

AcroCert

DA 98/1A



7 July 2011
CCF 11-70

The General Manager
Manly Council
PO Box 82
MANLY NSW 1655

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:

6117
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

Sarah Forshaw
Administrative Officer
ACROCERT PTY LTD

CERTIFIER
\$36
R 791150
11-7-11
AUTH -
PMT -
NAME -
IF ✓
SCAN

Office Use Only:

Posted/Delivered to Council:	7 July 2011
Cheque No.	# 284
Certificate Lodged	Construction Certificate



**CONSTRUCTION CERTIFICATE
NOTICE OF DETERMINATION**

Construction Certificate No.: CCF 11-70

DETERMINATION: **APPROVED**

PROPERTY DETAILS: *What property does this Certificate relate to?*

Unit No.: Unit 2 **House No.:** 138 **Street:** Addison Road

Suburb: Manly **Postcode:** 2095

Title Particulars: Lot 2 SP 8257

Development Consent No.: 93/11

Issued By: Manly Council

Date: 19 May, 2011

BCA Classification: 2

Estimated Cost: \$300,000

Description of works to be undertaken: Alterations and additions to Unit 2 and conversion of east and south facing windows of the dining area to sliding doors

APPLICANT'S DETAILS: *All correspondence shall be forwarded to this address*

Name: James Majer and Elena Cavazzoni

Company Contact: James Majer

Postal Address: 2/140 Addison Road
Manly NSW 2095

Phone: **Mobile:** 0437 825 011 **Fax:**

Email: jmajer@touraust.com

STATEMENT: *Work completed in accordance with documentation accompanying the application for this certificate (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 Regulations, 2000, as amended and as referred to in Section 81A(5) of the Environmental Planning & Assessment Act, 1979, as amended.*

This certificate issued by:

Tim Stenning

PRINCIPAL CERTIFYING AUTHORITY ACCREDITATION NUMBER: BPB0392

ACCREDITATION BODY: BUILDING PROFESSIONALS BOARD

Signature:

CERTIFICATE DETERMINED ON:

5 July, 2011



FIRE SAFETY SCHEDULE

140 Addison Road, Manly

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

5 July 2011



AcroCert

NOTICE OF INSPECTIONS CONSTRUCTION CERTIFICATE

Clause 103A

Environmental Planning & Assessment Regulation, 2000 as amended

This notice provides details as to what inspections and information are required throughout the construction. As the Principal Certifying Authority (PCA), AcroCert Pty Ltd is the only Authority that can issue an Occupation Certificate for the works covered by the attached Construction Certificate. **An Occupation Certificate can only be issued if all of the pre-conditions of development consent have been complied with and all of the critical stage inspections plus any additional required inspections have been completed and all requested certificates and information have been submitted.**

APPLICANT: James Majer and Elena Cavazzoni

Pursuant to Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act, 1979 notice is hereby given of the inspections required by the Principal Certifying Authority relating to the land and development described as follows:

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

BCA CLASS: 2

DEVELOPMENT CONSENT NUMBER: 93/11

CONSTRUCTION CERTIFICATE NUMBER: CCF 11-70

INSPECTIONS:

Where appropriate, certain inspections may be conducted concurrently (e.g. the Stormwater Drainage & Final Inspection are often carried out at the same time).

1. **Prior to covering** of the framework for any wall, roof or other building element(i.e. after external cladding and roof covering completed, the frame is fully loaded and prior to fixing internal linings), and
2. **Prior to covering** waterproofing in any wet areas, and

3. After the building work has been completed and **prior** to any occupation certificate being issued in relation to the building/development.

Any additional inspection, that may be required by the PCA throughout the course of construction, in order to issue the Occupation Certificate.

As noted above, where appropriate, certain inspections may be conducted concurrently. If in any doubt as to which inspections can be carried out at the same time, please ring and confirm with AcroCert PRIOR to proceeding with any further works.

Inspections must be arranged at least the working day prior to when the inspection is required.

Inspection bookings can be made by telephoning AcroCert Pty Ltd on (02) 6554 7648 during normal office hours.

Cancellations should be notified as soon as possible. A re-inspection fee may be applied where no cancellation has been received and the work is not ready for inspection.

Failure to call for an inspection, or failure to carry out any rectification works found to be defective, may result in the Occupation Certificate being refused. It is an offence to occupy or use the development without an Occupation Certificate.

Certificates and Information

In addition AcroCert Pty Ltd will require the following Certificates and/or Information to be submitted prior to the issue of an Occupation Certificate:

Windows - Certified by the Window Manufacturer/Supplier as complying with Australian Standard AS1288 – 2006 "Glass in Buildings – Selection and Installation" and Australian Standard AS2047 – 1999 "Windows in Buildings – Selection and Installation".

