



Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

21 May 2010

Our Ref: 103034

The General Manager
Manly Council
PO Box 82
Manly NSW 1655

Dear Sir,

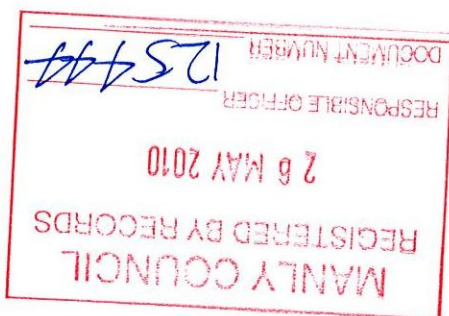
**Re: 16 Bower Street, Manly
Construction Certificate**

Pursuant to the requirements of the Environmental Planning and Assessment Act please find attached a copy of our Construction Certificate, plans and specifications to which the Construction Certificate has been issued and other relevant documents.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully

Anthony Protas Consulting Pty Ltd



CERTIFIED

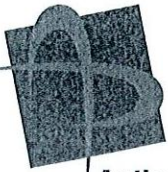
\$30

R. 692908

26.5.10

*I reviewed this CC and found
it to be consistent with the
consent. Pass mark.
3/6/10*

*Auth CC
PMT
Name
FT*



Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

 **COPY**

Construction Certificate – 16 Bower street, Manly

Proposed alterations and additions to a two (2) storey dwelling comprising additions to lower ground floor and additions to ground floor including addition of a balcony *BCA Class 1a*

1. Details of the applicant

Mr <input checked="" type="checkbox"/>	Ms <input type="checkbox"/>	Mrs <input type="checkbox"/>	Dr <input type="checkbox"/>	Other <input type="checkbox"/>		
First name		Family name				
Sandro		Petrini				
Flat/street no.		Street name				
16		Bower Street				
Suburb or town		State	Postcode			
Manly		NSW	2095			
Daytime telephone		Fax	Mobile			
			0425 335 355			
Email						

2. Details of the development consent

Development application no.	Date the consent was issued
124/07	31 May, 2007

3. Decision of the certifying authority

This certificate is issued:

- ☒ without any conditions
☐ subject to conditions of the kind referred to in clauses 187 or 188 of the Environmental Planning and Assessment Regulation 2000

Conditions have been placed on the certificate for the following reasons:

--

- ☒ the issue of this certificate has been endorsed on the plans and specifications that were lodged with the application.

Plan no.s approved

Architectural plan No. DA 0721-1 issue 'B', dated 21/01/10, prepared by Stewart J. Hambrett. Specification of Building Works Revision 19, prepared by SOUTHspec, dated August 2008

Date of this decision

21 May 2010

4. Information attached to this decision

- ☐ A fire safety schedule
☐ Schedule of approved plans & specifications

5. Certification**Anthony Protas**

certifies that

if the work is completed following the plans and specifications which have been approved, it 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*.

Construction certificate no.

3034/10

Date of this certificate

21 May 2010**6. Signature**

For this certificate to be valid, it must be signed by the certifying authority.

Signature



Name

Anthony Protas

Flat/Street no.

Locked Bag 1001

Street name

Suburb or town

Wareemba

State

NSW

Postcode

2046

Telephone

9715 5333

Fax

9715 5666

If the certifier is an accredited certifier:

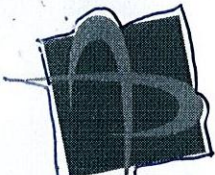
Accreditation body of the certifier

Building Professionals Board

Accreditation no. of the certifier

BPB0332**7. Applicant's right of appeal**

If the certifying authority is a council, a Minister or a public authority and the certifying authority has issued a construction certificate subject to conditions, you can appeal against these conditions to the Land and Environment Court within 12 months from the date of the decision.



Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

Notice to commence building work and appointment of 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

Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other ☐

First name

SANDRO.

Family name

PETRINI.

Flat/street no.

16.

Street name

BOWER ST.

Suburb or town

MANLY.

State

NSW.

Postcode

2095.

Daytime telephone

Fax

Mobile

0425 335 355

Email

2. Details of the land to be developed

Flat/street no.

16

Street name

BOWER ST.

Suburb or town

MANLY.

Postcode

Lot no.

30.

Section

N/A.

DP/MPS no.

DP 8075.

