

10 February 2011

General Manager
Manly Council
PO Box 82
Manly NSW 1655



Dear Sir,

**Re: Development Application No. 359/09
13A Lodge Street, Balgowlah**

For Council's information, please find enclosed Construction Certificate No. 2011/4161 issued for alterations & additions to the existing semi-detached dwelling including first floor addition, ground floor extension, deck, carport & landscaping at the above address, accompanied by:

- Copy Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Home Warranty Insurance Certificate
- Cheque for \$30.00 being the prescribed fee to receive the above certificate.

NB: Please forward receipt for the above fee to Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660.

Yours faithfully

**Stephen Pinn
Insight Building Certifiers Pty Ltd**

*\$30.00
R/P 753899
AR 14/2/2011*

Construction Certificate Determination

issued under the Environmental
Planning and Assessment Act 1979
Section 109C (1) (b), 81A (2) and 81A (4)

Certificate No. 2011/4161

Council	Manly
Determination	Approved
Date of issue	10 February 2011
Subject land	
Address	13A Lodge Street, Balgowlah
Lot No, DP No.	Lot 151 DP 1117653
Applicant	
Name	Mr David Jagers
Address	13A Lodge Street, Balgowlah NSW 2093
Contact No.	8297 3500 / 0425 224 174
Owner	
Name	Mr David Jagers & Ms Sarah Kirkham
Address	13A Lodge Street, Balgowlah NSW 2093
Contact No.	8297 3500 / 0425 224 174
Description of Development	
Type of Work	Alterations & additions to an existing semi-detached dwelling including first floor extension, deck, carport & landscaping
Builder or Owner/Builder	
Name	PN & JE Shaw
Contractor Licence No/Permit	197691C
Value of Work	
Building	\$300,000.00

Attachments

- Copy of completed Construction Certificate Application Form
- Manly Council receipt no. 00749740 for payment of Long Service Levy & Security Deposit
- Correspondence from David Stray of Manly Council, dated 14 October 2010
- BASIX Certificate no. A103669 dated 24 January 2011

Plans & Specifications certified

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with *Insight Building Certifiers* stamp.

- Architectural Plans including Party Wall Details, Erosion & Sediment Control Details & Construction Specification, reference no. 0208, drawing nos. CC01, CC02 & CC03, issue A, prepared by Jagers Kirkham Architects Pty Ltd, dated January 2011
- Structural Details, reference no. MX0152, drawing nos. S1-00, S2-00, S3-00 & S4-00, all revision A, prepared & endorsed by Simpson Design Associates Consulting Engineers, dated 26 November 2010
- Landscape Plan, reference no. CC01, revision B, prepared by Sue Barnsley Design, dated 13 October 2010
- Dilapidation Report on Council Assets, reference no. DR-01, prepared by David Jagers, dated January 2011
- Structural Adequacy Certificate, reference no. MX0152, prepared & endorsed by Simpson Design Associates Pty Ltd, dated 12 January 2011
- Stormwater Management Details, reference no. 090659, drawing no. D01, prepared & endorsed by Northern Beaches Consulting Engineers Pty Ltd, dated July 2009
- Termite Protection Method, reference no. TMP-01, prepared by David Jagers, dated 1 February 2011
- Waste Management Plan, reference no. WMP-01, prepared by Sarah Kirkham, dated 13 January 2011
- Sydney Water Approval, dated 17 November 2010

Certificate

I hereby certify that the above Plans, documents or Certificates, satisfy:

- The relevant provisions of the Building Code of Australia
- The relevant conditions of this Development Consent

and that work completed in accordance with the documentation accompanying the application for this Certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation referred to in Section 81A(5) of the Environmental Planning & Assessment Act, 1979.

Signed



Date of endorsement
Certificate No.

10 FEB 2011
2011/4161

Certifying Authority

Name of Accredited Certifier
Accreditation No.
Accreditation Authority
Contact No.
Address

Stephen Pinn
BPB0326
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.
Date of Determination

359/09
16 February 2010

BCA Classification

1a & 10a

COPY

01 FEB 2011

Construction Certificate
 Modified Construction Certificate

1. Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much details as possible

Mr Mrs Ms Dr Other

Given Names (or ACN) **DAVID** Family Name (or Company) **JAGGERS**

Postal Address (we will post all mail to this address)
13A LODGE STREET, BALGOWLAH
 Post Code **2093**

Daytime telephone **0425 22 41 74** Alternate no. **(02) 8297 3500** Mobile no.

2. Owner's consent

Every owner of the land must sign this form. If the owner is a company the form must be signed by an authorised director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title, then in addition to the owner's signature, the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Owners Corporation or the appointed Managing Agent.

