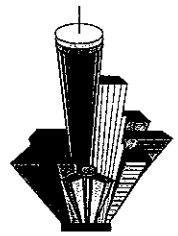


CERTIFICATE

\$30

R. 603554

29.4.09



**TWBA – Terry West Building Approvals &  
Consultants Pty Ltd**  
**A.C.N. 084953186**

Unit 48, No. 9 Hoyle Avenue,  
Castle Hill 2154  
P.O. Box 255, Winston Hills 2153  
Phone - 9659 0593  
Mobile - 0412 596 835  
Fax - 9659 0585  
Email - twba57@bigpond.net.au

- Building Approvals-Construction Cert.
- Building Co-ordinator
- Building Consultant
- Advice on Council Matters

**A.B.N. 36084953186**

The General Manager  
Manly Council  
P.O. Box 82,  
Manly 1655

Consent No

27<sup>th</sup> April 2009

Dear Sir,

Re: Development Consent No. D/A 115 / 08  
Premises: No. 35 Kangaroo Street, Manly

With reference to the above please find attached copies of all relevant documentation in relation to the issuing of a Construction Certificate by Terry West Building Approvals & Consultants Pty Ltd for the erection of a carport upon the subject premises.

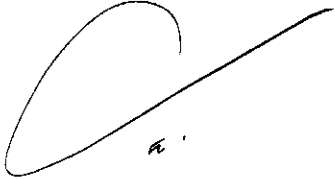
The following documentation is submitted as compliance with Conditions of the above Development Consent:

- Copy of the Development Consent
- Copy of the Construction Certificate
- Copy of the Stamped Plans
- Compliance certificates from respective consultants certifying their designs comply with relevant Australian Standards, B.C.A Requirements & Council Guidelines
- Structural Engineer's Report on existing site materials – Condition No. ANS03
- Receipt of Payment of Council's Fees, Bonds & Contributions – Conditions No. DA016 & DA274
- Home Warranty Insurance – Condition No. DA019
- Sedimentation & Erosion Control Plan – Condition NO. DA261
- Receipt of Payment of Long Service Levy
- Details of T.W.B.A. Insurance & Accreditation

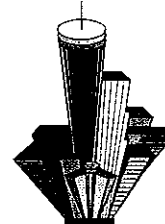
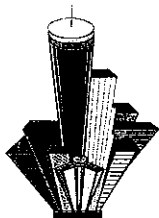
T.W.B.A.

It is further advised that Terry West of Terry West Building Approvals & Consultants Pty Ltd (Accreditation Number BPB0438) has been appointed by the owner as the Accredited Certifier and the Principal Certifying Authority for the Development.  
Work associated with this consent will be commencing upon the site on approximately the 4<sup>th</sup> May 2009.

Yours faithfully,  
Terry West

A handwritten signature in black ink, consisting of a large, stylized loop followed by a long, sweeping horizontal stroke that ends with a small upward flick.

T.W.B.A.



**TWBA – Terry West Building Approvals &  
Consultants Pty Ltd**  
**A.C.N. 084953186**

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- Building Co-ordinator
- Building Consultant
- Advice on Council Matters

**A.B.N. 36084953186**

Mark & Anne Maria Westfield  
35 Kangaroo Street,  
Manly 2095

27<sup>th</sup> April 2009  
Ref: T.W.B.A./ C.C. No. 26 / 2009

**CONSTRUCTION CERTIFICATE**

**Issued under Section 109C(1) (b), 81A(4) of the Environmental Planning and  
Assessment Act 1979**

**Subject Land:** No. 35 Kangaroo Street, Manly

**Description of Development:** Erection of a Carport

**Development Consent No:** D/A 115 / 08

**Date:** 22<sup>nd</sup> July 2008

**Classification under B.C.A.:** Carport – Class 10a

T.W.B.A.

**Construction Certificate No.:**

T.W.B.A./ C.C. No. 26 / 2009

**Date of Issue:**

27<sup>th</sup> April 2009

CERTIFICATION

It is certified that the work, if completed in accordance with the attached plans drawn by Dillon & Savage Architects, Drawing No. 118 081 CC03, Issue B, Dated 26<sup>th</sup> March 2009 & CC01 & CC02, Issue C, Dated 26<sup>th</sup> March 2009, which are stamped as approved by Terry West of Terry West Building Approvals and Consultants Pty Ltd will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in section 81A (5) of the Environmental Planning and Assessment Act, 1979.

