

CONSTRUCTION CERTIFICATE No. 2010-111 Approved 20/05/10

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

Date Application Received	17/05/10		
Council	Manly		
Development Consent No.	230/09	Date Approved	27/10/09
Certifying Authority	Craig Formosa	Accredited Certifier	Craig Formosa - BPB0124
Accreditation Body	Building Professionals Board		

MANLY COUNCIL
REGISTERED BY RECORDS
24 MAY 2010
DOCUMENT NUMBER 125162

APPLICANT DETAILS

Name	Richard Arena	Ph No.	9971 4471
Address	114 Fuller Street, Collaroy Plateau		

OWNER DETAILS

Name	Mr. S. Mallinson
Address	56 Condamine Street, Balgowlah

DEVELOPMENT DETAILS

Subject Land	56 Condamine Street, Balgowlah	Lot No.	B	DP	110228
Description of Development	Alterations and additions to an existing dwelling				
Class of Building	1a	Value of Work	\$368,942.00		

BUILDER DETAILS

Name	See-change Constructions		
Address	114 Fuller Street, Collaroy Plateau		
Contact Number	041 297 8340	License No.	52258C

APPROVED PLANS & DOCUMENTS

Plans Prepared By	Tim Roberts		
Drawing Numbers	DA001-DA103	Dated	30/7/09
Engineer Details Prepared By	J.T. Davies & Co.		
Drawing Numbers	1-3	Dated	
Basix Certificate No.	A63020	Dated	29/7/09

CERTIFICATION

I, Craig Formosa, 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 when required under s34 of the Building & Construction Industry Long Service Payments Act 1986.

Signed:

