



## Registration of Construction Certificate with Council

**To:** Manly Council – PO Box 82, Manly NSW 1655

**From:** Andson Building Certifiers Pty Ltd – PO Box 259 Jannali NSW 2226

**Date:** 23 April 2009

**Construction Certificate No:** 09/041

**Property Address:** 33 Herbert Street Manly NSW 2095

**Proposed Work:** Carport over existing hardstand area

**DA:** 09/09

**BCA Class:** 10a

Please register the attached Construction Certificate, Notice of Commencement / Appointment of PCA and supporting documents on Council's file.  
The attachments include:

- Stamped approved Construction Certificate plans
- A copy of the Construction Certificate
- Construction Certificate supporting documents
- The required record keeping fee

Yours sincerely

A handwritten signature in blue ink that reads 'S. Manning'.

Steve Manning  
Andson Building Certifiers  
Phone: 02 9545 4062

CERTIFIER

\$30

R. 602896

27.4.09



## Construction Certificate

Issued under the Environmental Planning and Assessment Act 1979

**Construction Certificate No: 09/041**

**Determination:** Approved

**Date of determination:** 23 April 2009

**Address of Property:** 33 Herbert Street MANLY NSW 2095

**Proposal:** Carport over existing hardstand area

**DA Consent No:** 09/09 – Manly Council

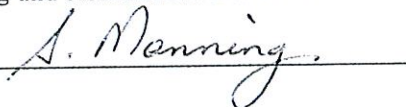
**Consent Date:** 23/03/09

**BCA Class:** 10a

**Plans & Specification:** As stamped by this office – plans 01, 02 and 03 dated 18/12/2008 prepared by Serge Panayi.

### Certificate:

I certify that the work completed in accordance with the documents accompanying the application for the Construction Certificate will comply with the requirements Environmental Planning and Assessment Regulations 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979.

**Signature:** 

**Date:** 23 April 2009

### Certifying Authority:

Andson Building Certifiers Pty Ltd – Steve Manning

Accreditation No: BPB0247

Accreditation Body: Building Professionals Board

Contact phone number: 02 9545 4062

Address: PO Box 259 Jannali NSW 2226

### Important Information:

- For residential work – Home Owners Warranty Insurance/ Owner Builder Permit is required *before* work commences.
- If the DA Consent Conditions require documentation to be submitted prior to the commencement of work, then these documents *must* be submitted before the commencement of work.
- The council must be advised two days before work commences.

**ANDSON**  
BUILDING CERTIFIERS  
Construction Certificate Application

Made under the Environmental Planning and Assessment Act 1979 – Part 4A

RECEIVED  
17/4/09

**APPLICANT**

Name: **Mr Carports Sydney Northern**  
Address: **2/667 New South Head Road Rose Bay NSW 2029**

Signatures: \_\_\_\_\_

Phone: **0404 848 074** Fax: **02 9371 5436** Mobile: **0404 848 074**

**OWNER'S CONSENT – If more than one, ALL owners must sign**

Name: **Tim & Julie Long**

Signatures: **Authorisation Form Attached**

Date: \_\_\_\_\_

Company Seal (if applicable) \_\_\_\_\_

**PROPERTY ADDRESS/SUBJECT LAND**

Unit, shop or suite: \_\_\_\_\_ Street Address: **33 Herbert Street**

Suburb: **Manly NSW 2095**

Lot: 20 DP: 4449 Strata Plan: \_\_\_\_\_

**DESCRIPTION OF DEVELOPMENT**

Description: **Gable Carport**  
(eg alteration, carport)

Estimated cost of works: **\$10,978.63**

**WHO IS DOING THE WORK?**

☐ Owner-builder ☒ Licensed builder

Licence No or Permit No: **161613C**

Family Name or company: **Mr Carports P/L**

Given Name or ABN: **72 070 618 745**

Address: **9 Hoylake Avenue, STIRLING SA 5152**

Phone: **0404 848 074** Fax: **02 9371 5436** Mobile: **0404 848 074**



Plans to be approved: 01 + 02 + 03 prepared by Serge Panayi  
Dated: 18/12/08  
Specification to be approved: On plans

