



The General Manager
Manly Council
PO Box 82
MANLY NSW 1655

MANLY COUNCIL
REGISTERED BY RECORD 15 November 2011
17 NOV 2011
RESPONSIBLE OFFICER _____
DOCUMENT NUMBER _____

15 November 2011
CCF 11-70

Re: Alterations and additions to Unit 2 and conversion of east and south facing windows of the dining area to sliding doors at Lot 2 SP 8257 - 138 Addison Road Manly NSW 2095

Please find attached certified documents for archiving by Council. Would you please forward a receipt to AcroCert Pty Ltd, our mailing address is as follows:

AcroCert Pty Ltd
PO Box 440
FORSTER NSW 2428

~~The Notice of Commencement is also included with this documentation.~~

Should you require any further information or assistance, please contact the undersigned on 02 6554 7648 during normal working hours.

Yours sincerely

Robyn Lyden
Office Manager
ACROCERT PTY LTD

Office Use Only:

Posted/Delivered to Council:	15 November 2011
Cheque No.	# 443
Certificate Lodged	Final Occupation Certificate

\$36.00
R/N 821270
17/11/2011



AcroCert

FINAL OCCUPATION CERTIFICATE

Environmental Planning & Assessment Act 1979, as amended

APPROVED

Construction Certificate No.	CCF 11-70	Issued On:	5 July 2011
Development Application No.	93/11	Issued On:	19 May, 2011

APPLICANT NAME: James Majer and Elena Cavazzoni

POSTAL ADDRESS: 2/138 Addison Road
Manly NSW 2095

LAND: Lot 2 SP 8257
Unit 2 138 Addison Road Manly

DEVELOPMENT: Alterations and additions to Unit 2 and
conversion of east and south facing windows of
the dining area to sliding doors

CERTIFYING AUTHORITY: Tim Stenning

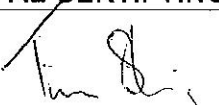
BCA CLASS: 2

TYPE OF CERTIFICATE: Final

PORTION OF BUILDING: Unit 2

The Principal Certifying Authority certifies that:-

- The health and safety of the occupants of the building have been taken into consideration where an Interim Occupation is issued.
- A current Development Consent or Complying Development Certificate is in force for the building.
- If any building work has been carried out, a current Construction Certificate has been issued with respect to the plans and specifications for the building.
- The building is suitable for occupation or use in accordance with its classification under the Building Codes of Australia.
- Where applicable, a Fire Safety Certificate has been issued for the building and a report from the Fire Commissioner has been considered.

TIM STENNING PRINCIPAL CERTIFYING AUTHORITY BPB 0392	Certificate Issued On:
	15 November 2011



FIRE SAFETY SCHEDULE

138 Addison Road, Manly
SP8257

Issued in accordance with Division 1 of Part 9 of the Environmental Planning & Assessment Regulations 2000

Proposed Fire Safety Measure	Standard of Performance	Proposed	Existing
Automatic fire detection and alarm system	BCA Spec. E2.2a and AS 1670		✓
Fire doors	BCA C3.11 and AS1905.1		✓
Hose reel system	BCA Clause E1.4 & AS 2441-2005		✓
Portable fire extinguishers	BCA Clause E1.6 and AS 2444		✓

Notes: This schedule specifies the fire safety measures (proposed) that should be implemented in the building premises. Proposed Fire Safety Measures are those required to be implemented in the buildings.

As soon as practicable after a Final Fire Safety Certificate is issued, the owner of the building must forward a copy of the Final Fire Safety Certificate (together with a copy of this schedule) to the Commissioner of the New South Wales Fire Brigade.

As soon as practicable after an Annual/Supplementary Fire Safety Statement is issued, the owner of the building must forward a copy of the Annual/Supplementary Fire Safety Statement (together with a copy of this schedule) to the Commissioner of the New South Wales Fire Brigade.

A copy of this Fire Safety Schedule must be prominently displayed in the buildings.

This schedule issued by:

TIM STENNING

PRINCIPAL CERTIFYING AUTHORITY ACCREDITATION NUMBER: BPB0392

ACCREDITATION BODY: BUILDING PROFESSIONALS BOARD

15 November 2011

Forster Tower Wallis Street PO Box 440 FORSTER 2428
Phone: 6554 7648 Fax: 6554 7688



BUILDING INSPECTION RESULT SHEET

APPLICATION TYPE:

Construction Certificate No.: CCF 11-70
Development Consent No.: 93/11

REQUESTED INSPECTION TYPE:

Final ✓

REQUESTED INSPECTION TIME & DATE:

am	pm	Date	12 September 2011
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DETAILS OF PERSON MAKING THIS REQUEST:

