



**PRIVATE
CERTIFIERS
AUSTRALIA**
Certainty through precision

DA 198/10

Address: Suite 1a / 226 Condamine Street PO Box 907
Balgowlah
Manly Vale NSW 2093
Tel: 02 9907 6300
Fax: 02 9907 6344
Email: grant@pcaservices.com.au
Web: www.pcaservices.com.au



26 October 2010

141034

Our ref.: 100273

The General Manager
Manly Council
PO Box 82,
Manly NSW 1655



Dear Sir/Madam,

**Re: 4 Laura St Seaforth
Construction Certificate No. 100273**

Development application No.: 198/10, ,

Private Certifiers Australia has 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. 100273
- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the Certificate.
- 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 Accredited Building Surveyor Grant Harrington.

Yours faithfully,

Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia

CERTIFIER

\$30

R 731153.

1.11.2010



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CONSTRUCTION CERTIFICATE 100273 (RESIDENTIAL)

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

APPLICANT DETAILS

Applicant: Jason Nowytarger
Address: 4 Laura St Seaforth NSW 2092
Contact Details: Phone: 0419997444 Fax:

OWNER DETAILS

Name of person having benefit of the development consent: Jason Nowytarger
Address: 4 Laura St Seaforth NSW 2092
Contact Details: Phone: 0419997444

RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council
Development Consent No: 198/10, , Date issued: 28/09/2010

PROPOSAL

Address of Development: 4 Laura St Seaforth NSW 2092
lot 4, DP 329261
Building Classification: Class 1a,1a
Scope of building works covered by this Notice: Alterations and Additions to dwelling house, including second storey addition & Extension to garage
Value of Construction Certificate (Incl GST): \$550,000
Plans and Specifications approved: Schedule 1
Fire Safety Schedule: N/A
Exclusions: CC for Demolition only
Critical stage inspections: See attached Notice
Conditions (Cls 187 or 188 of EPA Regs 2000): Nil

CERTIFYING AUTHORITY

Certifying Authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. BPB0170

I, Grant Harrington, 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: 26/10/2010

Grant Harrington
Accredited Building Surveyor

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



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SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Marsh Cashman Koolloos	Cover Sheet	DA00	01	1/06/2010
Marsh Cashman Koolloos	Site Analysis	DA01	01	1/06/2010
Marsh Cashman Koolloos	Site/Roof Plan	DA02	01	1/06/2010
Marsh Cashman Koolloos	Lower Ground Floor Plan	DA03	01	1/06/2010
Marsh Cashman Koolloos	Ground Floor Plan	DA04	01	1/06/2010
Marsh Cashman Koolloos	Level 1 Floor Plan	DA05	01	1/06/2010
Marsh Cashman Koolloos	Level 2 Floor Plan	DA06	01	1/06/2010
Marsh Cashman Koolloos	West Elevation	DA07	01	1/06/2010
Marsh Cashman Koolloos	North Elevation	DA08	01	1/06/2010
Marsh Cashman Koolloos	East Elevation	DA09	01	1/06/2010
Marsh Cashman Koolloos	South Elevation	DA10	01	1/06/2010
Marsh Cashman Koolloos	Section AA	DA11	01	1/06/2010
Marsh Cashman Koolloos	Section BB	DA11	01	1/06/2010
Marsh Cashman Koolloos	Section Diagrams	DA13	01	1/06/2010
Marsh Cashman Koolloos	Shadow Diagrams - Elevations	DA14	01	1/06/2010
Marsh Cashman Koolloos	Photo Montage	DA15	01	1/06/2010
Marsh Cashman Koolloos	View Study	DA16	01	1/06/2010
Marsh Cashman Koolloos	Notifications Drawings	DA17	01	1/06/2010

2. Endorsed Engineering plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Northern Beaches Consulting Engineers	Stormwater Management Ground Flood Drainage Plan	D01	A	1/06/2010
Northern Beaches Consulting Engineers	Stormwater Management Ground Flood Drainage Plan	D02	A	1/06/2010
Northern Beaches Consulting Engineers	Sediment & Erosion Control Plan & Details	D03	A	1/06/2010

3. Endorsed Other documents

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Jason Nowytarger	Construction Certificate Application			5/10/2010
Jason Nowytarger	Waste Minimisation and Management Plan			30/06/2010
Manly Council	Long Service Levy			5/10/2010
Northern Beaches Consulting Engineers	Structural Adequacy			1/10/2010



