

  
**Anthony Protas Consulting Pty Ltd**  
BUILDING REGULATIONS CONSULTANTS

D  
6 June 2011

Our Ref: 113260

The General Manager  
Manly Council  
PO Box 82  
Manly NSW 1655

Dear Sir,

**Re: 16 Bower Street, Manly  
Construction Certificate**

Pursuant to the requirements of the Environmental Planning and Assessment Act please find attached a copy of our Construction Certificate, plans and specifications to which the Construction Certificate has been issued and other relevant documents.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully

  
Anthony Protas  
**Anthony Protas Consulting Pty Ltd**



CERTIFIER

\$30

R 786354

8-6-11

ANT ✓  
Pm? ✓  
NAME ✓  
IF? ✓  
SIGN ✓



**Anthony Protas Consulting Pty Ltd**  
BUILDING REGULATIONS CONSULTANTS

COPY

## Construction Certificate – 16 Bower Street, Manly

**Alterations And Additions To Existing Dwelling Including Garage Extension,  
New Room Below Existing Deck, Swimming Pool, Cabana, Retaining Walls,  
Decks And Landscaping** *BCA Class 1a, 10a & 10b*

### 1. Details of the applicant

Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Sandro

Family name

Petrini

Flat/street no.

16

Street name

Bower Street

Suburb or town

Manly

State

NSW

Postcode

2095

Daytime telephone

Fax

Mobile

Email

sandro.petrini@belleproperty.com

### 2. Details of the development consent

Development application no.

271/10

Date the consent was issued

18 November, 2010

### 3. Decision of the certifying authority

This certificate is issued:

- ☒ without any conditions  
☐ subject to conditions of the kind referred to in clauses 187 or 188 of the Environmental Planning and Assessment Regulation 2000

Conditions have been placed on the certificate for the following reasons:

- ☒ the issue of this certificate has been endorsed on the plans and specifications that were lodged with the application.

Plan no.s approved

Architectural plan No's 10042-1 & 2, Revision A, dated 08/12/2010, prepared by All Walls Pty Ltd. Specification of Building Works prepared by Southspec Revision 20, dated 2010

Date of this decision

6 June 2011

**4. Information attached to this decision**

- ☐ A fire safety schedule  
☐ Schedule of approved plans & specifications

**5. Certification****Anthony Protas**

certifies that

if the work is completed following the plans and specifications which have been approved, it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in section 81A(5) of the *Environmental Planning and Assessment Act 1979*.

Construction certificate no.

**3260/11**

Date of this certificate

**6 June 2011****6. Signature**

For this certificate to be valid, it must be signed by the certifying authority.

Signature



Name

**Anthony Protas**

Flat/Street no.

**Locked Bag 1001**

Street name

Suburb or town

**Wareemba**

State

**NSW**

Postcode

**2046**

Telephone

**9715 5333**

Fax

**9715 5666**

If the certifier is an accredited certifier:

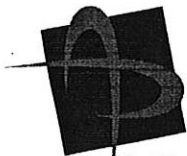
Accreditation body of the certifier

**Building Professionals Board**

Accreditation no. of the certifier

**BPB0332****7. Applicant's right of appeal**

If the certifying authority is a council, a Minister or a public authority and the certifying authority has issued a construction certificate subject to conditions, you can appeal against these conditions to the Land and Environment Court within 12 months from the date of the decision.



**Anthony Protas Consulting Pty Ltd**  
BUILDING REGULATIONS CONSULTANTS

COPY

Rec'd 23/2/11.

## Application for construction certificate

### 1. Details of the applicant

Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other

First name **SANDRO** Family name **PETRINI.**

Flat/street no. **16** Street name **BOWER STREET.**

Suburb or town **MANLY.** State **NSW.** Postcode **2095.**

Daytime telephone **04** Fax  Mobile

Email **SANDRO.PETRINI@BELLEPROPERTY.COM**

### 2. Identify the land

Flat/street no. **16** Street name **BOWER ST.**

Suburb or town **MANLY. NSW.** Postcode **2095.**

Lot no. **30** Section

DP/MPS no. **DP 8075.** Volume/folio

You can find the lot no., section, DP/MPS no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

### 3. Estimated cost of the development

\$ **50,000.** including GST

#### 4. Describe the development

What type of work do you propose to carry out?