The issuing of this Construction Certificate permits the commencement of building works in accordance with the relevant approved plans, specifications and above-mentioned Development Consent.

**Note 1:** Prior to commencement of work, the applicant must notify Council in writing of the commencement date for the erection of the building, giving at least two (2) days notice.

T.W.B.A. will notify Council of its appointment as the Principal Certifying Authority (P.C.A.)

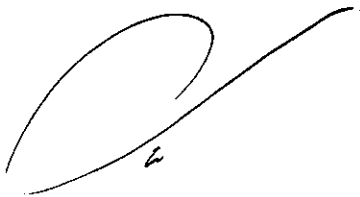
**Note 2:** This Construction Certificate remains valid for the duration of the above Development Consent.

**Note 3:** You are required to submit a copy of the approved Construction Certificate plans to Sydney Water for their concurrent consent. Prior to the commencement of works a copy of the approval form Sydney Water is to be submitted to this office.

Terry West

N.S.W Accreditation Scheme for Building Surveyors and Allied Professions

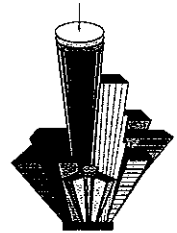
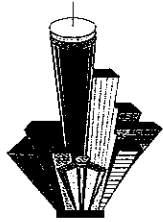
Accreditation Number BPB0438



Also attached to this Construction Certificate Package are:

- Structural Details, Project No. 4188, Drawing No. S01 & S02, Issue B, Dated 16<sup>th</sup> October 2008, Designed & Certified by Birzulis Associates Pty Ltd

T.W.B.A.



**TWBA – Terry West Building Approvals &  
Consultants Pty Ltd**  
**A.C.N. 084953186**

Unit 48, No. 9 Hoyle Avenue,  
Castle Hill 2154  
P.O. Box 255, Winston Hills 2153  
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- Building Approvals-Construction Cert.
- Building Co-ordinator
- Building Consultant
- Advice on Council Matters

**A.B.N. 36084953186**

---

## **Development Details**

**PROPERTY:** No. 35 Kangaroo Street, Manly

**DEVELOPMENT:** Erection of a Carport

**DEVELOPMENT CONSENT No.** D/A 115 / 08

**DATE APPROVED:** 22<sup>nd</sup> July 2008

**OWNER:** Mark & Anne Maria Westfield  
35 Kangaroo Street,  
Manly 2095

**APPLICANT:** As Above

**CONSTRUCTION CERTIFICATE No:** T.W.B.A. / CC No. 26 / 2009

T.W.B.A.

**DATE APPROVED:** 27<sup>th</sup> April 2009

**VALUE:** \$ 50,000

**BUILDING MATERIALS:**

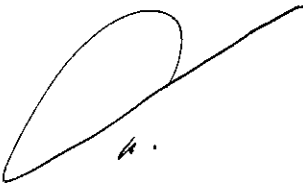
**Walls – Slatted Privacy Screens**

**Roof – Colorbond Sheeting**

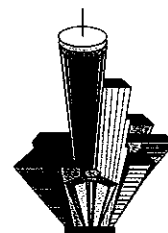
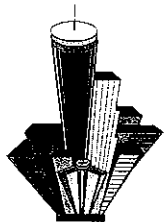
**Flooring – Concrete Slab**

**RISE IN STOREYS:** One

Terry West  
27<sup>th</sup> April 2009

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal stroke and a small mark below it.

T.W.B.A.



**TWBA – Terry West Building Approvals &  
Consultants Pty Ltd**  
**A.C.N. 084953186**

Unit 48, No. 9 Hoyle Avenue,  
Castle Hill 2154  
P.O. Box 255, Winston Hills 2153  
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- Building Approvals-Construction Cert.
- Building Co-ordinator
- Building Consultant
- Advice on Council Matters

**A.B.N. 36084953186**

---

**Notice of Commencement of Work and Appointment of P.C.A.**

**SUBJECT PREMISES:** No. 35 Kangaroo Street, Manly

**DEVELOPMENT APPROVED:** Erection of a Carport

**CONSENT OR COMPLYING DEVELOPMENT NO.:** D/A 115 / 08

**CONSTRUCTION CERTIFICATE NO.:** T.W.B.A. / C.C. No. 26 / 2009

**DATE OF COMMENCEMENT:** 4<sup>th</sup> May 2009

It is advised that Terry West of Terry West Building Approvals & Consultants Pty Ltd (Accreditation Number BPB0438) has been engaged as the Principal Certifying Authority for the above development.