Owner(s) **DAVID JAGGERS + SARAH KURKHAM**

Address **13A LODGE STREET, BALGOWLAH NSW 2093**

As owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

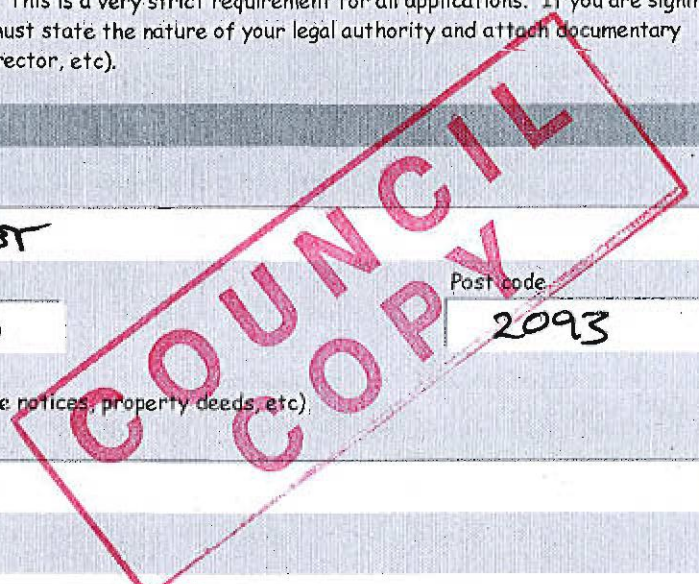
Signature(s) *David Jagers Sarah Kurkham*

Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg, power of attorney, executor, trustee, company director, etc).

3. Location of property

Unit/Street no: **13A** Street name: **LODGE STREET**
 Suburb: **BALGOWLAH** NSW Post code: **2093**

Legal Property Description (these details are shown on your rate notices, property deeds, etc)
 Lot no: **151** DP no: **1117653**



4. Description of Work

What type of work do you propose to carry out?

Please describe briefly everything that you want approved.

ALTERATIONS AND ADDITIONS TO AN EXISTING SINGLE STOREY BRICK
SEMI DETACHED DWELLING INCLUDING A SECOND STOREY
ADDITION WITH THREE BEDROOMS AND ONE BATHROOM, PLUS
GROUND FLOOR ADDITION INCLUDING A DINING RM + DECK.
ALSO INCLUDED ARE A NEW LAUNDRY, GARAGE AND
LANDSCAPE

5. Estimated cost of Work

The estimated cost of the development or contract price may be subject to review

Estimated cost of work \$ 300,000.00

6. Development Consent

Council Consent no. 359/09

Date of Determination 16/2/10

7. Building Code of Australia classification

This can be found on the development consent

BCA Classification 1a & 10a

8. Builder's details

If known, to be completed in the case of residential building work

Name PN + JS SHAW BUILDERS

Licence no. 197691C

Owner/builder permit no. —

9. Applicant's declaration

I apply for a Construction Certificate to carry out building works as described in this application. I declare that the above Development Consent is valid and that no building works associated with this application have commenced. To the best of knowledge, all the information in this application and checklist is true and correct.

Signature David Jagger

Date 18/1/2011

SUBMISSION REQUIREMENTS

A. GENERAL

Are the plans submitted with the Construction Certificate Application in accordance with the Development Consent?

Yes No

Have all the conditions of Development Consent relating to the issue of the Construction Certificate been fully complied with?

Yes No

If you have answered NO to either of the above questions, then you will need to speak with the Accredited Certifier BEFORE LODGING YOUR APPLICATION.

B. ALL PROPOSALS (has the following required information been submitted?)

Yes	No	Not Applicable	<u>In the case of an application for a Construction Certificate for building work:</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Three (3) copies of detailed architectural plans and specifications
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1:200. The general plan of the building is to: a) show a plan of each floor section b) show a plan of each elevation of the building c) show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground d) indicate the height, design, and full construction details e) indicate the provision for fire safety and fire resistance (if any)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building, all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 copies of a specification: a) to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply b) state whether the materials proposed to be used are new or second hand and give particular
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the Accredited Certifier to adequately distinguish the modification.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If the proposed building work involves a modification to previously approved plans and specification which were subject of a Development Consent, has the original Development Consent been modified by Council?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Except in the case of an application for, or in respect of domestic building work: a) a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and b) if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. This list must specify the standard of design of each of those fire safety measures to which they were originally installed. c) This list must describe the extent, capability and basis of design of each of the measures concerned.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copy of BASIX Certificate & Schedule of BASIX Commitments.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of signed BASIX Compliance Statement.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other documentation to satisfy conditions of Development Consent.

HOME BUILDING ACT 1989 (as amended) OWNER/BUILDER REQUIREMENTS

Applicants for work at a residential property with a value of work over \$12,000 require insurance as specified in the Home Building Act 1989.

Owner Builders require Property Owner Builder's Permit issued by the Department of Fair Trading for all projects over \$5,000. In addition to this permit all projects valued in excess of \$12,000 may also require a contract of insurance under the provisions of the Home Building Act 1989 as amended. This requirement will take effect should the property owner offer the property for sale in the ensuing period of 7 years.

Enquiries on any matters relevant to this section should be taken up with the Department of Fair Trading at Level 21, Astra House, 227 Elizabeth Street, Sydney (ph: 133220).

