

Reference no

1

NOTICE OF COMMENCEMENT TO START BUILDING WORK

Full Property Address 6 The Boulevard, Newport NSW 2106

Proposed works Demolition of existing garage & carport & construction of

Type of work Building work Second storey addition & carport

DA no NO 469/08 Determination date 17 December 2008

APPOINTMENT OF THE PRINCIPAL CERTIFYING AUTHORITY "PCA"

Name Michael Ludlow

Postal Address PO Box 6397 Alexandria NSW 1435

Phone 02 8338 1961 Mobile 0404 879 835

Accreditation no BPB 0236 Email mludlow@accreditedcertifiers.com

PCA" Signature



Dated

2/2/09

OWNER/S SIGNATURE/S

To comply with the Home Building Act the PCA must receive (before commencement of work) either

- a An Owner Builder Permit obtained from the Department of Fair Trading (Phone 133220) or
- b Home Owners Warranty insurance which the builder is responsible for obtaining from an insurance company

- This applies to all residential work (including single residences townhouses villas residential flat buildings)
- It does not apply to commercial and industrial properties
- If the value of building work is less than \$12 000 Home Owners Warranty Insurance is not mandatory
- If the value of building work is less is than \$5000 00 neither certificate is required

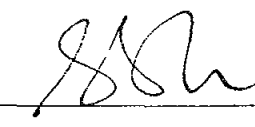
I/We confirm that I am / we are the owner(s) of the above Property I/We

- a Consent to the appointment of the Principal Certifying Authority PCA
- b Confirm that all conditions of development consent needing to be satisfied have now been satisfied

Name ROB STOKES

Name BORHE STOKES

Signature ► 

Signature ► 

Date 21 01 09

Date 26 01 09

Start work date 4/2/09

[To be completed by Accredited Certifiers Pty Ltd only]

Note You may start work two days after this form is submitted to the Council We will let you know this date

Pittwater Council

OFFICIAL RECEIPT

23/01/2009 Receipt No 253495

To BJP ARCHITECTS PTY LTD

1012 BARRENJOEY ROAD
PALM BEACH

Applic	Reference	Amount
GL Recei	QLSL Builders	\$1 256 00
	1 x N0469/08 6 THE BOULEVARDE	

Total	\$1 256 00
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Amounts Tendered

Cash	\$0 00
Cheque	\$1 256 00
Db/Cr Card	\$0 00
Money Order	\$0 00
Agency Rec	\$0 00
Total	\$1 256 00
Rounding	\$0 00
Change	\$0 00
Nett	\$1 256 00

Printed 23/01/2009 10 27 25 AM

Cashier KWay

Lumley

Policy Schedule / Certificate of Insurance

OWNER COPY

HOME WARRANTY - JOB SPECIFIC POLICY (NSW) - Owner Copy

Policy No. LGI 001 CERTIFICATE No. 155594 POLICY ISSUED 10/11/2008

INSURED

The Building Owner (Beneficiary) Mr & Mrs R Stokes
Postal Address 6 The Boulevard No. port NSW 2106

RESIDENTIAL BUILDING WORK

Residential Building Work Renovation and extension of existing 2 storey brick house
Covered by this Policy 10/11/2008
At (Site Address) 6 The Boulevard No. port NSW 2106
Municipality Contract Date 10/11/2008
Project Manager Craig Anthony Popleston Contract Price \$900,000.00
Est. Start Date 10/11/2008 Est. Completion Date 06/12/2008

CONTRACTOR

Carried out by (Trading Name) C & C Popleston trading as Barker & Co's Contractors
Postal Address 37 The Oval, Bigga Plateau NSW 2107
ABN / ACN No 40 964 774 237
Licence Contractor No 137145c
Phone No

MAXIMUM AMOUNT OF COVER AND CLAIMS

The maximum amount of cover is \$1,000,000.00. This cover is subject to the terms and conditions of the policy. The maximum amount of cover is \$1,000,000.00. This cover is subject to the terms and conditions of the policy.

CLAIMS EXCESS

The claims excess is \$1,000.00. This excess is subject to the terms and conditions of the policy.

PREMIUM

The premium is \$1,000.00. This premium is subject to the terms and conditions of the policy.

As at 10/11/2008, the policy is in force. The policy is subject to the terms and conditions of the policy.

