

This form is valid from
1st July 2006 to 30 June 2007



Pittwater Council
PO Box 882
Mona Vale NSW 1660
Tel: (612) 9970 1111
Fax: (612) 9970 7150

NOTIFICATION OF COMMENCEMENT & PRINCIPAL CERTIFYING AUTHORITY SERVICE AGREEMENT

under Environmental Planning and Assessment Act 1979 sections 81A
(2) (b) (ii) or (c), or (4) (b) (ii) or (c), 86 (1) and (2)

About this form

- Use this form to appoint Pittwater Council as the Principal Certifying Authority (PCA) to carry out nominated inspections of the building / subdivision works and to issue the required Occupation Certificate
- This form must be submitted to Pittwater Council a minimum of two (2) days prior to the commencement of works.

Who can complete this form?

- The owner of the property or the person having the benefit of the development consent.
Note: The builder or other contractor cannot complete this form unless they are also the owner of the property.

Applicant's Checklist

- Read this document
- Complete pages 1, 2 & 3
- Sign on page 8
- Attach a copy of Owner Builder Permit or Home Owner Warranty Insurance Certificate.

Payment of fees

- Critical Stage Inspection fees (refer to Part 6e of this form) must be paid at the time of booking the inspection.

SCANNED
14 FEB 2007
PITTWATER COUNCIL

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1. DEVELOPMENT INFORMATION

1a) DEVELOPMENT CONSENT

Development Application No: N0457/05	Determination Date: 04/04/2006
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1b) CONSTRUCTION CERTIFICATE

Construction Certificate No: CC0545/08	Date of issue: 06/01/2007
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1c) DEVELOPMENT DETAILS

Type of Work: <input type="checkbox"/> New Building <input type="checkbox"/> Additions / Alterations <input checked="" type="checkbox"/> Subdivision	Brief description of development: ROAD CONSTRUCTION
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1d) SITE DETAILS

Unit/Suite:	Street No: 109 & 111	Street: Orchard Street
Suburb: Warriewood	Lot No: 2 & 3	Deposit /Strata Plan: 715324 & 734891

1e) VALUE OF PROPOSED DEVELOPMENT

Estimated value of proposed works: \$ 200,000

1f) DATE WORK IS TO COMMENCE

Minimum notice of two (2) days is required to be given prior to commencement of works. Date of commencement: 20/2/2007

2. APPLICANT DETAILS

Note: The builder or other contractor cannot complete this form unless they are also the owner of the property.

Name (owner): V DeM Bubaio	
Postal Address: 107 ORCHARD ST WARRIEWOOD NSW 2102	Phone (H/B): 9970 6670 (B) Mobile: 0404 498 517 Email: bubalo3@bigpond.com Fax: 9997 6090

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3. PRINCIPAL CERTIFYING AUTHORITY

PITTWATER COUNCIL	
PO Box 882 Mona Vale NSW 1660	Ph: 9970 1111 Fax: 9970 7150

4. COMPLIANCE WITH DEVELOPMENT CONSENT

Have all conditions to be addressed prior to the commencement of works been satisfied?

YES NO (see Note below)

Note: If **NO** work must not commence.
Please be aware that failure to address these conditions may leave you liable and in Breach of the Environmental Planning and Assessment Act 1979 (as amended). Penalties may include an on-the-spot fine and/or legal action.

If you are uncertain as to these requirements please contact Council's Development Compliance Group.

5. WHO WILL BE DOING THE BUILDING WORKS?

Owner Builder
Owner Builders Permit No:.....

Copy of Owner Builders permit attached: YES

If you are an Owner-Builder for the residential building work exceeding \$5000 you must apply for a permit at NSW Office of Fair Trading, 1 Fitzwilliam Street, Parramatta NSW 2150 Australia. Tel: 61 2 98950111 Fax: 61 2 9895 0222.

OR

Licensed Builder
Builder's License Number

Name of Builder: <u>DEERY EXCAVATION</u>	Phone: <u>9356 8844</u>
Contact person: <u>TIERNAN QUINN</u>	Mobile: <u>0409 844 978</u>
Address: <u>66/68 WILLIAM ST SYDNEY</u>	Fax: <u>9356 8833</u>

Insurance Company: Insurance Certificate attached:
 Yes
 No – statement attached & signed by each owner of the property that the reasonable market cost of the labour & materials to be used is less than \$12,000.

