



**PRIVATE
CERTIFIERS
AUSTRALIA**
Certainty through precision

Address: Suite 1a / 226 Condamine Street PO Box 907
Balgowlah
Manly Vale NSW 2093
Tel: 02 9907 6300
Fax: 02 9907 6344
Email: grant@pcaservices.com.au
Web: www.pcaservices.com.au

29 June 2011

Our ref.: 110159

The General Manager
Warringah Council
Civic Centre, 725 Pittwater Road,
Dee Why NSW 2099

~~C.C. 2011/0551~~
100131261

Dear Sir/Madam,

**Re: 33a Bangaroo Street North Balgowlah
Construction Certificate No. 110159**



Development application No.: 2011/0427, ,

Private Certifiers Australia has issued a Construction Certificate under Part 4A of the Environmental Planning and Assessment Act 1979 for the above premises.

Please find enclosed the following documentation:

- Construction Certificate No. 110159
- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the Certificate.
- Cheque for Council's registration fee.

Our client has been advised of the necessity to submit to Council the Notice of Commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Grant Harrington.

Yours faithfully,

Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia





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CONSTRUCTION CERTIFICATE 110159 (RESIDENTIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C and 81A(5)

APPLICANT DETAILS

Applicant: Frank Lucia
Address: 33a Bangaroo Street North Balgowlah NSW 2093
Contact Details: **Phone:** **Fax:**

OWNER DETAILS

Name of person having benefit of the development consent: Frank Lucia
Address: 33a Bangaroo Street North Balgowlah NSW 2093
Contact Details: **Phone:** 0417 268 834

RELEVANT CONSENTS

Consent Authority/Local Government Area: Warringah Council
Development Consent No: 2011/0427, , **Date issued:** 4/05/2011

PROPOSAL

Address of Development: 33a Bangaroo Street North Balgowlah NSW
lot 2 dp 1150948
Building Classification: Class 1
Scope of building works covered by this Notice: Alterations to existing dwelling house
Value of Construction Certificate (Incl GST): 30,000.00
Plans and Specifications approved: Schedule 1
Fire Safety Schedule: N/A
Exclusions:
Critical stage inspections: See attached Notice
Conditions (CIs 187 or 188 of EPA Regs 2000): Nil

CERTIFYING AUTHORITY

Certifying Authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. BPB0170

I, Grant Harrington, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979.

Dated this: 29/06/2011

Grant Harrington
Accredited Building Surveyor

NB: Prior to the commencement of work S81A (2) (b) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied.



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SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
High Design	plan 1		march	2011
High Design	plan 2		march	2011
High Design	plan 3		march	2011
High Design	plan 4		march	2011
High Design	plan 5		march	2011

2. Endorsed Other documents

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Frank lucia	CC application form	recieved		29.06.11
Warringah council	reciept 10001302266			
long service levy	620543623			
South spec	building specifications			
PCA	143b inspection			22.6.2011
Doran homes	builder			



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NOTICE TO APPLICANT OF MANDATORY CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(ii)

OWNER DETAILS

Name of person having benefit of the development consent: Frank Lucia
Address: 33a Bangaroo Street North Balgowlah NSW 2093
Contact Details: Phone: 0417 268 834

RELEVANT CONSENTS

Consent Authority/Local Government Area: Warringah Council
Development Consent No: 2011/0427, , Date issued: 4/05/2011
Construction Certificate Number: 110159 Date issued: 29/06/2011

PROPOSAL

Address of Development: 33a Bangaroo Street North Balgowlah NSW
Scope of building works covered by this Notice: Alterations to existing dwelling house

CERTIFICATION DETAILS

Principal Certifying Authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. BPB0170

Please telephone **9907-6300** to book a critical stage inspection. A minimum period of 48 hours is to be provided.

I, Grant Harrington, Private Certifiers Australia located at Suite 1a / 226 Condamine Street PO Box 907 Balgowlah Manly Vale NSW 2093 acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.

The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(ii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.

Dated: 29/06/2011

Grant Harrington
Principal Certifying Authority



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**SCHEDULE 1:
MANDATORY CRITICAL STAGE INSPECTIONS**

NO.	CRITICAL STAGE INSPECTION	INSPECTOR
1.	Prior to covering waterproofing in any wet areas	Certifying Authority
2.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority



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29 June 2011

Our ref.: 110159

Frank Lucia
33a Bangaroo Street
North Balgowlah NSW 2093

Dear Sir/Madam,

**Re: 33a Bangaroo Street North Balgowlah
Construction Certificate No. 110159**

Enclosed are two (2) copies of the approved **Construction Certificate** for the subject development and two (2) copies of the stamped plans. One copy of each has been forwarded directly to Warringah Council for their records.

