



BUILDING CERTIFICATES AUSTRALIA PTY LTD

Building Regulations, Certification & Fire Safety Consultants
ABN 45 105 050 897

3 November 2015

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Attention: Planning Department

Dear Sir/Madam,

**RE: 14 BASSETT STREET, MONA VALE NSW 2103 - OUR CDC NO. 497/15
PCA APPOINTMENT AND NOTICE OF COMMENCEMENT**



- construction, compliance & occupation certificates
- fire safety inspections for building upgrades
- pre-development compliance advice
- principal certifying authority (PCA)
- liaising with local authorities
- BCA compliance reporting
- project management
- building approvals
- strata approval

This letter is provided to Council pursuant to Clause 86 of the EP&A Act, and is intended to:

- Notify Council of a Principal Certifying Authority (PCA) appointment pursuant to Clause 86 of the EP&A Act, and,
- Provide Council the Notice of Commencement of Building works for the above Complying Development Certificate (on behalf of the Applicant).

Accordingly we provide the following information:

Description of Work to be carried out:	Construction of new two storey dwelling, new pool and internal alterations to the secondary dwelling to revert to a cabana and associated yard storage.
The address of the land on which the work is to be carried out:	14 Bassett Street, Mona Vale NSW 2103
The registered number and date of issue of the relevant Complying Development Certificate:	CDC 497/15 issued 26 October 2015
The name of the PCA:	Mr. Orlando Da Silva
The address of the PCA:	Suite 505/64-76 Kippax Street, Surry Hills, NSW 2010
The person by whom PCA was appointed:	Peter Cordony
PCA Accreditation number:	BPB 0081
PCA contact number:	(02) 8014 7720
Date on which works are intended to commence:	At any time after 2 days from the date Council received this Notice.

Further, pursuant to Part 7 Division 2 of the EP&A Regulations, I hereby state that as PCA for this development:

- I consent to being appointed as Principal Certifying Authority, and
- All conditions of the relevant complying development certificate that are required to be satisfied before the work commences, have been satisfied.

Please find attached;

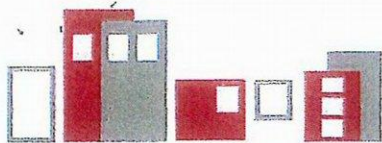
- Contributions or bonds are not required by Council confirmed by email correspondence from Tija Stagni of Pittwater Council dated 2 November 2015.

If you have any queries regarding the above or if Council requests additional information in relation to this development, please do not hesitate to contact our office on (02) 8014 7720 during business hours to attend to your concerns.

Yours faithfully,

Orlando Da Silva
Building Certificates Australia Pty Ltd

CC:- Peter Cordony



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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) and 109R, of the Environmental Planning and Assessment Act 1979 and
Section 126 or 139 Environmental Planning & Assessment Regulation 2000.

(Tick either) ☐ Construction Certificate (CC) or ☒ Complying Development Certificate (CDC);

And, ☒ Appointment of Principal Certifying Authority (PCA) or ☐ Crown Approval;

SUBJECT LAND OF THIS APPLICATION

Level/Suite: _____ Street No: 14 Street Name: BASSETT
Suburb: MONA VALE Post Code: 2103
Lot & DP No: LOT 23 DP 1049163 DP 6195 Land Use Zone: R2 - LOW DENSITY RESIDENTIAL

- All fields must be correctly filled in or Council will reject the application, building details must match Council's 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(s)/directors must sign this document or provide a letter of authority)

- 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: PETER & MARGOT CORDONY
Contact No.: 0408 437 482 Email: peter@cordony.com
Signature(s): P. Cordony Date: 14.5.15
Signature(s): Margot S. Cordony Date: 14.5.15

- 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 Building Certificates Australia 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

(Applicant must sign last page Declaration and unless the builder/contractor owns the land, the builder can't be the applicant)

Applicant Name: PETER CORDONY
Applicant Address: 14 BASSETT ST. MONA VALE State: N.S.W Post Code: 2103
All correspondence to be C/- AS ABOVE Yes ☒ No ☐
Mailing Address: AS ABOVE State: _____ Post Code: _____
Contact No's: 0408 437 482 Email: peter@cordony.com

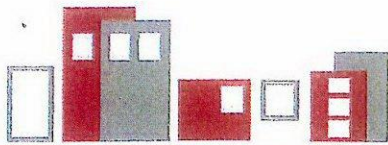
PRINCIPAL BUILDER / CONTRACTOR / OWNER BUILDER

