

1117273

DA 222/10

FITZGERALD
BUILDING
CERTIFIERS

Council
Copy

ABN: 63 119 997 590

PO Box 80, Thornleigh NSW 2120

ph: 9980 2155 fax: 9980 2166 E-mail: admin@fbcc.com.au

CONSTRUCTION CERTIFICATE No: 2010-2210

Signature:

Approval Date: 29/11/10

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 109C(1)(b) and 109F

Date Application Received: 24/11/10

COUNCIL :

Manly

DEVELOPMENT CONSENT NO: 222/10

Name of Certifying Authority:

Accreditation No:

Accredited Certifier: Paul Fitzgerald

Accreditation Body:

MANLY COUNCIL
REGISTERED BY RECORDS

APPROVAL DATE: 15/07/10

Fitzgerald Building Certifiers Pty. Ltd.

ABC 2

RESPONSIBLE OFFICER: Debbie B

144500

BUILDING PROFESSIONALS BOARD

DOCUMENT NUMBER

Applicant: Andrew Simpkin C/- Vergola (NSW) Pty Ltd

Address: 7 Tepko Rd, Terrey Hills NSW 2084

Contact Number: 9450 3300

RECEIVED

1 DEC 2010

BY:

Owner: Andrew Simpkin

Address: 37 Roseberry St, Balgowlah NSW 2093

Contact Number: -

Subject Land: Lot 1 DP 632506 No. 37 Roseberry St, Balgowlah

Description of Development - Louvered pergola over existing deck

Building Code of Australia Classification: 10a Value of Work: \$ 53,140.00

Builder Details

Name: Vergola (NSW) Pty Ltd

Licence Number: 106418C

Address: 7 Tepko Rd, Terrey Hills NSW 2084

Contact Number: 9450 3300

Approved Plans And Documents:

Plans Prepared By	Drawing Nos.	Dated
Vergola (NSW) Pty Ltd	14517, Sheet 1 - 3	05/11/2010

Engineer Details	Drawing Nos.	Dated
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CERTIFIER

\$30

R 741551

1-12-10

Notice of Commencement of Building Work
PCA Engagement

Under Environmental Planning and Assessment Act 1979
Sections 81A(2)(b)(iii) or (c), or (4)(b)(ii) or (c), 86(1) and (2)

Address : 37 Roseberry St, Balgowlah

Description of Development: Louvered pergola over existing deck

Type of Work: Building

DA / CDC No. : 222/10

Date of Determination : 15/07/10

Certificate No.: 2010-2210

Date of Issue : 29/11/10

Date of Commencement : 01/12/10

Building Class: 10a

MANDATORY CRITICAL STAGE INSPECTIONS

At the Commencement of Building Works - All Buildings

After Excavation and Prior to the placement of any Footing or Pier - Class 1 & 10

Prior to Pouring of an In-Situ Reinforced Concrete Element - Class 1 & 10

Prior to the Covering of any Framework - Class 1 & 10

Swimming Pool Fencing Prior to Filling with Water - Swimming Pools Only

Prior to Covering of Waterproofing in Wet Areas - Class 1,2,3,4 & 10

Prior to Covering of any Stormwater Connections - All Buildings

After the Building Work has been completed Prior to Occupation - All Buildings

To Book an Inspection Please Call 9980 2155

CERTIFICATION:

I, Paul Fitzgerald, as the certifying authority am satisfied that;

- (a) The requirements of the regulations referred to in s81A (5) have been complied with. That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as referred to in section 81A (5) of the Act, and
- (b) Long Service Levy has been paid where required under s34 of the Building and Construction Industry Long Service Payments Act 1986.

Signed:

DATED:

29/11/2010



MANLY COUNCIL

2010/2011

Development Application Fees Calculator

D/A No.: 222, 2010
Date Paid: 2, 12, 10
Rec. No.: 743906 +

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

743907

Place X
in
box if
fee to
be paid

Fee
Code

Is the Development Application for a dwelling-house with an estimated construction cost of \$100,000 or less? (Mark X)

Yes
☐
False

Fee

41

Development Application Fee

[Enter Total Value of Development] -

\$ 53,140.00

\$ 0.00

☐

117

PlanFirst Fee [for Planning NSW]

Applies to DA's with Value > \$50,000.