If you are using a licensed builder for residential building work exceeding \$12,000 you must obtain Home Building Act Insurance. A certificate of insurance must be provided with this application.

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6. RESPONSIBILITIES OF THE PRINCIPAL CERTIFYING AUTHORITY (PCA)

6a) Quality of Service:

Pittwater Council will carry out PCA and inspection services in a professional manner and in accordance with the requirements of the Environmental Planning & Assessment Act 1979 and Council's Code of Conduct.

6b) Site Signage:

Pittwater Council will erect a sign on the site to advise the general public of the contact details of the PCA. The sign will be erected during the Commencement Inspection, on Council's acceptance of appointment as PCA.

6c) Inspections:

Pittwater Council officers will undertake the Critical Stage Inspections of the work during construction and prior to issuing an Occupation Certificate to ascertain compliance of specified stages of construction with the Development Consent, Construction Certificate, Building Code of Australia & relevant standards of construction. On appointment as the PCA, Pittwater Council will notify the applicant in writing of the Critical Stage & other Inspections.

6d) Critical Stage and other inspections:

The following stages of construction are required to be inspected by Council (as indicated by a ✓ in the relevant box).

Note: Council's Development Compliance Officer will complete this section of the form.

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- Footing Inspection (prior to placement of concrete)
- Slab and other Steel Inspection (prior to placement of concrete)
- Frame Inspection (prior to fixing floor, wall & ceiling linings)
- Wet Area Waterproofing Inspection (prior to covering)
- Stormwater Inspection (prior to backfilling of trenches)
- Swimming Pool Safety Fence Inspection (prior to placement of water)
- Final Inspection (all works completed and prior to occupation of the building)



Office Use Only

Note: Should the building works be completed in parts & not all aspects of a Critical Stage Inspection be ready, additional inspections maybe required – with a further inspection fee payable.

Eg: If two slabs are prepared at separate times, two separate inspection bookings and fees are required.

6e) Critical Stage and other inspection fees:

An inspection fee is required for each inspection identified in Part 6d of this form. A separate inspection fee is required for each Critical Stage Inspection. Should works be either incomplete or incorrect at the time of inspection a further separate reinspection fee will be required.

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7f) Certification of Works:

To ensure compliance with the Construction Certificate and Building Code of Australia (BCA), the applicant is to provide certification, verifying that the following specialist matters (identified by a ✓) have been carried out.

Each certification must:

- reference the approved Construction Certificate number, property address, relevant provisions of the BCA, Australian Standards and approved drawings.
- be prepared by an accredited certifier or other suitably qualified & experienced person to the satisfaction of Pittwater Council.

Note: Council's Development Compliance Officer will complete this section of the form.

- Survey detailing building setbacks, reduced levels of floors & ridge by a registered surveyor
- Shoring and support for adjoining premises and structures by a structural engineer
- Contiguous piers or piling by a structural engineer
- Underpinning works by a structural engineer
- Structural engineering works by a structural engineer on all structural building elements –(i.e. footings, slabs, floor, wall & roof framing)
- Retaining walls by a structural engineer
- Inspection and approval of all subsurface drains by the Geotechnical engineer before backfilling is completed
- Inspection and approval of all fill material by the Geotechnical engineer before backfilling is completed
- Stormwater drainage works by a hydraulic engineer and surveyor
- Landscaping works by the landscaper
- Condition of trees by an Arborist
- Mechanical ventilation by a mechanical engineer
- Termite control and protection by a licensed pest controller
- Waterproofing of wet areas by a licensed waterproofer or licensed builder
- Installation of glazing by a licensed builder
- Installation of smoke alarm systems by a licensed electrician
- Plumbing and Drainage Contractors certificate indicating that sewer/waste water system has been installed and completed in accordance with the Sydney Water requirements.
- Completion of construction requirements in a bush fire prone area by a competent person
- Completion of requirements listed in the BASIX Certificate by a competent person
- Fire resisting construction systems by a competent person
- Smoke hazard management systems by a competent person
- Essential fire safety and other safety measures by a competent person (Form 15a)



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7c) Site Signage:

The applicant is responsible to maintain the PCA signage provided by Pittwater Council at the site until the work is completed.

The applicant is responsible to ensure that the Owner Builder or Principal Contractor (Builder) provide a rigid durable sign at the site, visible from the public place and maintained at the site until the work is completed. Such a sign shall display: (a) the name, address and telephone number of the person; (b) an after-hours emergency telephone number for the person and (c) stating "Unauthorised Entry to the Site is Prohibited".