Name: Peter CORDONY
Address: 14 BASSETT ST. MONA VALE. 2103
Contact No's: 0408 437 482 Email: peter@cordony.com License/Permit No. 422473P

HOME OWNERS WARRANTY INSURANCE (Must tick as applicable)

Where development works relate to residential building only:

- I have obtained the necessary builder's insurance or owner builder license under the Home Building Act. Yes ☐ No ☐ N/A ☒



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DESCRIPTION OF DEVELOPMENT FOR THIS CONSENT

Type of Work: ☒ Building Works ☐ Fit-out Works ☐ Subdivision

☐ Fire Link Conversion ☐ Change of Use (only)

Full Description of Development: Construction of new two storey dwelling, new pool and internal alterations to the secondary dwelling to revert to a cabana.

Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL

Existing BCA Classification/s: 1a Existing Floor Area: 491.07 m²

Proposed BCA Classification/s: 1a, 10a, 10b Proposed Floor Area: 418 m²

THIS APPLICATION RELATES TO A DEVELOPMENT CONSENT (DA) Yes ☐ N/A ☒

DA No: _____ Consent Authority (Council): _____

DA Applicant / Person with benefit of Consent: _____

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

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

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

THIS APPLICATION SEEKS APPROVAL FOR COMPLYING DEVELOPMENT (CDC) Yes ☒ N/A ☐

Name of Environmental Planning Instrument or Development Control Plan in which approval is sought:

☒ SEPP 2008 ☐ SEPP Infrastructure 2007 ☐ Other: _____

(if any), the estimated area in square metres, of bonded asbestos material or friable asbestos material that will be disturbed, repaired or removed in carrying out the development: _____ m² N/A ☒

COST OF DEVELOPMENT / LONG SERVICE LEVY PAYMENT

The New South Wales Parliament has put a levy on all building and construction work costing \$25,000 and above (inclusive of GST) in New South Wales. The levy is paid by the owners of a building or construction project into a fund administered by the Building and Construction Industry Long Service Payments Corporation, and from this fund, the Corporation makes long service payments to building and construction workers.

The current levy rate is 0.35 % of the true value of building and construction works costing \$25,000 or more (inclusive of GST). (The cost of land, non-building inputs such as design and legal services is excluded from the cost of building)

The Long Service Levy can be paid over the internet, go to: <https://online.longservice.nsw.gov.au/bci/levy/>

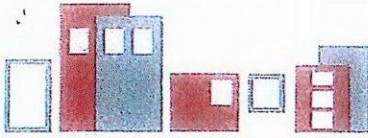
Note: If you're applying for a CDC, you will need a CDC reference No. from us before hand – to obtain this, please contact our office before making you're payment online.

The cost of building and construction in broad terms includes yet is not limited to:

- | | | |
|--|--|-----------------------------------|
| - Cost of labour and materials, | - Concreting and structural steelwork, | - Paving and kerbing etc are also |
| - Excavation, | - Bricklaying, | included, |
| - Site preparation, | - Carpentry, | - Gyprocking, |
| - External permanent structures such as retaining walls, | - Painting, | - Plumbing, |
| | - Tiling, | - Electrical |

Cost of Work for this Application, as defined above: \$ 685,000.00 including GST

Required LSL Payment to be made (0.35% of true cost): \$ 2,397.50



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APPLICANTS NOTICE TO COUNCIL OF DATE WORK IS TO DUE TO COMMENCE

Work will only commence relating to this application two (2) days after the approval and lodgment of this CC or CDC form with the Consent Authority or from the following anticipated date: _____

- Sec 81A of the Act, the person having the benefit of the development consent (being the Applicant) is to give Council at least 2 days notice and to the principal certifying authority if that is not the council, or the person's intention to commence the erection of the building.
- Works can't start until approval is obtained, commencing works prior to approval of a CC/CDC could void any CC/CDC.
- We will notify Council on your behalf only after this application is approved.

APPLICANTS DECLARATION:

- I/we as the applicant confirm that all the Conditions in the Development Consent or Complying Development Certificate have and will be identified and actioned accordingly. Compliance with Development Consent conditions will occur 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 other relevant Australian Standards.
- I/we as the applicant confirm that all fields of this application have been filled in correctly and to the best of my knowledge the information within this form is correct.
- Compliance with the Federal Disability (Access to Premises — Buildings) Standards 2010. (Class 1b and 2-9 Buildings only)
 - I/we as the applicant are also the owners of the land:- Yes ☒ No ☐
 - I/we as the applicant are the sole lessee of this building:- Yes ☐ No ☐

(Must tick as applicable, if 'yes' Access Code applies, additional works and assessment may be required along with other approvals)

Applicant Name: PETER CORDENY

Signature of Applicant: P. Cordeny Date: 14.5.15

Note: Originals of this document must be returned to our office or received via high quality scan and email. (Faxes will not be accepted)

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

Note: As we accept information in good faith, you are reminded that 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. False information submitted will VOID any Certificate Issued.

