



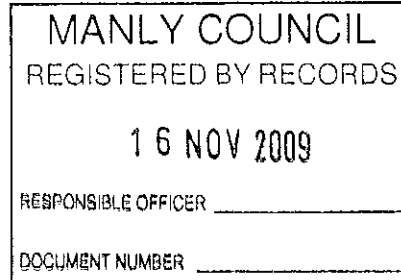
DK Building Certifiers Pty Limited

Address: Suite 4 470 Sydney Road, PO Box 929  
Balgowlah NSW 2093  
Tel: 02 9400 2335  
Fax: 02 9400 2405  
Email: info@dkbuilding.com.au  
Web: www.dkbuildingcertifiers.com.au

16 November 2009

Our ref.: 09081

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



Dear Sir/Madam,

**Re: 1 Judith Street Seaforth - Alts & Adds & Double Carport  
Construction Certificate No. 09081**

**Development application No.: DA213/09**

DK Building Certifiers Pty Limited has issued a Construction Certificate under Part 4A of the Environmental Planning and Assessment Act 1979 for the above premises.

Please find enclosed the following documentation:

- Construction Certificate No. 09081
- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the Certificate.
- Notice of commencement & appointment of the PCA.
- Cheque for Council's registration fee.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Damian O'Shannassy.

Yours faithfully,

Damian O'Shannassy  
Accredited Certifier No BPB0306  
DK Building Certifiers Pty Limited

Paid \$30 - 16/11/09  
Bg R/N 650317



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## CONSTRUCTION CERTIFICATE 09081 (RESIDENTIAL)

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

### APPLICANT DETAILS

Applicant: Chris & Sarah Munro  
Address: 1 Judith Street Seaforth NSW 2092  
Contact Details: Phone: 9391 7153 Fax:

### OWNER DETAILS

Name of person having benefit of the development consent: Chris & Sarah Munro  
Address: 1 Judith Street Seaforth NSW 2092  
Contact Details: Phone: 9391 7153

### RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council  
Development Consent No: DA213/09 Date issued: 13/10/2009

### PROPOSAL

Address of Development: 1 Judith Street Seaforth NSW 2092  
Lot 280 DP 11162  
Building Classification: Class 1a  
Scope of building works covered by this Notice: Demolish existing back wall of dwelling construct new rear extension and double carport.  
Value of Construction Certificate (Incl GST): \$90,000.00  
Plans and Specifications approved: Schedule 1  
Fire Safety Schedule: N/A  
Exclusions:  
Critical stage inspections: See attached Notice  
Conditions (Cis 187 or 188 of EPA Regs 2000): Nil

### CERTIFYING AUTHORITY

Certifying Authority: Damian O'Shannassy  
Accreditation Body: Building Professionals Board  
Registration No. BPB0306

*I, Damian O'Shannassy, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979.*

Dated this: 16/11/2009

Damian O'Shannassy  
Accredited Certifier No BPB0306

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



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## SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

### 1. Endorsed Architectural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Regency Design Centre	Site Analysis & Site Plan	10F1		1/06/2009

### 2. Endorsed Structural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Burgess, Arnott & Grava Pty Ltd	Structural Floor Plans and Details	2009-130/01		1/09/2009

### 3. Endorsed Engineering plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
N J Tomkins	Stormwater Management Plan & Sediment/Erosion Control Plan			30/07/2009

### 4. Endorsed Other documents

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Chris & Sarah Munro	Application for a Construction Certificate			4/11/2009
Chris & Sarah Munro	Owners Authorisation and Appointment of PCA			4/11/2009
Manly Council	Receipt for payment of Builders Deposit			6/11/2009
Long Service Building & Construction	Receipt for payment of Long Service Levy	RN 5002307		5/11/2009
QBE	Home Owners Warranty Insurance	Pol No 32-N000738-BWC-3		5/11/2009
Pims Construction	Builders Quote and Licence Details	Lic No 188816C		2/10/2009
Burgess Arnott & Grava	Certificate of Structural Design			6/11/2009
Chris Munro	Statement outlining Compliance with DA Conditions			
Chris & Sarah Munro	Basix Certificate	No A61738		8/07/2009
Sydney Water	Approved Stamp			31/10/2009
Chris Munro	Statement regarding S94 Contributions			10/11/2009
South Spec	Specification of Building Works	Rev 19		
DK Building Certifiers Pty Ltd	S143B pre approval inspection report			13/11/2009