7d) Compliance with the Development Consent and Construction Certificate:

All works must be carried out in accordance with the terms and conditions of Council's Development Consent and the Construction Certificate and relevant provisions of the Building Code of Australia and Environmental Planning and Assessment Act 1979.

Development Consent and a Construction Certificate must be obtained for any amendments or variations to the development, prior to the commencement of the amendment or variation.

Works not in accordance with the approval and Building Code of Australia may result in the refusal to issue an Occupation Certificate. Council may also serve a Notice and Order to comply with the approval and/or the institution of legal proceedings.

7e) Structural Engineering and Other Specialist Details:

The following details are to be forwarded to the PCA prior to commencement of the relevant stage of construction (as identified by a ✓). The details are to be prepared by a suitably qualified person to confirm compliance with the relevant provisions of the BCA and Australian Standards:

Note: Council's Development Compliance Officer will complete this section of the form.

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<input type="checkbox"/> Timber framing details including bracing and tie-downs <input type="checkbox"/> Roof construction or roof truss details <input type="checkbox"/> Termite control measures <input type="checkbox"/> Glazing details <input type="checkbox"/> Mechanical ventilation details <input type="checkbox"/> Wet area construction details <input type="checkbox"/> Details of fire resisting construction <input type="checkbox"/> Details of essential fire and other safety measures <input type="checkbox"/> Sound transmission and insulation details <input type="checkbox"/> Details of compliance with development consent conditions	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> No ticked: </div> <i>Office Use Only</i>
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Each inspection fee must be paid at the time of requesting the inspection.

Critical Stage or other Inspection Fee current to 30 June 2007	\$210	(Code: HINR)
Final Inspection Fee Scale current to 30 June 2007	\$280	(Code: FOCC)

Please note that a failure to give correct notification of required inspections may result in the issuing of a Penalty Infringement Notice (PIN or on-the-spot fine) and/or a Notice and Order by Council and may result in refusal to issue an Occupation Certificate.

- 6f) Inspection Results:
Pittwater Council will provide written confirmation to the applicant of the inspection results and indicate if satisfactory or if additional works are required prior to reinspection.

7. RESPONSIBILITIES OF THE APPLICANT

- 7a) Inspections:
A minimum of forty-eight (48) hours notice (excluding weekends and public holidays) must be given to Council to enable the specified stages of construction to be inspected as identified in Item 6 of this agreement.

Should an inspection be missed, the applicant must advise Council in writing (as soon as practicable after the event) of that fact, the circumstances causing the inspection to be missed and supporting documentation for Council's consideration. In such cases, the inspection fee, which would normally have been required, must still be paid.

The applicant must ensure that the Principal Contractor (Builder/Owner Builder) is advised of the required inspections and that the directions of Council's Development Compliance Officers are to be observed to ensure compliance with the Development Consent, Construction Certificate, Building Code of Australia and the terms of this agreement.

- 7b) Booking of Inspections:
The applicant shall request an inspection via Pittwater Council's Inspection Booking Hotline on 9970 1300. A minimum of forty-eight (48) hours notice must be provided to Council to arrange for completion of the inspection.

At the time of requesting the inspection, Pittwater Council will confirm an inspection time and day, name of inspecting officer and mobile contact number.

Building works must not proceed to the subsequent stages of construction prior to obtaining a satisfactory inspection from Council for each stage of construction specified in Item 6d of this agreement.

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- Completion of Bushland Management requirements by a suitably qualified person.
- Installation of Waste Water Management System by a suitably qualified person
- Installation of the inclined lift by a suitably qualified person
- Installation of sound attenuation measures by an acoustic engineer

7g) Occupation Certificate:

A *Final* Occupation Certificate must be obtained from the PCA prior to the occupation or use of a new building (or part of a building) or prior to the change of an existing building use/classification. An inspection fee is to be paid to the PCA in accordance with the fee scale in Part 6e of this agreement.

An application may be made to the PCA for an *Interim* Occupation Certificate, which will be considered in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and conditions of development consent.

Only the Principal Certifying Authority can issue an Occupation Certificate and the Environmental Planning and Assessment Act 1979 contains penalty provisions for failing to obtain a required Occupation Certificate.

An application for an *Interim* or *Final* Occupation Certificate must be accompanied by a final or interim *fire safety certificates* as required by the EP&A Regulations, Clauses 80E or 80F for buildings other than Class 1 and 10.