Craig Formosa

\$30.00
12/26/2010
24/5/2010

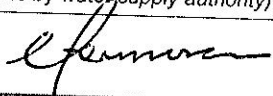
Date: 20/05/10

MANLY COUNCIL
24 MAY 2010
RECEIVED BY RECORDS

AUTH. CELL
PMT
NAME
F7

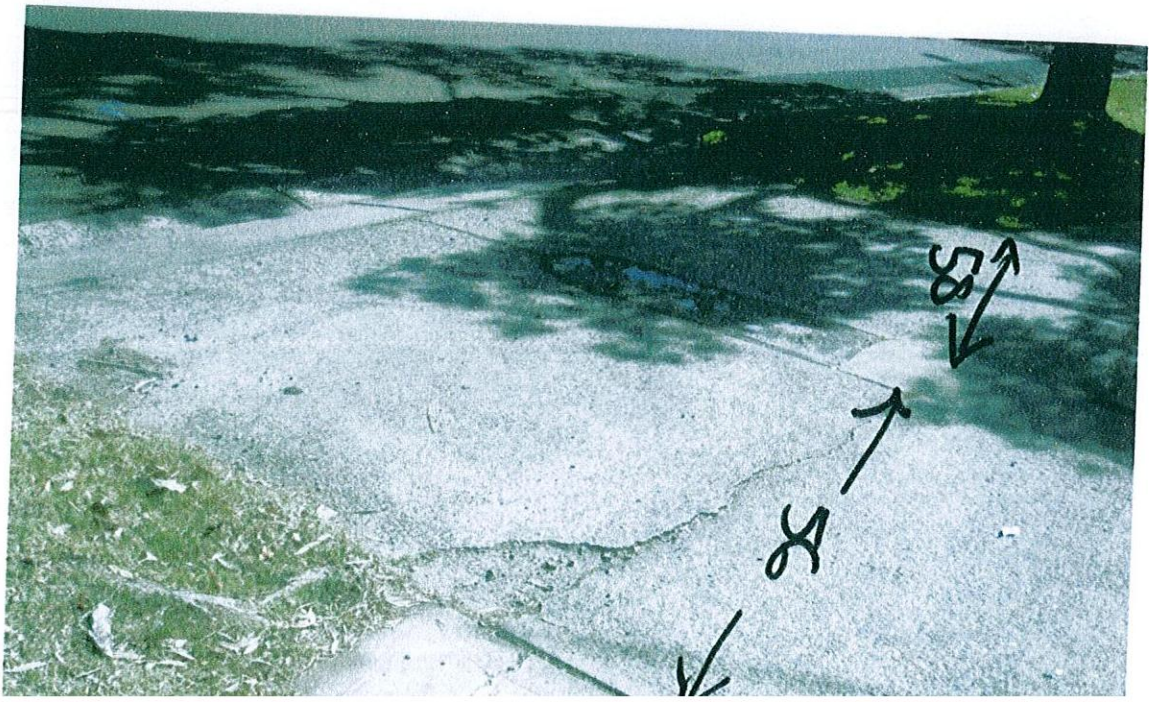