**DEVELOPMENT CONSENT**

Consent No: 09/09 Date: 23/03/09 BCA classification: 10A

**STATISTICAL INFORMATION FOR AUSTRALIAN BUREAU OF STATISTICS**

**NA CARPORT ONLY**

Site Area (m<sup>2</sup>): 471 Gross floor area of existing building (m<sup>2</sup>): 199  
Proposed additional floor area (m<sup>2</sup>): - Number of existing dwellings on the site 1  
Number of dwellings to be demolished 0 Number of proposed dwellings on the site 1  
Number of proposed storeys 1 Does the site contain a dual occupancy? No

**The main building materials**

Please tick the box that describes the materials to be used in the new work:

Walls		
	11	Full brick
	12	Brick veneer
	20	Concrete, masonry
	30	Fibrous cement, h/plank
	40	Timber, w/board
	50	Curtain glass
	60	Steel
	70	Aluminium cladding
	80	Other
<input checked="" type="checkbox"/>	90	Unknown

Roof		
	10	Terracotta/concrete Tile
	20	Concrete or slate
	30	Fibrous cement
<input checked="" type="checkbox"/>	60	Steel
	70	Aluminium
	80	Other
	90	Unknown

Frame		
	40	Timber
<input checked="" type="checkbox"/>	60	Steel
	70	Aluminium
	80	Other
	90	Unknown

Floor		
<input checked="" type="checkbox"/>	20	Concrete
	40	Timber
	80	Other
	90	Unknown

# ANDSON

## BUILDING CERTIFIERS

Notice of Commencement & Appointment of Principal Certifying Authority  
Issued under the Environmental Planning and Assessment Act 1979 – Sections 81A (2) (b) (ii) or (c) , or (4) (b) (ii) or (c), 86 (1) and (2)

### PROPERTY ADDRESS/SUBJECT LAND

Unit, shop or suite: \_\_\_\_\_ Street Address: **33 Herbert Street**  
Suburb: **Manly NSW 2095**

Lot: 20 DP: 4449 Strata Plan: \_\_\_\_\_

### DESCRIPTION OF DEVELOPMENT

Description: **Gable Carport**  
(eg alteration, carport)

### DEVELOPMENT CONSENT

Consent No: 09/09 Date: 23/03/09

### CONSTRUCTION CERTIFICATE

Certificate No: 09/041 Date: 23/04/09 Accreditation No: BPB0247

### APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

**Andson Building Certifiers Pty Ltd**  
PO Box 259 Jannali NSW 2226  
Contact: Steve Manning

ABN: 93 121 573 493  
Phone: 02 9545 4062  
Accreditation No: BPB0247

### BUILDER OR OTHER PERSON IN CHARGE OF WORK

Family Name or company: **Mr Carports P/L** Given Name or ABN: **72 070 618 745**  
Address: **9 Hoylake Avenue, STIRLING SA 5152**  
Phone: **0404 848 074** Fax: **02 9371 5436** Mobile: **0404 848 074**  
Licence No or Permit No **161613C**  
Contact person: **Brett Nitschke, Mr Carports Sydney Northern, 0404 848 074**

Copy of Builders Insurance or Home Owners Warranty provided

☐ Yes ☒ No **NA**

Date work is to commence: 29 April 2009  
This notice must be lodged with council not less than 2 days before this commencement date

### OWNER'S CONSENT – If more than one, ALL owners must sign

Name: **Tim & Julie Long**

Signatures: **Authorisation Form Attached**

Date: \_\_\_\_\_

Company Seal (if applicable) \_\_\_\_\_

Note: To comply with the Home Building Act the PCA must receive before the commencement of work either:

1. Home Owners Warranty Insurance – which the builder is responsible for obtaining
2. An Owner Builder Permit – which can be obtained from the Department of Fair Trading

This does not apply to commercial and industrial properties.

Home Owners Warranty Insurance is not mandatory for work valued at less than \$12,000. For works valued less than \$5,000 neither document is required.



## Principal Certifying Authority Service Agreement

Environmental Planning and Assessment Act 1979 – Sections 81A

This is the service agreement to be completed where Andson Building Certifiers Pty Ltd is appointed as the Principal Certifying Authority (PCA) in accordance with section 81A of the Environment Planning and Assessment Act 1979 to carry out the nominated inspections of the building works and to issue the required Final Occupation Certificate. The PCA service and inspection fees are payable upon appointment.