\$ 53,140.00

\$ FALSE

☐

Total Development Application Fee

\$ 0.00

43

Notification Fee

\$ -

\$ 0.00

☐

43

Fee for Development that Requires Advertising

DA 222/10

\$

☐

41

Fee for Other Types of Development

DA 44 144522
Debbie B.

\$

☐

44

Construction Certificate

[Enter Total Value of Development] -

\$ -

\$ 0.00

☐

48

Inspection Fees

[Enter No & Type of Inspections] -

First Inspection -
Subsequent Inspections -

270.00
130.00

\$ 0.00

☐

42

Long Service Levy [Long Service Payments Corporation]

Levy applies to Building Construction work costing \$25,000 or more (0.35% from 1/01/2006).

\$ 53,140.00

\$ 186.00

☒

50

Builders Damage deposit

[Enter Total Value of Development] (Additional Fee may apply for Development > \$1,000,000)-

\$ 53,140.00

\$ 2,500.00

☒

49

S96 Modification of Consent

Fee for application under S96(1), (1A) (2)(i) or (ii) -

\$

Fee for application under S96(2)(iii) as per Scale:

[Enter Total Value of Development] -

\$ -

\$ 0.00

☐

47

Complying Development Application

[Enter Total Value of Development Above] -

\$ -

\$ 0.00

☐

118

S82 Review

Fee for application under S82(1) or (2) -

\$

Fee for application under S82(3) as per Scale:

[Enter Total Value of Development Above] -

\$ -

\$ 0.00

☐

41

Additional Administration Fee for Integrated Development

\$

Other Fees

[Description:]

Fee Code

\$
\$

TOTAL FEES

\$ 2,686.00

ADDRESS: 37 Roseberry St, Balgowlah

Please find attached cheque relating to the above address listed below is the breakdown of council fees:

Fee	Amount
Long Service Levy	\$ 186
Trust Fund Dep.	\$ 2500 —
Infrastructure Restoration	\$
Damage inspection fee	\$
Section 94 contributions	\$
Enforcement Levy	\$
Administration Fee	\$
Total	\$ 2686

SECTION 1: APPLICATION FORM
APPLICATION FOR CONSTRUCTION/COMPLYING DEVELOPMENT CERTIFICATE
Principle Certifying Authority Agreement
Issued under the Environmental Planning & Assessment Act 1979

Privacy policy – The information you provide in this application will enable your application to be assessed by the certifying authority under the Environmental Planning and Assessment Act 1979. If the information is not provided, your application may not be accepted. The application can potentially be viewed by members of the public. Please contact Fitzgerald Building Certifiers if the information you have provided in your application is incorrect or requires modification.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Construction Certificate | <input type="checkbox"/> Complying Development Certificate |
| Dev. Application No: | <input checked="" type="checkbox"/> Engagement As PCA |
| Approval Date: | <input type="checkbox"/> Application for Occupation Certificate |

APPLICANT (Must Be The Owner Or Authorised Representative)

Name/s: **ANDREW SIMPKIN - BELLAROMA COFFEE**
Postal Address: **c/- Vergola, 7 Tepko Road, Terrey Hills NSW 2084**
Phone: **c/- 9450 3300** FAX: **c/- 9450 3333**

LAND TO BE DEVELOPED

Address: **75 Kenneth Rd, Manly Vale, 2093**
(or **37 Roseberry St, Balgowlah**).
Lot: **1** DP: **632 506** Council Area: **Manly**

DETAILS OF DEVELOPMENT

Description of work: **Installation of Vergola opening and closing louvred roof**
Estimated Cost of Works: **\$53,140**

DETAILS OF BUILDER

Name:	Vergola (NSW) Pty Ltd	License No:	106418C
Address	7 Tepko Road Terrey Hills NSW 2084	Ph No:	9450 3300
		Email	larissadf@vergolansw.com.au

SECTION 2: PCA SERVICE AGREEMENT

Engagement

The engagement or the appointment of the PCA will not commence until the proposed PCA has accepted and notified their acceptance of the appointment to the **Owner or Authorised Representative** and the Local Council.

The proposed PCA or Fitzgerald Building Certifiers will not accept any responsibility for any damages, losses or delays suffered by the Applicant as a result of omissions or errors contained within this form or failure of the Applicant to comply with all items contained in this form.

Scope

The scope of works covered under this appointment is restricted to those building works as described in the "Details of Development" within Section 1 of the form.

