

PENRITH CITY COUNCIL

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PENRITH CITY COUNCIL
Serving Our Community

APPOINTMENT OF COUNCIL AS PCA (note 1)

This certifies that I,	Name(s)	Rawson Homes Pty Ltd	
appoint Penrith City Council to act as the Principal Certifying Authority (PCA) for the building/subdivision works (delete what is not applicable) to be carried out on the subject property.			
Signature(s)		D/MGT	
Date	11-10-13	16 OCT 2013	

DATE WHEN WORK IS TO COMMENCE (note 2)

I,	Name	Rawson Homes	advise Penrith City Council of
my intention to commence works on the subject property on		Date	1-12-13
Signature		Date	11-10-13

APPLICATION FOR FINAL PART 4A CERTIFICATE (note 3)

<input type="checkbox"/> Final Compliance Certificate (Building)	<input checked="" type="checkbox"/> Interim Occupation Certificate		
<input type="checkbox"/> Final Compliance Certificate (Engineering)	<input checked="" type="checkbox"/> Final Occupation Certificate		
BCA Classification of the Development (complete if for Occupation Certificate)			
Class 2 #10a			
Signature		Date	11-10-13

DESCRIPTION OF PROPOSAL & APPROVAL DETAILS

Multi Dwelling Housing x 3 # Strata Title			
Subdivision x 3 lots			
Development Consent No.	DA13/0233	Date issued	19-6-13
Complying Development Certificate No.	—	Date issued	—

PROPERTY DESCRIPTION

Address	Lot 1161 Sydney Smith Drive, Thornton
Lot & DP/SP	DP 1171491

TO BE COMPLETED

OWNERS DETAILS (note 4)

Name(s)	Martise Investments		
Address	33 Vineyard Way		
Suburb	Breakfast Point	Postcode	2137
Phone No.	9743 2375	Mobile No.	0407 402 720

DECLARATION BY OWNER

I, Name	Louise Appa (Director Martise Inv.)	declare that I have read the accompanying notes and	
am aware of my responsibilities during the course of the works on my property.			
Signature	Louise Appa	Date	11/10/13

TO BE KEPT UNTIL WORK IS COMPLETED

NOTES

Note 1 – Appointing Penrith City Council as your Principal Certifying Authority (PCA)

As the property owner(s), it is your responsibility to engage a Principal Certifying Authority (PCA) before you can commence work on the property. The completion and submission of this form means that you are appointing Penrith City Council to act as your PCA for building work or subdivision work. This includes-

- installing an On Site Sewage Management System (and has Development consent), and/or
- demolition of an existing building/ structure and is part of a valid Development Consent or Complying Development Certificate.

Please note that Penrith City Council is the PCA for any subdivision work on property(s) that is in the Penrith local government area.

As your PCA, Penrith City Council will-

- ensure that there is a valid Construction Certificate issued for the approved work,
- ensure that each person who will carry out the work holds an appropriate licence or permit and is covered by appropriate insurance in accordance with the Home Building Act 1989,
- carry out inspections, upon request, during the course of the work,
- request Compliance Certificates for matters where required, and
- ensure that all relevant provisions under the Environmental Planning and Assessment Act and accompanying Regulation are satisfied during construction.

On satisfactory completion of the building work or subdivision work and compliance with the development consent, Council will issue an Occupation Certificate or Subdivision Certificate for the work.

Can Council still be the PCA even if Council was not the consent authority or certifying authority for the approved work?

Yes, you can still appoint Penrith City Council as your PCA even if the Council was not the consent authority or certifying authority for the approved building work on your property, so long as the property is within the Penrith Local Government Area.

You will need to submit the following documents to Council when you submit this completed form-

- a copy of the Notice of Determination or Complying Development Certificate, including a copy of the stamped-approved plans (and any other documents),
- a copy of the Construction Certificate for the approved work (if already issued), including a copy of stamped-approved plans (and accompanying documents).

What are YOU responsible for before, during and on completion of the work(s) on the site?

Firstly, you should be familiar with the conditions in your Development Consent and Construction Certificate, or Complying Development Certificate. The person you engage to carry out the work(s) should also be familiar with the conditions in your Development Consent and Construction Certificate, or Complying Development Certificate.

Typically, there are conditions that need to be complied with before, during and on completion of the building work or subdivision work. The following should be used as a guide unless it is specified in your Development Consent, Complying Development Certificate, or the Environmental Planning and Assessment Regulation 2000.