LONG SERVICE LEVY (applies to all classes of buildings)

A Long Service Levy at 0.35% of the cost of works is payable on projects valued \$25,000 or more. This sum can be paid directly to the Long Service Payments Corporation or to Council acting as an agent to the Corporation. Partial exemption from the levy may be granted to non profit organizations, churches and to owner/builders. The levy may also be paid in instalments. Application forms for these exemptions are available from Council but all enquiries in this regard should be address to the Long Service Payments Corporation.

THE CONSTRUCTION CERTIFICATION CANNOT BE ISSUED UNLESS THE LONG SERVICE LEVY AND HOME BUILDING ACT 1989 INSURANCE (APPLICABLE TO RESIDENTIAL PROPERTIES) HAVE BEEN PAID, OR EVIDENCE OF THE EXEMPTION PROVIDED TO COUNCIL.

PARTICULARS OF THE PROPOSAL

What is the area of the land (m ²)? 450.2 m²	Gross floor area of building (m ²) as proposed: 200 sqm
What are the current uses of all or parts of the building(s)/land? DWELLING HOUSE	Location: 13A Lodge Street Bayswater Use: Residential
Does the site contain a dual occupancy? NO	What is the gross floor area of the proposed addition or new building (sq metres)? 96 sqm
What are the proposed uses of all parts of the building(s) land? DWELLING HOUSE	Number of pre-existing dwellings: 1
Number of dwellings to be demolished: 0	How many dwellings proposed? 1
How many storeys will the building consist of? 2	Will the new building be attached to the existing building? YES
	Will the new building be attached to any new building? NO

MATERIALS TO BE USED

The following information must be supplied for the Australian Bureau of Statistics:

Place a tick (✓) in the box which best describes the materials the new work will be constructed of:

WALLS		FLOOR		ROOF		FRAME	
Brick veneer	<input type="checkbox"/>	Concrete	<input type="checkbox"/>	Aluminium	<input type="checkbox"/>	Timber	<input checked="" type="checkbox"/>
Full brick	<input type="checkbox"/>	Timber	<input checked="" type="checkbox"/>	Concrete	<input type="checkbox"/>	Steel	<input type="checkbox"/>
Single brick	<input type="checkbox"/>	Other	<input type="checkbox"/>	Concrete tile	<input type="checkbox"/>	Other	<input type="checkbox"/>
Concrete block	<input type="checkbox"/>	Unknown	<input type="checkbox"/>	Fibrous cement	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Concrete/masonry	<input type="checkbox"/>			Fibreglass	<input type="checkbox"/>		
Concrete	<input type="checkbox"/>			Masonry/terracotta shingle	<input type="checkbox"/>		
Steel	<input type="checkbox"/>			Tiles	<input type="checkbox"/>		
Fibrous cement	<input type="checkbox"/>			Slate	<input type="checkbox"/>		
Hardiplank	<input type="checkbox"/>			Steel	<input checked="" type="checkbox"/>		
Timber/weatherboard	<input checked="" type="checkbox"/>			Terracotta tile	<input type="checkbox"/>		
Cladding-aluminium	<input type="checkbox"/>			Other	<input checked="" type="checkbox"/>		
Curtain glass	<input type="checkbox"/>			Unknown	<input type="checkbox"/>		
Other	<input type="checkbox"/>						
Unknown	<input type="checkbox"/>						

**NOTICE OF COMMENCEMENT OF BUILDING WORK AND
APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY (PCA)**

1. Subject land details

No. 13A Lot No. 151 DP No. 1117653
 Street Name LODGE Suburb BALGOWLAH Post Code 2093

Description of Approved Development

ALTERATIONS + ADDITIONS TO SINGLE STOREY SEMI DETACHED DWELLING

2. Other consent(s)

Council DA or Complying Development Consent No. 359/09 Date of Determination 16/2/10

3. Construction Certificate or Complying Development Certificate details

Certificate No. 2011/4161 Date of Issue 10 FEB 2011

4. Principal Certifying Authority details

~~Accredited Certifier: Tom Bowden Accreditation No: BPB0042~~
 Accredited Certifier: Stephen Pinn Accreditation No: BPB0326

5. Home Building Act 1989 requirements

Has the Principal Certifying Authority been provided with a copy of the Home Warranty Insurance Certificate under Part 6 of the Home Building Act 1989?

Yes No

6. Date building work is to commence

Date 15 FEB 2011

7. Builder's details

Builder's Name PN + JE SHAW BUILDERS Licence No. 197691C
 Address 18 ELUWA AVENUE Telephone No. 8919 0007
AVALON NSW 2107

8. Applicant's declaration & signature

I/We are the persons having the benefit of the Development Consent or Complying Development Certificate for the proposed building works. I/we confirm that I/we am/are not the principal building contractor(s) for this project.

