

Notice of Commencement of Building Work
PCA Engagement

Under Environmental Planning and Assessment Act 1979
Sections 81A(2)(b)(iii) or (c), or (4)(b)(ii) or (c), 86(1)and(2)

Address:	Lot 17 Sec C DP 11785, 70 Ingleside Rd Ingleside NSW 2101
Description of Development:	Construction of a first floor addition - secondary dwelling not included in approval
Date of Determination:	19/12/2012
Certificate Number:	XC2012-/04925
Date of Issue:	19/12/2012
Date of Commencement:	21/12/2012
Building Class:	1a
Builder Name:	Sharen Foster
Builder Address:	PO Box 341, Narrabeen NSW 2101
Builder Phone:	0412 067 131
Builder Email:	sharenfoster@gmail.com
Builder Licence:	398950P
Name of Certifying Authority:	Fitzgerald Building Certifiers Pty. Ltd.
Corporate Accreditation No:	ABC2
Accreditation Body:	BUILDING PROFESSIONALS BOARD

Mandatory Critical Stage Inspections
At the Commencement of Building Works - All Buildings
After Excavation and Prior to the placement of any Footing or Pier - Class 1 & 10
Prior to Pouring of an In-Situ Reinforced Concrete Element - Class 1 & 10
Prior to the Covering of any Framework - Class 1 & 10
Swimming Pool Fencing Prior to Filling with Water - Swimming Pools Only
Prior to Covering of Waterproofing in Wet Areas - Class 1,2,3,4 & 10
Prior to Covering of any Stormwater Connections - All Buildings
After the Building Work has been completed Prior to Occupation - All Buildings
To Book an Inspection Please Call 9980 2155

Certification:

Fitzgerald Building Certifiers Pty. Ltd. as the corporate accredited certifier, consents to being appointed principal certifying authority and is satisfied that;

- (a) The requirements of the regulations referred to in s81A (5) have been complied with. That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as referred to in section 81A (5) of the Act, and
- (b) Long Service Levy has been paid where required under s34 of the Building and Construction Industry Long Service Payments Act 1986, and
- (c) The approved development is Complying Development and if carried out as specified in this Certificate will comply with all development standards applicable to the development and with such other requirements as prescribed under Section 134 of the Environmental Planning and Assessment Regulation 2000 concerning the issue of this Certificate.



19/12/2012

Signed: Dom Di Matteo Accredited Certifier: BPB1869 Dated:

Conditions of Consent

(State Environmental Planning Policy - Exempt and Complying Development Codes 2008)

Conditions applying before works commence

Protection of adjoining areas

- (1) A temporary hoarding, fence or awning must be erected between the work site and the adjoining lands before the works begin and must be kept in place until after the completion of works if the works:
- (a) could cause a danger, obstruction, or inconvenience to pedestrian or vehicular traffic, or
 - (b) could cause damage to adjoining lands by falling objects, or
 - (c) involve the enclosure of a public place or part of a public place

Demolition

All demolition work must also comply with Australian standard AS 2601 - The demolition of structures.

Note. See the entry in the General Exempt Development Code for scaffolding, hoardings, and temporary construction fences.

Toilet Facilities

- (1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
- (2) Each toilet must:
- (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
 - (c) be a temporary chemical closet approved under the Local Government Act 1993.

Garbage Receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

Notification to Neighbours

The person having benefit of the complying development certificate must give at least 2 days notice in writing of the intention to commence the works to the owner or occupier of each dwelling that is situated within 20m of the lot on which the works will be carried out.

Conditions applying during the works

Note. The protection of the Environment Operations Act 1997 and the Protection of the Environment Operations (Noise Control) Regulation 2008 contain provisions relating to noise.

Hours of Construction or Demolition

Construction or demolition may only be carried out between 7.00am and 5.00pm on Monday to Saturday and no construction or demolition is to be carried out at any time on a Sunday or a public holiday.

Compliance with Plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

Sedimentation and Erosion Controls

Run-off and erosion controls must be effectively maintained until the site has been stabilised and landscaped.

Maintenance of Site

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Demolition materials and waste materials must be disposed of at a waste management facility.
- (3) The work site must be left clear of waste and debris at the completion of works.

Construction Requirements

Staging Construction

- (1) If the complying development is the erection of, or alterations or additions to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof covering is installed.
- (2) Any approval that is required for connection to the drainage system under the Local Government Act 1993 must be held before the connection is carried out.
- (3) If the complying development involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the complying development on the site is obtained.

Utility Services

If the complying development requires alteration to, or the relocation of, utility services on the lot on which the complying development is carried out, the complying development is not complete until all such works are carried out.

Note. A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must, under section 94EC of the Act, impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan.

Condition Relating to shoring and adequacy of adjoining property

If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:

- (a) protect and support the adjoining premises from possible damage from the excavation, and
- (b) where necessary, underpin the adjoining premises to prevent any such damage.

Compliance with Building Code of Australia and Insurance Requirements

(a) The work must be carried out in accordance with the requirements of the *Building Code of Australia*

(b) In the case of residential building work for with the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of the Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

Erection of Signs

A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (a) Showing the name, address and telephone number of the principal certifying authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the site is prohibited.
- Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Development involving asbestos material

(a) work involving bonded asbestos removal work (of an area of more than 10sqm) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with the licence under clause 318 of the *Occupational Health and Safety Regulations 2011*,

(b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,

(c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered,

(d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specific landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

Fulfilment of Basix Commitments

If the development is BASIX affected, each commitment listed must be fulfilled prior to the issue of an occupation certificate.

Notification of Home Building Act 1989 Requirements

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates has given the council written notice of the following information:

- (a) in the case of work for which a principal contractor is required to be appointed:
- (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
- (b) in the case of work to be done by an owner-builder:
- (i) the name of the owner builder, and
 - (ii) if the owner builder is required to hold an owner builder permit under that Act, the number of the owner-builder permit.
- If the builder's details are changed while the work is in progress then works are to stop until the principal certifying authority has been advised of this updated information and once council has been notified.

Advice to Neighbours - Works Commencing

This is to notify you that it is intended that work will soon be commenced on a development at a property near you. The work has been authorised by a complying development certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Particulars relating to the work and the complying development certificate are set out below.

Development Address

Lot 17 Sec C DP 11785, 70 Ingleside Rd Ingleside NSW 2101

Name of Applicant

Sharen Foster

Description of Development

Construction of a first floor addition - secondary dwelling not included in approval

Council Area

Pittwater Council

Details of Complying Development Certificate

Issued By:	Fitzgerald Building Certifiers Pty. Ltd.
Corporate Accreditation No:	ABC2
Accreditation Body:	BUILDING PROFESSIONALS BOARD
Complying Development Certificate No:	XC2012-/04925
Date of Certificate:	19/12/2012

Date from which works can commence:

Note: A copy of the complying development certificate, including related plans and specifications, is available for inspection at the Councils Principal office free of charge, during the Councils ordinary office hours.

Signed: _____ Date: _____