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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)

OWNER DETAILS

Name of person having benefit of the development consent: Jason Nowytarger
Address: 4 Laura St Seaforth NSW 2092
Contact Details: Phone: 0419997444

RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council
Development Consent No: 198/10, , Date issued: 28/09/2010
Construction Certificate Number: 100273 Date issued: 26/10/2010

PROPOSAL

Address of Development: 4 Laura St Seaforth NSW 2092
Scope of building works covered by this Notice: Alterations and Additions to dwelling house, including second storey addition & Extension to garage

PRINCIPAL CERTIFYING AUTHORITY

Certifying Authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. BPB0170

The owner has appointed Grant Harrington as the Principal Certifying Authority as stated in the Construction Certificate Application lodged with Private Certifiers Australia for the building works identified in this Notice.

I, Grant Harrington, Accredited Building Surveyor of Private Certifiers Australia located at Suite 1a / 226 Condamine Street PO Box 907 Balgowlah Manly Vale NSW 2093 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: 26/10/2010

Grant Harrington
Principal Certifying Authority



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NOTICE TO APPLICANT OF MANDATORY CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(ii)

OWNER DETAILS

Name of person having benefit of the development consent: Jason Nowytarger
Address: 4 Laura St Seaforth NSW 2092
Contact Details: Phone: 0419997444

RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council
Development Consent No: 198/10, , Date issued: 28/09/2010
Construction Certificate Number: 100273 Date issued: 26/10/2010

PROPOSAL

Address of Development: 4 Laura St Seaforth NSW 2092
Scope of building works covered by this Notice: Alterations and Additions to dwelling house, including second storey addition & Extension to garage

CERTIFICATION DETAILS

Principal Certifying Authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. BPB0170

Please telephone **9907-6300** to book a critical stage inspection. A minimum period of 48 hours is to be provided.

I, Grant Harrington, Private Certifiers Australia located at Suite 1a / 226 Condamine Street PO Box 907 Balgowlah Manly Vale NSW 2093 acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.

The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(ii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.

Dated: 26/10/2010

Grant Harrington
Principal Certifying Authority



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**SCHEDULE 1:
MANDATORY CRITICAL STAGE INSPECTIONS**

NO.	CRITICAL STAGE INSPECTION	INSPECTOR
1.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority



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NOTICE OF COMMENCEMENT OF BUILDING WORK

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b)(ii) & (b2)(i) & (ii) & (iii) & 86(1)(a)(ii) & (a2)(i) & (ii) & (iii) & (1)(b)

OWNER DETAILS

Name of person having benefit of the development consent: Jason Nowytarger
Address: 4 Laura St Seaforth NSW 2092
Contact Details: Phone: 0419997444

RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council
Development Consent No: 198/10, , Date issued: 28/09/2010
Construction Certificate Number: 100273 Date issued: 26/10/2010

PROPOSAL

Address of Development: 4 Laura St Seaforth NSW 2092
Scope of building works covered by this Notice: Alterations and Additions to dwelling house, including second storey addition & Extension to garage

DECLARATION OF OWNER

As the person having the benefit of the development consent for the building works identified in this Notice, I/we hereby certify:

1. That the residential building works shall be carried out by the applicant as an owner-builder, if that is the case OR by the appointment of a principal contractor (Complete 1a or 1b).
 - 1a. Owner-builder Permit No (Please attach a copy of the permit): _____
 - 1b. Name of principal contractor for residential work: _____
Contractor License No: _____
Address: _____
Contact Details: _____
2. All development consent conditions that are required to be satisfied prior to the commencement of building work and as listed here below will be satisfied prior to the request for a commencement stage inspection (A commencement stage inspection shall be booked 48hrs prior to commencement of building works).
Relevant development consent conditions to be complied with: _____
3. That building work is intended to commence on or about the date specified below.
Date work is to commence (Allow 2 full days notice): _____
4. That the principal contractor has been notified of any critical stage inspections or other inspections that are to be carried out in respect of the building work.