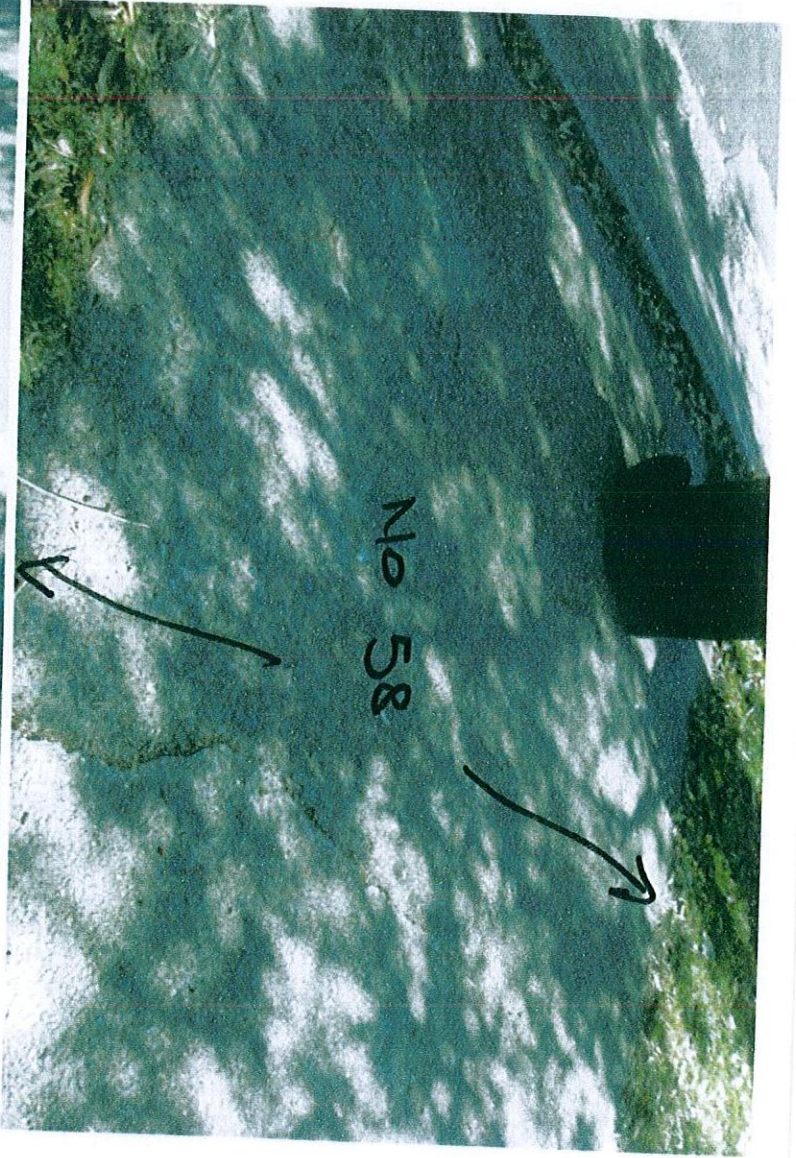
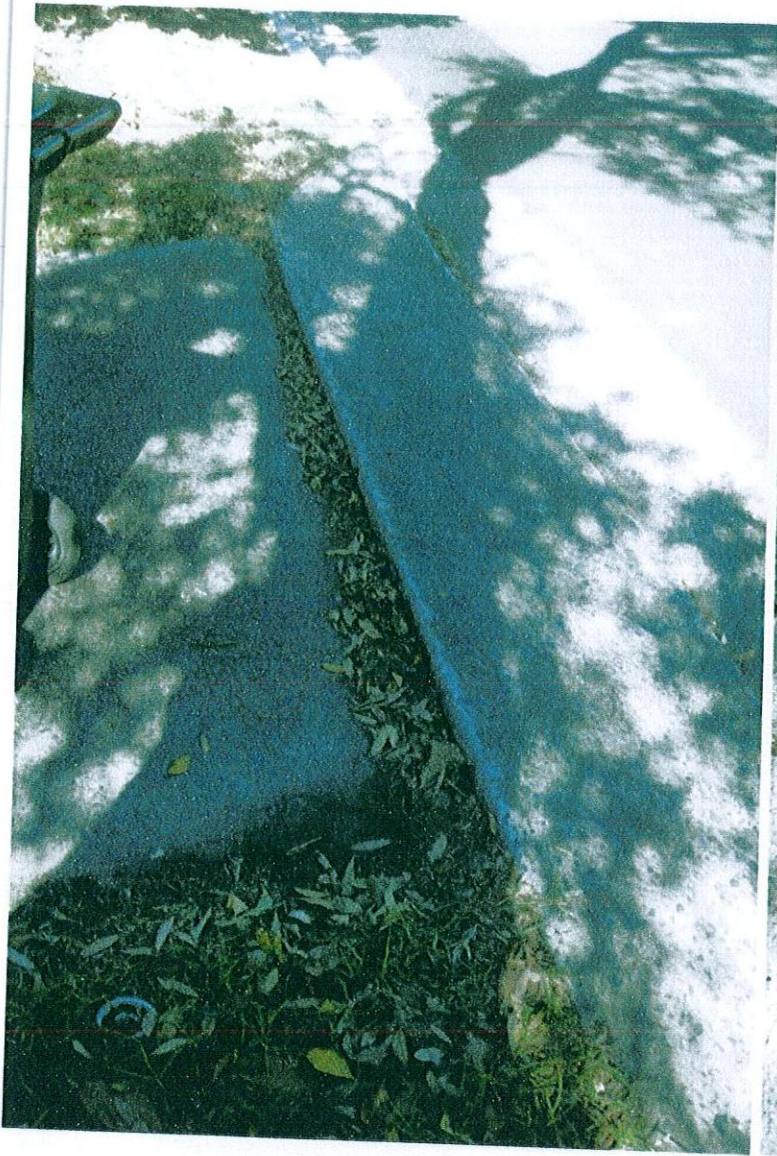
NOTICE OF COMMENCEMENT OF BUILDING WORK & APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