Wet Area Flashing – Certified by an accredited certifier, after its application, as complying with Australian Standard AS3740 – 2004 "Waterproofing of Wet Areas in Residential Buildings".

Smoke Alarms - Certified by a licensed electrician, after installation, as complying with Australian Standard AS3786 – 1993 "Smoke Alarms".

Fire Safety Certificate – Certified by a suitably qualified person as to the installation of fire safety measures in accordance with the fire safety schedule.

Any additional certificate and/or information that may be required by the PCA, in order to issue the Occupation Certificate.


TIM STENNING

PRINCIPAL CERTIFYING AUTHORITY ACCREDITATION NUMBER: BPB0392
ACCREDITATION BODY: BUILDING PROFESSIONALS BOARD

Home Warranty Insurance Certificate of Insurance



Home Warranty
Insurance Fund

QBE Insurance (Australia) Ltd
Level 3, 85 Harrington St
SYDNEY NSW 2000
Phone: 1300 790 723
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



Policy Number BN0026407BWI-9

JAMES MAJER&ELENA CAVAZZONI
2/140 ADDISON ROAD
MANLY NSW 2075

Name of Intermediary
AON HIA (NSW/ACT)
GPO BOX 2188
CANBERRA ACT 2601

Account Number
BN0006684
Date Issued
08/06/2011

Policy Schedule Details

Certificate in Respect of Insurance

Residential Building Work by Contractors

A contract of insurance complying with sections 92 and 96 of the Home Building Act 1989 has been issued by QBE Insurance (Australia) Limited as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund.

In Respect of	ALTERATIONS AND ADDITIONS STRUCTURAL
At	2/140 ADDISON ROAD MANLY NSW 2095
Carried Out By	BUILDER J WALLACE CONSTRUCTIONS PTY LT ABN: 63 056 922 868
Declared Contract Price	\$193,482.00
Contract Date	10/06/2011
Builders Registration No.	U 54000C
Building Owner / Beneficiary	JAMES MAJER&ELENA CAVAZZONI

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to the Building Owner/Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

Signed for and on behalf of NSW Self Insurance Corporation (SICorp)

Ty Ayscough

IMPORTANT NOTICE:

In addition to this certificate of insurance, a policy wording which outlines the terms and conditions of the cover provided is available from the HWIF website. To access that policy wording visit www.homewarranty.nsw.gov.au

Levy Online Payment Receipt

Thank you for using our Levy Online payment system. Your payment for processed.

Applicant Name:	ELENA CAVAZZONI
Levy Application Reference:	5015872
Application Type:	CC
Application No.:	93/2011
Local Government Area/Government Authority:	MANLY COUNCIL
Site Address:	2/140 ADDISON RD
	MANLY
	NSW
	2095
Value Of Work:	\$300,000
Levy Due:	\$1,050
Levy Payment:	\$1,050
Online Payment Ref.:	619566594
Payment Date:	18/06/2011 4:45:1

Close

IMPORTANT ITEMS TO ACCOMPANY YOUR
CONSTRUCTION CERTIFICATE APPLICATION

To be provided if applicable to your application

1 Have the plans been stamped by the Local Water Engineer? (Show how if a commercial development you will need a Section 50 Certificate.)

2 If a Water Filibusterer has, have the plans been attached to the Motion, Subjunctive, Reply?

3 Have you attached a motion for your good (see also 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828,



Waste Minimisation and Management Plan & Checklist

The demolition and construction of developments generates significant amounts of waste. The aim of this plan is to facilitate maximum resource recovery and reduction in waste materials and minimise environmental impacts of developments. Manly Council requires on site management of any waste generated during demolition and construction; this involves planning the reuse, recycling and disposal of waste from all types of developments. Carefully managing waste from a development decreases the social costs and health and safety risks associated with waste. The plan encourages the efficient use of resources, which is not only environmentally sustainable but is also economically beneficial.

Applicant Details

Application No.

93/11

Name

Address

Phone number(s)

Email

Project Details

Address of development

2/140 Addison rd, Manly

Existing buildings and other structures currently on the site

Description of proposed development

Unit refurbishment

This development achieves the waste objectives set out in the DCP. The details on this form are the provisions and intentions for minimising waste relating to this project. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as council, DECC or WorkCover NSW.