SIGNATURE OF OWNER

Signature: _____

Name: _____

Date: _____

IMPORTANT MESSAGE:

1. Return this original completed notice to **Private Certifiers Australia** and allow 2 full days from the date of return, prior to your intended commencement date.
2. DO NOT commence building work prior to the initial (commencement) critical stage inspection.
3. Failure to request any critical stage inspection will prohibit the issue of an Occupation Certificate.



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26 October 2010

Our ref.: 100273

Jason Nowytarger
4 Laura St
Seaforth NSW 2092

Dear Sir/Madam,

**Re: 4 Laura St Seaforth
Construction Certificate No. 100273**

Enclosed are two (2) copies of the approved **Construction Certificate** for the subject development and two (2) copies of the stamped plans. One copy of each has been forwarded directly to Manly Council for their records.

The Notice of Appointment of Principal Certifying Authority and Commencement of Building Work form is required to be submitted to the Consent Authority (Council) 48 hours prior to commencement of building work. Private Certifiers Australia will lodge this form to Council on your behalf after being returned to the appointed Principal Certifying Authority.

The PCA role to be undertaken by Private Certifiers Australia will require inspections and certification. Please have the Owner/Builder liaise with our Accredited Building Surveyor Grant Harrington prior to commencement of the work.

Should you need to discuss any issues, please do not hesitate to contact the undersigned on the above numbers.

Yours faithfully,

Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia

Building Regulations Consultant

Principle Certifying Authority

Construction Certification

Fire Upgrade Surveys

Planning

Private Certifiers Australia

CONSTRUCTION CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979*
Sections 81A(2), 109C(1)(b)

IDENTIFICATION OF BUILDING

Lot, DP/MPS etc LOT 4 DP 249261

Address 4 LAURA ST

Suburb/Town SEAFORTH Post Code 2092

DESCRIPTION OF DEVELOPMENT

Detailed Description:

Alterations & additions to dwelling house
including second story addition &
extension to garage:

APPLICANT

Name IAON NEWYARGER

Company _____

Address 4 LAURA ST

SEAFORTH

Phone B/H _____ Fax No _____

Mobile 041 999 7444

Email blue edge 2@hotmail.com

As the applicant, I/we hereby;

1. Submit this Construction Certificate Application under the Environmental Planning & Assessment Act 1979, with Private Certifiers Australia and appoint Grant Harrington as the Principal Certifying Authority for the building work identified in this application.

Signature of applicant: _____

Sign 

Date 5/10/2010

CONSENT OF ALL OWNER(S)

As the owner or the owners representative am duly authorised to appoint the PCA under 109E of the EPA Act

Name JASON NEWYTARGET

Company _____

Address 4 LAURA ST

Suburb/Town SEAROLT Post Code 2092

Phone B/H _____ Fax No _____

Mobile 06114447444 Email _____

1. I/We as the owner of the above building/property, consent to the Appointment of Grant Harrington as the PCA (Principal Certifying Authority) and approve of the PCA or their representative to lodge the Notice of Commencement on our behalf with council to authorize the commencement of works on site. I am duly authorized under 109E of the EPA Act to appoint the PCA for the project.
2. I understand that the application for a OC must be separately applied for at completion of the project.
3. I also duly authorize and consent to the applicant if non-owner of the property to applying for OC on my behalf as the owner/s of the property.

Signature of Owner

Sign [Signature] Date 5/10/2010

VALUE OF WORK

Estimated Cost of work:

\$ 1,550,000

GST:

\$ 55,000

For developments over \$5 million, a Quantity Surveyors Certificate verifying the cost must be submitted on lodgement of the application.

DEVELOPMENT CONSENT

Development Consent No

No. 198/10

Date of Determination

Date 28/9/2010

BUILDING CODE OF AUSTRALIA BUILDING CLASSIFICATION

Nominated on the Development Consent

Class _____

Please provide the Principal Contractor for the works

OB permits are relevant only to owners undertaking the works under the Owner Builder permit scheme issued by the office of fair trading. Also fill in contact details

Owner-builder Permit No _____

If you are using a licensed builder for residential works please provide the builders home owner warranty

Name of Builder _____

Address _____

Telephone _____ Fax _____

Contractor License No. _____

REQUIRED ATTACHMENTS

- Note 1 details the information that must be submitted with an application for a construction certificate for proposed building works
- Note 2 details the additional information that may be submitted with an application for a construction certificate for proposed residential building work.

