Authori	land to which th	nis application relates, I/We dited Certifier to enter the	consent to this application land to carry out inspect	n. I/We als ons relating	o consent for to this applica	the Principal
ertifying Authori	: land to which th ty and/or Accred	nis application relates, I/We dited Certifier to enter the	consent to this application land to carry out inspect	n. I/We als	o consent for to this applica	the Principal
ertifying Authori	ty and/or Accred	dited Certifier to enter the	land to carry out inspect	ons relating	to this applica	411011.
ertifying Authori	ty and/or Accres	Il not accept the application	This is a very strict rea	ons relating	all application	ns. If you are
ertifying Authori	ty and/or Accres	Il not accept the application	This is a very strict rea	ons relating	all application	ns. If you are
ertifying Authori ignature(s) Without the owner on the owner's beh	ty and/or Accred	dited Certifier to enter the Il not accept the application 's legal representative, you	I This is a very strict req	ons relating	all application	ns. If you are
ertifying Authori ignature(s) Without the owner on the owner's beh	ty and/or Accred	Il not accept the application	I This is a very strict req	ons relating	all application	ns. If you are
ertifying Authori ignature(s) Without the owner on the owner's beh	r's consent we wind as the owner of attorney, ex	ll not accept the application 's legal representative, you kecutor, trustee, company d	I This is a very strict req	ons relating	all application	ns. If you are
ertifying Authori ignature(s) Vithout the owner on the owner's beh evidence (eg, powe	r's consent we wind as the owner of attorney, ex	ll not accept the application 's legal representative, you kecutor, trustee, company d	I This is a very strict req	ons relating	all application	ns. If you are
ertifying Authori ignature(s) Vithout the owner on the owner's beh evidence (eg, powe	r's consent we wind as the owner of attorney, ex	Il not accept the application 's legal representative, you kecutor, trustee, company d	. This is a very strict requirector, etc).	ons relating	all application	ns. If you are
ertifying Authoricignature(s) Without the owner on the owner's behavidence (eg, power of the owner's behavidence (eg, power owner's behavidence (eg, power owner's behavidence)	r's consent we wind as the owner of attorney, ex	Il not accept the application is legal representative, you kecutor, trustee, company d	. This is a very strict requirector, etc).	ons relating	all application	ns. If you are
dertifying Authoricignature(s) Without the owner on the owner's behavidence (eg, power of the owner's behavidence (eg, power o	r's consent we wind as the owner of attorney, ex	Il not accept the application 's legal representative, you kecutor, trustee, company d	. This is a very strict requirector, etc).	ons relating	all application	ns. If you are tach documen
ertifying Authoricignature(s) Without the owner on the owner's behavidence (eg, power of the owner's owner of the owner's owner owner's	r's consent we wind as the owner of attorney, experienced in the consent we will be a second as the consent with the consent	Il not accept the application 's legal representative, you kecutor, trustee, company d	. This is a very strict requirector, etc).	ons relating	all application thority and at	ns. If you are tach documen
dertifying Authoricignature(s) Without the owner on the owner's behavidence (eg, power of the owner's behavidence (eg, power o	r's consent we wind as the owner of attorney, experienced in the consent we will be a second as the consent with the consent	Il not accept the application 's legal representative, you kecutor, trustee, company d	. This is a very strict requirector, etc).	ons relating	all application thority and at	ns. If you are tach documen
Vithout the owner on the owner's behavidence (eg, power submit/Street no. Suburb NEWROLE	r's consent we wind as the owner of attorney, ex	Il not accept the application is legal representative, you kecutor, trustee, company described and the street of the application is legal representative, you kecutor, trustee, company described and the street of the application is legal to the applicatio	This is a very strict requirector, etc).	uirement for	all application thority and at	ns. If you are tach documen
Vithout the owner on the owner's behavidence (eg, power submit/Street no. Suburb NEWROLE	r's consent we wind as the owner of attorney, extremely a street r LAL	Il not accept the application 's legal representative, you kecutor, trustee, company d	This is a very strict requirector, etc).	uirement for	all application thority and at	ns. If you are tach documen
Vithout the owner on the owner's behavidence (eg, power submit/Street no. Suburb NEWROLE	r's consent we wind as the owner of attorney, ex	Il not accept the application is legal representative, you kecutor, trustee, company described and the street of the application is legal representative, you kecutor, trustee, company described and the street of the application is legal to the applicatio	This is a very strict requirector, etc).	uirement for	all application thority and at	ns. If you are tach documen