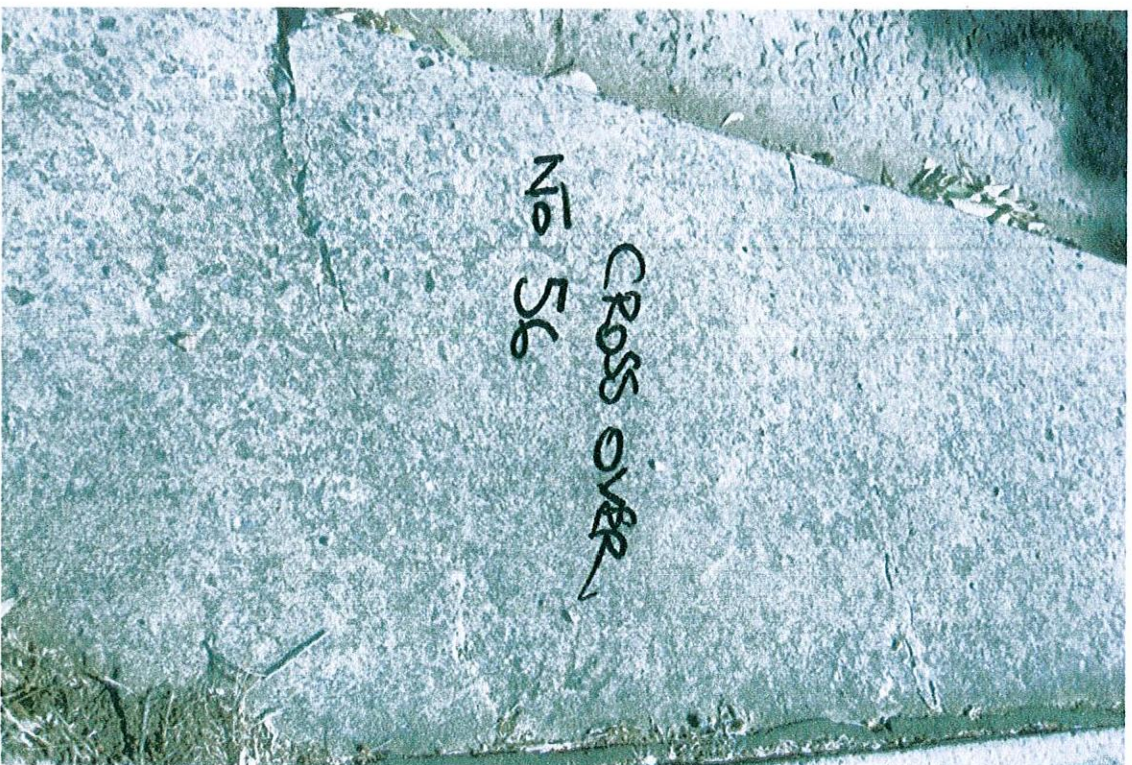
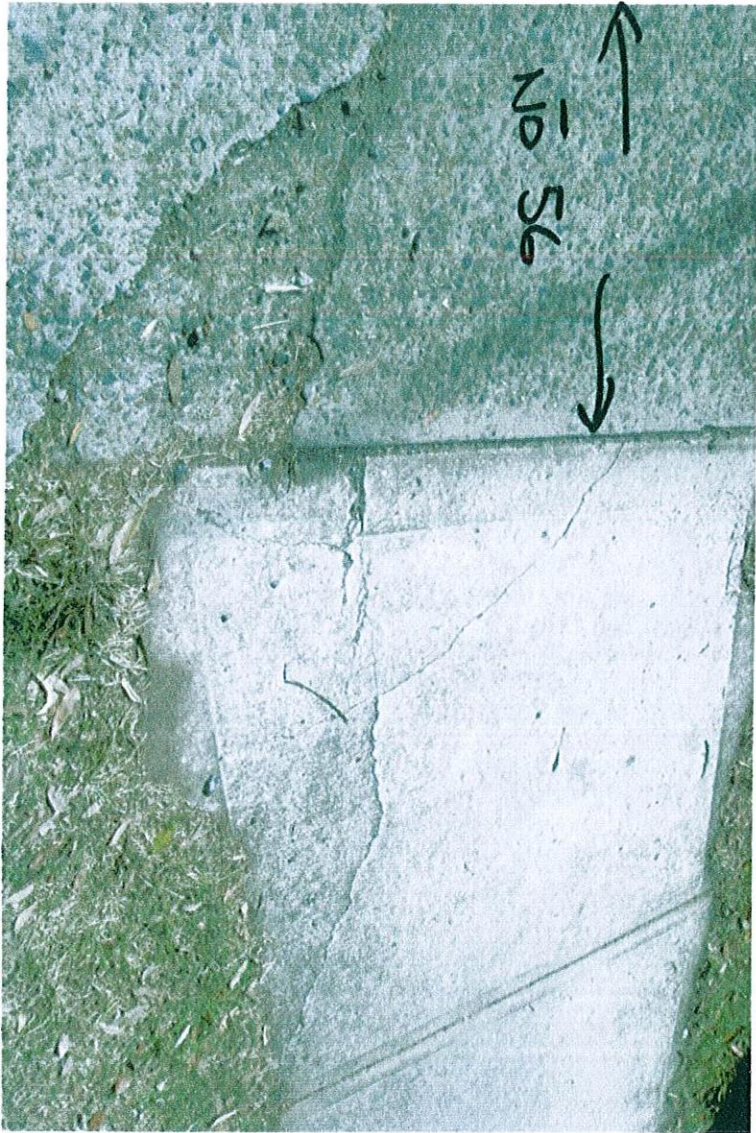
Issued under the Environmental Planning & Assessment Act, 1979 - Sections 81A(2)(b)(ii) or (c), or (4)(b)(ii) or (c), 86(1) & (2)