Terms and Conditions

1. All information provided by the Appointer on this form will be taken to be accurate and correct. The PCA does not accept any responsibility for any intentional or unintentional error or omission made by the Appointer on this form.
2. Where building works have commenced prior to the acceptance of appointment of PCA without the knowledge of the intended PCA the appointment shall be invalid and acceptance of the appointment will be withdrawn.
3. The Appointer is obliged to keep the PCA informed of any changes to the details of Principal Contractor (Builder) and any relevant insurances required by the builder. Failure to meet this obligation will result in the Appointer indemnifying the PCA against any losses or suffering as a result of non compliance with the legislative requirements.
4. The Appointer is responsible for ensuring that a copy of Home Warranty Insurance or Owner Builder Permit is submitted to the PCA prior to the commencement of building works. The acceptance of the appointment will not occur until this requirement has been met.
5. It is the responsibility of the Appointer to ensure that critical stage inspections are booked in with our office, or make arrangements for your builder to do this on your behalf no later than 3pm on the prior business day via fax, post or email.
6. The PCA will not accept responsibility for any damages or costs associated for the inability to issue an Occupation Certificate due to, but not limited to, the following:- non-compliance with a development consent condition, unsatisfactory final inspection, non compliance with BASIX commitments, missed critical stage inspections, non compliance with approved building plans or failure to pay the required inspection or Occupation Certificate fees.

Fees

Failure to pay the prescribed fee will generally result in a refusal to accept the appointment of PCA. Should an appointment be accepted and payment not honored, the Applicant will be ultimately liable for unpaid fees, regardless of whether the fee was paid directly to a third party, and any associated debt recovery costs plus interest incurred from the time of the appointment.

It is noted that the PCA and/or Fitzgerald Building Certifiers may suspend its services provided to the appointer or the builder, where fees have not been paid, within the provisions of the Building and Construction Industry Security of Payment Act 1999.

SECTION 3: DECLARATION BY APPLICANT/S

I/We the aforementioned persons as described as the Applicant in Section 1 hereby declared the following that:

1. I/We "have the benefit of the Development Consent or Complying Development Certificate" within the meaning and under EP&A Act 1979 for the proposed works as indicated on this form.
2. I/We, to the best of my/our knowledge, have completed all details in Section 1 in a correct and accurate manner and hereby indemnify the appointed PCA and Fitzgerald Building Certifiers against any damage, losses or suffering as a result of incorrect information provided under that section.
3. I/We hereby consent to the Builder as shown within Section 1 of this form to apply and obtain on my/our behalf a Construction Certificate, Complying Development Certificate, Occupation Certificate/s or any other "Part 4A Certificate" within the meaning of the EP&A Act 1979.
4. I/We have read, understood and hereby accept the terms and conditions outlined within the PCA Service Agreement on this form.
5. I/We understand that the Appointment of the PCA is not taken to be have been accepted until a copy of the acceptance has been signed by the proposed PCA and released to the Appointer and Council, effective from the date of the acceptance.
6. I/We understand that the Commencement of Building Work cannot be any earlier than 2 business days after the appointment of PCA has been accepted and therefore declare that no building works will commence until after such date.
7. I/We authorise the right of entry for any certifying authority arranged by Fitzgerald Accredited Certifiers to carry out inspection required by the PCA under this agreement.
8. I/We authorise the transfer of PCA to another employee of Fitzgerald Building Certifiers if the original PCA ceases employment with Fitzgerald Building Certifiers for any reason or becomes unable to fulfill their duties as the PCA at no cost to Fitzgerald Building Certifiers.
9. I/We understand the appointment of PCA will not be accepted by Fitzgerald Building Certifiers until documentation of required insurances or owner builder permit is submitted to Fitzgerald Building Certifiers, in accordance with the Home Building Act 1998.
10. I/We understand that it is my/our responsibility to ensure that sufficient notice is given to Fitzgerald Building Certifiers, in writing, to carry out critical stage inspections or make arrangements with your builder to carry out this function on your behalf as a condition of your Building Contract.
11. I/We declare that I/we will notify the PCA at the earliest possible instance of any changes of the appointment of the builder and ensure any mandatory insurances required by the incoming builder in accordance with Home Building Act 1989 are in place.