(BCA Office use only if a PCA needs to be appointed or not yet appointed)

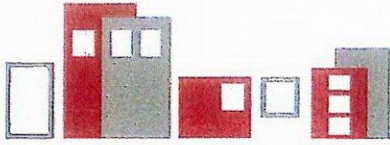
AGREEMENT OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

PCA's Name:	<u>ORLANDO DA SILVA</u>
Accreditation Number:	BPB <u>0081</u>
Accreditation Grade:	A <u>1</u> Accredited Certifier – Building Surveyor Grade <u>1</u>
Accreditation Body:	Building Professionals Board
PCA's Address:	Suite 505, 64-76 Kippax Street Surry Hills 2010

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: Orlando da Silva Date Appointed: 3/11/15



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LONG SERVICE LEVY PAYMENT

The New South Wales Parliament has put a levy on building and construction work costing \$25,000 and above (inclusive of GST) in New South Wales.

The levy is paid by the owners of a building or construction project into a fund administered by the Building and Construction Industry Long Service Payments Corporation, and from this fund, the Corporation makes long service payments to building and construction workers.

The current levy rate is 0.35 % of the value of building and construction works costing \$25,000 or more (inclusive of GST).

The Long Service Levy can be paid over the internet, go to: <https://levy.lspc.nsw.gov.au>

Note: you will need a CDC reference no. from us before hand – please contact us.

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.

Total Cost of Works, as defined above: \$685,000.00

LSL Payment (0.35% of cost): \$ 2,397.50

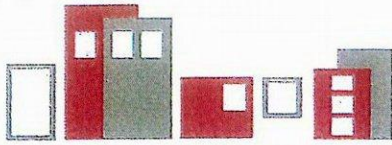
Owner(s) Name: PETER CORDONY

Owner(s) Name: MARGOT CORDONY

Owner(s) Signature: P. Cordony Date 14. 5. 15.

Owner(s) Signature: Margot E. Cordony Date 14. 5. 15.

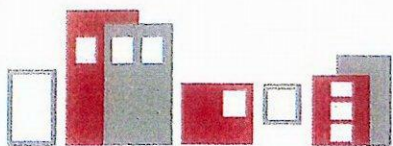
Please note that by law we are required to ensure that the levy paid is a reasonable and accurate representation of the cost of works, as defined above. As such, where there is an unexplainable discrepancy between the amount paid and the contract price, for example, we will seek clarification and additional payment as necessary before any certificate can be issued.



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DOCUMENTS USED TO SUPPORT AND ACCOMPANY THIS APPLICATION (TICK AS APPROPRIATE)		
NOTE: <u>3 X COPIES</u> WILL BE REQUIRED (APPLICANT COPY, COUNCIL COPY, OUR FILE COPY)		
☒	Architectural Plans (must show all details required under the EP&A Regulation, including BASIX notations, levels) - Floor Plans - Roof Plan - Sections - Elevations	☒ Materials, Colours and Finishes Schedule (Where second hand materials are proposed please give particulars)
☒	Detailed description of development including no. storeys, floor areas, site areas	Asbestos survey report and disposal details, Workcover licensed contractor details for disposal
☒	Structural Engineering Drawings & Specification	Dilapidation Reports (Council/Public Land)
☒	Stormwater/Drainage Disposal Drawings & Specifications to Council DCP	Dilapidation Reports (Neighbouring Properties)
	Mechanical Services Drawings & Specifications	☒ Home Owner Warranty Insurance Policy and/or Owner Builder Permit
	Hydraulic Fire Service Drawings & Specifications	Building Specifications to BCA and Australian Standards
	Electrical Fire Services Drawings & Specifications	Fire Safety Schedule (Existing v Proposed)
☒	Landscape Plan and Specifications	BCA Compliance Report (Including section J - Energy Efficiency)
☒	Site Survey plan	Accessibility Report
	Traffic Engineers Report	Builders Public Liability Details, PL & PI Currency
☒	Erosion and Sediment Control Plan	☒ BASIX Certificate
	Receipt for Council damage bonds	☒ Long Service Levy Receipt
	Receipt for Council S94 Payment	Driveway crossing permit from Local Council
☒	Construction Management Plan	Other Section 138 Roads Act approvals (Hoarding, Road openings)
☒	Sydney Water Quick check or Notice of requirements	Letter from Service providers (Telstra, Energy etc)
	Other (Specify) _____ _____ _____	Other (Specify) <u>ARCHITECT AND ENGINEERS STATEMENTS</u> _____ _____