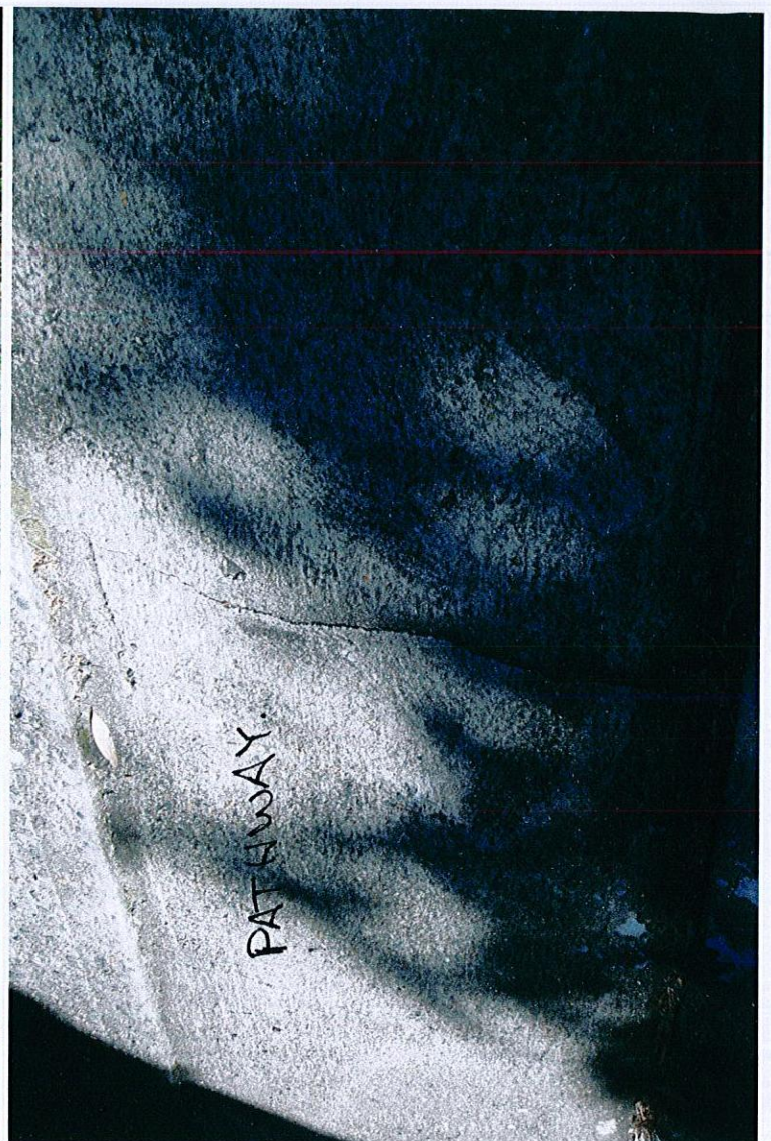
CONSTRUCTION CERTIFICATE					
Certificate No.	2010-111				
Date of Issue	20/05/10	Commencement Date		24/05/10	
APPLICANT DETAILS					
Name	Richard Arena		Ph No.	9971 4471	
Address	114 Fuller Street, Collaroy Plateau				
DEVELOPMENT DETAILS					
Subject Land	56 Condamine Street, Balgowlah	Lot No.	B	DP	110228
Description of Development	Alterations and additions to an existing dwelling	DA Consent No.	230/09		
Issued By	Manly	Determination Date	27/10/09		
Class of Building	1a	Value of Work	\$368,942		
BUILDER DETAILS					
Name	See-change Constructions P/L				
Address	114 Fuller Street, Collaroy Plateau				
Contact Number	9971 4471	License No.	52258C		
PRINCIPAL CERTIFYING AUTHORITY					
Certifying Authority	Craig Formosa	ABN	76 134 030 710		
Accredited Certifier	Craig Formosa	Accreditation No.	BPB0124		
Address	PO Box 1824, DEE WHY NSW 2099	Contact Number	0432 097 545		
MANDATORY CRITICAL STAGE INSPECTIONS: Class 1 & 10 Buildings					
Site inspection prior to issue of construction certificate					18/05/10
Piers – prior to pour					NO
Footings/slab – prior to pouring of reinforced concrete					YES
Timber frame – 1 st floor joists - prior to lining					YES
Timber frame – wall & roof - prior to lining					YES
Waterproofing – wet areas					YES
Stormwater pipes – prior to backfilling					YES
Pool steel – prior to pouring of reinforced concrete					NO
Pool fence – prior to water in the pool					NO
Final inspection – issue of Occupation Certificate					YES
PCA to state any additional inspections: NO					
COMPLIANCE WITH DEVELOPMENT CONSENT/COMPLYING DEVELOPMENT CERTIFICATE					
Have all conditions required to be satisfied prior to commencement of work, been met? (Conditions may include payment of security, S94 contributions, endorsement of building work plans by water supply authority)				YES	☒
				NO	☐
Signed			Date	20/05/10	