Volume/folio

3. Description of the work proposed

Type of work proposed:

Building ☒

Subdivision ☐

Description of the work

Alterations and Additions to a two (2) storey dwelling comprising additions to lower ground floor and additions to ground floor including addition of a balcony

4. Details of the development approvals granted

Details of the development consent:

Development application no.

124/07.

Date the consent was granted

31 MAY 2007.

OR

Complying development certificate no.

Date the certificate was issued

Where a construction certificate has been issued for the building:

Construction certificate no.

3034/10

Date the certificate was issued

21/5/10.

5. 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 I can begin work

☒ I have appointed a principal certifying authority

Name of the principal certifying authority

Anthony Protas

Address of the principal certifying authority

Locked Bag 1001

Wareemba NSW 2046

Telephone no. of the principal certifying authority

9715 5333

Where the principal certifying authority is an accredited certifier:

Accreditation body of the certifier

Building Professionals Board

Accreditation no. of the certifier

BPB0332

6. 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?

CHATSWOOD CONSTRUCTIONS

What is the telephone no. of the builder?

0418 652 722.

What is the contractor licence no. of the builder?

155447C

6. continued

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

Yes ☒

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 ☐

7. Date the work will commence

21.5.2010


8. Signatures

The principal certifying authority must sign the notice.

I acknowledge that I have seen evidence that the builder is licensed and insured, 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

Anthony Protas

Date

24/5/10

The owner of the premises, must sign the notice.

Signature



Name, if you are not the applicant

Date

11.5.2010

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

9. 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 if the information you have provided in this notice is incorrect or changes.

Residential Builders' Warranty Insurance

Certificate of Insurance

Policy Number: 18-0005522-BWI-12

Date Issued: 17/05/2010

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



SANDRO & BRONWYN PETRINI
C/- SHC INSURANCE BROKER
PO BOX 1305 PARRAMATTA NSW
2124

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	ALTERATIONS AND ADDITIONS STRUCTURAL
At	LOT 30,16 BOWER STREET MANLY NSW 2095
Carried Out By	BUILDER CHATSWOOD CONSTRUCTIONS PL ABN: 23 063 865 145
Declared Contract Price	\$150,000.00
Contract Date	03/03/2010
Builders Registration No.	U 155447C
Building Owner / Beneficiary	SANDRO & BRONWYN PETRINI

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.



Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS



COPY

Rec'd 20/5/10

Application for construction certificate

1. Details of the applicant

Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other

First name

SANDRO.

Family name

PETRINI.

Flat/street no.

16.

Street name

BOWER ST.

Suburb or town

MANLY.

State

NSW.

Postcode

2095.

Daytime telephone

Fax

Mobile

0425 335 355.

Email

2. Identify the land

Flat/street no.

16

Street name

BOWER STREET.

Suburb or town

MANLY.

Postcode

2095.

Lot no.

30.

Section

DP/MPS no.

DP 8075.

Volume/folio

You can find the lot no., section, DP/MPS no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

3. Estimated cost of the development

\$

150,000

including GST

4. Describe the development

What type of work do you propose to carry out?

Building work ☒

Subdivision work ☐

Describe the work

Alterations and Additions to a two (2) storey dwelling comprising additions to lower ground floor and additions to ground floor including addition of a balcony

For building work, what is the class of the building under the Building Code of Australia?

CLASS 1A.

This can be found on the development consent

Has development consent been granted for the development?

No ☐

Yes ☒

What is the development application no.?

124/07.

What date was development consent granted?

31.5.07.

5. Information to be attached to the application

You need to provide material with your application that is relevant to the type of work you propose to do.

Please indicate the material you have attached by placing a cross in the appropriate boxes ☐.

1. If you are going to carry out **building work**:

☐ a copy of any compliance certificates on which you rely

☒ detailed plans of the building (4 copies)

The plans 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 each elevation of the building
- show the level of the lowest floor, the level of any yard or unbuilt area on that floor and the level of the ground
- indicate the fire safety and fire resistance measures (if any), and their height, design and construction

Where you propose to alter, add to or rebuild a building that is already on the land, or modify plans that have already been approved, please mark the general plan (by colour or otherwise) to show the change you propose to make.

☒ detailed specifications of the building (4 copies)

The specifications are to:

- describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used.

Where you propose to modify specifications that have already been approved, please mark the approved specifications (by colour or otherwise) to show the modification.

☒ a plan of the existing building, drawn to scale, where the application involves building work to alter, enlarge or extend that building

This plan will assist the certifying authority to assess whether the work will reduce the fire protection capacity of the building.

