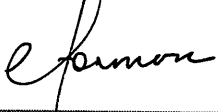


CONSTRUCTION CERTIFICATE # 2009/181

Approved 09/11/09

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 109C(1)(b) and 109F

Date Application Received	03/11/09		
Council	Manly		
Development Consent No.	259/09	Date Approved	15/10/09
Certifying Authority	Craig Formosa	Accredited Certifier	Craig Formosa - BPB0124
Accreditation Body	Building Professionals Board		
APPLICANT DETAILS			
Name	Mr G Sinclair & Ms J Brown	Ph No.	9400 4555
Address	72 Baringa Avenue SEAFORTH NSW 2092		
OWNER DETAILS			
Name	As above		
Address			
DEVELOPMENT DETAILS			
Subject Land	72 Baringa Avenue SEAFORTH NSW 2092	Lot No.	252 DP 36412
Description of Development	Rear timber deck		
Class of Building	10a	Value of Work	\$23,000.00
BUILDER DETAILS			
Name	Dave English – Better Decks		
Address	11 Jamieson Ave, NORTH CURL CURL NSW 2096		
Contact Number	0416 243 120	License No.	113394C
APPROVED PLANS & DOCUMENTS			
Plans Prepared By	Luvara Drafting		
Drawing Numbers	1 of 1	Dated	August 09
CERTIFICATION			
<p>I, Craig Formosa, as the certifying authority am satisfied that;</p> <p>(a) The requirements of the regulations referred to in s81A (5) have been complied with. That is, work completed in accordance with the 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 Regulation as referred to in section 81A (5) of the Act, and</p> <p>(b) Long Service Levy has been paid where required under s34 of the Building & Construction Industry Long Service Payments Act 1986.</p>			
Signed: 		Date: 09/11/09	

CERTIFIER

\$30

R 649389

11.11.09

NOTICE OF COMMENCEMENT OF BUILDING WORK & APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Issued under the Environmental Planning & Assessment Act, 1979 - Sections 81A(2)(b)(ii) or (c), or (4)(b)(ii) or (c), 86(1) & (2)

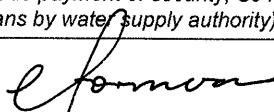
CONSTRUCTION CERTIFICATE					
Certificate No.	2009/181				
Date of Issue	09/11/09	Commencement Date	11/11/09		
APPLICANT DETAILS					
Name	Mr G Sinclair & Ms J Brown	Ph No.	9400 4555		
Address	72 Baringa Avenue SEAFORTH NSW 2092				
DEVELOPMENT DETAILS					
Subject Land	72 Baringa Avenue SEAFORTH NSW 2092	Lot No.	252	DP	36412
Description of Development	Rear timber deck	DA Consent No.	259/09		
Issued By	Manly Council	Determination Date	15/10/09		
Class of Building	10a	Value of Work	\$23,000.00		
BUILDER DETAILS					
Name	David English – Better Decks				
Address	11 Jamieson Ave, NORTH CURL CURL NSW 2096				
Contact Number	0416 243 120	License No.	113394C		
PRINCIPAL CERTIFYING AUTHORITY					
Certifying Authority	Craig Formosa	ABN	76 134 030 710		
Accredited Certifier	Craig Formosa	Accreditation No.	BPB0124		
Address	PO Box 1824, Dee Why NSW 2099	Contact Number	0432 097 545		
MANDATORY CRITICAL STAGE INSPECTIONS: Class 1 & 10 Buildings					
Prior to issue of construction certificate					04/11/09
Piers – prior to pour					NO
Footings/slab – prior to pouring of reinforced concrete					YES
Timber frame – prior to lining					YES
Final inspection – issue of Occupation Certificate					YES
PCA to state any additional inspections: NO					
COMPLIANCE WITH DEVELOPMENT CONSENT/COMPLYING DEVELOPMENT CERTIFICATE					
Have all conditions required to be satisfied prior to commencement of work, been met? (Conditions may include payment of security, S94 contributions, endorsement of building work plans by water supply authority)				YES	<input checked="" type="checkbox"/>
				NO	<input type="checkbox"/>
Signed			Date	09/11/09	