Signed on behalf of Lumley General

BASI

Certificate

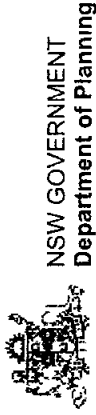
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number A40053

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability if it is built in accordance with the commitments set out below. Terms used in this certificate or in the commitments have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 29/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

Director General
Date of issue Friday 01 August 2008



Project address	
Project name	6 the Boulevard
Street address	6 the Boulevard Boulevard Newport 2107
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 348894
Lot number	B
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50 000 or more and does not include a pool (and/or spa)

Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans	Specs	Certifier Check
Hot water					
The applicant must install the following hot water system in the development solar (gas boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No 2))		✓	✓		✓
Lighting					
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent compact fluorescent or light emitting diode (LED) lamps			✓		
Fixtures					
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating			✓		
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating			✓		✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating			✓		

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s) walls and ceilings/roofs) in accordance with the specifications listed in the table below except that a) additional insulation is not required where the area of new construction is less than 2m2 b) insulation specified is not required for parts of altered construction where insulation already exists

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with enclosed subfloor framed (R0 7)	R0 60 (down) (or R1 30 including construction)	
floor above existing dwelling or building	nil	
external wall framed (weatherboard fibro metal clad)	R1 30 (or R1 70 including construction)	
external wall cavity brick	nil	
raked ceiling pitched/skillion roof framed	ceiling R3 00 (up) roof foil/sarking	medium (solar absorptance 0 4/5 0 70)

Show on DA Plans

Show on CC/CDC Plans

Certifier Check

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						
The following requirements must also be satisfied in relation to each window and glazed door:						
Each window or glazed door with improved frames or pyrolytic low e glass or clear/air gap/clear glazing or toned/air gap/clear glazing must have a U value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.						
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.						
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	W	20	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC single pyrolytic low e (U value 3.99 SHGC 0.4)
W2	S	2.8	0	0	none	timber or uPVC single pyrolytic low e (U value 3.99 SHGC 0.4)
W3	S	2.4	0	0	none	timber or uPVC single pyrolytic low e (U value 3.99 SHGC 0.4)
W4	E	1.4	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC single pyrolytic low e (U value 3.99 SHGC 0.4)
W5	E	1.4	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC single pyrolytic low e (U value 3.99 SHGC 0.4)

Glazing requirements					Show on DA Plans	Show on CC/CDG Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type	
W6	E	1.4	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC (U-value 3.99 SHGC 0.4)	single pyrolytic low-e
W7	E	1.2	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC (U-value 3.99 SHGC 0.4)	single pyrolytic low e
W8	W	0.7	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC (U-value 3.99 SHGC 0.4)	single pyrolytic low-e
W9	W	2.3	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC (U-value 3.99 SHGC 0.4)	single pyrolytic low e
W10	E	6.5	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC (U-value 3.99 SHGC 0.4)	single pyrolytic low e
W11	E	4	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC (U-value 3.99 SHGC 0.4)	single pyrolytic low e
W12	E	6.5	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC (U-value 3.99 SHGC 0.4)	single pyrolytic low e
W13	E	6.5	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC (U-value 3.99 SHGC 0.4)	single pyrolytic low e
W14	N	1.9	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC (U-value 3.99 SHGC 0.4)	single pyrolytic low e
W15	N	1.8	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC (U-value 3.99 SHGC 0.4)	single pyrolytic low-e
W16	N	1.75	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC (U-value 3.99 SHGC 0.4)	single pyrolytic low e
W17	S	3.6	0	0	none	timber or uPVC (U-value 3.99 SHGC 0.4)	single pyrolytic low e
W18	E	3.8	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC (U-value 3.99 SHGC 0.4)	single pyrolytic low e

Glazing requirements										Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type						
W19	S	2.3	0	0	none	timber or uPVC single pyrolytic low e (U value 3.99 SHGC 0.4)						
W20	S	0.5	0	0	none	timber or uPVC single pyrolytic low-e (U value 3.99 SHGC 0.4)						
W21	N	0.5	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC single pyrolytic low e (U value 3.99 SHGC 0.4)						
D1	S	3.8	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC single pyrolytic low e (U value 3.99 SHGC 0.4)						
D2	N	11.2	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC single pyrolytic low e (U value 3.99 SHGC 0.4)						
D3	N	4.4	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC single pyrolytic low e (U value 3.99 SHGC 0.4)						
D4	W	4	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC single pyrolytic low e (U value 3.99 SHGC 0.4)						

Legend

In these commitments applicant means the person carrying out the development

Commitments identified with a ✓ in the Show on DA plans column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development)

Commitments identified with a ✓ in the Show on CC/CDC plans & specs column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development

Commitments identified with a ✓ in the Certifier check column must be certified by a certifying authority as having been fulfilled before a final occupation certificate for the development may be issued