THIS PLAN / DOCUMENT FORMS
PART OF FORM BUILDING
CERTIFIERS CC / CDC









Insurance services

vero

of Insurance

See-Change Constructions Pty Ltd
114 Fuller Street
COLLARROY PLATEAU NSW 2097
Australia

Builder's Copy
Policy Number: RCW77978053
Date of Issue: 03/05/2010
Broker Payment Reference: 52258C
Builder's Job Number: N/A

Form 1
Section 92
Home Building Act 1989

CERTIFICATE IN RESPECT OF INSURANCE

Contract of Insurance Complies With: Section 92
Of The: Home Building Act 1989
Issued By: Vero Insurance Limited
ABN 48 005 297 807

Building Contract Details

Contract Date: 30/04/2010
Declared Building Contract Value: \$368,942.00
(Refer policy for indemnity limit)
Carried out By: See-Change Constructions Pty Ltd
Trading As: R A B C
ABN: 91 061 880 108
Licence Number: 52258C
For: Scott Mallinson
In Respect Of: Alterations and Additions
At: House Number 56
Condamine Street
BALGOWLAH NSW 2093

Permit Authority: Manly Council

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to a beneficiary described in the contract and successors in the title to the beneficiary. Please note when the Insurer has issued this certificate, the Insurer is not entitled to refuse to pay a claim or to cancel the insurance contract, on the grounds that the premium was not paid. This certificate is to be read in conjunction with the policy wording.

COI000732471

Signed for and on behalf of the Insurer:

Generated: 03/05/2010

B ——— D ———

Insurer: Vero Insurance Limited ABN 48 005 297 807
Vero Warranty is a division of Vero Insurance Limited

3.5.30.24305

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 16:33

Receipt 00689491:0001 Terminal 2:1327

SJ Campbell & SR Mallinson

56 Condamine Street

Balgowlah

NSW 2093

Details Amount

Builders Deposits - 7500.00

010.2009.00000230.001

56 Condamine

Long Service Levy 1365.00

008000.9200.8079

56 Condamine

Total Value: 8865.00

Tendered

Cheque 8865.00

Change 0.00

Thank you for Prompt Payment

INCIL 2009/2010 Application Fees Calculator

D/A No.:

Date Paid:

Rec. No.:

(the Development entered into any of the boxes below is the same for each fee type)

Place X
in
box if
fee to
be paid

Yes
on for a dwelling-house with an estimated construction cost
(X)

Application Fee

of Development]

\$ 390,000.00

0.064%

Fee

\$ 0.00

ing NSW]

Value > \$50,000.

\$ FALSE

Application Fee

\$ 0.00

\$ -

\$ 0.00

that Requires Advertising

\$

f Development

\$

Development]

\$ -

\$ 0.00

(Enter No & Type of Inspections) -

First Inspection -

\$ 0.00

ent Inspections -

g Service Payments Corporation]

Construction work costing
more (0.35% from 1/01/2008).

\$ -

\$ 0.00

osit

ent] (Additional Fee
0.00/100)

\$ 390,000.00

\$ 7,500.00

X

nsent

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

\$

16 May 2010

To Whom It May Concern:

This is to advise that in response to Notice of Determination letter ref 290202 DA230/09 GH:RS, so satisfy the conditions of DA358, we will be planting one *Tristaniaopsis laurina* (Water Gum) tree. This will be planted at the south western corner of the existing pergola located at the rear of the property.

Regards,



Scott Mallinson
56 Condamine Street
Balgowlah, 2093



JT Davies & Co Pty Ltd
Consulting Civil & Structural Engineers
38 Orlando Ave Mosman NSW 2088
ABN 54 001 220 186
jackdavies39@yahoo.com.au
0411 390 744 f 9908 4961

4th May 2010

The Principal Certifier
56 Condamine St
Balgowlah NSW 2093

Dear Sir,

Re: Proposed Alterations and Additions to existing residence at 56 Condamine St

This is to advise that it is my opinion that the existing timber framing at ground floor level is not structurally sufficient to safely support the approved alterations at the above address and that this framing should be replaced.