The Notice of Appointment of Principal Certifying Authority and Commencement of Building Work form is required to be submitted to the Consent Authority (Council) 48 hours prior to commencement of building work. Private Certifiers Australia will *attach this information to your project file, you must also forward a copy of "Notice of Commencement" to Council and if the project is "residential" attach the "home owners warranty or Owner builder certificate"*. The lodgement of the notice of commencement form is the responsibility of the owner or applicant to fulfil.

The PCA role to be undertaken by Private Certifiers Australia will require inspections and certification. Please have the Owner/Builder liaise with our Accredited Building Surveyor Grant Harrington prior to commencement of the work.

Should you need to discuss any issues, please do not hesitate to contact the undersigned on the above numbers.

Yours faithfully,

Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia

Schedule 1 information to be
Collected for ABS Particulars of the proposal

DESCRIPTION

What is the area of the land (m²)

700

Gross floor area of existing building (m²)

What are the current uses of all or parts of the building(s)/land?

150

(If vacant state vacant)

Location

Use

Does the site contain a dual occupancy?

NO

What is the gross floor area of the proposed addition or new building (m²)

What are the proposed uses of all parts of the building(s)/land?

Location

Use

Number of pre-existing dwellings

1

Number of dwellings to be demolished

0

How many dwellings are proposed?

0

How many storeys will the building consist of?

3

MATERIALS TO BE USED

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	fibreglass	80
Concrete	20	Masonry/terracotta	10
Steel	60	a shingle tiles	20
Fibrous cement	30	Slate	20
Hardiplank	30	Steel	60
Timber/weatherboard	40	Terracotta tile	10
Cladding aluminium	70	Other	80
Curtain glass	50	Unknown	90
Other			
Unknown	90		
Floor	Code	Frame	Code
Concrete	20	Timber	40
Timber	10	Steel	60
Other	80	Other	80
Unknown	90	Unknown	90

NOTES

For Completing Construction Certificate Application

Note 1

The following information must accompany applications for a construction certificate for building and subdivision work.

Building Work

In the case of an application for a construction certificate for **building work**:

- a) Copies of compliance certificates relied upon
- b) Four (4) copies of detailed plans and specifications

The plan for the building must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- show a plan of each floor section
- show a plan of each elevation of the building
- show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground
- indicate the height, design, construction and provision for fire safety and fire resistance (if any).

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building the general plan is to be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the proposed alteration, addition or rebuilding.

Where the proposed building work involves a modification to previously approved plans and specification the general plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply
 - state whether the materials proposed to be used are new or second hand and give particulars of any second-hand and give particulars of any second-hand materials to be used.
- c) Where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by:
 - details of the performance requirements that the alternative solution is intended to meet, and
 - details of the assessment methods used to establish compliance with those performance requirements.
 - d) Evidence of any accredited component, process or design sought to be relied upon.
 - e) Except in the case of an application for, or in respect of, a class 1a or class 10 building:
 - a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated; and
 - if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capacity and basis of design of each of the measures concerned.

Note 2

Home Building Act Requirements

In the case of an application for a construction certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

- a) In the case of work by a licensee under that Act:
 - (i) a statement detailing the licensee's name and contractor licence number, and
 - (ii) documentary evidence that the licensee has complied with the applicable requirements of that Act*, or
- b) In the case of work done by any other person:
 - (i) a statement detailing the person's name and owner-builder permit number, or
 - (ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in section 29 of that Act.
 - (iii)

*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 purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.



Home Warranty
Insurance Fund



INSURANCE
SERVICES



QBE

PROJECT APPLICATION FOR HOME WARRANTY INSURANCE (ALL WORK - OTHER THAN MULTIPLE DWELLING PROJECTS)

- Please ensure all questions are completed and the declaration at the end of this form is signed prior to lodgement with your insurance broker.
- For any assistance in completing this form please contact your insurance broker.
- This application is to be completed for individual projects with a contract value in excess of \$12,000
- Please ensure payment is attached prior to lodgement with your broker
- For multi dwelling/unit projects (i.e. two (2) or more dwellings/units on one site including a duplex and alterations/additions to a multi unit building) use the Multiple Dwelling Projects application form
- References in this form to 'builder' and 'building work' include trade and other building contractors/work.

