



ACERT PTY. LTD. ABN 78 087 986 463

367B Sydney Road, P.O. Box 443

Balgowlah NSW 2093

Ph: / Fs: 99493223 Mo:0409800656

EMAIL: acert@ausisp.com

18th. June 2010

Steven and Sonya Chadban

39A Cutler Road

Clontarf NSW 2093

CONSTRUCTION CERTIFICATE

Construction Certificate N ^o .	: 1012338	Alterations and additions to an existing dwelling plus swimming pool
Building Class	:	1a, 10a, 10b
Property Address	: Lot 2 DP 527793	39A Cutler Road, Clontarf NSW 2093
Development Application N ^o .	: 145 / 08	
Consenting Authority	: Manly Council	
Determination Date	: 8 th . January 2009	
Referenced Documents	: Consent Conditions	Pages 1 to 12
	Architectural Drawings	7052 1; 6 to 12 all dated 10/03/08 by Calldart P/L 1 /18 Victoria Parade, Manly 2095 T 9976 6313 M 0407017 075
	Specification	As annotated on drawings
	Structural Drawings	Letter dated May 31 2010 by Michael Gergich 3 Edgecliffe Esplanade Seaforth 2092 p 9949 7378
	BASIX	A30266
	Stormwater Management Plan:	1013-1 dated 4/6/10 by Michael Gergich 3 Edgecliffe Esplanade Seaforth 2092 p 9949 7378
	Structural Adequacy Certificate	Letter by Michael Gergich 3 Edgecliffe Esplanade Seaforth 2092 p 9949 7378 dated 31 st . May 2010
	Landscape Plan:	As attached
	Sediment & Erosion Control	As attached
	Long Section	1013-1 dated 4/6/10 by Michael Gergich 3 Edgecliffe



**Driveway Plan:
Sydney Water
endorsement:**

Esplanade Seaforth 2092 p 9949 7378

As attached dated 11/6/2010

Demolition is to be carried out in accordance with AS 2601-2001.

I certify that the above work, if completed in accordance with the B.C.A., the above nominated Development Approval Conditions, Plans and Specifications, NSW Swimming Pools Act 1992 No.49, Swimming Pools Regulation 2008, AS1926.1 AS1926.2 2007, AS2610.1 2007; AS2610.2 2007; should comply with the requirements of S81a (5) of the Environmental Planning and Assessment Act 1979.

Greg Pooley
Accredited Certifier BPB 328

Where it is proposed to deviate in the details of the above nominated drawings amended copies are to be provided to Acert Pty. Limited prior to initiating those changes onsite. Emission and materials must be contained within the site.

Acert Pty. Ltd. is legally responsible to ensure that the conditions of the above DA are adhered to.

Inspections / certifications will be required for :-

Initial and environmental controls

Footings

Reinforcing placement

Structural.

Framing

Waterproofing to wet areas

Plumbing and Drainage

Glazing

Stormwater / hydraulic

Electrical / smoke detectors and alarms

Termite management

Engineer's certificate

BASIX sign off

Final

As determined by the PCA

Builder:
Matthew Luscombe

License No. 184919C



28 Rednal Street
Mona Vale NSW 2103
M 0414 606 998
E mattluscombe@optushome.com.au

Home Building Act 1989
Home Building Regulation 2004 Section 92 and 96
Certificate N^o. RCW78026898
by VERO Insurance Limited dated 18th. May 2010

Manly Council fees receipt N^o. 00692535 and 00692543 both dated 25th. May 2010

Yours sincerely,

Greg Pooley 18/06/2010
Accredited Certifier and
Principal Certifying Authority
BPB 328

Construction Certificate Information Commencement of building work

Appointment of the Principal Certifying Authority

This form can be used to:

- instigate a Construction Certificate.
- notify the council (or Consent Authority) that you intend to commence building work.
- notify the council and the authority that granted development consent or, a complying development certificate, of the appointment of the principal certifying authority.

To complete this form, please place a cross in the boxes ☐ and fill out the white sections as appropriate.

1. Details of the applicant / owner

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other ☐

First name

Steven

Family name

Chadban

Flat/street no.

39A

Street name

Cutler Road

Suburb or town

Clontarf

State

NSW

Postcode

2093

Daytime telephone

9515 6600

9949 5414

Facsimile

9515 6329

Mobile

0414 765 270

0402 557 744

Email

Steve.Chadban@sswahs.nsw.gov.au

2. Details of the land to be developed

Flat/street no.

39A

Street name

Cutler Road

Suburb or town

Clontarf

Postcode

2093

Lot no.

