

Peter J Boyce & Associates

Ph 0412 928 500

P.O. Box 375. Strathfield 2135

Ph 9868 2855

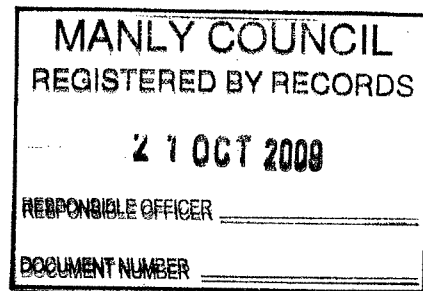
Level 2, 41 Rawson Street, Epping 2121

Building Surveyor Acc. No BPB0043 Fax 9868 2655

Your ref D/A 378/07

14th October 2009

The General Manager
Manly Council
PO Box 82
MANLY NSW 1655



Dear Sir,

Re: Copy of 'Balance' Construction Certificate
13 Amiens Road Clontarf

Please find enclosed copy of 'Balance' Construction Certificate issued for the above property under D/A 378/07.

A cheque for \$30.00 for registration of the 'Balance' Construction Certificate is attached herewith.

Yours faithfully

A handwritten signature in cursive script, appearing to read "Peter Boyce".

Peter Boyce

Paid \$30- 20/10/09 By R/NO: 64556

Peter J Boyce & Associates

Ph 0412 928 500

P.O. Box 375. Strathfield 2135

Ph 9868 2855

Building Surveyor Acc. No BPB0043 Fax 9868 2655

14th October 2009

The General Manager

Dear Sir,

Re: Submission of 'Balance' Construction Certificate
13 Amiens Road Clontarf

Please find enclosed:

1. Letter & cheque for registration of CC
2. Completed Application Form
3. Construction Certificate
4. Council receipts etc as required by D/A conditions.
5. Statement from Applicant that the CC plans are generally in accordance with the DA.
6. Home Warranty Insurance
7. Memo re Termite Control
8. Architectural plans
9. Structural Engineers plans
10. Specifications

Should any of the above documents not be received please advise me immediately.

Many thanks.



Peter Boyce

23. 2009 10:46

Application for Construction Certificate

Issued under the Environmental Planning and Assessment Act 1997 Part 3 - Schedule 1

Local Council Area

City, Council or Shire

MANLY

Owner/Applicant

Name

Address

Phone

X BARBARA & BRIAN LEES
13 AMIENS RD CLONTARF NSW 2093
0299484346

Consent of all owner(s)

I/we consent to this application

Signature

X



Subject Land with lot & deposited plan number

Address

LOT 702 MCNAUL CRES CLONTARF (REAR 13 AMIENS RD)
LOT 702 DP 4517 & DP 381968

Brief description of development

Type of Development

i.e. Dwelling Addition DWELLING, POOL, DRIVE

Building code of Australia

Building Classification

Class 1

Development Consent

Development consent number:

378/07

Date of Determination:

27.8.08

Builder/Owner Builder

Name or Permit number

Address

LAMIO BUILDING PTY LTD
License No. 104615C
1/14 POWELLS RD
BROOKVALE NSW 2100

Val. Work

\$ 1.75 M

Required attachments --- Copy of D/A approval with Conditions
Three copies of the plans & Specification.
Plan Nos.
List of supporting documents

Schedule --- The building schedule must be completed as part of this
application for the Australian Bureau of Statistics

Owner/Applicants Signature

[Signature] *[Signature]*

Australian Bureau of Statistics

Particulars of Proposal --- What is the area of land (m²) *974.8 m²*
 Gross Floor area of existing building (m²).....
 What are the current use of all or part of the

building(s)/land

(If vacant state vacant) *Vacant*

Location

Use

Does the site contain a dual occupancy?..... *No*
 What is the gross floor area of the proposal (m²)..... *389 m²*
 What are the proposed uses of the building?