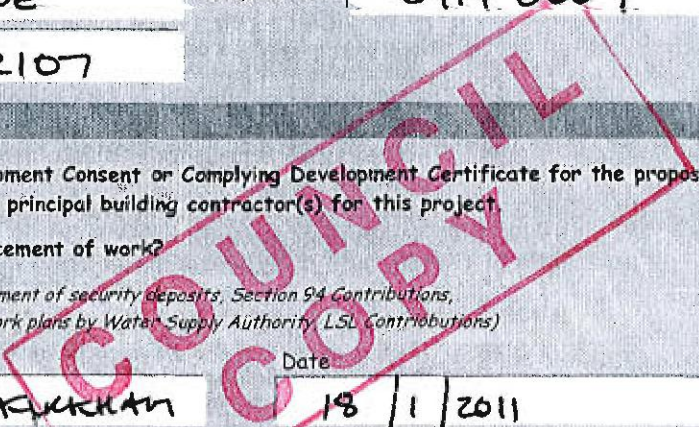
Have all conditions been satisfied prior to the commencement of work?

Yes No

(Conditions may include payment of security deposits, Section 94 Contributions, endorsement of building work plans by Water Supply Authority, LSL Contributions)

Name DAVID JAGGERS + SARAH KURHAM Date 18/1/2011

Signature(s) [Handwritten signatures]



Home Warranty
Insurance
Certificate of Insurance

Policy Number
BN-0028603-BWI-3



Home Warranty
Insurance Fund

Level3, 85 Harrington St
SYDNEY NSW 2000
Phone: 1300 790 723
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



DAVID & SARAH KIRKHAM-JAGGERS
13A LODGE ST
BALGOWLAH NSW 2093

Name of Intermediary
MBA INSURANCE SERVICES
PTY LTD

Account Number
BN-0004023

Date Issued: 24/01/2011

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	13A LODGE STREET BALGOWLAH NSW 2093
Carried Out By	BUILDER PN & JE SHAW ABN: 28 353 563 941
Declared Contract Price	\$300,000.00
Contract Date	31/01/2011
Builders Registration No.	U 197691C
Building Owner / Beneficiary	DAVID & SARAH KIRKHAM-JAGGERS

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

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

CIL 2010/2011 Development Fees Calculator

D/A No.: 359109
Date Paid: 25/1/11
Rec. No.: 749740

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 25/01/2011 09:33
Receipt 00749740:0001 Terminal 1:1339
C Jagers & M Jagers

Details	Amount
Long Service Levy 008000.9200.8079 13A Lodge St	872.00
Builders Deposits - 010.2009.00000359.001 13A Lodge St	5000.00
Total Value:	5872.00
Tendered	
Cheque	5872.00
Change	0.00

Thank you for Prompt Payment

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

Place X in box if fee to be paid

Fee	Yes	Fee	
a dwelling-house with an estimated construction cost []	<input type="checkbox"/>		
Development Fee []	<input type="checkbox"/>	\$ 249,000.00	<input type="checkbox"/>
SW > \$50,000.	<input type="checkbox"/>	\$ 249,000.00	<input type="checkbox"/>
Advertisement Fee	<input type="checkbox"/>	\$ 0.00	<input type="checkbox"/>
Requires Advertising	<input type="checkbox"/>	\$ FALSE	<input type="checkbox"/>
Development Fee	<input type="checkbox"/>	\$ 0.00	<input type="checkbox"/>
Development Fee	<input type="checkbox"/>	\$ -	<input type="checkbox"/>
Requires Advertising	<input type="checkbox"/>	\$ -	<input type="checkbox"/>
Development Fee	<input type="checkbox"/>	\$ -	<input type="checkbox"/>
Inspection Fees [Enter No & Type of Inspections] -	<input type="checkbox"/>	\$ 0.00	<input type="checkbox"/>
Development Fee	<input type="checkbox"/>	\$ -	<input type="checkbox"/>
Development Fee	<input type="checkbox"/>	\$ 249,000.00	<input checked="" type="checkbox"/>
Development Fee	<input type="checkbox"/>	\$ 249,000.00	<input checked="" type="checkbox"/>
S96 Modification of Consent			
Fee for application under S96(1), (1A) (2)(i) or (ii) -	<input type="checkbox"/>	\$ -	<input type="checkbox"/>
Fee for application under S96(2)(iii) as per Scale: [Enter Total Value of Development] -	<input type="checkbox"/>	\$ -	<input type="checkbox"/>
Complying Development Application			
[Enter Total Value of Development Above] -	<input type="checkbox"/>	\$ -	<input type="checkbox"/>
S82 Review			
Fee for application under S82(1) or (2) -	<input type="checkbox"/>	\$ -	<input type="checkbox"/>
Fee for application under S82(3) as per Scale [Enter Total Value of Development Above] -	<input type="checkbox"/>	\$ -	<input type="checkbox"/>
Additional Administration Fee for Integrated Development			
Other Fees [Description:]		\$ -	<input type="checkbox"/>
TOTAL FEES		\$ 5,872.00	