This is also to certify that all conditions relating to the development consent / complying development certificate have been satisfied and it is anticipated that work will be commencing on the above date.

Yours sincerely,  
Terry West  
27<sup>th</sup> April 2009

T.W.B.A.

T.W.B.A TERRY WEST BUILDING APPROVALS  
& CONSULTANTS PTY LTD

PHONE: 96590593, MOBILE: 0412596835, FAX: 96590585,

EMAIL: twba57@bigpond.net.au

Unit 48 No.9 Hoyle Ave, Castle Hill 2154, P.O Box 255 Winston Hills 2153

A.C.N. 084953186

A.B.N 36084953186

**CONSTRUCTION CERTIFICATE  
APPLICATION**

(under the environmental planning and assessment act 1979)

**1. DETAILS OF THE PERSON HAVING THE BENEFIT OF THE DEVELOPMENT  
CONSENT**

Full Name:

MARIL & ANNE MARIA WESTFIELD

Address:

35 KANGAROO ST

MANLY

Post Code: 2095

Phone:

Work: (02) 9232 0311

Home: ( )

99775496

Mobile: ( ) 0417 411105

Fax: ( )

Signature:

*[Handwritten Signature]*

**2. OWNERS DETAILS**

Full Name:

AS ABOVE

Address:

Post Code:

Phone:

Work: ( )

SAME

Home: ( )

Mobile: ( )

Fax: ( )

Signature:

T.W.B.A.

7. INSTRUCTIONS FOR COLLECTION

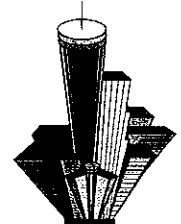
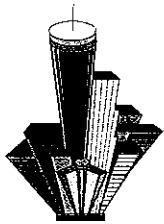
Payment is to made upon collection of all Construction Certificates and Final Occupation Certificates.

8. I HEREBY APPOINT TERRY WEST OF T.W.B.A. AS THE PRINCIPAL CERTIFYING AUTHORITY AND ACCREDITED CERTIFIER.

Signature of the PERSON HAVING THE BENEFIT OF THE DEVELOPMENT CONSENT.

  
\_\_\_\_\_

9. DATE: 16/2/09



**TWBA – Terry West Building Approvals &  
Consultants Pty Ltd**  
**A.C.N. 084953186**

Unit 48, No. 9 Hoyle Avenue,  
Castle Hill 2154  
P.O. Box 255, Winston Hills 2153  
Phone - 9659 0593  
Mobile - 0412 596 835  
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Email - twba57@bigpond.net.au

•Building Approvals-Construction Cert.  
•Building Co-ordinator  
•Building Consultant  
•Advice on Council Matters

**A.B.N. 36084953186**

Mark & Anne Maria Westfield  
35 Kangaroo Street,  
Manly 2095

27<sup>th</sup> April 2009

Dear Sir,

Re: Construction Certificate  
Premises: No. 35 Kangaroo Street, Manly

Attached hereto is the Construction Certificate for the erection of a carport upon the subject premises.

This Certificate hereby grants permission for construction to commence.

Your attention is drawn to all of the Conditions of Development Consent, in particular the following:

- Conditions No. DA026, DA059 & DA060 – Surveyors Report to be submitted at separate stages of Construction
- Conditions No. DA261, DA332, DA336 & DA340 – Sedimentation & Erosion Control Measures
- Condition No. DA270 – Inspections
- Condition No. DA285 – Details of Timber Framework from Structural Engineer to be submitted prior to commencement of Timber Framework
- Condition No. DA289 – Construction Hours
- Condition No. DA290 – Noise Control Measures

**NOTE: Amendments to the Section 109E (3) (d) of the Environmental Planning & Assessment Act has seen the introduction of "Critical Stage Inspections".**

**Critical stage inspections simply means that it is your responsibility to call me, giving forty eight (48) hours notice, to enable me to conduct the below-mentioned inspections.**

**It is further advised that if such inspections are not conducted by myself, T.W.B.A. will be unable to issue the Final Occupation Certificate at completion.**

**Complying with the E.P & A Act requirements surrounding Critical Stage Inspections is most important!**

T.W.B.A.