Building work ☒

Subdivision work ☐

Describe the work

Alterations and additions to existing dwelling  
including garage extension, new room below  
existing deck, swimming pool, cabana, retaining  
walls, decks and landscaping

For building work, what is the class of the building under the Building Code of Australia?

CLASS 1A.

*This can be found on the development consent*

Has development consent been granted for the development?

No ☐

Yes ☒

What is the development application no.?

271/10.

What date was development consent granted?

18 NOV. 2010.

#### 5. Information to be attached to the application

You need to provide material with your application that is relevant to the type of work you propose to do.

Please indicate the material you have attached by placing a cross in the appropriate

boxes ☐.

1. If you are going to carry out **building work**:

☐ a copy of any compliance certificates on which you rely

☒ detailed plans of the building (4 copies)

The plans must be drawn to a suitable scale and consist of a general plan and a block plan.

The general plan of the building is to:

- show a plan of each floor section
- show each elevation of the building
- show the level of the lowest floor, the level of any yard or unbuilt area on that floor and the level of the ground
- indicate the fire safety and fire resistance measures (if any), and their height, design and construction

*Where you propose to alter, add to or rebuild a building that is already on the land, or modify plans that have already been approved, please mark the general plan (by colour or otherwise) to show the change you propose to make.*

☒ detailed specifications of the building (4 copies)

The specifications are to:

- describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used.

*Where you propose to modify specifications that have already been approved, please mark the approved specifications (by colour or otherwise) to show the modification.*

☒ a plan of the existing building, drawn to scale, where the application involves building work to alter, enlarge or extend that building

*This plan will assist the certifying authority to assess whether the work will reduce the fire protection capacity of the building.*

CONSTRUCTION CERTIFICATES • OCCUPATION CERTIFICATES • COMPLIANCE CERTIFICATES • BUILDING AUDITS • DESIGN ASSESSMENT • REGULATIONS ADVICE

Locked Bag 1001 Wareemba NSW 2046 Suite 1 104 William Street Five Dock NSW 2046 Ph 02 9715 5333 Fax 02 9715 5666

Email mail@protas.net.au Web www.protas.net.au ABN 37 079 830 756

## 5. continued

3. If you are going to **change the use of a building** or the classification of a building under the Building Code of Australia and you are doing building work (unless the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool)):

- ☐ a list of any fire safety measures you propose to include in the building or on the land
- ☐ if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land
- ☐ details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia

*The lists of fire safety measures must describe the extent, capability and the basis of design of each measure.*

## 6. Signatures

The owner(s) of the land must sign this application if:

- at the time the owner signed the development application, the owner did not give consent to the applicant to lodge a construction certificate, or
- the owner of the land has changed since the owner signed the development application.

As the owner(s) of the above property, I/we consent to this application:

Signature



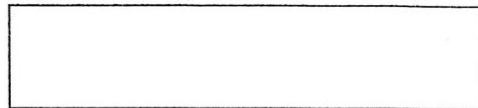
Name

SANDRO PETRUCCI

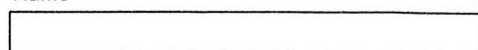
Date

23.2.2011

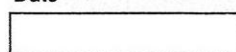
Signature



Name



Date



The applicant, or the applicant's agent, must sign the application.

Signature




Name, if you are not the applicant

SANDRO PETRUCCI

Date

23.2.2011

In what capacity are you signing if you are not the applicant?



## 7. Privacy policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact the council if the information you have provided in your application is incorrect or changes.



## Schedule to application for a construction certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

### All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m<sup>2</sup>)
- Gross site area (m<sup>2</sup>)


### Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings? Yes ☐ No ☒
- Will the new building(s) be attached to existing buildings? Yes ☒ No ☐
- Does the site contain a dual occupancy? (NB dual occupancy = two dwellings on the same site) Yes ☐ No ☒

ONE.
NIL.

### Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s):

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	<input checked="" type="checkbox"/> 11	Tiles	<input checked="" type="checkbox"/> 10	Concrete or slate	<input type="checkbox"/> 20	Timber	<input checked="" type="checkbox"/> 40
Brick (vener)	<input type="checkbox"/> 12	Concrete or slate	<input type="checkbox"/> 20	Timber	<input checked="" type="checkbox"/> 40	Steel	<input type="checkbox"/> 60
Concrete or stone	<input type="checkbox"/> 20	Fibre cement	<input type="checkbox"/> 30	Other	<input type="checkbox"/> 80	Aluminium	<input type="checkbox"/> 70
Fibre cement	<input type="checkbox"/> 30	Steel	<input type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90	Other	<input type="checkbox"/> 80
Timber	<input type="checkbox"/> 40	Aluminium	<input type="checkbox"/> 70			Not specified	<input type="checkbox"/> 90
Curtain glass	<input type="checkbox"/> 50	Other	<input type="checkbox"/> 80				
Steel	<input type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90				
Aluminium	<input type="checkbox"/> 70						
Other	<input type="checkbox"/> 80						
Not specified	<input type="checkbox"/> 90						

JT Davies & Co Pty Ltd  
Consulting Civil & Structural Engineers  
38 Orlando Ave Mosman NSW 2088  
ABN 54 001 220 186  
jackdavies39@yahoo.com.au  
**0411 390 744 f 9908 4961**

31<sup>st</sup> January 2011

The Principal Certifier  
16 Bower St  
Manly NSW 2095

Dear Sir,

Re: Alterations and Additions to 16 Bower St Manly

This is to certify that I have inspected the roof framing for the proposed additions to the above residence and consider that the framing as installed is structurally sufficient.

Yours faithfully



JT Davies BE FIE (Aust) NPER



## Anthony Protas (APC)

---

**From:** ashley [ashdzine@bigpond.net.au]  
**Sent:** Wednesday, 18 May 2011 11:07 AM  
**To:** Anthony Protas (APC)  
**Subject:** FW: Permanent Record Internal R Michael 18/5/2011 Ammended requested concept plan (email to Ashley Dzine) Re: Ammended requested concept plan for 16 Bower Street Manly  
**Attachments:** ScanImage12.tif

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**From:** Rob Michael [mailto:Rob.Michael@manly.nsw.gov.au]  
**Sent:** Wednesday, 18 May 2011 9:59 AM  
**To:** 'ashdzine@bigpond.net.au'  
**Cc:** Ramanathan Rajeswaran; Fred Thinesh; Justine Coady  
**Subject:** Permanent Record Internal R Michael 18/5/2011 Ammended requested concept plan (email to Ashley Dzine) Re: Ammended requested concept plan for 16 Bower Street Manly

FW: 16 Bower Street Manly

Hi Ashely,

After going through you plans the suggestions you made are satisfactory.

Regards,

Rob Michael  
Infrastructure Engineer -Urban Services  
Civic & Urban Services  
**Manly Council**

Manly Council  
All formal correspondence should be sent to [records@manly.nsw.gov.au](mailto:records@manly.nsw.gov.au)

1 Belgrave Street Manly NSW 2095 | PO Box 82 Manly NSW 1655 | Direct 9976-1621 |  
Switch 9976 1500 | Fax 9976 1400 | [www.manly.nsw.gov.au](http://www.manly.nsw.gov.au)

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**From:** ashley [mailto:]  
**Sent:** Tuesday, 17 May 2011 4:17 PM  
**To:** Rob Michael  
**Cc:** 'Sandro Petrini'  
**Subject:** 16 Bower Street Manly

Hi Rob

Please find the amended driveway plan that incorporated

your suggested changes.

Regards

Ashley

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ABN #:43662868065

Manly Council

PO Box 82

MANLY NSW 1655

Ph 9976 1500 Fax 9976 1400

Email: records@manly.nsw.gov.au

Website: www.manly.nsw.gov.au

Date 11/02/2011 12:24

Receipt 00753680:0001 Terminal 3:1327

Mr S Petrini

16 Bower Street

MANLY NSW 2095

Details Amount

Builders Deposits - 1250.00

010.2010.00000271.001

16 Bower

Long Service Levy 175.00

008000.9200.8079

16 Bower

Total Value: 1425.00

Tendered

Credit 1425.00

Change 0.00

Thank you for Prompt Payment

# VCIL 2010/2011 ication Fees Calculator

D/A No.: ...../.....

Date Paid: ...../...../.....

Rec. No.:.....

