

Manly Council



Reference: 140809 DA229/07 MJG:Admin: HS:
Enquiries: Environmental Services

Council Offices
1 Belgrave Street
Manly NSW 2095

Mr M Jessett
38 Judith Street
SEAFORTH NSW 2092

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ABN 43 662 868 065

Dear Sir

Construction Certificate No.DA229/07/2009CC
Pursuant to Section 109C(1) of the
Environmental Planning and Assessment Act 1979
Premises: 38 Judith Street Seaforth

Council determined this Construction Certificate application on 14th August 2009 and has granted consent, subject to the conditions described below.

This Construction Certificate relates to Plans numbered DA01/2553 dated 13/04/07 and received by Council 06/08/09.

Right of Appeal:

Under s 109K where the Certifying Authority is a Council, an applicant may appeal to the Land and Environment Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.

Note: Details in regard to Notice of Commencement of Building/Subdivision Work and appointment of the Principal Certifying Authority (Form 7 - enclosed) are to be submitted to Council two (2) working days **prior** to commencement of building works.

Signed below on behalf of the consent authority.

Yours faithfully,

Michael Giddey
Building Surveyor
Environmental Services Division

Date: 14/8/09.

CLEANER HEALTHIER HAPPIER



Construction Certificate

I certify that the work if completed in accordance with these plans and specifications will comply with the requirements of s 81A(5) of the Environmental Planning and Assessment Act 1979.

Signature: _____

Date of Endorsement: **14th August 2009**

Certificate No.: **DA229/07/2009CC**

Certifying Authority

Name of Certifying Authority: **Manly Council**

Accreditation No. (if Accredited Certifier): **Not Applicable**

Address: **1 Belgrave Street, Manly**

Telephone No. **(02) 9976 1500**

Development Consent

Development Consent No. **229/07**

Date of Determination: **17/09/07**

Proposal: **Alterations and additions to the front façade of an existing dwelling**

Notes

1. Prior to commencement of work ss 81A(2)(b) and (c), and/or 81A(4)(b) and (c) of the Environmental Planning and Assessment Act 1979 must be satisfied (see Notice of Commencement of Building or Subdivision Work and Appointment of Principal Certifying Authority Form).
2. This Construction Certificate amends and supercedes Construction Certificate number 194/03 issued by Council on 22/09/03.

SCHEDULE

PARTICULARS OF THE PROPOSAL

Area of the land: **581.7²**

Gross floor area of existing building: **295.4²**

Current uses of all or parts of the building(s)/land:

Location

Dwelling deck and swimming pool

Use

Residential

Does the site contain a dual occupancy? **No**

Gross floor space area of the proposed addition or new building: **Nil**

Proposed uses of all parts of the building(s)/land:

Location

Dwelling with alterations, the existing deck and swimming pool

Use

Residential

No. of pre-existing dwellings: **1**

No. of dwellings to be demolished: **n/a**

No. of dwellings proposed: **n/a**

How many storeys will the building consist of: **2**

MATERIALS TO BE USED

Place a tick in the box which best describes the materials the new work will be constructed of:

Walls	Code	Roof	Code	Floor	Code
<input type="checkbox"/> brick veneer	BV	<input type="checkbox"/> aluminium	AL	<input type="checkbox"/> concrete	CO
<input type="checkbox"/> full brick	FB	<input type="checkbox"/> concrete	CO	<input checked="" type="checkbox"/> timber	TM
<input type="checkbox"/> single brick	SB	<input type="checkbox"/> concrete tile	CT	<input type="checkbox"/> other	OT
<input type="checkbox"/> concrete block	CB	<input type="checkbox"/> fibrous cement	FC	<input type="checkbox"/> unknown	UN
<input type="checkbox"/> concrete	CO	<input type="checkbox"/> fibreglass	FG		
<input type="checkbox"/> steel	ST	<input type="checkbox"/> slate	SL		
<input checked="" type="checkbox"/> fibrous cement	FC	<input type="checkbox"/> steel	ST		
<input type="checkbox"/> hardiplank	HP	<input checked="" type="checkbox"/> terracotta tile	TT	<input checked="" type="checkbox"/> timber	TM
<input type="checkbox"/> timber/weatherboard	TM	<input type="checkbox"/> other	OT	<input type="checkbox"/> steel	ST
<input type="checkbox"/> cladding-aluminium	AL	<input type="checkbox"/> unknown	UN	<input type="checkbox"/> other	OT
<input type="checkbox"/> curtain glass	GL			<input type="checkbox"/> unknown	UN
<input type="checkbox"/> other	OT				
<input type="checkbox"/> unknown	UN				

NOTICE TO APPLICANT OF CRITICAL STAGE INSPECTIONS

Made under part 4 of the environmental planning and assessment act 1979 sections 81a(2)(b1)(ii)

INSPECTION TELEPHONE NUMBER

9976 1414

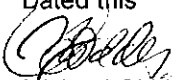
That I **Michael Giddey** of Manly Council, 1 Belgrave Street, Manly acting as the principal certifying authority hereby give notice in accordance with Section 81A(12)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory 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)(iii) 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 this 14th August 2009


Michael Giddey
Building Surveyor

SCHEDULE 1

MANDATORY CRITICAL STAGE INSPECTIONS

NO	CRITICAL STAGE INSPECTION	INSPECTOR
1.	At commencement of building work	Council's Building Surveyor
2.	After Excavation for, and prior to the placement of any footings	As above
3.	Prior to pouring any in-situ reinforced concrete building element	As above
4.	Prior to covering of the framework for any floor, wall, roof or other building element	As above
5	Prior to covering waterproofing in any wet areas	As above
6	Prior to covering any stormwater drainage connections	As above
7	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	As above

SCHEDULE 2 OTHER MANDATORY INSPECTION SPECIFIED BY THE PRINCIPAL CERTIFYING AUTHORITY

NO	CRITICAL STAGE INSPECTION	INSPECTOR
	N/A	