Section 1 - Builder Licence Details

Builder's Licence Name

DORAN HOMES P/L

Licence Expiry Date

10/11/2013

Builder's Licence Number

179738C

Industry Association Name/s

HIA

Registered Business Name

DORAN HOMES

ABN

14107651258

Business Address (not PO Box Address)

150 VICTORIA ST, MT VICTORIA

Postcode

2786

Telephone Number

47871601

Facsimile Number

Mobile Phone Number

0428259537

Email Address (of key contact)

doranhomesptyltd2@bigpond.com

flucia@bigpond.net.au

Are you entitled to claim an Input Tax Credit on the Premium? No ☐ Yes ☒

If Yes, how much - 100% or other? 100%

Section 2 - Owner Details (as per contract)

Full Name(s)

FRANK LUCIA

Current Postal Address

33A Bangaroo St, Nth Balgownie

State

NSW

Postcode

2903

Telephone Number

99491920

Mobile Phone Number

0417268834

Is there any relationship between the owner and the builder? No ☒ Yes ☐

If Yes, details of relationship

INTERMEDIARY



INSURANCE
SERVICES

Please forward your project applications to:

Post: PO Box 883, North Ryde BC 1670

Fax: 1300 694 663 or Email: hiais.ryde@aon.com

If you have any queries in regards to this insurance please contact the HIA Insurance Services Office in your state.

NSW

Phone: 1300 200 201

ACT

Phone: 1300 400 401

VIC

Phone: 1300 554 227

Website: www.hiainsurance.com.au

Section 3 - Site Details

Unit Number Lot Number or Street Number Street Name

Suburb Postcode

Council Details and Development Application / Complying Development Certificate Number and name of Principal Certifying Authority (if known)

WARRINGAH COUNCIL
PRIVATE CERTIFIERS ASST.

Section 4 - Construction Type

New Single Dwelling ☐ Renovation/Improvements (non-structural*) ☒ Relocatable ☐
Alteration/Addition (structural) ☐ Swimming Pool ☐ Other (e.g. garage) ☐
Transportable ☐

*Includes kitchens, bathrooms, carports and pergolas etc.

Project Description

RENOVATION OF LOWER GROUND
FLOOR + FITOUT.

Number of Storeys. One ☐ Two ☐ Three ☒

Square Metres of:
Living Area

150 sq. mtrs

Garage/Carport/Verandah

60 sq. mtrs

- RENOVATION

Section 5 - Contract Details

Builder's Project Number

LUCIA-1-

Estimated Start Date

10/7/2011

Estimated Completion Date

10/8/2011

Actual or Estimated Date Contract to be Signed

10/7/2011

Contract Price (including GST):

☒ Standard Fixed Price/Lump Sum Contract
 \$ 30,000.00

OR ☐ Speculative Home: including Builder Margin (excl. land value)
 \$

OR ☐ Cost Plus Contract: Budget including Margin
 \$ Percentage Margin %

OR ☐ Project Management
Construction Cost Budget Management Fee \$

Section 5 - Contract Details (cont'd)

Will this project be managed by an architect/designer?

No ☒

Yes ☐

If **Yes**, please advise the name of the architect/designer. The homeowner should complete the Owner Tender Statement form and forward separately to the broker. Please also declare your margin as calculated for your quote.

Name of Architect/Designer

Telephone Number

Margin

 %

Are there any items of work to be completed or supplied by the owners?

No ☒

Yes ☐

If **Yes**, please provide details below:

Estimated Value: \$

Section 6 - Progress Payment Details

Are your progress payments consistent with your Industry Association's guidelines?

Yes ☒

No ☐

If **No**, please provide details below

Can you confirm that your scheduled progress payments do not exceed the value of work performed and the materials supplied under the contract to that stage?

Yes ☒

No ☐

If **No**, please provide details below

Section 7 - Privacy Statement

NSW Self Insurance Corporation (**SI Corp**), is a statutory corporation constituted under the *NSW Self Insurance Corporation Act 2004* (NSW) and is responsible for carrying on the business of providing home warranty insurance for building work done in New South Wales that requires such insurance under the *Home Building Act 1989* (NSW). SI Corp is regulated by the *Privacy and Personal Information Protection Act 1998* (NSW) and is required to provide the following information to you in relation to your personal information.

Purpose of Collection

SI Corp, through its agents, collects and holds personal information (information or an opinion about an individual whose identity is apparent or can reasonably be ascertained from the information or opinion and which relates to a natural living person) for the purpose of providing home warranty insurance (insurance) in relation to building work requiring such insurance, including:

- evaluating your application;
- providing, administering and managing the insurance services following acceptance of an application; and
- investigating, and if covered, managing and processing claims made in relation to any insurance you have applied for with us.