# DK BUILDING CERTIFIERS

PTY LTD

BUILDING CERTIFICATION & FIRE SAFETY CONSULTANTS

SUITE 4, 470 SYDNEY ROAD, BALGOWLAH NSW 2093

PO BOX 929 BALGOWLAH NSW 2093

TEL: 9400 2335 FAX: 9400 2405

www.dkbuildingcertifiers.com.au

email: info@dkbuilding.com.au

ABN: 96 097 502 700

## Notice to commence building work and appointment of a principal certifying authority

This form can be used to:

- notify the council that you intend to commence building or subdivision work
- notify the council and the authority that granted development consent or a complying development certificate that you have appointed a 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 <input checked="" type="checkbox"/>	Ms <input type="checkbox"/>	Mrs <input type="checkbox"/>	Dr <input type="checkbox"/>	Other <input type="checkbox"/>	
First name		Family name			
Chris		Munro			
Flat/street no.		Street name			
1		Judith Street			
Suburb or town			State	Postcode	
Seaforth			NSW	2092	
Daytime telephone		Fax	Mobile		
9391 7153			0411 951 575		
Email					
chrisamunro@gmail.com					

### 2. Details of the land to be developed

Flat/street no.		Street name	
1		Judith Street	
Suburb or town		Postcode	
Seaforth NSW		2092	
Lot no.	Section		
280			
DP/MPS no.	Volume/folio		
DP 11162			

### 3. Description of the work proposed

Type of work proposed:

Building ☒

Subdivision ☐

Description of the work

Demolish existing back wall of dwelling, construct new rear extension and double carport.

### 4. Details of the development approvals granted

Details of the development consent:

Development application no.

DA213/09

Date the consent was granted

13/10/2009

OR

Complying development certificate no.

-----

Date the certificate was issued

-----

Where a construction certificate has been issued for the building:

Construction certificate no.

09081

Date the certificate was issued

16/11/2009

### 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

Damian O'Shannassy

Address of the principal certifying authority

4/470 Sydney Road, Balgowlah NSW 2093

Telephone no. of the principal certifying authority

02 9400 2335

Where the principal certifying authority is an accredited certifier:

Accreditation body of the certifier

Building Professionals Board

Accreditation no. of the certifier

BPB0306

### 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?

Pims Construction Pty Ltd

What is the telephone no. of the builder?

0400 007 353

What is the contractor licence no. of the builder?

188816C

## 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 \$3000?

Yes ☐

No ☐

## 7. Date the work will commence

18/11/2009

## 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

Damian O'Shannassy

Date

16/11/2009

**The applicant, or the applicant's agent, must sign the notice.**

Signature

Owners authorisation attached to the CC application form

Name, if you are not the applicant

Date

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



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Web: www.dkbuildingcertifiers.com.au

## MANDATORY AND CRITICAL STAGE INSPECTION REPORT - 143B PRE-APPROVAL INSPECTION

### OWNER DETAILS

Name of person having benefit of the development consent: Chris & Sarah Munro  
Address: 1 Judith Street Seaforth NSW 2092  
Contact Details: 9391 7153

### RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council  
Development Consent No: DA213/09 Date issued: 13/10/2009  
Construction Certificate Number: 09081 Date issued: 1/01/0001

### PROPOSAL

Address of Development: 1 Judith Street Seaforth NSW 2092  
Building Classification: 1a  
Type of Construction: n/a  
Scope of building works covered by this Notice: Demolish existing back wall of dwelling construct new rear extension and double carport.

### INSPECTION DETAILS

Principal Certifying Authority: Damian O'Shannassy No.: BPB0306  
Inspector: Damian O'Shannassy No.: BPB0306  
Inspection date and time: 13/11/2009 Inspection time: 1:30 PM

### INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ 143B Pre-Approval Inspection - Satisfactory

### ADDITIONAL COMMENTS

Damian O'Shannassy  
Inspector

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www.dkbuildingcertifiers.com.au  
email: info@dkbuilding.com.au  
ABN: 96 097 502 700

## Application for a Construction Certificate

### 1. Details of the applicant

Mr ☒ Ms ☐ Mrs ☒ Dr ☐ Other

First name

CHRIS + SARAH

Family name

MUNRO

Flat/street no.