5. continued

- ☐ where you propose to meet the performance requirements of the Building Code of Australia (BCA) by using an alternative solution to the deemed-to-satisfy provisions of the BCA:
 - a list of the performance requirements you will meet by using the alternative solution
 - the details of the assessment methods you will use to meet those performance requirements
 - a copy of any compliance certificates on which you rely
- ☐ evidence of any accredited component, process or design on which you seek to rely
Components, processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000.
- ☐ details of the fire safety measures, unless you are building a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool). These details are to include:
 - a list of any fire safety measures you propose to include in the building or on the land
 - if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land*The lists must describe the extent, capability and the basis of design of each measure.*
- ☐ the attached schedule, completed for the development
The information in the schedule will be used by the Australian Bureau of Statistics to report each quarter on the building activity that occurs in the economy. Building statistics allow governments and businesses to accurately identify main areas of population growth and demand for products and services.

You may also need to pay a long service levy under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by instalments, the first instalment of the levy) before the certifying authority can issue a certificate to you.

2. If you are going to **carry out work to do a subdivision** (eg building roads or a stormwater drainage system):

- ☐ the details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
- ☐ the details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (like water, road, electricity, sewerage)
- ☐ the existing ground levels and the proposed ground levels when the subdivision is completed
- ☐ copies of any compliance certificates on which you rely
- ☐ detailed engineering plans (4 copies). The detailed plans might include the following:
 - earthworks
 - roadworks
 - road pavement
 - road furnishings
 - stormwater drainage
 - water supply works
 - sewerage works
 - landscaping works
 - erosion control works

Where you propose to modify plans that have already been approved, please mark the approved plans (by colour or otherwise) to show the modification.

5. continued

3. If you are going to **change the use of a building** or the classification of a building under the Building Code of Australia and you are doing building work (unless the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool)):

- ☐ a list of any fire safety measures you propose to include in the building or on the land
- ☐ if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land
- ☐ details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia

The lists of fire safety measures must describe the extent, capability and the basis of design of each measure.

6. Signatures

The owner(s) of the land must sign this application if:

- at the time the owner signed the development application, the owner did not give consent to the applicant to lodge a construction certificate, or
- the owner of the land has changed since the owner signed the development application.

As the owner(s) of the above property, I/we consent to this application:

Signature



Name

SANDRO PETRINI


Date

11.5.2010

Signature



Name



Date

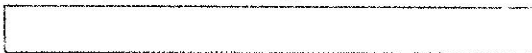


The applicant, or the applicant's agent, must sign the application.

Signature



Name, if you are not the applicant



Date

11.5.2010.

In what capacity are you signing if you are not the applicant?



7. Privacy policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact the council if the information you have provided in your application is incorrect or changes.

Schedule to application for a construction certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

TWO.
283.72m ²
702.90m ²

Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?
(NB dual occupancy = two dwellings on the same site)

ONE.
ONE

Yes ☐ No ☒

Yes ☒ No ☐

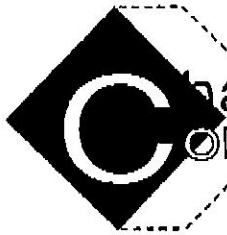
Yes ☐ No ☒

Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s):

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	<input checked="" type="checkbox"/> 11	Tiles	<input checked="" type="checkbox"/> 10	Concrete or slate	<input type="checkbox"/> 20	Timber	<input checked="" type="checkbox"/> 40
Brick (veneer)	<input type="checkbox"/> 12	Concrete or slate	<input type="checkbox"/> 20	Timber	<input checked="" type="checkbox"/> 40	Steel	<input type="checkbox"/> 60
Concrete or stone	<input type="checkbox"/> 20	Fibre cement	<input type="checkbox"/> 30	Other	<input type="checkbox"/> 80	Aluminium	<input type="checkbox"/> 70
Fibre cement	<input type="checkbox"/> 30	Steel	<input checked="" type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90	Other	<input type="checkbox"/> 80
Timber	<input type="checkbox"/> 40	Aluminium	<input type="checkbox"/> 70			Not specified	<input type="checkbox"/> 90
Curtain glass	<input type="checkbox"/> 50	Other	<input type="checkbox"/> 80				
Steel	<input type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90				
Aluminium	<input type="checkbox"/> 70						
Other	<input type="checkbox"/> 80						
Not specified	<input type="checkbox"/> 90						

Licence No. 155447C

*"DON'T MOVE
IMPROVE"*Office: 9972 0281
Fax: 9981 4313
Mobile: 0418 652 722**Chatswood** Pty Ltd
Constructions

ENZO PETRINI

ABN 23 063 865 145

72 Anzac Avenue
Collaroy 2097

Date 18/5/2010

To Manly Council
1 Belgrave street
Manly NSW 2095

Reference : 200410 DA 124/07

Chatswood Constructions is using KORDON TERMITE BARRIER at 16 Bower Street Manly .