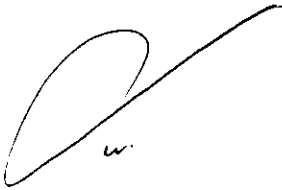
**Inspections for Class 1 & 10 Buildings are as follows:**

- **After excavation for and prior to the placement of any footings**
- **Prior to pouring any in - situ reinforced concrete building element**
- **Prior to covering of the framework for any floor, wall or roof**
- **Prior to covering of waterproofing in any wet areas**
- **Prior to covering any stormwater drainage connections**
- **Final Inspection - Completion of the building prior to the issuing of the Final Occupation Certificate**

Should you have further concerns in relation to the above matter please don't hesitate to contact the undersigned.

Best of luck with your development and thank you for engaging the services of T.W.B.A.

Yours sincerely,  
Terry West

A handwritten signature in black ink, consisting of a large, stylized 'T' followed by a long, sweeping horizontal line that curves upwards at the end. Below the main line, there is a small, handwritten 'w'.

T.W.B.A.

# Manly Council

ATTN: TERRY WEST  
FAX: 96590585



Reference: 090708 DA115/08 DMS:Admin  
Enquiries: Environmental Services

Dillon & Savage Architects  
40 Quinton road  
MANLY NSW 2095

FROM: TERRY WEST

Council Offices  
1 Belgrave Street  
Manly NSW 2095

Correspondence to  
General Manager  
PO Box 82  
Manly NSW 1655

DX 9205 Manly

Telephone 02 9976 1500  
Facsimile 02 9976 1400

[www.manly.nsw.gov.au](http://www.manly.nsw.gov.au)  
[records@manly.nsw.gov.au](mailto:records@manly.nsw.gov.au)

ABN 43 662 868 065

Dear Sir/Madam,

**Notice of Determination under Section 81(1)(a) of the  
Environmental Planning and Assessment Act, 1979  
Development Application No. 115/08**

**Proposed Development: Construction of a new double carport  
amendment to steps and path to the rear  
Land to be developed: 35 Kangaroo Street Manly**

Pursuant to the Building Code of Australia, the building is a Class 10a and 10b building.

Council determined this application and has granted consent subject to the conditions described below:

**DA1**

This approval relates to Drawing No 118 081 DA01 Sheet No 1 of 2 entitled 'Site Plan Elevations Sections' dated April 2008 as prepared by Dillon & Savage Architects as received by Council on the 16 April, 2008.

**ANS01**

The internal width and depth of the car parking spaces provided within the carport are to satisfy Australian Standards 2890.1 – 2004 Parking Facilities Part 1: "Off Street Car Parking Facilities". The reason for this condition is to ensure that on-site car parking satisfies the relevant Australian Standard. Details are to be contained on the plans accompanying the Construction Certificate.

**ANS02**

The levels provided to the existing path and stairs provided along the sites northern boundary are to remain as is. The slab to the carport is to be setback a minimum of 900mm from the sites northern boundary with the changes proposed to the path and stairs being deleted such that no landing is provided. The reason for this condition is to provide a suitable response to the topography of the site, preserve the privacy of the adjoining land owner in addition to comply with the provisions contained within Clause 2.5.2(e) of Manly's Development Control Plan for the Residential Zone 2007 – Amendment 1. Details are to be contained on the plans accompanying the Construction Certificate.

CLEANER HEALTHIER HAPPIER

Manly Council Supports Smoke Free Zones

[www.smokefreecouncils.com.au](http://www.smokefreecouncils.com.au)

DA342

Separate application shall be made to Council's Infrastructure Division for approval to complete, to Council's standards and specifications, works on Council property. This shall include vehicular crossings, footpaths, drainage works, kerb and guttering, brick paving, restorations and any miscellaneous works. Applications shall be made a minimum of twenty-eight (28) days prior to commencement of proposed works on Council's property. Applicant to notify Council at least 48 hrs before commencement of works to allow Council to supervise/inspect works.

DA343

Any adjustment to the public utility service is to be carried out in compliance with their standards and the full cost is to be borne by the applicant.

DA018

Details of the builder's name and licence number contracted to undertake the works shall be provided to Council/Accredited Certifier prior to issue of the Construction Certificate.

