



POBOX 1090, FAIRFIELD, NSW 1860
 FAX: (02) 97600066
 MOB: 04 1323 1994
 SUNENG02@OPTUSNET.COM.AU

**SUN
 ENGINEERING
 BUILDING
 CONSULTANTS**

**APPLICATION FOR A PART 4A CERTIFICATE, NOTICE OF COMMENCEMENT
 AND APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY**

Under Section 81A (2), 81A (4), 86(1) and (2) and 109C (1) (b), of the Environmental Planning and Assessment Act 1979 and Section 126 or 139 Environmental Planning & Assessment Regulation 2000.

(Tick either) Construction Certificate (CC) Complying Development Certificate (CDC); And, Appointment of Principal Certifying Authority (PCA)

SUBJECT LAND

Street No: _____ Street Name: _____
 Suburb/Post Code: _____
 Lot & DP No: _____ Land Use Zone: _____

- All fields must be correctly filled in or Council will reject the application, building details must match Councils rate notices.
- Land Use Zone only applies to a CDC, this information is obtained from Council under a 149 (1 & 5) Planning Certificate.

BUILDING OWNERS CONSENT (All owner/directors must sign, Originals of this document must be returned to our office)

- Every owner of the land must sign this application and as the owner(s) of the above property, I/we all consent to this application.
- Or, provide a statement signed by all owner/s of the land to the effect that the owner consents to the making of the application.
- If the owner is a company, this form must be signed by an authorised director of the company.
- If the property is a unit under strata title, relates to common property or a lot in a community title, this form must be signed by the chairperson or the secretary of the Body Corporate and/or Body Corporate seal or the appointed managing agent.

Owner(s) Name: _____
 Contact No.: _____ Email: _____
 Signature(s): _____ Date: _____
 Signature(s): _____ Date: _____

- I/we as the owner/s of this land consent for the below applicant to apply on our behalf to appoint the PCA and the applicant is the person having the benefit of the development consent.
- I/we as the owner/s of this land agree that Sun Engineering Building Consultants Pty Ltd and the appointed Accredited Certifier and/or Principal Certifying Authority is not liable for any cost, defects or non-compliances identified as part of their role in acting as an Accredited Certifier and/or Principal Certifying Authority for this application.

DETAILS OF THE APPLICANT (Unless the builder owns the land, the builder can't be the applicant)

Applicants Name: _____
 Address: _____
 Contact No.: _____ Email: _____
 Signature(s): _____ Date: _____

- I/we as the applicant confirm that all the Conditions in the Development Consent or Complying Development Certificate have and will be identified, actioned accordingly. Compliance with Development Consent conditions will be complied with at all times.
- All works related to this development will, can and does comply with all relevant Conditions of Development Consent, Building Code of Australia and all relevant Australian Standards.

BUILDERS / OWNER BUILDERS DETAILS

Name: _____
 Address: _____
 Contact No's: _____ Email: _____
 Builders License No. _____ Owner Builder License No. _____

**CONSTRUCTION CERTIFICATE/COMPLYING DEVELOPMENT CERTIFICATE/OCCUPATION CERTIFICATE/
 WORK IN PROGRESS INSPECTIONS**





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DESCRIPTION OF DEVELOPMENT (Must tick)

Type of Work: Building Works Fit-out Works Subdivision Work
Description of Development: _____

Proposed Use: _____

BCA Classifications: _____ Value of Work for this Application: \$ _____

- The cost of building and construction in broad terms is the cost of labour and materials where construction and building workers carry out work such as excavation, site preparation, concreting, carpentry, bricklaying, tiling, gyprocking, plumbing, structural steelwork, electrical, painting. External permanent structures such as retaining walls, paving and kerbing etc are also included.
- The cost of land, non-building inputs such as design and legal services is excluded from the cost of building.
- Please note that by law we are required to ensure that the levy paid is a reasonable and accurate representation of the cost of works, as defined above. As such, where there is an unexplainable discrepancy between the amount paid and the contract price, for example, we will seek clarification and additional payment as necessary before any certificate can be issued.

DEVELOPMENT CONSENT THIS APPLICATION RELATES TO (Office use only for CDC's)

DA/CDC No: _____ Consent Authority: _____

Date of DA Lodgment: _____ Date of DA Determination: _____

Sec 96 Modifications: _____ Date of Sec 96 Determination: _____

Sec 96 Modifications: _____ Date of Sec 96 Determination: _____

HOME OWNERS WARRANTY INSURANCE (Must tick as applicable) Yes No N/A

Where works relate to a residential building to the value of more than \$12,000:

- Have you obtained the necessary builder's insurance or owner builder license under the Home Building Act.
- A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 to the effect that a person is the holder of an insurance contract issued for the purpose of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

DATE WORK IS TO DUE TO COMMENCE

Work is to commence 48 hours after the date of lodgment of this form with the consent authority or from the following date: _____

APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY (Office use only)

PCA's Name:	Ousama Al-Taiff
Accreditation Number:	BPB 2027
Accreditation Grade:	A3 Accredited Certifier – Building Surveyor Grade 3
Accreditation Body:	Building Professionals Board
PCA's Address:	POBox1090 Fairfield, NSW 2160

Certifier's Statement

- I consent to being appointed as the PCA for this development.
- All conditions of consent that are required to be satisfied prior to the work commencing have been satisfied.

Signature of PCA: _____ Date Appointed: _____

Note: All fields must be filled in by applicant; we accept no responsibility for wrong or false and misleading information.

Note: Under the Environmental Planning and Assessment Regulation 2000, Clause 283 False or misleading statements - A person is guilty of an offence if the person makes any statement, knowing it to be false or misleading in an important respect, in or in connection with any document lodged with the Director-General or a consent authority or certifying authority for the purposes of the Act or this Regulation.

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❖ PLEASE BOOK INSPECTIONS BEFORE 3:00PM THE DAY PRIOR TO THE INSPECTION BY
CALLING THIS NUMBER **(0413231994)**

**(ONLY FOR NEW BUILDINGS AND RESIDENTIAL WORKS)
SCHEDULE TO APPLICATION FOR A CONSTRUCTION CERTIFICATE (ABS)**

Please complete this schedule. (The information will be sent to the Australian Bureau of Statistics)

All New Buildings:

- Number of storeys (including underground floors) _____
- Gross floor area of new building (m²) _____
- Gross site area (m²) _____

Residential Building Only:

- Number of dwellings to be constructed _____
- Number of re-existing dwellings on site _____
- Number of dwellings to be demolished _____
- Will the new dwelling(s) be attached to other new buildings? Yes / No
- Will the new building(s) be attached to existing buildings? Yes / No
- Does the site contain a dual occupancy? Yes / No

Materials – Residential Buildings:

(Please circle the appropriate code number next to each material that best describes the materials for the new work)

WALLS	CODE	ROOF	CODE
brick veneer	12	aluminium	70
full brick	11	concrete	20
single brick	11	concrete tile	10
concrete block	11	fibrous cement	30
concrete/masonry	20	fiberglass	80
concrete	20	masonry/terracotta shingle tiles	10
steel	60	slate	20
fibrous cement	30	steel	60
hardiplank	30	terracotta tile	10
cladding - aluminium	70	other	80
curtain glass	50	unknown	90
other	80		
unknown	90		
FLOOR		FRAME	
concrete	20	timber	40
timber	10	steel	60
other	80	other	80
unknown	90	unknown	90

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