



SIMON ROSEWELL

architecture • design • project management

16.04.17

Northern Beaches Council
P.O Box 82
MANLY NSW 1655

Dear Sir/ Madam

Building Certificate Application
Unit 3/ 28 Reddall Street, Manly

We refer to the Building Certificate Application for Unauthorised Works lodged with Council on or about 28 October 2013.

The Application was unable to be processed due to the fact that the Building Owner had not agreed to sign the Application. Supreme Court proceedings ensued which have since been settled. It is not clear to the applicant whether the original Application was rejected or whether it was held in abeyance pending the Supreme Court proceedings.

Please find attached a fresh Building Certificate Application for Unauthorised Works signed by the Owner. We also attach a copy of the original Building Certificate Application and report dated 28 October 2013. The material supplied in support of the original application is also relied on in respect of the fresh application.

Please note the following:

1. The description of the unauthorised work in the new Application has changed and now, out of an abundance of caution, includes the internal changes to the floor plan and the attic space. These changes were also referred to in the original Application see Building Compliance Report under heading 'Unit 3 Minor Modifications' but are considered by the applicant to be exempt works. The attic space is to be used for storage purposes only.
2. The estimated value of the Work has been updated to include the internal changes.
3. The following additional material is supplied in support of the Application:
 - a. Unit 3 Floor Plan and Attic Plan dated 2 February 2017 prepared by Simon Rosewell Pty Ltd.
 - b. Attic roof framing plan prepared by Rooney and Bye Consulting Civil and Structural Engineers.
 - c. Additional compliance statement dated 1 December 2016 from AllWorks Building.

Yours Faithfully

Simon Rosewell
SIMON ROSEWELL PTY LIMITED