Location

Use

..... *Residential, Pool, Access Driveway*
 How many stories will the building consist of? *3*

Materials to be used

Place a tick in the box which best describes the material

Walls	code		Roof	code	
Brick veneer	12	<input type="checkbox"/>	Aluminium	70	<input type="checkbox"/>
full brick	11	<input checked="" type="checkbox"/>	concrete	20	<input type="checkbox"/>
single brick	11	<input type="checkbox"/>	concrete tiles	10	<input type="checkbox"/>
concrete block	11	<input type="checkbox"/>	fibrous cement	30	<input type="checkbox"/>
			fibreglass	80	<input type="checkbox"/>
concrete/masonry	20	<input type="checkbox"/>	masonry/terracotta shingle		
concrete	20	<input type="checkbox"/>	tiles	10	<input type="checkbox"/>
steel	60	<input type="checkbox"/>	slate	20	<input type="checkbox"/>
fibrous cement	30	<input type="checkbox"/>	steel	60	<input checked="" type="checkbox"/>
hardiplank	30	<input type="checkbox"/>	terracotta tile	10	<input type="checkbox"/>
timber/weatherboard	40	<input type="checkbox"/>	other	80	<input type="checkbox"/>
cladding aluminium	70	<input type="checkbox"/>	unknown	90	<input type="checkbox"/>
curtain glass	50	<input type="checkbox"/>			
other	80	<input type="checkbox"/>			
unknown	90	<input type="checkbox"/>			
Floor			Frame		
concrete	20	<input checked="" type="checkbox"/>	timber	40	<input checked="" type="checkbox"/>
timber	10	<input type="checkbox"/>	steel	60	<input checked="" type="checkbox"/>
other	80	<input type="checkbox"/>	other	80	<input type="checkbox"/>
unknown	90	<input type="checkbox"/>	unknown	90	<input type="checkbox"/>

TO WHOM IT MAY CONCERN

RE: ..LOT 702 MONAYH CRESENT CLONTARF
REAR 13 AMIENS RD, CLONTARF

I hereby certify that the Architectural Plans submitted with the Construction Certificate application are generally in accordance with the Development Approved plans approved by Council.

.....*David Naylor*.....
Signature

Peter J Boyce & Associates

Level 2, 41 Rawson St Epping NSW 2121

Ph: 9868 2855

email: info@boycecorp.com.au

Fax: 9868 2655

Planning NSW Building Surveyor No. BPB0043

BALANCE CONSTRUCTION CERTIFICATE

Certificate No. BM9274(Balance)

This certificate is issued by a certifying authority and verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the Environmental Planning and Assessment Act 1979 and Regulations 2000.

Applicant

Name	Mr. Brian & Mrs. Barbara Lees
Address	13 Amiens Road Clontarf
Contact Number	9948 4346
Email	-

Development

Development Consent No.	DA 378/07
Consent Date	27 th August 2008
Site Address	13 Amiens Road Clontarf
Property Identification	Lot 702 DP 9517 and DP 381968
Building Classification under BCA	1a – 10b

Pursuant to Section 109C (1) (b), 81A (2) and 81A (4) Of the Environmental Planning & Assessment Act, 1979 the construction certificate has been determined by approval in accordance with the stamped plans and specifications.

Approval

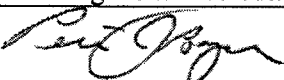
Plan Nos. Approved	David Naylor Architect – Drawing Nos. CC1B – CC2B Burgess, Arnott & Grave Pty Ltd – Drawing Nos. 2008-120/01 to 09 Paul Scrivener Landscape Architect – Drawing No. 3 T.J. Taylor Consultants Pty Ltd – Drawing No. 28407-1/A
Description of works Approved	Construction of a two (2) storey dwelling including basement double garage, swimming pool/spa and landscaping works. – BALANCE
Construction Certificate No. Determination Date	BM9274 (Balance) 14 OCT 2009

Note:

Prior to commencement of work, Section 81A (2) (b) and/or 81A (4) (b) and (c) Of the Environmental Planning & Assessment Act, 1979 must be satisfied (see form 7 of the Regulation) i.e. name of the Principal Certifying Authority.

I certify that the work if completed in accordance with the documents, plans and specifications accompanying the application will comply with the requirements of this regulation as are referred to in Section 81A (5) of the Environmental Planning & Assessment Act 1979

Accredited Certifier

Name of Accredited Certifier	Peter Boyce
Accreditation No. of Certifier	Planning NSW Accreditation No BPB0043
Signature	

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

Street Manly

1655 AUSTRALIA

2 9976 1400 DX9205 Manly

www.manly.nsw.gov.au

APPLICATION FOR SECURITY DEPOSIT

ABN 43 662 868 065

Bond

Date 03/10/2008 09:55

Receipt 00562478:0001 Terminal 3:350

Mr BN Lees

13 Amiens Road

CLONTARF NSW 2093

sit, permission is granted to the applicant to cross Council's property to undertake
re with the Local Government Act and conditions listed over page.

ss Council property at the below location and agree to comply with the conditions
ge).