Name

Signature

Date

AcroCert Pty Ltd
APPROVED PLANS
COUNCIL COPY

DEMOLITION (All Types of Developments)

	Reuse	Recycling	Disposal	
Type of waste generated	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	Specify method of onsite reuse, contractor and recycling outlet and /or waste depot to be used
Excavation material				N/A
Timber (specify)				N/A
Concrete				
Bricks/pavers	NIL	1.3m3	1	To be taken to yard for recycling.
Tiles				N/A
Metal (specify)	NIL	50kg	NIL	Existing window frames to be taken to metal recycles.
Glass				
Furniture				N/A
Fixtures and fittings				N/A
Floor coverings				N/A
Packaging (used pallets, pallet wrap)				N/A
Garden organics				N/A
Containers (cans, plastic, glass)	NIL	20kg	5kg	Plastic containers placed for recycling
Paper/cardboard	NIL			
Residual waste				
Hazardous/special waste e.g. asbestos (specify)				N/A
Other (specify)				N/A

CONSTRUCTION (All Types of Developments)

Type of waste generated	Reuse Estimate Volume (m3) or Weight (t)	Recycling Estimate Volume (m3) or Weight (t)	Disposal Estimate Volume (m3) or Weight (t)	Specify method of on site reuse, contractor and recycling outlet and /or waste depot to be used
Excavation material				N/A
Timber (specify)				N/A
Concrete				N/A
Bricks/pavers				N/A
Tiles	NIL	100 kg	NIL	Taken as rubble for recycling recycle metal studs etc off cuts to metal recycler.
Metal (specify)	NIL	50 kg	< 20 kg	
Glass				
Plasterboard (offcuts)	NIL	NIL	< 20 kg	N/A
Furniture				N/A
Fixtures and fittings				N/A
Floor coverings	NIL	NIL	< 20 kg	
Packaging (used pallets, pallet wrap)	NIL	NIL	< 20 kg	
Garden organics				N/A
Containers (cans, plastic, glass)				N/A
Paper/cardboard				N/A
Residual waste				N/A
Hazardous/special waste (specify)				N/A
Other (specify)				N/A

ONGOING OPERATION (Residential, Multi Unit, Commercial, Mixed Use and Industrial)

Address of development:

Type of Waste to be Generated	Expected Volume per week	Proposed on-site storage and treatment facilities	Destination of waste
Please specify. For example: glass, paper, food waste, offcuts,	Litres or m ³	Please specify. For example: waste storage and recycling area, garbage chute, on-site composting, compaction equipment	Please specify. For example: Recycling depot, name of landfill site, compost in garden, contractor etc.
<p>No CHANGE</p>			

ONGOING MANAGEMENT OF WASTE

Please describe the methods that will be employed to ensure the ongoing management of waste onsite (e.g. lease conditions, caretaker/manager onsite)

<p>No CHANGE</p>	
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CONSTRUCTION DESIGN (All Types of Developments)

Outline how measures for waste avoidance have been incorporated into the design, material purchasing and construction techniques of the development

- Accurate measurement + ordering
- Any left over building materials transported back to yard for use on other projects.
- Building materials not ordered until needed.

308 High Street PO Box 398 MAITLAND NSW 2320
Phone: 4934 2933 Fax: 4934 2966



BUILDING INSPECTION RESULT SHEET

REQUESTED INSPECTION TYPE:

Site Inspection ✓

APPLICATION DETAILS:

Date App. Received:	21/06/2011
Property Address:	2/138 Addison Road, Manly
Development Type:	Unit alterations and additions
Company Name:	
Owners Name & No.:	James Majer & Elena Cavazzoni
DA No. (If Applicable):	

OBSERVATIONS FROM SITE VISIT:

Application Type	Possibly CD	CC only
Site Access	OK	
Stormwater Drainage	UNAFFECTED	
Kerb & Gutter	"	
Overhead Power Lines	"	
Easements	"	
Tree Removal	"	
Bushfire Hazard	"	
Flooding	Likely or not likely? No	
Slope of Block	"	
Retaining Walls	"	
Set Backs	"	
Existing Slab	<input checked="" type="checkbox"/> Yes	No Partial
Sewer Mains	UNAFFECTED	
Fire Safety Measures (Class 2-9 Only)	Fire Hydrant <input checked="" type="checkbox"/> Fire Hose Reels <input checked="" type="checkbox"/> Exit Signs <input checked="" type="checkbox"/> Portable Fire Extinguishers <input checked="" type="checkbox"/> Emergency Lighting <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> SMOKE DETECTION	

* Do the plans and specifications adequately & accurately depict existing site conditions and/or existing buildings? Yes ☒ / No ☐

* Are there any features of the site or buildings that would mean the development cannot be CD or comply with the BCA? Yes ☐ / No ☒

If Yes, give details: _____

* Do any existing structures applicable to this development appear structurally adequate to support this development? Yes ☒ / No ☐

Has any building work commenced? Yes ☐ / No ☒

If Yes, give details: _____

Comments:

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.....
.....

Name of Certifier & Accreditation Number	<input type="checkbox"/> Scott McGufficke BPB0258	<input type="checkbox"/> Brenden Lantry BPB0220	<input checked="" type="checkbox"/> Tim Stenning BPB0392
Date of Inspection			1-7-11