**2010/2011
Development Fees Calculator**

D/A No.: 359109
Date Paid: 27.1.11
Rec. No.: 749930

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

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

Place X in box if fee to be paid

Is a dwelling-house with an estimated construction cost Yes False

Fee [development] - \$ 300,000.00 \$ 0.00

ISW [development] > \$50,000. \$ 300,000.00 \$ FALSE

Application Fee \$ 0.00

Long Service Levy \$ - \$ 0.00

Development Requires Advertising \$

Development \$

Development [development] - \$ - \$ 0.00

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

Inspection - \$

42 Long Service Levy (Service Payments Corporation) Levy applies to Building Construction work costing \$25,000 or more (0.35% from 1/01/2006) \$ 300,000.00 \$ 1,050.00

50 Builders Damage deposit [Enter Total Value of Development] (Additional Fee may apply for Development > \$1,000,000)- \$ - \$ 0.00

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:] Paid \$872.00 but cost of works have changed 25.01.2011 r/n749740 \$ -872.00

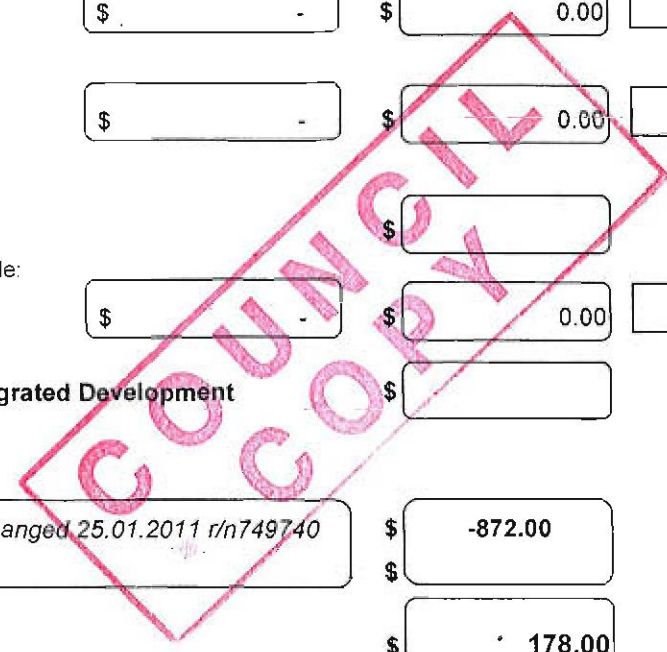
TOTAL FEES \$ 178.00

Date 27/01/2011 09:27
Receipt 00749930:0001 Terminal 1:1339
C Jagers & M Jagers

Details	Amount
Long Service Levy 008000.9200.8079 13A Lodge St	178.00
Total Value: Tendered	178.00
Cheque	178.00
Change	0.00

Thank you for Prompt Payment

13A LC



From: David Stray <David.Stray@manly.nsw.gov.au>
Subject: **FW: DA 359/09 deletion of conditions - Attention David Stray**
Date: 14 October 2010 5:01:09 PM AEDT
To: "david@durbachblock.com" <david@durbachblock.com>
Cc: records <records@manly.nsw.gov.au>

David, ,

Thank you for the email on this matter. I have reviewed the file and note that there is no new driveway proposed and no alteration of the existing driveway proposed. As such conditions 12(2FP01) and 13(2FP02) are not applicable to this development and are therefore deemed to be complied with. You should check with your Certifier re the S96 as (all other considerations aside) they may be comfortable with issuing the Construction Certificate on the basis of this email.

Council would be able to process a S96 application (to delete these conditions) promptly if necessary.

Regards

David Stray

Manager Development Assessment
Land Use & Sustainability Division
Manly Council

1 Belgrave Street Manly NSW 2095 | PO Box 82 Manly NSW 1655 | Ph. 02 9976 1400 |
Switch 9976 1500 | Fax 9976 1400 | david.stray@manly.nsw.gov.au | www.manly.nsw.gov.au

From: Fiona Chau
Sent: Thursday, 14 October 2010 4:48 PM
To: David Stray
Subject: FW: DA 359/09 deletion of conditions - Attention David Stray

Fiona Chau

Lodgement & Quality Assurance Officer
Land Use & Sustainability

From: David Jagers [mailto:david@durbachblock.com]
Sent: Thursday, October 07, 2010 10:16 AM
To: records
Cc: Sarah Kirkham; donotreply
Subject: DA 359/09 deletion of conditions - Attention David Stray

Dear Mr Stray,

Following a conversation first with our Private Certifier and then with a Manly Council Duty planner (Yuen?) I am writing this email to request the deletion of 2 conditions relating to our development consent DA 359/09 as it is our view that they are not applicable to the approval.

the conditions are as follows;

12. (2FP01)
13. (2FP02)



These conditions relate to the design and construction of a vehicular crossover which was neither requested in the DA application nor required as part of the works.