Details Amount

Builders Deposits - 20000.00

010.2007.00000378.001

13 Amiens

Long Service Levy

008000.9200.8079

13Amiens378/07

6125.00

Total Values:

26125.00

Tendered

Cheque

Change

26125.00

0.00

13 AMIENS RD

DA No (if applicable): 378/07

S Given Name: BRIAN NORMAN

AMIENS RD CLONTARF

84346 Mobile: 0417636726

re Lees Date: 3 Oct 2008

above ☒

Given Name:

Mobile:

Thank you for Prompt Payment

CONDITIONS

For the protection of your deposited amount Council requests you consider the following points before any work commences at the above location.

- Council's restoration Officer is available for inspection of Council Road Reserves before commencement of work to record extent of any existing damage.
- Road Opening Permits to be obtained and fees paid before any road/path/kerb etc is excavated.
- Crane/Lifting device Permit is obtained before any lifting operation takes place over Council Road Reserve.
- Driveway/crossover Application to be completed before any construction takes place under Council Road Reserve.
- At no time shall material/spoil be allowed to enter waterways or stormwater system.
- The above information and attached inspection report is to be completed and receipt issued before any work or demolition commences.
- The Applicant shall be responsible for compliance with all conditions over page.

NOTE:

1. Penalties will apply for work commencing not in accordance with conditions or for permits not obtained.
2. Where the applicant and drawer/payer is different the refund of security deposit will only be paid to the original drawer, unless Council receives appropriate authorisation in writing.

OFFICE USE

Fee Paid: \$ 20,000.00

Date Received: 3/10/08

Receipt No: 562478

Customer Service Officer: [Signature]

Type Code 50

+ LSL \$ 6125.00 R/N

3/10/08 13 September 2007

Barbara Wood 99761500

Brian Lees
13 Amiens Road
CLONTARF NSW 2093

17th June 2008

MANLY COUNCIL
PO BOX 82
MANLY NSW 1655

Re: DA 293/06
Subdivision of Lot 7 in DP9517 and Lots B and C in DP381968

Please find enclosed cheque for \$38,268.86 for Section 94 Contribution.

Please send a Receipt and call me if there are any issues to be resolved.

Yours faithfully,

Subdivision
Section 94 Contribution

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 20/06/2008 16:24
Receipt 00538495:0001 Terminal 1:335
BN & BJ Lees

Details Amount

Sect 94 Contribution 38268.86
010.2006.00000293.001
13 Amiens rd

Total Value: 38268.86
Tendered
Cheque 38268.86
Change 0.00

Thank you for Prompt Payment

Date 17-6-2008

or bearer

IND TWO \$ 38,268.86

S v 869

Brian Lees

05356

Residential Builders' Warranty Insurance

Certificate of Insurance

Policy Number: 18-0003011-BWI-9

Date Issued: 07/09/2009

LEVEL 3, 85
HARRINGTON ST
SYDNEY
NSW 2000

Phone: PHONE: 8275 9999

Fax: 02 8275 9330

ABN: 78 003 191 035

AFS License No: 239545



MR & MRS LEES
13 AMIENS ROAD
CLONTARF NSW 2093

Name of Intermediary
SAVILL HICKS CORPORATION
P/L

Account Number
18-0004795

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 ABN 78 003 191 035, in respect of Residential Building Work as described in the Schedule herein.

In Respect of	NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At	LOT 702, MONASH CRESCENT CLONTARF NSW 2093
Carried Out By	BUILDER LAMIO BUILDING PTY LTD ABN: 48 065 094 448
Declared Contract Price	\$2,000,000.00
Contract Date	02/09/2009
Builders Registration No.	U 104615C
Building Owner / Beneficiary	MR & MRS LEES
General Pages	POLICY INCLUDES A SWIMMING POOL

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.

For and behalf of

QBE Insurance (Australia) Limited

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.

Re: 13 Amiens Rd. Clontarf.

26: DA Condition DA319 – Provide details of the proposed method of termite treatment
to be used in the development in accordance with this condition.
Termimesh Termite Control System or similar to Aust Stds