Schedule 1 information to be
Collected for ABS Particulars of the proposal

DESCRIPTION

What is the area of the land (m²)

1011 m²

Gross floor area of existing building (m²)

What are the current uses of all or parts of the building(s)/land?

408 m²

(If vacant state vacant)

Family House

Location

Use

Does the site contain a dual occupancy?

No

What is the gross floor area of the proposed addition or new building (m²)

463 m²

What are the proposed uses of all parts of the building(s)/land?

Location

Use

Seaford

Housing

Number of pre-existing dwellings

1

Number of dwellings to be demolished

NIL

How many dwellings are proposed?

1

How many storeys will the building consist of?

4

MATERIALS TO BE USED

Walls	Code		Roof	Code	
Brick veneer	12	1/2	Aluminium	70	✓
Full brick	11	1/2	Concrete	20	
Single brick	11		Concrete tile	10	
Concrete block	11		Fibrous cement	30	
Concrete/ masonry	20		fibreglass	80	
Concrete	20		Masonry/terracotta		
			a shingle tiles	10	
Steel	60		Slate	20	
Fibrous cement	30		Steel	60	
Hardiplank	30		Terracotta tile	10	
Timber/weatherboard	40		Other	80	
Cladding aluminium	70		Unknown	90	
Curtain glass	50				
Other					
Unknown	90				
Floor	Code		Frame	Code	
Concrete	20	✓	Timber	40	✓
Timber	10	✓	Steel	60	
Other	80		Other	80	
Unknown	90		Unknown	90	

NOTES For Completing Construction Certificate Application

Note 1

The following information must accompany applications for a construction certificate for building and subdivision work.

Building Work

In the case of an application for a construction certificate for **building work**:

- a) Copies of compliance certificates relied upon
- b) Four (4) copies of detailed plans and specifications

The plan for the building must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- show a plan of each floor section
- show a plan of each elevation of the building
- 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
- indicate the height, design, construction and provision for fire safety and fire resistance (if any).

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building the general plan is to be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the proposed alteration, addition or rebuilding.

Where the proposed building work involves a modification to previously approved plans and specification the general plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply
 - state whether the materials proposed to be used are new or second hand and give particulars of any second-hand and give particulars of any second-hand materials to be used.
- c) Where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by:
 - details of the performance requirements that the alternative solution is intended to meet, and
 - details of the assessment methods used to establish compliance with those performance requirements.
 - d) Evidence of any accredited component, process or design sought to be relied upon.
 - e) Except in the case of an application for, or in respect of, a class 1a or class 10 building:
 - 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
 - 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.

The list must describe the extent, capacity and basis of design of each of the measures concerned.

Note 2

Home Building Act Requirements

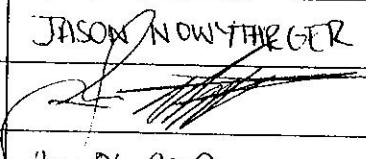
In the case of an application for a construction certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

- a) In the case of work by a licensee under that Act:
 - (i) a statement detailing the licensee's name and contractor licence number, and
 - (ii) documentary evidence that the licensee has complied with the applicable requirements of that Act*,or
- b) In the case of work done by any other person:
 - (i) a statement detailing the person's name and owner-builder permit number, or
 - (ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in section 29 of that Act.
 - (iii)

*A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

Waste Minimisation and Management Plan + Checklist

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.	
Name	JASON NOWYTAGER
Address	4 LAURA ST SEAFORTH
Phone number(s)	0419997444
Email	blueedge1@hotmail.com
Project Details	
Address of development	4 LAURA ST SEAFORTH
Existing buildings and other structures currently on the site	Brick veneer home currently on site.
Description of proposed development	Construction of new garage and building of new bedroom on top level.
<i>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.</i>	
Name	JASON NOWYTAGER
Signature	
Date	30.06.2010

