



NOTICE TO COMMENCE BUILDING WORK & OF A PRINCIPAL CERTIFYING AUTHORITY (PCA)

This form is used to:

- Notify the council that you intend to commence building work
- Notify the council and the authority that granted development consent of a complying development certificate that you have appointed a principal certifying authority

1. DETAILS OF THE APPLICANT / HOLDER OF THE DEVELOPMENT CONSENT

Note: This application must be made by the person having benefit of the development consent. It may not be made by any contractor or other person who will carry out the building work unless the contractor or other person is the owner of the land on which the work is to be carried out.

MR MS MRS DR COMPANY OTHER

APPLICANT

ADDRESS

SUBURB

STATE

POSTCODE

TELEPHONE

MOBILE

EMAIL

2. DETAILS OF THE LAND TO BE DEVELOPED

ADDRESS

SUBURB

STATE

POSTCODE

LOT NO.

DP/MPS NO.

SECTION

VOLUME/FOLIO

3. DESCRIPTION OF THE WORK PROPOSED

TYPE OF WORK PROPOSED:

BUILDING

SUBDIVISION

DESCRIPTION OF THE WORK:

4. DETAILS OF THE DEVELOPMENT CONSENT

DEVELOPMENT APPLICATION NO.

CONSENT AUTHORITY

SECTION 96 MODIFICATION

DATE THE CONSENT WAS GRANTED

OR

COMPLYING DEVELOPMENT CERTIFICATE NO.

DATE THE CERTIFICATE WAS ISSUED

CONSENT AUTHORITY

5. DETAILS OF THE CONSTRUCTION CERTIFICATE (if applicable)

CONSTRUCTION CERTIFICATE NO.

DATE THE CERTIFICATE WAS ISSUED

6. STEPS TAKEN BY THE APPLICANT

INDICATE THE STEPS YOU HAVE TAKEN BY PLACING A CROSS IN EACH BOX.

I have met all the conditions in the development consent or the complying development certificate required to be satisfied before I can begin work

I have appointed a principal certifying authority

NAME OF THE PRINCIPAL CERTIFYING AUTHORITY , for AED

ADDRESS Suite 3.04, 55 Miller Street

SUBURB Pyrmont STATE NSW POSTCODE 2009

TELEPHONE 02-9571 8433 MOBILE EMAIL

WHERE THE PRINCIPAL CERTIFYING AUTHORITY IS AN ACCREDITED CERTIFIER:

ACCREDITATION BODY OF THE CERTIFIER Department of Planning - Building Professionals Board

ACCREDITATION NO. OF THE CERTIFIER

7. RESIDENTIAL BUILDING WORK / PRINCIPAL CONTRACTOR DETAILS

1. Is the subject development a residential building with no more than 3 above ground storeys?

NO ▶ Do not complete this section.

YES ▶ Please complete Part 2 below

2. Are you an owner builder?

YES ▶ What is your owner-builder permit No.?

NO ▶ Will the work be carried out by someone who is licensed to do so?

IF YES ▶ BUILDER'S NAME

BUILDER'S ADDRESS

TELEPHONE NO.

CONTRACTOR LICENCE NO.

3. Have you attached to this notice, evidence that the licensed person is insured to carry out this type of work (i.e. a copy of an Owner Builder Permit or Builder's Home Warranty Insurance Certificate)?

YES

NO

IF NO ▶ Have you attached to this notice, a declaration (signed by the land owner/s) that the reasonable market cost of the labour and materials to be used is less than \$1000?

YES

NO

8. DATE THE WORK WILL COMMENCE

DATE

NOTE: YOU MUST PROVIDE AT LEAST 2 DAYS NOTICE

9. SIGNATURE

SIGNATURE

DATE

NAME

NOTE: THE BUILDING CONTRACTOR CANNOT SIGN THIS FORM UNLESS THEY ARE ALSO THE OWNER OF THE LAND

Section 109E of the Environmental Planning & Assessment Act 1979, states:

(1) The person having the benefit of a development consent or complying development certificate for development involving building work or subdivision work may appoint the consent authority, the council or an accredited certifier as the principal certifying authority for the development.

(1A) Despite subsection (1), such an appointment may not be made by any contractor or other person who will carry out the building work or subdivision work unless the contractor or other person is the owner of the land on which the work is to be carried out.

THE PRINCIPAL CERTIFYING AUTHORITY MUST SIGN THE NOTICE.

I confirm that all conditions of the above development consent that are required to be satisfied prior to the work commencing have been satisfied.

I consent to being appointed by the applicant to carry out the role of the Principal Certifying Authority for this development.

SIGNATURE

NAME

DATE

10. PRIVACY POLICY

The information you provide in this notice is required under the Environmental Planning and Assessment Act 1979 if you are going to erect a building or carry out subdivision work. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the council if the information you have provided in this notice is incorrect or changed.

11. INSPECTIONS

Mandatory inspections are applicable to this project in accordance with Clause 162A of the Environmental Planning and Assessment Regulation 2000. Failure to have these inspections carried out may result in Occupation Certificate not being issued.

Reasonable notice is required to undertake inspections.

It is noted that the building is a Class building under the BCA, accordingly the following inspections are required as a minimum:

| INSPECTION NO. | REQUIRED <input checked="" type="checkbox"/> | INSPECTION TYPE | TO BE INSPECTED BY |
|----------------|---|--|---------------------------------|
| 1. | | Prior to issue of CC/CDC (for existing buildings and all complying development) | AED (PCA) |
| 2. | | Foundations/footings (after excavation for and prior to the placement of any footings) | AED (PCA) & structural engineer |
| 3. | | Foundations/footings (after the commencement of the excavation for, and before the placement of, the first footing) | AED (PCA) & structural engineer |
| 4. | | Concrete (prior to pouring any in-situ reinforced concrete building element) | AED (PCA) & structural engineer |
| 5. | | Frames (prior to covering framework for any floor, wall, roof or other building element) | AED (PCA) & structural engineer |
| 6. | | Wet areas (prior to covering waterproofing in all wet areas) | AED (PCA) |
| 7. | | Wet areas (prior to covering of waterproofing in any wet areas, for a minimum of 10% of rooms with wet areas within a building) | AED (PCA) |
| 8. | | Fire safety elements (including smoke alarms, fire protection, fire rated elements etc.) | AED (PCA) |
| 9. | | Stormwater (prior to covering any stormwater drainage connections) | AED (PCA) |
| 10. | | Progress inspections as considered necessary by AED to enforce conditions of development consent. (AED) | AED (PCA) |
| 11. | | Swimming Pool fencing , where applicable. | AED (PCA) |
| 12. | | Final inspection (after the building work has been completed and prior to occupation) | AED (PCA) |
| 13. | | OTHER (AS REQUIRED BY DA OR ENGINEERING ADVICE): <ul style="list-style-type: none"> Engineer Geotechnical / hydraulic Plumbing / drainage Landscape Designer | As per DA or AED Advice |