DA019

Insurance must be undertaken with the contracted builder in accordance with the Home Building Act, 1997. Evidence of Insurance together with the contracted builders name and licence number must be submitted to Council /Accredited Certifier prior to issue of the Construction Certificate.

DA021

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 person or part of 20 persons employed at the site, by effecting either a permanent or temporary connection to the Sydney Water's sewerage system or by approved closets.

DA022

Retaining walls being constructed in conjunction with excavations with such work being in accordance with structural engineer's details. Certification of compliance with the structural detail during construction shall be submitted to the Principal Certifying Authority.

DA023

No person shall use or occupy the building or alteration which is the subject of this approval without the prior issue of an Occupation Certificate.

DA024

A sign must be erected on the subject site in a prominent position stating that unauthorised entry is prohibited and giving details of the name of the builder or the person responsible for the site and 24 hour contact details. The sign is to have dimensions of approximately 500mm x 400mm. Note: The sign is not required if the building on the site is to remain occupied during the course of the building works.

DA026

All construction works shall be strictly in accordance with the Reduced Levels (RLs) as shown on the approved plans with certification being submitted to the Principal Certifying Authority during construction from a registered surveyor certifying ground and finished ridge levels.

✓DA087

A detailed stormwater management plan shall be prepared to fully comply with Council's "Specification for on-site Stormwater Management 2003" and shall be submitted with the Construction Certificate application. The stormwater management plan shall be prepared by a suitably qualified Engineer. The principal Council/Accredited Certifier shall ensure that the design complies with the above said specification prior to the issue of a Construction Certificate

✓DA097

Any work shall not prohibit or divert any natural overland flow of water.

✓DA121

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

✓DA126

An automatic fire detection and alarm system shall be installed in the proposed dwelling in accordance with the requirements of Part 3.7.2 of the Building Code of Australia 1996 - Housing Provisions.

✓DA230

No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council, including payment of relevant fees.

✓DA261

A sediment/erosion control plan for the site shall be submitted for approval to the Council/Accredited Certifier **prior to the issue of the Construction Certificate**. Implementation of the scheme shall be completed prior to commencement of any works on the site and maintained until completion of the development.

✓DA269

A Construction Certificate Application is required to be submitted to and issued by the Council/Accredited Certifier prior to any building works being carried out on site.

✓DA270

Should you appoint Council as the Principal Certifying Authority (PCA) to undertake inspections during the course of construction then the following inspection/certification are required:

Silt control fences

Footing inspection - trench and steel

Slab and stair steel inspection

Retaining wall steel inspection

Framework inspection

Drainage inspection

Final inspection

The cost of these inspections by Council is \$1,610 (being \$230 per inspection inclusive of GST). **Payment of the above amount is required prior to the first inspection.** Inspection appointments can be made by contacting the Environmental Services Division on 9976 1414.

✓DA340

The applicant and/or builder must prior to the commencement of work, install at the periphery of the site, measures to control sedimentation and the possible erosion of the land. The measures must include:-

- (i) siltation fencing;
- (ii) protection of the public stormwater system; and
- (iii) site entry construction to prevent vehicles that enter and leave the site from tracking loose material onto the adjoining public place.

✓DA289

Building or construction work must be confined to the hours between 7.00am to 6.00pm, Monday to Friday and 7.00am to 1.00pm, Saturday, with a total exclusion of such work on Public Holidays and Sundays. Non-offensive works where power operated plant is not used and including setting out, surveying, plumbing, electrical installation, tiling, internal timber or fibrous plaster fixing, glazing, cleaning down brickwork, painting, building or site cleaning by hand shovel and site landscaping, is permitted between the hours of 1.00pm to 4.00pm Saturdays. Note: That the Protection of the Environment Operations Act 1997 may preclude the operation of some equipment on site during these permitted working hours.

✓DA290

The operations of mechanical services are not to give rise to an offensive noise within the meaning of the Protection of the Environment Operations Act 1997.

✓DA274

Payment of contributions in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979, may be required for this development. If required the amount will be in accordance with Council's Section 94 Policy applicable at the time of payment prior to the issue of the Construction Certificate.

✓DA323

This approval shall expire if the development hereby permitted is not commenced within 2 years of the date hereof or any extension of such period which Council may allow in writing on an application made before such an expiry.