### PROPERTY ADDRESS/SUBJECT LAND

Unit, shop or suite: \_\_\_\_\_ Street Address: **33 Herbert Street**

Suburb: **Manly NSW 2095**

Lot: 20 DP: 4449 Strata Plan: \_\_\_\_\_  
:

### DESCRIPTION OF DEVELOPMENT

Description: **Gable Carport**  
(eg alteration, carport)

### DEVELOPMENT CONSENT

Consent No: 09/09 Date: 23/03/09

### CONSTRUCTION CERTIFICATE

Certificate No: 09/041 Date: 23/04/2009

### FINAL OCCUPATION CERTIFICATE

An Occupation Certificate must be obtained from the PCA prior to the occupation or use of a new building or part of a building.

### QUALITY OF SERVICE AND BUILDING INSPECTIONS

Andson Building Certifiers will undertake the inspections of the work during construction to ascertain compliance with the Development Consent, Construction Certificate, Building Code of Australia and relevant standards of construction.

The following stages of construction that are marked with a tick are required to be inspected prior to proceeding to the next stage of construction or the covering up of the work:

- ☒ at the commencement of the building work
- ☒ prior to the placement of any footings
- ☐ prior to pouring any in-situ reinforced concrete building element
- ☒ prior to covering the framework for any floor, wall, roof or other building element
- ☐ prior to covering waterproofing in any wet areas
- ☒ prior to covering any stormwater drainage connections
- ☐ swimming pool fencing
- ☒ after completion of the building work
- ☐ other: \_\_\_\_\_

## PCA SIGNATURE

Andson Building Certifiers Pty Ltd agree to the provisions of the services detailed by this agreement and will carry out PCA and inspection services in a professional manner in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the Building Professionals Board's Code of Conduct.

Name: Steve MANNING

Signature: S. Manning Date: 23/04/2009

## OWNER'S SIGNATURE – If more than one, ALL owners must sign

As the Owner of the land to which this agreement relates, I agree to the appointment of Andson Building Certifiers Pty Ltd as the PCA under Section 81A of the Environmental Planning and Assessment Act 1979. I also give consent to Andson Building Certifiers to enter the land to carry out inspections.

Name: **Tim & Julie Long**

Signatures: **Authorisation Form Attached**

Date: \_\_\_\_\_

Signatures: \_\_\_\_\_ Date: \_\_\_\_\_

Company Seal (if applicable) \_\_\_\_\_



Mr Carports Sydney Northern  
2/667 New South Head Road  
Rose Bay NSW 2029  
Phone: 0404 848 074  
Fax: 02 9371 5436  
E: brett\_mrcarports@aapt.net.au  
Licence: 161613C  
mrcarports.com.au

### Land Owners Consent

- ☒ As the Owner/s of the land specified below, I/we hereby consent to the following:  
I/we authorise Mr Carports to apply for a Development Application where the proposed building is not a Complying Development, on my/our behalf
- ☒ I/we authorise Mr Carports to apply for a construction certificate or a complying development certificate (whichever is relevant)
- ☒ I/we authorise the right of entry for Building Surveyors as appointed by the relevant council appointees to carry out inspections relevant/required to this application

### Details of Land being developed

Lot No: <i>LOT 20 201010E</i>	DP: <i>DP 4749</i>	Street Name: 33 Herbert Street	
Suburb: Manly		State: NSW	Postcode: 2095

### Signatures

All owners of the property shown above must sign this section. Please attach an additional page if there is not sufficient space below.

#### Owner 1

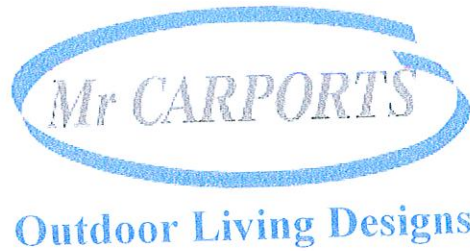
Print Surname <i>WONG</i>	Print First Name <i>TIEN</i>	
Signature <i>[Signature]</i>		Date <i>11 DEC 08</i>

#### Owner 2

Print Surname <i>WONG</i>	Print First Name <i>JULIE</i>	
Signature <i>[Signature]</i>		Date <i>11 DEC 08</i>

Mr Carports Pty Ltd  
Head Office: 9 Hoylake Avenue, Stirling SA 5152  
ABN: 72 070 618 745 Licence No: 161613C





Mr Carports Sydney Northern  
2/667 New South Head Road  
Rose Bay NSW 2029  
Phone: 0404 848 074  
Fax: 02 9371 5436  
E: [brett\\_mrcarports@aapt.net.au](mailto:brett_mrcarports@aapt.net.au)  
Licence: 161613C  
[mrcarports.com.au](http://mrcarports.com.au)