A new driveway crossover was built at the request of Council in 2007 as part of DA 371/06 which was for the subdivision of our property from it's adjoining semidetached dwelling. I note that prior to the subdivision our property was known as 2/158 Condamine Street. It is now known (at the instruction of Council) as 13A Lodge Street.

At that time detailed driveway design drawings were submitted, the site and then works inspected, and a final inspection and sign off given by Council - the receipt of which was required for our subdivision to proceed.

The current approval includes the provision of a carport which is to be built over an existing hard stand parking space. It does not involve the changing of any of the current levels.

Can you please advise whether this deletion requires us to submit a Section 96. As discussed with the duty planner and our certifier could you please also provide a written response acknowledging the validity of our request so that we can proceed with obtaining a Construction Certificate.

thanks

David Jagers

Please note our new address details below - our contact numbers and emails remain unchanged.

Durbach Block Jagers Architects

Level 2, 9 Roslyn Street
Potts Point NSW 2011
T 02 8297 3500
F 02 8297 3510
www.durbachblock.com

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BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A103669

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 29/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Monday, 24, January 2011



Planning

Description of project

Project address	
Project name	Jaggers Kirknam Residence
Street address	13A Lodge Street Balgowlah 2093
Local Government Area	Manly Council
Plan type and number	Deposited Plan 1117653
Lot number	151
Section number	0
Project type	
Dwelling type	Attached dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

**COUNCIL
COPY**

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)				
floor above existing dwelling or building.	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			
flat ceiling, flat roof: framed	ceiling: R1.40 (up), roof: foil backed blanket (55 mm)	light (solar absorptance < 0.475)			

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
Windows and glazed doors					
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓		
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓		
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓		
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓		
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓		
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓		
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓		
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓		
Windows and glazed doors glazing requirements					
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type
W1-B4	N	4	5.8 5.7	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2-Bth2	N	4	5.8 6.7	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W3-B2	N	4	5.8 5.7	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4-B2	E	11	0 0	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value:

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type		
						5.71, SHGC: 0.66)		
W5-B3	E	11	0	0	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W6 - Dng	N	12	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
W7 - Dng	E	10	5	5	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
Skylights								
The applicant must install the skylights in accordance with the specifications listed in the table below.						✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:							✓	✓
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.							✓	✓
Skylights glazing requirements								
Skylight number	Area of glazing inc. frame (m2)	Shading device		Frame and glass type				
S1	0.9	no shading		aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)				

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

TERMITE PROTECTION

Ref: TMP-01 1/2/11

RE: ALTERATIONS AND ADDITIONS TO 13A LODGE STREET, BALGOWLAH

1. SCOPE OF WORKS

The works consist of a ground floor addition built of light timber framing and cladding, and a first floor addition also built of light timber framing and cladding.

2. APPROACH TO TERMITE PROTECTION

The ground floor addition will be built up off the ground with a well ventilated subfloor space. The bearers and joists will be supported on brick piers and brick perimeter walls separated with antcaps.

The first floor addition framing as well as the ground floor addition framing of both structural and non structural members will be built using timber treated for termites.

Regular inspections will be carried out to ensure termite activity is not present within the house.

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Waste Minimisation and Management Plan & Checklist

Ref: WMP-01

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.	359/00
Name	SARAH KIRKHAM
Address	13A LODGE STREET BALGOWLAH NSW 2093
Phone number(s)	99481984 0425251091
Email	bunkerhouse@ozemail.com.au
Project Details	
Address of development	13A LODGE STREET BALGOWLAH NSW 2093
Existing buildings and other structures currently on the site	SEMI-DETACHED DWELLING HOUSE
Description of proposed development	NEW GROUND FLOOR DINING ROOM PLUS SECOND STOREY ADDITION OF 3 BEDROOMS AND A BATHROOM
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	SARAH KIRKHAM
Signature	<i>Sarah Kirkham</i>
Date	13.01.11

DEMOLITION (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 onsite reuse, contractor and recycling outlet and /or waste depot to be used
Excavation material				ON-SITE RE-USE FOR LANDSCAPING
Timber (specify)		OREGON ROOF FRAMING		KIMBRIKI TIMBER RECYCLING
Concrete N/A				BRICKS TO BE RE-CYCLED ON SITE AS PAVERS
Bricks/pavers N/A				KIMBRIKI TILE RECYCLING
Tiles TERRACOTTA ROOF				
Metal (specify) N/A				
Glass	2 WINDOWS 1 DOOR			WINDOWS TO BE REMOVED + RE-SOLD IN SECOND-HAND MARKET
Furniture N/A				
Fixtures and fittings N/A				
Floor coverings N/A				
Packaging (used pallets, pallet wrap) N/A				PALLETS TO BE RETURNED WRAP TO BE DISPOSED OF.
Garden organics N/A				TREES REMOVED + RECYCLED AS MULCH
Containers (cans, plastic, glass) N/A				
Paper/cardboard N/A				
Residual waste				IF ANY DISPOSED OF AND RE-CYCLED WHERE POSSIBLE
Hazardous/special waste e.g. asbestos (specify)			NONE KNOWN	IF FOUND WASTE WILL BE DISPOSED OF ACCORDING TO STATUTORY REQUIREMENTS
Other (specify)				