2

Section

DP/MPS no.

527793

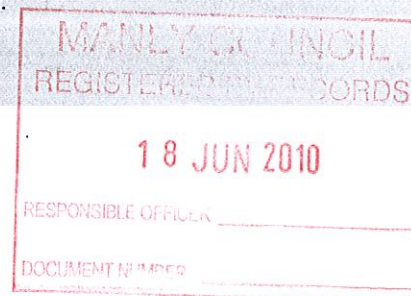
Volume/folio

3. Proof of Ownership

Supply a copy of the Certificate of Title for the above property.

or

Supply a copy of a most recent Council rate notice.



Paid \$30- R/NO 702188 18/6/10 BF

4. Description of the work proposed

Alterations and additions to the existing dwelling including swimming pool

Estimated Cost
\$540K

5. Details of the development approvals granted

Details of the development consent:

Development Application / Consent N^o.

145/08

Date the consent was granted

8th January 2009

Where a construction certificate has been issued for the building:

Construction Certificate N^o.

1012338

Date the certificate was issued

18th June 2010

6. Steps taken by the applicant

Indicate the steps you have taken by placing a cross in the appropriate boxes ☐.

- ☐ I have met all the conditions in the development consent or the complying development certificate required to be satisfied before construction work begins.
- ☐ I have appointed a principal certifying authority

Name of the principal certifying authority :-

Acert Pty. Ltd. Greg Pooley

Address of the principal certifying authority

367B Sydney Road, Balgowlah P.O. 443 Balgowlah 2093

Telephone no. of the principal certifying authority

0409 800 656

Where the principal certifying authority is an accredited certifier:

Accreditation body of the certifier

Building Professionals Board

Accreditation no. of the certifier

328

7. Residential building work

1. Are you going to build a house or other dwelling or alter or add to a dwelling?

No ☐

☐ Yes



Please complete part 2 below

2. Are you an owner-builder?

Yes ☐ ➤

What is your owner-builder permit no.?

No ➤

Will the work be carried out by someone who is licensed to do so?

Yes ➤

What is the name of the builder?

Mathew Luscombe

What is the telephone no. of the builder?

0414 606 998

What is the contractor licence no. of the builder?

184919C

7. continued

Have you attached to this notice evidence that the licensed person is insured to carry out this type of work?

Yes ☒ See Construction Certificate

No ☐

No ☐

Have you attached to this notice a declaration (signed by each owner of the land) that the reasonable market cost of the labour and materials to be used is less than \$12000?

Yes ☐

No ☐

8. Date the work will commence

21 June 2010

9. Signatures

The principal certifying authority must sign the notice.

I acknowledge that I have seen evidence that the builder is licensed and insured (HOW), or that I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit.

I acknowledge that I have been appointed by the applicant to carry out the role of the Principal Certifying Authority for this development.

Signature



Name

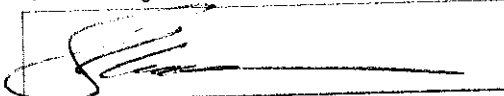
Greg Pooley

Date

15 JUNE 2010

The owner, or the owner's agent, must sign this notice.

Owner's Signature



Print name

STEVEN CHIOSSO

Agent's signature

Print agent's name.

Date

26-5-2010

In what capacity are you signing if you are not the owner

Attach a letter of authorisation from the owner to act as their agent.

10. Privacy policy

The information you provide in this notice is required under the *Environmental Planning and Assessment Act 1979* if you are going to erect a building or carry out subdivision work. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the council, Consent Authority, Certifier and PCA if the information you have provided in this notice is incorrect or changes up to and including the issue of the Final Occupation Certificate.

Michael Gergich Consulting Engineer
Structural and Civil Engineer



May 31 2010

Mr G Pooley
63 Woodland Street
BALGOWLAH 2093

Dear Sir

***Re Proposed Alterations & Additions at 39A Cutler Road, Clontarf
for Mr S Chadban***

Following a recent visit at the above address made by this office, I certify that the existing structure is capable of supporting additional ground floor and first floor loads as shown on Council approved Architectural Drawings S96-1 to S96-12.

I will be monitoring the structural progress of the project during construction. Letters and drawings will be provided as required.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully

MICHAEL GERGICH



DA 145/08, condition of approval DA 261 – sediment/erosion plan.

Hay bales will be utilised to retard erosion of any soils/sediment from excavation sites created during the proposed works. Works requiring excavation will be completed in a timely fashion, thus further protecting against erosion.