Please note: The above documents will be reviewed in the determination of the subject application and additional and/or revised details may be requested through that determination process



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(ONLY FOR NEW BUILDINGS AND RESIDENTIAL WORKS)

SCHEDULE TO APPLICATION FOR A CC OR CDC (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)	3
• Gross floor area of new building (m ²)	321.05sqm
• Gross site area (m ²)	1282.5sqm

Residential Building Only:

• Number of dwellings to be constructed	1
• Number of re-existing dwellings on site	1
• Number of dwellings to be demolished	1
• 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	CODE	FRAME	CODE
concrete	20	timber	40
timber	10	steel	60
other	80	other	80
unknown	90	unknown	90

Scott Kitching

From: Peter Cordony <peter@cordony.com>
Sent: Monday, 2 November 2015 1:36 PM
To: admin
Subject: Fw: 14 Basset Street - Section 94 contributions

Follow Up Flag: Follow up
Flag Status: Flagged

Attention Scott Kitching
Regards
Peter Cordony
peter@cordony.com

Cordony & Co Pty Ltd
PO Box 1428
Mona Vale
1660

From: [Tija Stagni](#)
Sent: Monday, November 02, 2015 12:55 PM
To: peter@cordony.com
Subject: 14 Basset Street - Section 94 contributions

Hi Peter,

This email confirms that section 94 or 94A contributions are not payable for the demolition and rebuild of an existing dwelling at 14 Bassett Street, Mona Vale.

Please let me know if you need anything further.

Kind regards

Tija Stagni
Local Infrastructure Coordinator

P: 9970 1305
M: 0458 469 674



Find out more....

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Pittwater Council

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3 November 2015

Mr P & M Cordony
C/- 19/151 Foveaux Street,
Surry Hills NSW 2010

Email: peter@cordony.com

**RE: 14 BASSETT STREET, MONA VALE NSW 2103 – OUR CDC No. 497/15
PCA APPOINTMENT & NOTIFICATION OF COMMENCEMENT**

This letter is provided pursuant to clause 135A of the EP&A Regulations and its purpose is to advise you that Mr. Orlando Da Silva has now accepted the role of PCA for the above development, which has been approved under registered Complying Development CDC no. 497/15, dated 26 October 2015.

The work to be carried out is described as follows: Construction of new two storey dwelling, new pool and internal alterations to the secondary dwelling to revert to a cabana and associated yard storage area.

Our acceptance of the PCA role follows confirmation that all pre-commencement conditions have been complied with, pursuant to 136 of the EP&A Regulations.

As the PCA we are satisfied that;

- Contributions or bonds are not required by Council confirmed by email correspondence from Tija Stagni of Pittwater Council dated 2 November 2015.
- The seven day Neighbour Notification period has lapsed.

Notice under Section 86 of the EP&A Act of Critical Stage Inspections

You are advised as the person with the benefit of the consent, that Mr. Scott Kitching is to be called on our office number (see footer for contact details) for the following required critical stage & other inspections.

Critical Stage Inspections - Section 109E (3) (d) of the Act & Clause 162A of the Regulations

- Prior to commencement of Building Work; (Undertaken)
- After excavation for, and prior to the placement of any footings;
- Prior to pouring any in-situ reinforced building element;
- Prior to covering any Stormwater Drainage Connections;
- Prior to covering framework for any floor, wall, roof or other building element;
- Prior to covering of any waterproofing in wet areas;
- Prior to filling of any Swimming Pool, and
- Final Inspection prior to occupation

We must be given at least 48 hours notice of inspections and works must be ready at the time of inspection or a re-inspection fee will be charged

Obtain an Occupation Certificate prior to Use/Occupation

The provisions of section 109M of the EP&A Act state that a person must not commence occupation or use of the whole or any part of a 'new building' ('new building' includes an altered portion of, or an extension to, an existing building) unless the PCA has issued an Occupation Certificate for the relevant part.

Furthermore, works must not proceed beyond each critical stage until the PCA is satisfied that that work is proceeding in accordance with the development consent.

If you have any queries regarding the above please do not hesitate to contact the undersigned on (02) 8014-7720 during business hours.

Yours faithfully,

Scott Kitching
Building Certificates NSW Pty Ltd

CC:- Pittwater Council

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