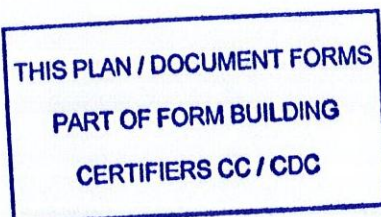
Furthermore as there is inadequate subfloor ventilation beneath the existing timber floor it is recommended that a new concrete slab be substituted for the timber floor.

I you have any questions or require further information please contact me.

Yours faithfully

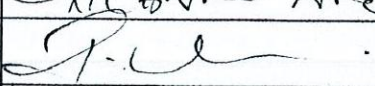


JT Davies BE FIE (Aust) NPER



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	RICHARD ARENA.
Address	114 Fuller St Crowsley Pt.
Phone number(s)	99714471 0412978340.
Email	dicks - 114@hotmail.com.
Project Details	
Address of development	56 Canoburnie St Belconnen.
Existing buildings and other structures currently on the site	weatherboard semi attached cottage, tile roof, gazebo.
Description of proposed development	Rebuilding of existing cottage.
<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	RICHARD ARENA
Signature	
Date	15-5-10.

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PART OF FORM BUILDING
CERTIFIERS CC / CDC

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	20t		—	filling.
Timber (specify)	8t.	—	8t.	—
Concrete	5t.	—	5t.	—
Bricks/pavers	5t.	—	5t.	—
Tiles	5t.	—	5t.	—
Metal (specify)	—	—	—	—
Glass	2t.	—	2t.	—
Furniture	1t.	—	1t.	—
Fixtures and fittings	3t.	—	3t.	—
Floor coverings	—	—	—	—
Packaging (used pallets, pallet wrap)	1t.	—	1t.	—
Garden organics	—	—	—	—
Containers (cans, plastic, glass)	1t.	—	1t.	—
Paper/cardboard	1t.	—	1t.	—
Residual waste	5t.	—	5t.	—
Hazardous/special waste e.g. asbestos (specify)	1t.	—	1t.	
Other (specify)	—	—	—	—

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	—	—	—	—
Timber (specify)	1t.	—	1t.	—
Concrete	—	—	—	—
Bricks/pavers	—	—	—	—
Tiles	.1t	—	.1t	—
Metal (specify)	—	—	—	—
Glass	—	—	—	—
Plasterboard (offcuts)	.3t	—	.3t	—
Furniture	—	—	—	—
Fixtures and fittings	—	—	—	—
Floor coverings	—	—	—	—
Packaging (used pallets, pallet wrap)	.2t	—	.2t	—
Garden organics	—	—	—	—
Containers (cans, plastic, glass)	.1t	—	.1t	—
Paper/cardboard	.1t	—	.1t	—
Residual waste	1t	—	1t	—
Hazardous/special waste (specify)	—	—	—	—
Other (specify)	—	—	—	—

Construction Design (All Types of Developments)

Outline how measures for waste avoidance have been incorporated into the design, material purchasing and construction techniques of the development

Reuse, utilisation of existing airport fence,
rear landscaped area with geobars etc. all to remain.
Floor slab to act as a floor covering as
well as a structural member.
Concrete poured upon completion.

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A63020

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 29/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Wednesday, 29, July 2009



NSW GOVERNMENT
Department of Planning

Description of project

Project address	
Project name	Mallinson -BCC:PW
Street address	56 Condamine Street Balgowlah 2093
Local Government Area	Manly Council
Plan type and number	Deposited Plan 110228
Lot number	B
Section number	0
Project type	
Dwelling type	Attached dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

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CERTIFIERS CC / CDC

Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting				
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			✓	✓
Fixtures				
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.			✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.			✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.			✓	

Construction

Show on
DA PlansShow on
CC/CDC
Plans &
specsCertifier
Check

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications	✓	✓	✓
concrete slab on ground floor.	nil				
floor above existing dwelling or building.	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)			
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	W	0.5	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	W	4	0	0	external louvre/blind (adjustable)	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W4	S	2.2	2.2	4.2	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5	E	2.2	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	E	1.9	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	S	0.6	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W8	S	0.6	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
D3	E	7.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D4	E	1.9	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D11	E	3.9	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.

The following requirements must also be satisfied in relation to each skylight:

Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

Skylights glazing requirements

✓	✓	✓
	✓	✓
	✓	✓

Glazing requirements

Show on
DA PlansShow on
CC/CDC
Plans &
specsCertifier
Check

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
S1	0.6	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			
S2	0.6	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			
S3	0.6	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)			

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.