Name:	J Wallace Constructions	Contact No.: 9948 8067
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PROPERTY DETAILS: *What property does this request relate to?*

Address:	138 Addison Road	Manly	2095
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Title Particulars:	Lot 2 SP 8257
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APPLICANT DETAILS: *All correspondence shall be forwarded to this address.*

Name:	James Majer and Elena Cavazzoni
Postal Address:	2/138 Addison Road Manly NSW 2095

COMPLETED INSPECTION TIME & DATE:

am	3.00 pm	Date	12 September 2011
Comments:			

STATUS OF WORKS INSPECTED:

✓ **CONDITIONAL PASS** – At the date and time of this inspection, the work was satisfactory, subject to completion of the following –

☒ Please provide Certificates of Compliance as per the Notice of Inspections.

A handwritten signature in black ink, appearing to read 'Tim Stenning'.

TIM STENNING
PRINCIPAL CERTIFYING AUTHORITY
ACCREDITATION NO: BPB0392

INSPECTION REPORT

1634

☐ Owner ☐ Applicant ☐ Builder ☐ Other _____
Name J Wallace Constructions

Tel _____

PREMISES

Unit 2 No. 140 Addison Rd, Maribyrnong

INSPECTION TYPE(S)

- | | | |
|---------------------------------------------|--------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Footings/Piers | <input type="checkbox"/> Frame/Floor | <input checked="" type="checkbox"/> Waterproofing |
| <input type="checkbox"/> Slab Reinforcement | <input type="checkbox"/> Frame/Wall & Roof | <input type="checkbox"/> Final/Interim |
| <input type="checkbox"/> Stormwater | <input type="checkbox"/> Pool Steel | <input type="checkbox"/> Final/Completion |
| <input type="checkbox"/> Complaint | <input type="checkbox"/> Pool Fence | <input type="checkbox"/> _____ |

RESULT

☒ Satisfactory☐ Unsatisfactory – requires attention as follows – and ☐ NO reinspection required☐ Reinspection required

- Waterproofing to ensuite & bathroom satisfactory @ the time of the inspection

- Ensure that tiler provides adequate falls to wastes in shower & main floor.

- Provide certificate from licensed installer.

By signing below I agree to completing the following works listed in this Inspection Report.

Builder/Owner/Builder

Date

Accredited Certifier - BPB 0124

Date

Cherrybrook Electrical Pty Ltd

17 Chapel Close
Cherrybrook, N.S.W. 2126
Lic. 183623C
ABN 97108897918

Phone 9899 5200
0412 726242
Fax 9899 8600

16th September 2011

Smoke Detector Certification

Building Code of Australia (Vol 2) (housing provisions) Part 3.7.2

Premises: 2/140 Addison Road, Manly

This is to certify that we have today installed and tested 1 – 240 volt mains connected smoke detector, at the above premises.

It has been installed and operates to comply with AS 3786 and is located in accordance with Clause 3.7.2.3 of the building code of Australia.

Yours faithfully,



Peter Black
Director

Stayclean Coatings

ABN 27 637 493 366

105 Rose Avenue

Wheeler Heights NSW 2097

Phone: 02 9982 9483

Fax: 02 9981 7075

Mobile: 0417 432 430

Stayclean Coatings

Warranty

8thAugust2011

J.Wallace Constructions

Unit 11/3-9 Kenneth Road ManlyVale

Re: 140 Addison Road Manly

Stayclean Coatings interior/exterior licence 130687C certify that waterproofing in accordance with AS3740 was completed by us to the following areas:

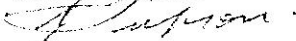
Ensuite

Bathroom

If kept in original state a seven year warranty against water penetration to other areas applies.

Warranty date starts: 8th August 2011

Gordon Simpson


Manager

Date 8/11/2011

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Client Name **Home Building Centre**

FINITOUCH PTY LTD

Attention Alex

7\11 Cope St Lane Cove NSW 2066

Address J. Wallace Constructions Pty Ltd

Unit 11A, 3-9 Kenneth Rd, Manly Vale, NSW, 2093

Ph. 0425 208 866

Fx. 02-9427-4915

Phone h

Phone w

ABN 131 373 924 13

Phone m

Fax.

finitouch@iprimus.com.au

Job Address

Email.

Certificate

2/140 Addison Rd Manley

Mirrors installed at the above address
was manufactured selected & installed to conform with the
requirements of AS 1288: Glass in buildings-Selection & Installation, & AS 2006:
Glass subject to human impact.

Toughened safety glass and laminated glass at the above address
was manufactured selected & installed to conform with the
requirements of AS 1288: Glass in buildings-Selection & Installation, & AS 2006:
Safety glazing materials for use in buildings.

Thanks
Andrew Smith
Director