If you do not comply with the conditions of your Development Consent and Construction Certificate, or Complying Development Certificate, or any prescribed conditions under the Environmental Planning and Assessment Regulation 2000, Council may impose penalties on the project resulting in fines or legal action.

A. What needs to be done before any work can commence on the site?

It is your responsibility to ensure that the following requirements are completed before work can commence on the site-

- All associated fees have been paid to Penrith City Council including fees to inspect the work.

- Signage must be erected on a site where building work or demolition work is to be carried out. The signage must state-
 - > the name, address and telephone number of your Principal Certifying Authority, the name of the person in charge of the work site and a telephone number for that person outside working hours (other than the PCA), and
 - > that unauthorised entry into the site is prohibited.

Additionally, you and your builder (or whoever you engage to carry out the works) should determine who will contact Council to carry out the necessary inspections. The following rules will apply-

1. Any Council officer, acting in the capacity of Council as the PCA, is to have uninterrupted access to the site and, if requested by Council officer or any other person authorised by the Council, will inspect and examine any works or materials, and any place where the said work or materials are being prepared, at any time.
2. Until an inspection has been carried out by the PCA and the work thus far is deemed satisfactory by the PCA, the person authorised to carry out the work must not proceed past that construction stage (which is the subject of the inspection).
3. The nominated stage of the inspection request is ready by 9.30am on the day of the inspection. All necessary arrangements to carry out that inspection are provided.
4. Requests to re-inspect must be made in the same way as other inspections. Re-inspections are to be carried out once the required work has been completed. Additional inspection fees may be charged.

B. Inspection requests for relevant stages of the building work or the installation of an On Site Sewage Management System (OSSM system).

Inspection requests must be made (and accepted by Council) before 4.00pm on the working day before the day of the required inspection. Requests can be made by phone (for building work or OSSM system, call 4732 7991), or in person at the customer service counter of Council's Civic Centre or St Marys Business offices.

Inspections must be carried out for the following stages-

- On completion of the sediment and erosion control measures being installed on site (as per the stamped-approved erosion and sediment control plan for the site)-
 - > an inspection request is made to Council to inspect the sediment and erosion control measures, and
 - > Council is satisfied that the sediment and erosion control measures are properly installed.
- Any other conditions specifically requiring compliance before work can commence on site.
- Where it involves a concrete pour (but the structure is not a prefabricated concrete structure).
 - > After any steel reinforcement has been positioned and before any formwork has been completed, and
 - > After any formwork has been completed and before the concrete is poured.
- Where the construction of the building involves the placement or relocation of a prefabricated concrete structure, an inspection is to be carried out immediately after the placement or relocation is completed.
- Where it involves floor framing, wall framing, roof framing, or waterproofing an inspection is to be carried out immediately after each of these stages is completed.
- Where an On Site Sewage Management System is being installed, inspections are to be carried out for-
 - > Drainage lines, septic tanks and absorption trenches (if required) before it is backfilled,
 - > Any other inspection as stated by Council during its installation, and
 - > When the installation is completed.
- An inspection is carried out after the building or structure has been completed and before an Occupation Certificate is issued for the building.

C. Inspections requests for relevant stages of the subdivision work or inspections carried out by Council's Engineer.

An inspection by Council's Engineer is to enable the Council (as the PCA) to certify that the works have been properly carried out in accordance with the approved Engineering Drawings and specifications, and they are in a satisfactory state for the Council (as the public authority) to take them over. Where any defects that develop before the work is finally accepted by the Council (acting as the public authority) will have to be rectified at the cost of the owner notwithstanding that Council's Engineer (as the PCA) may have previously inspected the defective work.

Acoustic report.

Integral Energy App

33. Infrastructure ~~Application~~ ✓
Bnd \$2592 ~~32~~

34. Road opening application \$245 Med Density ✓

Contractor TBA driveway

2nd page Stormwater \$200 - Permit fee
\$127 Drapage fee
\$327 ✓

\$ ~~7~~ 7482.32

~~\$7500.32~~

The whole of the work shall be carried out to the entire satisfaction of Council's Engineer. The Applicant shall at all times give uninterrupted access and afford every facility for the inspection and examination of any works or materials that may be requested by Council's Engineer, or any other person authorised by the Council to examine them, and any place where the said work or materials are being prepared, and at any time. The Applicant, when required by Council's Engineer, shall provide all particulars as to the mode and place of manufacture and source of supply of any of the materials to be used.

The owner (or person acting on behalf of the owner) shall, at the direction of Council's Engineer, submit any materials or work for testing and will, when required, open up and supply samples of any work which has been covered, whether or not same shall have been previously accepted by Council's Engineer. All expenses incurred in moving such material from the works, making good the works after such removal and the testing of the material shall be borne by the owner.