**WARNING:** Failure to obtain a Construction Certificate prior to the commencement of any building works is a serious breach of Section 81A(2) of the *Environmental Planning & Assessment Act 1979*. It is also a criminal offence which attracts substantial penalties and may also result in action in the Land and Environment Court and orders for demolition.

The reason for the imposition of the conditions is to ensure that the development generally conforms with section 79C of the Environmental Planning and Assessment Act, 1979, Building Code of Australia and Council Development Control Plan and Policies.

In accordance with Clause 284 of the Environmental Planning and Assessment Regulation 2000, non compliance with the above conditions may result in Council issuing a Penalty Notice of \$600.

Notes:

1. If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court

583 Darling Street, Rozelle NSW 2039  
Telephone: 9555 7230  
Facsimile: 9555 7239  
Email: birzulis@tpg.com.au

16 April 2008

The Principal Certifying Authority  
Dillon & Savage Architects  
40 Quinton Road  
MANLY NSW 2095

Dear Sir,


**STRUCTURAL CERTIFICATE**

**NEW CARPORT AT 34 KANGAROO STREET, MANLY**

This is to certify that we prepared structural engineering drawing No. 4188 – S01 & S02 of the structural details for the above carport. The structural engineering design and detailing was carried out in accordance with the relevant Australian Standards and the Building Code of Australia.

We have also visited and examined the existing car parking area. In our opinion, the existing structure including the foundations is quite capable of supporting the additional loads from the proposed new carport structure as detailed on drawing No. 4188 – S01 & S02..

Yours faithfully

  
**ALDIS BIRZULIS**  
Director

**DIRECTORS**

A J BIRZULIS B.E., M Eng. Sc., F.I.E. Aust., C.P.Eng.

B FIMMANO B.E. (Hons), M.I.E. Aust. C.P.Eng.

**ASSOCIATE DIRECTORS**

R P CLIFFORD O.M.I.E. Aust.

M A GROGAN B.E., M. Eng., M.I.E. Aust., C.P.Eng.

# ADJOINING GARAGE

all cabling concealed in hollow sections  
and roof space

GEOTECH FABRIC SAND BAG  
TO CATCH KERB FLOW

boundary

existing paling fence

RL37.97

retain existing stair/path

L1

L1

shs  
col

shs  
col

extended slab

Extend kerb  
crossing and  
grate. Reconnect  
to gutter

GEOTECH FABRIC  
SAND BAG TO CATCH  
PATH FLOW

EXISTING TWO  
STOREY HOUSE

existing  
pond

PROPOSED CARPORT

existing retaining wall

35 KANGAROO ST

RL36.98

SHERIDAN PLACE

inner edge of  
existing kerb

existing  
kerb

(L2)

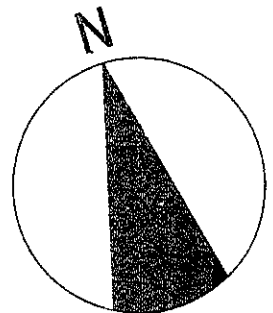
(L2)

RL 38.44 AHD

new downpipe connected  
to existing grated drain

brick wall of adjoining garage

ADJOINING GARAGE



SILT MANAGEMENT PLAN  
35 Kangaroo St  
Manly

Dillon and Savage Architect  
40 Quinton Rd  
Manly, 2095



# MANLY COUNCIL Development Application Fees Calculator

2008/2009

D/A No.: .....

Date Paid: .....

Rec. No.: .....

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

Place X in box if fee is in part

Fee Code	Is the Development Application for a dwelling-house with an estimated construction cost of \$100,000 or less? (Mark X)	Yes	Fee	
41	Development Application Fee (Enter Total Value of Development) -	<input type="checkbox"/>	\$ 30,000.00	<input type="checkbox"/>
117	PlanFirst Fee (for Planning NSW) Applies to DA's with Value > \$50,000	<input type="checkbox"/>	FALSE	<input type="checkbox"/>
	Total Development Application Fee		\$ 0.00	
43	Notification Fee	<input type="checkbox"/>	\$ 0.00	<input type="checkbox"/>
43	Fee for Development that Requires Advertising		\$	
41	Fee for Other Types of Development		\$	
44	Construction Certificate (Enter Total Value of Development) -	<input type="checkbox"/>	\$ 0.00	<input type="checkbox"/>
48	Inspection Fees (Enter No & Type of Inspections) First Inspection - <input type="checkbox"/> Subsequent Inspections - <input type="checkbox"/>		\$ 0.00	
42	Long Service Levy (Long Service Payments Corporation) Levy applies to Building Construction work costing \$25,000 or more (0.25% from 01/01/2009)	<input type="checkbox"/>	\$ 30,000.00	\$ 105.00 <input checked="" type="checkbox"/>
50	Builders Damage deposit (Enter Total Value of Development) divided by 100 (applies to developments over \$1,000,000)	<input type="checkbox"/>	\$ 1,100.00	<input type="checkbox"/>
49	S88 Modification of Consent Fee for application under S88(1) (1A) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) 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## Policy Schedule / Certificate of Insurance