SI Corp and its agents, collect personal information in connection with the purposes listed above, through this application and also from other State or Federal government bodies, your intermediary, our insurance agents, loss assessors, claims investigators, reinsurers, insurance companies, mailing houses, claims reference providers, trade credit reference sources, financial assessors, other service providers, legal and other professional advisers.

Examples of personal information collected include:

- your insurance claim history;
- your credit history;
- your financial status and history; and
- your corporate directorship history.

Disclosure

SI Corp or its agents may disclose your personal information in connection with the purposes listed above or as otherwise authorised or required by law, to other State or Federal government bodies, your intermediary, our insurance agents, loss assessors, claims investigators, reinsurers, insurance companies, mailing houses, claims reference providers, trade credit reference sources, financial assessors, other service providers, legal and other professional advisers.

Consequences if information is not provided

Supply of the information sought in this form is not required by law, however, if you do not provide us with this information we will be unable to consider your application for insurance coverage, administer any policy or manage any claim under the policy.

Access

You can request access to, and correction of, your personal information by contacting the Privacy Contact Officer of your insurance agent, through whom you or your intermediary have sought insurance, and to whom your information has been provided as our agent. In some circumstances we may not agree to allow you access to some or all of the personal information we hold about you such as when it is unlawful to give it to you. In such cases we will give you reasons for our decision.

NSW Self Insurance Corporation PO Box A2615, Sydney South, NSW 1235.

Do NOT send your application form to this address - lodge the form with your insurance broker. This address is provided in accordance with the *Privacy and Personal Information Protection Act 1998*.

Section 8 - Builder Declaration

This declaration is to be executed either by the sole business proprietor/all business partners in a partnership/sole director if a sole director company/at least 2 directors of the company for other companies.

I/We declare that by completing this application and making this declaration, I/we appoint the intermediary to whom this application was provided as my/our broker for the purpose of applying for home warranty insurance with SICorp for a specific individual construction project.

I/We confirm that the details on this application form are true and represent a fair and accurate representation of the affair(s) of the applicant(s). If any of the information disclosed in this application alters or materially changes, I/we will notify our intermediary immediately.*

I/We believe that the applicant is currently solvent and in its capacity can meet all of its financial obligations as and when they fall due.

I/We acknowledge that SICorp, or its agent, may seek additional information from me/us or our intermediary as required from time to time.

I/We acknowledge that SICorp, or its agent, reserves the right to reject this application.

I/We acknowledge that if our application for home warranty insurance is accepted by SICorp, it is the initial and successive homeowners who are the beneficiaries and not I/we as the applicant/builder.

I/We have read and understood the Privacy Statement section in this application.

For personal applicants

I consent to SICorp and its agents collecting, using and disclosing my personal information in accordance with the Privacy Statement.

For all applicants

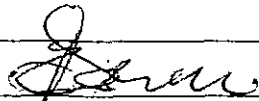
If I have disclosed personal information in this form about any other person, I confirm that I am authorised to disclose this information to SICorp and its agents and to consent (and do consent) on that person's behalf to collection, use and disclosure of this and other personal information about them in accordance with the Privacy Statement.

Declared by (name of Authorised Officer)

E AMONN POZAN

Declared by (name of Authorised Officer)

Signature



Date

28/06/2011

Signature

Date

1 / 20

**NB: Section 103EA of the Home Building Act 1989 (NSW) provides that it is an offence for a person, in connection with an application to an insurer for home warranty insurance, to make a statement (whether orally, in a document or in any other way) knowing that, or being reckless as to whether, the statement is false or misleading or omitting any matter or thing without which the statement is misleading in a material particular.*

Such an offence may be punishable by a penalty of up to \$22,000.



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MANDATORY AND CRITICAL STAGE INSPECTION REPORT - 143B PRE-APPROVAL INSPECTION

OWNER DETAILS

Name of person having benefit of the development consent:	Frank Lucia
Address:	33a Bangaroo Street North Balgowlah NSW 2093
Contact Details:	0417 268 834

RELEVANT CONSENTS

Consent Authority/Local Government Area:	Warringah Council
Development Consent No:	2011/0427, , Date issued: 4/05/2011
Construction Certificate Number:	Date issued:

PROPOSAL

Address of Development:	33a Bangaroo Street North Balgowlah NSW
Building Classification:	1
Type of Construction:	n/a
Scope of building works covered by this Notice:	Alterations to existing dwelling house

INSPECTION DETAILS

Principal Certifying Authority:	Grant Harrington No.: BPB0170
Inspector:	Grant Harrington No.: BPB0170
Inspection date and time:	21/06/2011 Inspection time: 4:00 PM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ 143B Pre-Approval Inspection - Satisfactory

ADDITIONAL COMMENTS

Grant Harrington
Inspector