Table 3.9.2.1 WIRE BALUSTRADE CONSTRUCTION – REQUIRED TENSION FOR STAINLESS STEEL HORIZONTAL WIRES

			Clear distance between posts (mm)								
			600	800	900	1000	1200	1500	1800	2000	2500
Wire dia. (mm)	Lay	Wire spacing (mm)	Minimum <i>required</i> tension in Newtons (N)								
2.5	7x7	60	55	190	263	415	478	823	1080	1139	X
		80	382	630	730	824	1025	1288	X	X	X
		100	869	1218	1368	X	X	X	X	X	X
2.5	1x19	60	35	218	310	402	585	810	1125	1325	X
		80	420	630	735	840	1050	1400	1750	X	X
		100	1140	1565	X	X	X	X	X	X	X
3.0	7x7	60	15	178	270	314	506	660	965	1168	1491
		80	250	413	500	741	818	1083	1370	1565	X
		100	865	1278	1390	1639	X	X	X	X	X
3.0	1x19	60	25	183	261	340	520	790	1025	1180	X
		80	325	555	670	785	1015	1330	1725	1980	X
		100	1090	1500	1705	1910	X	X	X	X	X
4.0	7x7	60	5	73	97	122	235	440	664	813	1178
		80	196	422	480	524	760	1100	1358	1530	2130
		100	835	1182	1360	1528	1837	2381	2811	3098	X
4.0	1x19	60	5	5	10	15	20	147	593	890	1280
		80	30	192	300	415	593	1105	1303	1435	1844
		100	853	1308	1487	1610	2048	2608	3094	3418	3849
4.0	7x19	60	155	290	358	425	599	860	1080	1285	1540
		80	394	654	785	915	1143	1485	1860	2105	2615
		100	1038	1412	1598	1785	2165	2735	X	X	X

Notes:

- 1 Lay = number of strands by the number of individual wires in each strand. For example a lay of 7x19 consists of 7 strands with 19 individual wires in each strand.
- 2 Where a change of direction is made in a run of wire, the tensioning device is to be placed at the end of the longest span.
- 3 If a 3.2 mm wire is used the tension figures for 3.0 mm wire are applied.

3.9.2.3

BCA 2009 Volume Two

Policy Schedule / Certificate of Insurance

Underwritten by Wesfarmers General Insurance Limited (ABN 24 000 036 279), trading as Lumley General.

TAX INVOICE

HOME WARRANTY - JOB SPECIFIC POLICY (NSW)

This certificate, when read in conjunction with the Policy of Insurance is a contract of insurance complying with: Section 92 in respect of CONTRACT WORK, or Section 93 in respect of SUPPLY OF A KIT HOME, or Section 95 in respect of OWNER BUILDER Work, or Section 96 in respect of WORK BY DEVELOPERS AND OTHERS, of the Home Building Act 1989 ('The Act') and/or the Home Building Regulation 1997 ('The Regulations') issued by the Insurer in respect of Residential Building Work performed by the Contractor in line with the Residential Building Work Contract detailed below. Subject to the Act, the Regulation and the conditions of the Contract of Insurance, cover will be provided to the person named as Beneficiary below and Successors in Title to the Beneficiary.

POLICY No.: LGI - 001 **CERTIFICATE No.:** 179227 **POLICY ISSUED:** 09/11/2009

INSURED

The Building Owner ('Beneficiary'): J Brown
Postal Address: 72 Baringa Avenue, Seaforth NSW 2092

RESIDENTIAL BUILDING WORK

Residential Building Work Covered by this Policy: Renovations to an existing dwelling consisting of timber deck, stairs & privacy screen - as per application dated 06/11/2009
At (Site Address): 72 Baringa Avenue, Seaforth NSW 2092
Municipality: Manly Council **Contract Date:**
Project Manager: David James English **Contract Price:** \$24,220.00
Est. Start Date: 11/11/2009 **Est. Completion Date:** 11/12/2009

CONTRACTOR

Carried out by (Trading Name): Better Decks & Additions Pty Ltd
Business Address: 11 Jamieson Avenue North Curl Curl NSW 2099
ABN / ACN No.: 55 092 621 077
Licence/Contractor No.: 141542c
Phone No.: 02 9939 2215

MAXIMUM AMOUNT OF COVER AND CLAIMS

The limit of liability is \$300,000.00 in aggregate in relation to each Dwelling, or such amount as is determined by the Regulations pursuant to the Act. The period in respect of which Claims may be made commences on the date of the relevant Residential Building Work Contract or date of issue of the Construction Certificate for the relevant work (whichever is the earlier); and expires on the date defined by Section 4 of the Contract of Insurance, provided that the Insured shall have 90 days from expiry of the Period of Insurance in which to notify the Insurer of any matter of which the Insured became aware during the Period of Insurance as existence of grounds for a Claim.

CLAIMS EXCESS

The Insured shall bear at his/her/its own risk five hundred dollars (\$500) in respect of each Claim made under this Policy.

PREMIUM

Net Premium \$594.69 (includes agent fees of \$165.00 and GST on fees)
GST: \$42.97
SD: \$42.54
Total Premium and Charges: \$680.20

SIGNED BY A PERSON AUTHORISED BY THE INSURER

Wesfarmers General Insurance Limited, Level 9, 309 Kent Street Sydney, New South Wales (ABN 24 000 036 279)

Signed for and on behalf of **Lumley General.**

THIS
FORMS
BUILDING
CONSTRUCTION
PLAN / DOCUMENT
PART OF FORM
CERTIFIERS
CERT.