Underwritten by Westfarmers General Insurance Limited (ABN 24 000 036 279), trading as Lumley General.

OWNER COPY

## HOME WARRANTY - JOB SPECIFIC POLICY (NSW) - Owner Copy

This certificate, when read in conjunction with the Policy of Insurance is a contract of insurance complying with: Section 92 in respect of CONTRACT WORK, or Section 93 in respect of SUPPLY OF A KIT HOME, or Section 95 in respect of OWNER BUILDER Work, or Section 96 in respect of WORK BY DEVELOPERS AND OTHERS, of the Home Building Act 1989 (The Act) and/or the Home Building Regulation 1997 (The Regulations) issued by the Insurer in respect of Residential Building Work performed by the Contractor in line with the Residential Building Work Contract detailed below. Subject to the Act, the Regulation and the conditions of the Contract of Insurance, cover will be provided to the person named as Beneficiary below and Successors in Title to the Beneficiary.

POLICY No.: LGI - 001      CERTIFICATE No.: 167009      POLICY ISSUED: 21/04/2009

## INSURED

The Building Owner ('Beneficiary'): M Westfield  
Postal Address: 35 Kangaroo St, Manly NSW 2095

## RESIDENTIAL BUILDING WORK

Residential Building Work Covered by this Policy: Construction of a double carport as per application dated 04/04/2009  
At (Site Address): 35 Kangaroo St, Manly NSW 2095  
Municipality:      Contract Date: 01/04/2009  
Project Manager: George Papastamos      Contract Price: \$30,000.00  
Est. Start Date: 20/04/2009      Est. Completion Date: 30/05/2009

## CONTRACTOR

Carried out by (Trading Name): Bonavista Building Constructions Pty Ltd  
Postal Address: 16 Smith Street Eastgardens NSW 2036  
ABN / ACN No.: 52 063 805 756  
Licence/Contractor No.: 59642c  
Phone No.: 02 9314 0635

## MAXIMUM AMOUNT OF COVER AND CLAIMS

The limit of liability is \$300,000.00 in aggregate in relation to each Dwelling, or such amount as is determined by the Regulations pursuant to the Act. The period in respect of which Claims may be made commences on the date of the relevant Residential Building Work Contract or date of issue of the Construction Certificate for the relevant work (whichever is the earlier); and expires on the date defined by Section 4 of the Contract of Insurance, provided that the Insured shall have 90 days from expiry of the Period of Insurance in which to notify the Insurer of any matter of which the Insured became aware during the Period of Insurance as existence of grounds for a Claim.

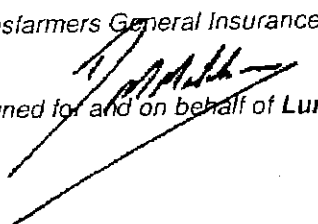
## CLAIMS EXCESS

The Insured shall bear at his/her/its own risk five hundred dollars (\$500) in respect of each Claim made under this Policy.

## PREMIUM

Paid by Builder

Westfarmers General Insurance Limited, Level 9, 309 Kent Street Sydney, New South Wales (ABN 24 000 036 279)

  
Signed for and on behalf of Lumley General.