Demolition (All Types of Developments)				
	Reuse	Recycling	Disposal	
Type of waste generated	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	Specify method of onsite reuse, contractor and recycling outlet and /or waste depot to be used
Excavation material				NA
Timber (specify)		2 tonne		second hand timber yard
Concrete		6 tonne (approx)		concrete recyclers at Oxford Falls
Bricks/pavers		10m ³		Oxford Falls recycle yard
Tiles		10+		King Brickly recycle yard
Metal (specify)		Aluminium doors & windows		Aluminium Recycling Brookvale
Glass		< 1/2 tonne		Belrose recycle yard
Furniture				NA
Fixtures and fittings				All reused
Floor coverings				Reused at another site
Packaging (used pallets, pallet wrap)				Pallets returned to supplier
Garden organics				NA
Containers (cans, plastic, glass)				NA
Paper/cardboard				NA
Residual waste				NA
Hazardous/special waste e.g. asbestos (specify)				NA
Other (specify)				NA

Construction (All Types of Developments)

	Reuse	Recycling	Disposal	
Type of waste generated	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	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		8m ³		Oxford Falls recycle yard
Timber (specify)				Timber - recycled
Concrete				Concrete - recycled at Oxford Falls
Bricks/pavers				Recycled at Oxford Falls
Tiles				NA
Metal (specify)				NA
Glass				NA
Plasterboard (offcuts)				Recycled
Furniture				NA
Fixtures and fittings				Reused on site
Floor coverings				NA
Packaging (used pallets, pallet wrap)				Pallets returned to supplier.
Garden organics				Council cleanup
Containers (cans, plastic, glass)				Recycled through council bins
Paper/cardboard				Recycled through council bins
Residual waste				NA
Hazardous/special waste (specify)				NA
Other (specify)				NA

4 LAURA ST SEAFORTH

[illegible]

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 $\frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{4}$

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Change: 0.00

Thank you for Product Support



DIRECTORS

Stewart McGeady Rick Wray Brad Seghers

Certificate of Existing Structural Adequacy

Date: 1st October 2010

Job No. 100551

Client: J Nowytarger.

Engineer: Rick Wray

Site: 4 Laura Street, Seaforth.

Rick Wray of Northern Beaches Consulting Engineers P/L carried out a site inspection at the above residential premises. The purpose of the visit was to inspect and comment on the capacity of the existing structure to support the proposed additions and alterations as per approved architectural plans.

The assessment consisted of a walk over style inspection of the building.

In summary, the dwelling is considered sound and provides an adequate structure for the proposed works, provided that engineering plans are complied with and that all structural works are certified during construction. However, some minor cracking may occur as the building adjusts to the new load distribution. This is not expected to adversely affect the buildings overall structural integrity.

Note: This certification does not cover any defects to the structure that were not accessible at the time of inspection. If in the event that defects are uncovered during construction or become apparent after construction is complete, then the engineer should inspect the areas of concern and prepare a specification for remedial works. (These works will be carried out at hourly rates.)

If the building is founded on clays of classification 'M' or 'H' movement and cracking is to be expected with changes in the moisture content of the supporting clay.

We trust that this certificate meets with your requirements. Please contact the author if further clarification is required.

NORTHERN BEACHES CONSULTING ENGINEERS P/L



Rick Wray
BE CPEng NPER Director

X:\ENG\NBC\2010\100551\Cert of exist.doc



Certificate of Existing Structural Adequacy

Date: 1st October 2010
Client: J Nowytarger.

Job No. 100551
Engineer: Rick Wray

Site: 4 Laura Street, Seaforth.

Rick Wray of Northern Beaches Consulting Engineers P/L carried out a site inspection at the above residential premises. The purpose of the visit was to inspect and comment on the capacity of the existing structure to support the proposed additions and alterations as per approved architectural plans.

The assessment consisted of a walk over style inspection of the building.

In summary, the dwelling is considered sound and provides an adequate structure for the proposed works, provided that engineering plans are complied with and that all structural works are certified during construction. However, some minor cracking may occur as the building adjusts to the new load distribution. This is not expected to adversely affect the buildings overall structural integrity.

Note: This certification does not cover any defects to the structure that were not accessible at the time of inspection. If in the event that defects are uncovered during construction or become apparent after construction is complete, then the engineer should inspect the areas of concern and prepare a specification for remedial works. (These works will be carried out at hourly rates.)

If the building is founded on clays of classification 'M' or 'H' movement and cracking is to be expected with changes in the moisture content of the supporting clay.

We trust that this certificate meets with your requirements. Please contact the author if further clarification is required.

NORTHERN BEACHES CONSULTING ENGINEERS P/L



Rick Wray
BE CPEng NPER Director

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