What type of work do you propose to carry out? Please describe briefly everything that you want approved.	
REFURBISH) EXISTING STREET	LEVEL RETAIL SPACES
	7007
inanganana varita na najimpulaji, en solas e gradjanet najah pipi apparajishbarat, labon englion elangani elan	
Estimated cost of Work	Description of the section of the se
The estimated cost of the development or contract price ma	ay be subject to review —
Estimated cost of work \$100 000	en of the state of
Development Consent	
Council Consent no. DA W: N0097/07	Date of Determination 21/5/07
Building Code of Australia classif	ication
This can be found on the development consent	BCA Classification CLASS 5
(Builders défails	
If known, to be completed in the case of residential building	work
Name JFM CONSTRUCTION	License no. 17861C
Owner/builder	neemit no
Switch / Builder	Act 1101-110"
Applicant sideclaration	
I apply for a Construction Certificate to carry out bui the information in this application and checklist is, to	ilding works as described in this application. I declare that a
The intermental in this application and electrist is, to	The best of my knowledge, true and correct.
Signature	Date
Maxon	8.6.07
1100001	, , , , , , , , , , , , , , , , , , , ,

and the same of the same of

SUBMISSION REQUIREMENTS

A. GENERAL

Are th	e plans	submitted with t	the Construction Certificate Application in accordance with the Development Consent?					
			Yes Mo No					
Have	all the c	onditions of Dev	relopment Consent relating to the issue of the Construction Certificate been fully complied with?					
			Yes ☑ No □					
If you	have	answered NO DGING YOUR A	to either of the above questions, then you will need to speak with the Accredited Certifier					
			· · · · · · · · · · · · · · · · · · ·					
<u>.</u>	B. ALL PROPOSALS (has the following required information been submitted?) Not In the case of an application for a Construction Certificate for							
Yes	No	Applicable	In the case of an application for a Construction Certificate for building work:					
_/	_	_						
Y			Three (3) copies of detailed architectural plans and specifications					
			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) 					
			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.					
			 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 					
		· 🗆	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.					
			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?					
		<u> </u>	 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. 					
			Copy of BASIX Certificate & Report.					
			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 At 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 T	HE PROPO	DSAL.													
What is the area of the land (m²)?				Gross floor area of building (m²) as proposed:											
What are the current uses of all or parts of the building(s)/land? EDPARABICIAN RESIDENTIAL Does the site contain a dual occupancy? NIL What are the proposed uses of all parts of the building(s land? COMPERCIAL DESIDENTIAL				Location: BA KALIMA STEELT NEWROLT 2406 Use: COMMERCIAL What is the gross floor area of the proposed addition or no building (sq metres)? Number of pre-existing dwellings:											
								Number of dwellings	to be den	nolished:		How many dwellings	proposed?		- 1.1 ·
								HIL					F F		
How many storeys wi	How many storeys will the building consist of?			Will the new buildin	g be attached t	o the existing b	ouilding?								
ONE				Will the new building be attached to any new building?											
	tion must			nn Bureau of Statistics:											
WALLS	DOX WINC		ine material		constructed of:										
Brick veneer		FLOOR Concrete	\Box	ROOF Aluminium		FRAME Timber	\Box \angle								
Full brick	\square	Timber		Concrete		Steel									
Single brick		Other		Concrete tile		Other									
Concrete block		Unknown		Fibrous cement		Unknown									
Concrete/masonry				Fibreglass											
Concrete				Masonry/terracotta shi	ngle										
Steel				Tiles		•									
Fibrous cement				Slate											
Hardiplank				Steel											
Timber/weatherboard				Terracotta tile											
Cladding-aluminium				Other		- "									
Curtain glass				Unknown											
Other															
Unknown		•													