4891 843862888865  
 Manly Council  
 PO Box 62  
 MANLY NSW 1585  
 Ph 9976 1500 Fax 9976 1900  
 Email: records@manly.nsw.gov.au  
 Website: www.manly.nsw.gov.au

Date 21/04/2009 08:39  
 Receipt 0002431:0001 (Terminal) 1:390  
 M F & A Westfield

Details	Amount
Builders Deposits -	1100.00
010.2008.0000115.001	
35 Kangaroo	
Long Service Levy	105.00
00000.7210.8075	
35 Kangaroo	
Total Values	1205.00
Tendered	
Cheque	1205.00
Change	0.00

Thank you for Prompt Payment

# Manly Council



Council Offices  
1 Belgrave Street  
Manly NSW 2095

Correspondence to  
General Manager  
PO Box 82  
Manly NSW 1655

DX 9205 Manly

Telephone 02 9976 1500  
Facsimile 02 9976 1400

[www.manly.nsw.gov.au](http://www.manly.nsw.gov.au)  
[records@manly.nsw.gov.au](mailto:records@manly.nsw.gov.au)

ABN 43 687 868 065

Reference: 140409 DA115/08 DMS:Admin  
Enquiries: Environmental Services

Dillon & Savage Architects  
40 Quinton Road  
MANLY NSW 2095

Attention: Mark Savage

Dear Sir,

RE: Development Application 115/08  
Premises: 35 Kangaroo Street Manly

Reference is made to your letter dated 4 February 2009 concerning conditions DA013 and DA087 of consent 115/08 and drawings/plans No118 081 CC01, CC02 and CC03 dated 26 March 2009 and received by Council 26 March 2009.

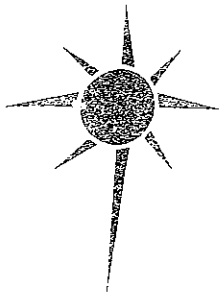
It is advised that the above drawings/plans meet the requirements of conditions DA013 and DA087 of consent 115/08.

If you have any questions or wish to discuss the matter please contact Council's Environmental Services Division on 9976 1500 during business hours.

Yours Faithfully

David Stray  
Manager Development Assessment  
Environmental Services Division

Date: 14.4.09



## SCHEDULE OF INSURANCE

Policy Type: Professional Indemnity Insurance  
Policy Number: 7986810PID  
Insurer: QBE Insurance (Australia) Limited  
Period of Insurance: 30/06/2008 to 30/06/2009  
Effective Date of Transaction 30/06/2008

## PROFESSIONAL INDEMNITY INSURANCE

**NAME OF INSURED:** Terry West Building Approvals & Consultants Pty Ltd and/or subsidiary and/or related Corporations as defined under Australian Corporations Law and/or financiers and all parties for whom the Insured undertakes to insure, for their respective rights, interests, and liabilities.

**DESCRIPTION OF BUSINESS:** Principally Building Consultants / Surveyors and any other activity incidental thereto.

**INTEREST INSURED:** Professional legal liability to third parties for any sum or sums which the Insured may become legally liable to pay arising from any claim or claims made against the Insured and reported during the period of insurance

**TERRITORIAL LIMITS:** Worldwide

**JURISDICTION:** Commonwealth of Australia

**LIMITS OF LIABILITY:** \$ 5,000,000 any one occurrence but \$ 5,000,000 in the aggregate for all claims first made against the Insured during the period of insurance (subject to Section 40(3) of the Insurance Contracts Act 1984).

**DEDUCTIBLE:** \$ 5,000 Each and Every Claim (inclusive of costs) any one loss or in the aggregate for all losses excluding all costs, charges and expenses.

**RETROACTIVE LIABILITY DATE:** Unlimited excluding known claims & circumstances

**POLICY WORDING:** Insurer's Professional Indemnity - Civil Liability policy wording.

**INSURING CLAUSES:**

1.3 Intellectual Property	Included
1.4 Defamation	Included
1.5 Outgoing Principals	Included
1.6 Retroactive Date	Included
1.7 Trade Practices & Related Legislation	Included

**POLICY EXTENSIONS:**

2.1 Estates and Legal Representatives	Included
2.2 Fraud and Dishonesty	Included
2.3 Loss of Documents	Included
(Sub-Limit \$100,000 any one claim and in	



New South Wales  
Government

Building Professionals Board



# Certificate of Accreditation

This is to certify that

**Terry West**

is accredited in New South Wales under the *Building Professionals Act 2005* in the following categories as set out in Schedule 1 of the Building Professionals Regulation 2007:

**A1 - Accredited Certifier - Building Surveying Grade 1**

This accreditation is subject to the conditions prescribed in the Building Professionals Regulation 2007 and the conditions contained in the attached Schedule.

**Period of Accreditation:** 23 March 2008 to 22 March 2009

**Registration No:** BPB0438

Neil Cocks  
Director  
Building Professionals Board