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				ON-SITE RE-USE FOR LANDSCAPING KIMBRIKI TIMBER RECYCLING
Timber (specify) OFF-CUTS				
Concrete N/A				
Bricks/pavers N/A				
Tiles				ANY BATHROOM TILES TO BE RETAINED FOR FUTURE REPAIR
Metal (specify) N/A				
Glass N/A				
Plasterboard (offcuts)				KIMBRIKI TIP
Furniture N/A				
Fixtures and fittings N/A				
Floor coverings N/A				
Packaging (used pallets, pallet wrap)				PALLETS TO BE RETURNED, WRAP TO BE DISPOSED OF
Garden organics N/A				
Containers (cans, plastic, glass) N/A				
Paper/cardboard				RECYCLED
Residual waste				IF ANY, DISPOSED OF AND RE-CYCLED WHERE POSSIBLE
Hazardous/special waste (specify) N/A				
Other (specify)				

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.
STANDARD	DOMESTIC	WASTE INTO SUPPLIED	GENERAL / RECYCLING
		GREEN WASTE BINS	

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)

OWNER OCCUPIED DWELLING.

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

THE DESIGN HAS BEEN UNDERTAKEN WITH ECONOMY OF MATERIALS AND MEANS IN MIND WHICH NECESSITATES LOW LEVELS OF WASTE. MATERIAL ORDERING WILL BE DONE WITH SPECIFIC SIZES AND QUANTITIES. UNUSED MATERIALS WILL BE RETAINED FOR USE ELSEWHERE.

SYDNEY WATER
BUILDING PLAN APPROVED
SUBJECT TO REQUIREMENTS

Dolphin No: D09/0-16709

Quick Check Ref No: 2869386

e-Developer Case No: -

Property Location

Street No: 13A

Lot No: 151

Street Name: LODGE STREET

Suburb: BALGOWLAH

Building/Structure Description: ALTERATIONS & ADDITIONS & TIMBER DECK

Building Plan No: CC02 A

Engineers Plan No: SK1 & 2

Proposed building/structure is **APPROVED** to construct ~~OVER/ADJACENT TO~~ a Sydney Water sewer asset, subject to the following requirements:
(NB. Delete non applicable requirements)

1. The foundations/piers are to be founded below 1:1 zone of influence, mostly soil strata.
2. No part of the building/structure or its foundations to be less than a minimum 0.6 metre, horizontal distance from the centreline of the sewer.
- ~~3. No part of the swimming pool or its foundations to be less than a minimum metre, horizontal distance from the centreline of the sewer to the outer edge of the pool coping.~~
- ~~4. No part of the building/structure or swimming pool coping to be less than 1 m horizontal distance from outside edge of maintenance hole rim / maintenance shaft rim / lamphole rim / vertical rim / redding point or edge of ventshaft.~~
- ~~5. No piercing of building/structure to be less than 2 m horizontal distance from centreline of maintenance hole to edge of piers.~~
6. Foundations/piers are constructed in accordance with Engineers detail plans (stated above) as submitted to Sydney Water.
7. All foundations/piers are to be founded to below the zone of influence or to solid rock.
8. **Indemnity letter to be signed by owner/s of property and returned to Water Servicing Coordinator prior to issue of building plan approval.**
- ~~9. Concrete encase approximately metres of sewer. Concrete encasement to be carried out by an Accredited Constructor of Minor Works (Sewer) / Constructor and a Minor Works Agreement signed prior to commencement of works.~~
- ~~10. Concrete encasement must extend a minimum of 600 mm past the external walls of the building/structure.~~
- ~~11. Minimum of mm vertical clearance between top of concrete encasement to underside of concrete slab.~~
- ~~12. Minimum of mm of compressible membrane between top of concrete encasement to underside of concrete slab.~~
- ~~13. Property connection point (junction) to be inserted under Minor Works Agreement.~~
- ~~14. All works are to be completed in accordance with Case No.~~

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SPECIAL REQUIREMENTS

Water Servicing Co-ordinator to inspect piling prior to concrete pour.

NOTE:

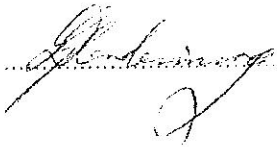
Above requirements must be inspected/supervised by an Accredited Supplier or Sydney Water to enable the issue of a satisfactory compliance letter.

Permits are required to fill all new swimming pools with a capacity greater than 10,000 litres. To arrange for a permit please contact Sydney Water on 13 20 92 during business hours. Fines will apply for filling swimming pools without a permit.