SECTION 4: OWNERS DECLARATION / SIGNATURES

OWNERS DECLARATION

I, the aforementioned person or authorised representative of a legal entity as described as the Applicant In Section 1 of the Application Form hereby declare the following:

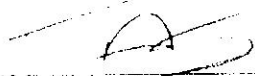
1. I, to the best of my knowledge, have completed all details in the Application Form in a correct and accurate manner and hereby indemnify Fitzgerald Building Certifiers against any damages, losses or suffering as a result of incorrect information provided under that section.
2. I have obtained consent from the owner/s of the property as indicated in Section 1 of this form to apply and obtain a Construction Certificate. Such written consent will be provided with this application.
3. I have read, understood and hereby accept the terms and conditions outlined in Section 2 of this form.
4. I understand that the Application for a/the Construction Certificate is not complete until all required documentation has been received by Fitzgerald Building Certifiers.
5. I understand that the Application for and acquisition of a/the Construction Certificate does not authorise Commencement of Building Work.

As owners of the above mentioned property we consent to this application.

As owners of the above mentioned property I/we wish to appoint Paul Fitzgerald as PCA

Owner 1:

Signature:



Date:

08.06.10

Name:

ANDREW SIMPSON

Owner 2:

Signature:

Date:

Name :

Owner 3:

Signature:

Date

Name:

VERGOLA

Outdoor living with the ultimate roof system

1957

Required By Date **Early Oct** Contract Date **26/05/2010** Design Consultant **Michael Hodggett** Contract No **14517**
 Subject to Council Approval

Name **Belaroma Coffee**
 Email Address **kaherman@belaroma.com.au** Telephone **02 8976 9933** Mobile **0404 090 484**
 Job Address Cnr **Kenneth & Roseberry** Street Suburb **MANLY VALE, NSW** Postcode **2093**
 Client Address Cnr **Kenneth & Roseberry** Street Suburb **MANLY VALE, NSW** Postcode **2093**
 Council Area **Manly Council** Council by **Vergola specified certifier** Drafting by **Vergola**
 Drawing Number 1 **20207** Drawing Number 2
 Unit 1 **Flat Roof** Dimensions (m) **15.7** X **4.1** Area **64.4** m² Height **2780**
 Unit 2 Dimensions (m) X Area m² Height
 Unit 3 Dimensions (m) X Area m² Height

Brackets No	Rafter	Aceline	Fascia	Wall	Special	Roof Type	Degree
				Yes		N/A	

Framing	Size	No	Comments	Paint Colour	Material
	250 x 75	10	Powdercoated C Purlins	<i>Woodland Grey</i>	Gal Steel
	250 x 50	6	Wall fixed fully flashed in colorbond steel	<i>Woodland Grey</i>	Kiln Dried Treated Pine

Posts	Size	No	Comments	Paint Colour	Material
	100 x 100	5	Powdercoated SHS	<i>Woodland Grey</i>	Gal Steel

Footings No	Earth	Concrete	Pavers	Deck	Brickwall	Special Fixings
	5					

Gutters LM	195	245 TAP	Undergutter	Special	Colour	Downpipe	Material	Size	Colour
	yes				<i>W. Grey</i>	2	pvc	90mm	<i>W. Grey</i>


Flashing LM	Gutt & Gutt	50mm Beam	70mm Beam	Special	Colour	Connected To
		yes	yes		<i>W. Grey</i>	existing x 1, outlet to be provided by plumber

Roofing LM	Polycarb	Trim Deck	Space Deck	Special	Colour	Louvers No	Colour	Approx Length
						100	<i>Woodland Grey</i>	3062

Control No	Power Point	Transformer	Motors	Switches	Colour
	1	1	5	2	

Additions	Stormwater outlet at Kenneth Rd end to be provided by owner.
	Drafting by vergola allowed in Contract price
	Remove existing awnings by Vergola. NOT TO BE REMOVED FROM SITE

Please provide the unit described above upon the Terms and Conditions contained herein and upon the duplicate copy

Client Signature 

Dated **3 JUN 10**

Design Consultant Signature **Michael Hodggett**

Dated **26-5-10**

Pricing	
Payment Terms	<input checked="" type="checkbox"/> Standard <input type="checkbox"/> Custom
Cost	\$ 48,309.09
GST	\$ 4,830.91
Total Cost	\$ 53,140.00
Including GST	%
Deposit	5% \$ 2,657.00
Payable on signing of contract	
Progress Payment	40% \$ 21,256.00
Payable upon check measure	
Commencement Payment	45% \$ 23,913.00
Payable upon commencement	
Final Payment	10% \$ 5,314.00
Payable upon completion	