This Kordon termite barrier will be install by their installer, They will issue a Certificate of Compliance with a warranty and the dated when they did install.
There will be a Termite protection notice will be fix to electrical meter box.

Should you require any further information please contact me at your convenience.

Yours faithfully,

Enzo Petrini
Chatswood Constructions Pty Ltd

TAX INVOICE/RECEIPT

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

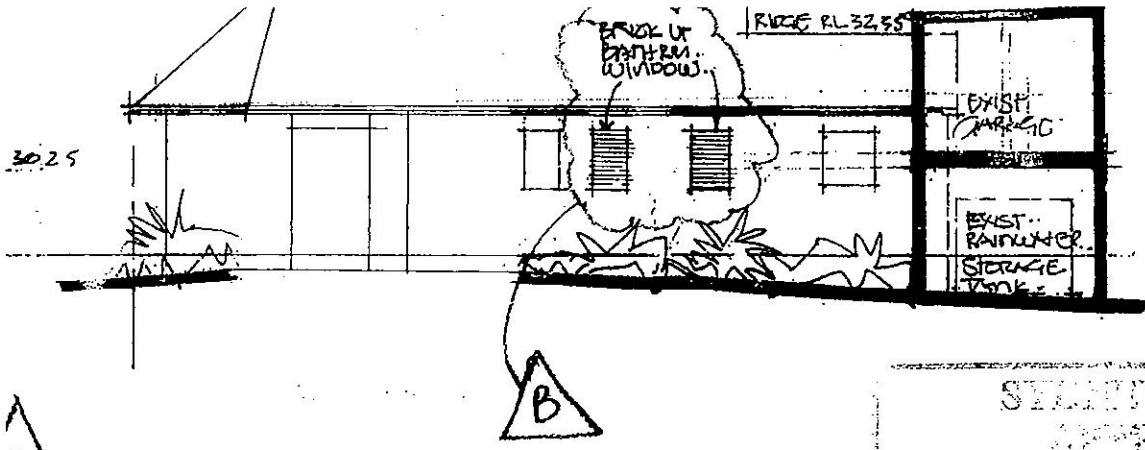
Date 11/05/2010 12:46

Receipt 00689471:0001 Terminal 1:390

Sandro Petrini

Details	Amount
Builders Deposits -	5000.00
010.2007.00000124.001	
16 Bower St	
Long Service Levy	525.00
008000.9200.8079	
16 Bower st	
Merchant Fees on Cre	55.25
(GST 5.02)	
Invoice/Receipt Total:	5580.25
Total Non-Taxable:	5525.00
Total Taxable:	50.23
Total GST Payable:	5.02
Total Value	5580.25
Tendered	
Credit	5580.25
Change	0.00

Thank you for Prompt Payment



east elevation (RESIDENCE)

SYDNEY WATER APPROVED

1. Position of the site in relation to Sydney Water ...
2. ... of the site ...
3. ... of the site ...
4. ... of the site ...
5. ... of the site ...
6. Property No. **3247599**

Per **Reece** **10/05/10**

Roscoe, Brookvale,
 Quoted by a Agent on behalf of
SYDNEY WATER

'B'	SECTION 96 MODIFICATIONS TO DA 124/2007. SHOWN THUS ON PLAN.	21.1.10
'A'	ISSUED FOR DA	APR '07
MK.	REVISION	DATE

CLIENT:
MR & MRS S. PETRINI

PROJECT:
ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE
16 BOWER STREET, MANLY (LOT 30 IN D.P. 8075)

Stewart J. Hambrett DESIGN AND DRAFTING SERVICES 7 SPOTTED GUM RD, WESTLEIGH NSW 2120 TEL: 02 9875 2673 MOB: 0412 495 784 FAX: 02 9980 9630 sjhdesdraft@hotmail.com	DATE: 2.3.07	DWG No: DA 0721-1
	SCALE: 1:100	'B'

3-1