The owner (or person acting on behalf of the owner) shall submit to Council the results of all tests or certificates to verify that the works have been carried out in strict conformity with the Consent conditions and the approved Engineering Drawings. Certificates shall be submitted during the progress of the works as appropriate and the works shall not progress further until the certificates have been accepted and approval given by Council's Engineer for the works to proceed.

Failure by the owner (or person acting on behalf of the owner) to comply with all reasonable requests and directions from Council's Engineer will be sufficient reason for the Council to withhold final acceptance of the works.

Inspection requests must be made (and accepted by Council) before 4.00pm on the working day before the day of the required inspection. Requests can be made by phone (for subdivision work, call Development Services on 4732 7777), or in person at the customer service counter of Council's Civic Centre or St Marys Business offices. Where inspections are required outside normal Council working hours, it will be necessary to request such inspections in writing and will be conditional upon the owner (or person acting on behalf of the owner) accepting all costs involved in Council's Engineer undertaking such inspections.

Council's Engineer will issue a Certificate of Inspection following each inspection. Inspections must be carried out for the following stages of construction-

■ Installation of Sediment and Erosion Control Measures

After the installation of all appropriate sediment control measures and prior to any other work commencing.

■ Clearing

After the delineated works area has been cleared and prior to any excavation.

■ Earthworks

> At the completion of stripping and prior to the placement of any fill material, and

> At regular intervals during the placement and compaction of fill material. The frequency of the inspections will be determined by Council (as the PCA) and will be dependent on the project.

■ Boxing and Subgrade

A roller test, using a three point roller having a weight of at least ten (10) tonnes, will be required of the subgrade prior to the placement of any pavement material.

■ Kerb and Gutter

Prior to the placement of the concrete when the sub-base has been prepared and all necessary preparations completed, a roller test, using a three point roller having a weight of at least ten (10) tonnes, will be required.

■ Concrete Works

When all forms have been placed, the sub-base has been compacted and finished and all other necessary preparations completed, a roller test, using a three point roller having a weight of at least ten (10) tonnes, will be required.

■ Pavement

A roller test, using a three point roller having a weight of at least ten (10) tonnes, will be required for each course of pavement.

■ Drainage

After the placement and compaction of the bedding material and the laying and jointing of the pipes, and prior to the placement of any of the backfill material.

■ Preliminary Final Inspection

After the submission of the Works-As-Executed Drawings, the owner (or person acting on behalf of the owner) shall organise a joint inspection with the Contractors and Council's Engineer. All pits and pipes are to be cleaned and gutters swept prior to inspection by Council's Engineer.

Note 2 – Intention to commence work(s) on site

You are required to advise Council at least two (2) days before you intend to commence any work on the site. This means that this section of the form is to be completed and sent to Council two (2) days before you are to start work on the site.

In addition, you should ensure that any conditions requiring compliance before you can commence work has been completed to the satisfaction of your Principal Certifying Authority (in this case, Penrith City Council).

Note 3 – Application for Final Part4A Certificate

Certain work may require a Final Compliance Certificate confirming that the work has been completed in accordance with the Development Consent and Construction Certificate, instead of an Occupation Certificate. You should read your development consent to determine which Certificate is required.

Before you can occupy or use the building or tenancy, an Occupation Certificate must have been issued for the building or unit. In order for Council (as your Principal Certifying Authority) to issue you with an Occupation Certificate, you need to formally apply for it. It is therefore beneficial for you to complete this section at the same time as completing the remainder of the form. An Interim Occupation Certificate relates to the-

- occupation or use of that part of the building that has been completed, or
- a change of building use for part of an existing building.

A Final Occupation Certificate relates to the-

- occupation or use of the newly completed building, or
- a change of building use for the existing building.

Note 4 – Owner Details

This section is to be completed by the owner(s) of the property where an operational development consent or Complying Development Certificate has been issued. You should ensure that the subject Development consent or Complying Development Certificate has not expired.

For Further Enquiries

If you have any queries regarding any of the matters in this Information Sheet, for-

- Building works or the installation of an On Site Sewage Management System, please contact the Building Approvals and Environment Protection Department on (02) 4732 7991, or
- Subdivision works, please contact Development Services on (02) 4732 7777.

Council's Fact Sheet titled 'The Role of Private Certifiers on Building Sites' provides information on private certifiers and how to engage a private certifier instead of Penrith City Council.