16th April 2009

Re: **Client** Tim & Julie Long  
**Address** 33 Herbert Street, Manly NSW 2095

The following details are for the following structures to be built at the above address;

**Structure Type** Carport.

#### WASTE MANAGEMENT PLAN

All off cut timbers are to be re-used if exceeding 900mm in length  
All materials ordered to length to avoid off-cuts, to minimise wastage

100% of all steel to be recycled at Waste Management Centre  
100% of all plastic to be recycled at Waste Management Centre  
All timber off cuts to be disposed off at Waste Management Centre

Concrete, bricks and earth to be removed in separate loads from site to be recycled and used as fill

Mr Carports intends to recycle 100% of all recyclable material.

Kind Regards,

A handwritten signature in black ink, appearing to read "Brett Nitschke".

Brett Nitschke  
Mr Carports Sydney Northern

# Cutting List

Quote No: BN24079

Client: Tim & Julie Long  
33 Herbert Street, Manly NSW 2095  
Phone: 9252 4228

Item	Code	Description	Supplier	Qty	Length	Item Notes
A1	LEG90MD€	Steel Post_90x90_6m - Cream	MD	2		legs
A6	P75X50	TREATED PINE KD R/H H3 F7 70 X 45 LM	WA	6	6.000	purlins
A9	P250X50	TREATED PINE KD R/H H3 F7 240 X 45 LM	WA	2	6.000	side beams
A10	P200X50	TREATED PINE KD R/H H3 F7 190 X 45 LM	WA	1	6.000	ridge beam
A11	P100X50	TREATED PINE KD R/H H3 F7 90 X 45 LM	WA	6	3.600	collar ties
A12	P100X50	TREATED PINE KD R/H H3 F7 90 X 45 LM	WA	4	3.000	front eave rafters
A13	P150X50	TREATED PINE KD R/H H3 F7 140 X 45 LM	WA	12	3.000	rafters
A14	CRCB	Stramit Corrugated 0.42bmt Colourbond	ST	16	2.962	sheets
A15	120419003	DESIGN PINE FJ DAR LO SP H3 F7 180 X 25 LM_5.4	WA	4	3.600	left/right fascias
A16	P200X50	TREATED PINE KD R/H H3 F7 190 X 45 LM	WA	1	5.400	bottom cord
A20	RCAPCB	Roll Top Ridge Colourbond	ST	1	6.100	ridge caps
A22	DGCB	Stramit Hi Front Quad 115 Slotted Colorbond	ST	2	6.000	gutters
A24	DGCBSE	Hi Front Quad 115 Stop End Plates Pair_CB	ST	2		stop ends
A25	DGB	Stramit Hi Front Concealed Bracket Zinc	ST	14		gutter brackets
A26	DP10075X	Stramit Downpipe - 1.8m x 100 x 75 Colorbond	ST	2		downpipe
A27	AST10075'	Astragal 100 x 75 Colorbond	ST	2		downpipe bracket
A28	NOZ10075	Nozzle 100 x 75 Zinc	ST	2		downpipe pop
A29	FL2005	Custom Flashing 0.55bmt 5 fold 0101 - 0200 Girth G	ST	4	3.500	Barge caps
A30	PTU***	Touch Up Paint Colour	ST	1		
A31	SILCLR	Silicone Clear	ST	1		hip beams
A32	RIVETSCB	Rivets - bag 100 Colour	ST	1		extra ridge caps
A33	P100X50	TREATED PINE KD R/H H3 F7 90 X 45 LM	WA	1	5.400	blocking
A34	123515002	TREATEDPINE SHIPLAP 412 H3 140 X 19 LM	WA	6	5.400	infills
A35	TTEKCRCI	Timber tek 12x50 Painted -CB	ST	300		teks
A37	SHOE90	Internal Steel Feet 90mm	MD	2		shoebd
A38	FLOOR_TI	Pine Flooring_Tongue & Groove_Per square metre	WA	3	5.400	eave lining

Item	Code	Description	Supplier	Qty	Length	Item Notes
A41	120508808	DESIGN PINE FJ DAR LO SP H3 F8 88 X 88 LM	WA	1	1.200	finial
A42	120409004	DESIGN PINE FJ DAR LO SP H3 F7 90 X 42 LM	WA	1	3.600	front dec. cord