APPROVED BY

WSC Company Name: BYRNE & ASSOCIATES PTY LTD

Name of Key Personnel: D. GLENDENNING

Signature of Key Personnel: 

Date: 17.11.09

JAGGERS KIRKHAM
 ARCHITECTS
 15A LINDSAY STREET
 SYDNEY NSW 2011
 PHONE 02 9550 1111
 FAX 02 9550 1112
 WWW.JKARCHITECTS.COM

CLIENT
 13A LODGE STREET
 SYDNEY NSW 2011
 PROJECT NO. 2009/16709
 DATE: 17.11.10

PROJECT
 ALTERNATIONS &
 ADDITIONS TO
 AN EXISTING
 DWELLING

FOR
 D. Jagers and
 S. Kirham
 13A Lodge
 Balmain NSW
 2009

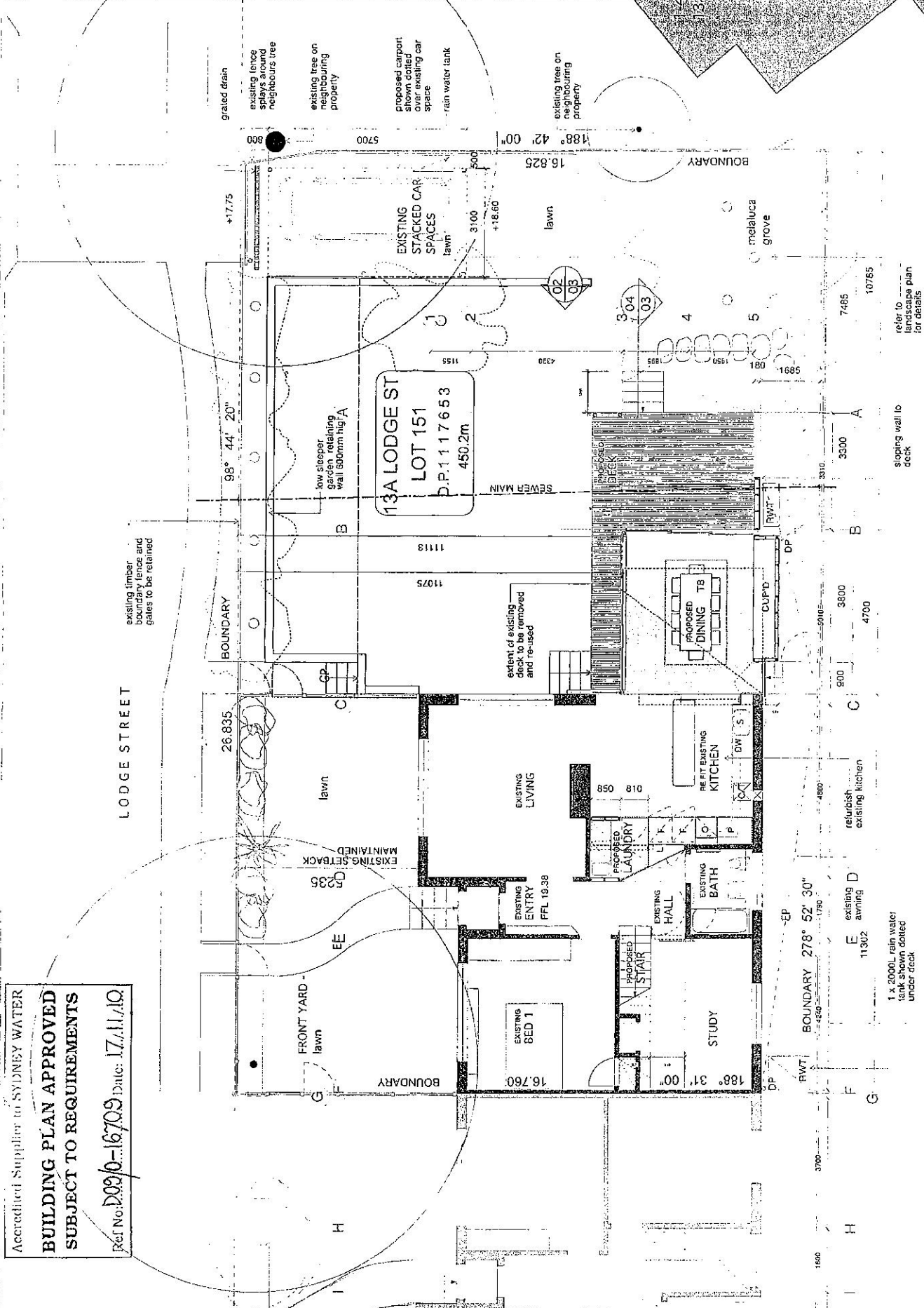
DATE PREPARED
 A Oct 10 CC

PROJECT NO. 0206
SK

DRAWING NAME
 SITE PLAN

SCALE
 1:100
DATE
 09/03

DRAWING NO.
 CC.02
REVISION
 A



Accredited Supplier to SYDNEY WATER
BUILDING PLAN APPROVED
SUBJECT TO REQUIREMENTS
 Ref No: 2009/16709 Date: 17.11.10

refer to
 escape plan
 for details

sloping wall to
 deck

1 x 2000L rain water
 tank shown dotted
 under deck