

20 April 2009

The General Manager
Manly Council
PO Box 82
MANLY NSW 1655

Dear Sir/Madam,

197-215 CONDAMINE STREET, BALGOWLAH
DEVELOPMENT APPLICATION NO: DA/393/08
CONSTRUCTION CERTIFICATE NO: 29642

City Plan Services have issued a Construction Certificate under Part 4A of the Environmental Planning and Assessment Act 1979 for the above premises.

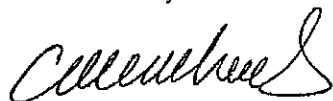
Please find enclosed the following documentation:

- Construction Certificate No. CC 29642
- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the certificate.
- Notice of Appointment of Principal Certifying Authority.
- Cheque for Council's registration fee.

Our client has been advised of the necessity to submit to Council the notice of commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Project Building Surveyor Chris Michaels on 8270-3500.

Yours faithfully



Chris Michaels
Director - Building

Encl

DA 393/08

Manly Council

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NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(i) & 86(1)(a1)(i)

PROPOSAL

Address of land on which the work is to be carried out:
Description of building works covered by this Notice:

**197-215 Condamine Street, Balgowlah
Erection of (9) business identification &
directional signs facing Condamine Street,
Sydney Road & Griffiths Street including two
(2) pylong signs, one (1) freestanding sign
and six (6) flush wall mounted signs.**

APPLICANT

Name of person having benefit of the development consent: **Tim Beattie - Stockland Developments P/L**
Address: **Level 25, 133 Castlereagh Street Sydney 2000**
Contact Details: **Phone: (02) 9035 2764**

The applicant has appointed Brendan Bennett as the Principal Certifying Authority as stated in the Construction Certificate Application lodged with City Plan Services for the building works identified in this Notice.

RELEVANT CONSENTS

Development Consent No: **DA/393/08**
Date of Development Consent: **11/02/09**
Construction Certificate No: **CC 29642**
Date of Construction Certificate: **20/04/09**

CERTIFYING AUTHORITY

Chris Michaels for and on behalf of
City Plan Services Pty Ltd

ACCREDITATION BODY

BPB 0268

That I, Chris Michaels, of City Plan Services located at Level 1, 364 Kent Street, Sydney accept the appointment as the Principal Certifying Authority for the building works identified and covered under the relevant Construction Certificate as stated in this Notice.

DATED THIS **20th** day of **April** 2009



Chris Michaels
Director - Building

CONSTRUCTION CERTIFICATE NO. 29642

Issued under Section 81A(5) and Part 4A Sections 109C of the Environmental Planning and Assessment Act 1979

APPLICANT

Name of person having benefit of the development consent:
Address of applicant: ^
Contact Details:

Tim Beattie - Stockland Developments P/L
Level 25, 133 Castlereagh Street Sydney 2000
Phone: (02) 9035 2764

OWNER

Name:
Address:
Contact Details:

Tim Beattie - Stockland Developments P/L
Level 25, 133 Castlereagh Street Sydney 2000
Phone: (02) 9035 2764

DEVELOPMENT CONSENT

Consent Authority/Local Government Area:
Development Consent No:
Date of Development Consent:

Manly Council
DA/393/08
11/02/09

PROPOSAL

Address of Development:
Building Classification:
Type of Construction:
Scope of building works covered by this Notice:

197-215 Condamine Street, Balgowlah
Class 10b
N/A
Erection of (9) business identification &
directional signs facing Condamine Street,
Sydney Road & Griffiths Street including two
(2) pylong signs, one (1) freestanding sign
and six (6) flush wall mounted signs.

Value of Construction Certificate (Incl GST):
Plans and Specifications approved:
Fire Safety Schedule:
Critical Stage Inspections:
Exclusions:
Conditions (Clause 187 or 188 of the Environmental
Planning & Assessment Regulation 2000):

\$305,000.00
Schedule 1
N/A
See attached Notice
Nil
Nil

PROJECT REGULATIONS CONSULTANT

Please contact Chris Michaels
for any inquiries

CERTIFYING AUTHORITY

Chris Michaels for and on behalf of
City Plan Services Pty Ltd

ACCREDITATION BODY

BPB 0268

That I, Chris Michaels, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979.

DATED THIS 20th day of April 2009



Chris Michaels

Director - Building

NB: Prior to the commencement of work S81A(2)(b)(i) and (ii) and (b2)(i) and (ii) and (iii) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied.

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CONSTRUCTION CERTIFICATE NO. 29642

Issued under Section 81A(5) and Part 4A Sections 109C of the Environmental Planning and Assessment Act 1979

APPLICANT

Name of person having benefit of the development consent: **Tim Beattie - Stockland Developments P/L**
Address of applicant: **Level 25, 133 Castlereagh Street Sydney 2000**
Contact Details: **Phone: (02) 9035 2764**

OWNER

Name: **Tim Beattie - Stockland Developments P/L**
Address: **Level 25, 133 Castlereagh Street Sydney 2000**
Contact Details: **Phone: (02) 9035 2764**

DEVELOPMENT CONSENT

Consent Authority/Local Government Area: **Manly Council**
Development Consent No: **DA/393/08**
Date of Development Consent: **11/02/09**

PROPOSAL

Address of Development: **197-215 Condamine Street, Balgowlah**
Building Classification: **Class 10b**
Type of Construction: **N/A**
Scope of building works covered by this Notice: **Erection of (9) business identification & directional signs facing Condamine Street, Sydney Road & Griffiths Street including two (2) pylong signs, one (1) freestanding sign and six (6) flush wall mounted signs.**

Value of Construction Certificate (Incl GST): **\$305,000.00**
Plans and Specifications approved: **Schedule 1**
Safety Schedule: **N/A**
Critical Stage Implications: **See attached Notice**
Exclusions: **Nil**
Conditions (Clause 187 or 188 of the Environmental Planning & Assessment Regulation 2000): **Nil**

PROJECT REGULATIONS CONSULTANT

Please contact **Chris Michaels** for any inquiries

CERTIFYING AUTHORITY

Chris Michaels for and on behalf of **City Plan Services Pty Ltd**

ACCREDITATION BODY

BPB 0268

I, **Chris Michaels**, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979.

SUBMITTED: **20th** day of **April** 2009



Chris Michaels

City Plan Services Pty Ltd

For the commencement of work S81A(2)(b)(i) and (ii) and (b2)(i) and (ii) and (iii) and (c) of the Environmental Planning and Assessment Act 1979 must be satisfied.

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