Development entered into any of the boxes below is the same for each fee type

Place X  
in  
box if  
fee to  
be paid

for a dwelling-house with an estimated construction cost  
( ) Yes ☐ False ☐ Fee

on Fee  
Development) - \$ 50,000.00 \$ 0.00 ☐

g NSW  
ue > \$50,000. \$ 50,000.00 \$ FALSE ☐

lication Fee \$ 0.00 ☐

\$ - \$ 0.00 ☐

at Requires Advertising \$ ☐

Development \$ ☐

e  
Development) - \$ - \$ 0.00 ☐

[Enter No & Type of Inspections] -  
st Inspection - ☐ \$ 0.00 ☐

st Inspections - ☐ \$ 0.00 ☐

Service Payments Corporation)  
construction work costing  
re (0.35% from 1/01/2006) \$ 50,000.00 \$ 175.00 ☒

sit  
[Additional Fee  
may apply for Development > \$1,000,000]. \$ 50,000.00 \$ 1,250.00 ☒

## 49 S96 Modification of Consent

Fee for application under S96(1), (1A) (2)(i)or(ii) - \$ ☐

Fee for application under S96(2)(iii) as per Scale:

[Enter Total Value of Development] - \$ - \$ 0.00 ☐

## 47 Complying Development Application

[Enter Total Value of Development Above] - \$ - \$ 0.00 ☐

## 118 S82 Review

Fee for application under S82(1) or (2) - \$ ☐

Fee for application under S82(3) as per Scale:

[Enter Total Value of Development Above] - \$ - \$ 0.00 ☐

## 41 Additional Administration Fee for Integrated Development

### Other Fees

[Description:]

Fee Code

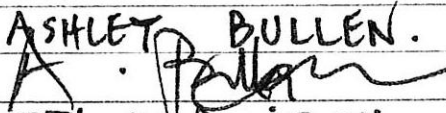
\$

TOTAL FEES \$ 1,425.00



## 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.	271 / 10
Name	MR. S. PETRINI.
Address	16 BOWER ST. MANLY.
Phone number(s)	0425 335 355.
Email	SANDRO.PETRINI@BELLEPROPERTY.COM
Project Details	
Address of development	16 BOWER ST. MANLY.
Existing buildings and other structures currently on the site	SINGLE DWELLING.
Description of proposed development	Alterations and additions to existing dwelling including garage extension, new room below existing deck, swimming pool, cabana, retaining walls, decks and landscaping
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	ASHLEY BULLEN.
Signature	
Date	7TH FEB. 2011.

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	48 m <sup>3</sup>			
Timber (specify)	2.7 m <sup>3</sup>			
Concrete	2.8 m <sup>3</sup>			
Bricks/pavers	1.9 m <sup>3</sup>			
Tiles				
Metal (specify)				
Glass				
Furniture				
Fixtures and fittings				
Floor coverings				
Packaging (used pallets, pallet wrap)				
Garden organics	3.7 m <sup>3</sup>			
Containers (cans, plastic, glass)				
Paper/cardboard				
Residual waste				
Hazardous/special waste e.g. asbestos (specify)				
Other (specify)				

TRANSPORT TO  
'KIMBRICKI TIP'  
By  
BROWN BROS BUNS

CONSTRUCTION (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 on site reuse, contractor and recycling outlet and /or waste depot to be used
Excavation material				
Timber (specify)	0.90			
Concrete	0.80			
Bricks/pavers	0.60			
Tiles	0.50			
Metal (specify)	0.20			
Glass	0.70			TRANSPORT TO "KIMBRICKI TIP" by BROWN BROS BINS.
Plasterboard (offcuts)	1.10			
Furniture	-			
Fixtures and fittings	-			
Floor coverings	-			
Packaging (used pallets, pallet wrap)	1.80			
Garden organics	-			
Containers (cans, plastic, glass)	-			
Paper/cardboard	-			
Residual waste	-			
Hazardous/special waste (specify)	-			
Other (specify)	3.80			

GENERAL  
WASTE.

Address of development:

## 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)

A hand-drawn diagram on lined paper. It shows a triangle with a line segment drawn inside it, connecting one side to the other. The line segment is labeled with the letter 'A' in the middle. There are also some other markings, including a small 'X' and some scribbles, near the top of the triangle.



## 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

MAJOR ELEMENTS OF CONSTRUCTION INCLUDE CONCRETE, BLOCKWORK AND PREFABRICATED HANDRAILS ETC. THIS FORM OF CONSTRUCTION INVOLVES LITTLE WASTAGE OF MATERIALS OWING TO THE TIGHT CONTROL ON PURCHASING AND LAYING TECHNIQUES. ALL TIMBER USED IN THE CONSTRUCTION SHALL BE SOURCED FROM PLANTATION TIMBERS.