7h) Miscellaneous requirements:

The applicant is required to ensure that valid public liability insurance cover to the value of \$10,000,000 (minimum) is held by the applicant and/or builder.

The applicant is required to notify Council, in writing, of any change in the details or address of the applicant or head contractor.

Pittwater Council may cancel the agreement if there is a breach of the agreement.

8. **YOUR SIGNATURE**

I accept the terms and conditions of this service agreement, including the associated payment of fees and appoint Pittwater Council as the Principal Certifying Authority for the subject development.

Signature: C. J. Burbano Date: 13/2/2007

9. **COUNCIL'S AGREEMENT TO APPOINTMENT**

The relevant details in Parts 6d, 7e & 7f of this agreement have been completed and I acknowledge the appointment of Pittwater Council as the Principal Certifying Authority.

Officer's name: on behalf of Pittwater Council

Officer's signature: Date:

PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE

Purpose of collection:	To enable Council to act as the Principal Certifying Authority for the development.
Intended recipients:	Pittwater Council staff
Supply:	The information is required by legislation
Consequence of Non-provision:	Your application may not be accepted, not processed or rejected for lack of information
Storage:	Pittwater Council will store details of this form in a register that can be viewed by the public.
Retention period:	Hard copies will be destroyed after 7 years and electronic records will be kept indefinitely.
Please contact Council if this information you have provided is incorrect or changes.	



Underwriting Agencies of Australia Pty. Ltd.

A.B.N. 86 003 286 902

175 Scott Street, (PO Box 658) Newcastle NSW 2300
Phone: (02) 49258817 Facsimile (02) 49286621
AFS Licence No. 238517

CERTIFICATE OF CURRENCY

Period of Insurance: 6.4.2006 to 6.4.2007

Insured: Derry Excavations

Insurer: SUNCORP METWAY INSURANCE LIMITED

Class of Insurance: Broadform (Public/Products) Liability

Policy Number: 06030284

Limit of Liability: \$10,000,000

Covering Insured's Business Activities as: Civil construction, pipework, concrete works

Allianz Worker's Compensation (NSW) Limited
ACN 003 087 645 ABN 17 003 087 645

As agent for The NSW Workcover Scheme
ABN. 63 364 379 108 802



Date of Issue: 19th October 2006

DERRY EXCAVATIONS PTY LIMITED
21 HAGON PLACE
BELCONNEN
ACT 2617

CERTIFICATE OF CURRENCY

The following policy of insurance covers the full amount of the employer's liability under the NSW Workers Compensation Act 1987.

This Certificate is valid from the Date of Issue to 19th February 2007
(maximum period to be no more than 4 months from date of issue of certificate)

INSURED:	DERRY EXCAVATIONS PTY LIMITED
POLICY NUMBER:	MWP 0122239 033
INDUSTRY(S) COVERED:	EARTHMOVING/EXCAVATIONS
WIC NUMBER:	421020

AVERAGE NUMBER OF EMPLOYEES (including employees "deemed" to be workers)
COVERED FOR CURRENT 12 MONTH PERIOD: 13
TOTAL WAGES ESTIMATED FOR CURRENT 12 MONTH PERIOD: \$679,500.00

Please note:

1. Principals relying on this certificate should check and satisfy themselves that the above information is correct and ensure that proper workers compensation insurance is in place eg compare the number of employees on site to the number of employees as above.
2. This certificate is valid subject to all the information provided above being correct. If the information is not correct or complete, the insurance cover may be invalidated.
3. This certificate covers the above number of employees and the industry noted above. Employees other than those may not be covered by this workers compensation policy.
4. Schedule 1 of the Workers Compensation Act 1987 defines certain individuals as being "deemed" workers. Principals and employers should ensure that where "deemed" workers are engaged the full amount of the contract payments are included in the total estimated wages. The Act extends the definition of workers to persons not generally considered to be employees. These include for example, some contractors, taxi drivers, and outworkers. Even though such people may not be employees they are "deemed" to be workers for the purposes of workers compensation insurance. A business that engages contractors who are "deemed" to be workers is considered to be an employer even if the business has no direct employees.

Yours faithfully,

Lungardo Suryaputra

Lungardo Suryaputra

FAX: (02) 9266 7223

WORKERS COMPENSATION CUSTOMER SERVICE

Allianz Australia