No 1

Street name

JUDITH STREET

Suburb or town

Seaforth

State

NSW

Postcode

2092

Daytime telephone

9391 7153

Fax

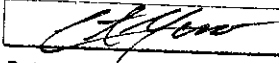
Mobile

0411951575

Email

chrisamunro@gmail.com

Signature



Date

4.11.09

### 2. Identify the land

Flat/street no.

No 1

Street name

JUDITH STREET

Suburb or town

SEAFORTH

Postcode

2092

Lot no.

280

DP/Strata no

DP 11162

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

\$ 90,000 + GST including GST



## Schedule to application for a construction certificate

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

### All new building works

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of building (m<sup>2</sup>)
- Gross site area (m<sup>2</sup>)

2
34.6m <sup>2</sup>
543.8m <sup>2</sup>

### 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) work be attached to existing buildings?
- Does the site contain a dual occupancy?  
(NB dual occupancy = two dwellings on the same site)

1 Addition to existing
1
0

Yes ☐ No ☒

Yes ☒ No ☐

Yes ☐ No ☒

### Materials – residential buildings

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

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	<input type="checkbox"/> 11	Tiles	<input checked="" type="checkbox"/> 10	Concrete or slate	<input checked="" type="checkbox"/> 20	Timber	<input checked="" type="checkbox"/> 40
Brick (veneer)	<input type="checkbox"/> 12	Concrete or slate	<input type="checkbox"/> 20	Timber	<input 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 type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90	Other	<input type="checkbox"/> 80
Timber	<input checked="" 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						

#### 4. Describe the development

What type of work do you propose to carry out?

Building work ☒

Subdivision work ☐

Describe the work

Demolish existing back wall of dwelling  
Construct new rear extension and  
double carport.

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

Class 1a & 10a building

Has development consent been granted for the development?

No ☐

Yes ☒

What is the development application no.?

DA213/09

What date was development consent granted?

13 Oct 2009

#### 5. Signatures

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

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

Signature



Name

Chris Munro

Date

4.11.09

Flat/street no.

1

Street name

JUDITH STREET

Suburb or town

SEAFORTH

Daytime telephone

9391 7153

Fax

State

NSW

Postcode

2092

Mobile

0411 951 575

Email

chrisamunro@gmail.com

Date received: 13/11/09 at DK Building Certifiers Pty Limited

**OWNERS AUTHORISATION  
AND  
APPOINTMENT OF THE  
PRINCIPAL CERTIFYING AUTHORITY  
(PCA)**

I/We ( )

CHRIS MUNRO + SARAH MUNRO owners of  
Address: 1 JUDITH STREET SEAFORTH

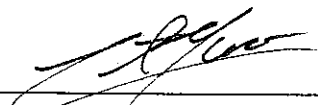

Telephone: (h) NA (w) 9391 7153 (Mobile) 0411951575

Fax: \_\_\_\_\_ email: chrisamunro@gmail.com

Hereby appoint Damian O'Shannassy, Accredited Certifier No BPB0306 (Building Professionals Board) of Suite 4, 470 Sydney Road, Balgowlah NSW 2093, Ph: (02) 9400 2335, Fax: (02) 9400 2405 or [info@dkbuilding.com.au](mailto:info@dkbuilding.com.au) as the Principal Certifying Authority for the proposed works being:-

at: 1 Judith Street Seaforth

Council: Manly Council DA No: DA 213/09

Signed:    
Date: 4.11.09

NB: The original of this form must be returned together with the Construction Certificate application.



# Manly Council

Council Offices 1 Belgrave Street Manly

PO Box 82 MANLY NSW 1655 AUSTRALIA

Phone 02 9976 1500 Fax 02 9976 1400 DX9205 Manly

records@manly.nsw.gov.au www.manly.nsw.gov.au

## APPLICATION FOR SECURITY DEPOSIT

ABN 43 662 868 065

Bond

### APPLICANT DETAILS:

Upon payment of the security deposit, permission is granted to the applicant to cross Council's property to undertake approved works, in strict accordance with the Local Government Act and conditions listed over page.

I hereby apply for permission to cross Council property at the below location and agree to comply with the conditions listed (see conditions listed over page).

Location/Site address: 1 Judith St

Seaford NSW 2092 DA No (if applicable): 213/09

Surname: MUNRO Given Name: SARAH

Address: 1 Judith Street Seaford NSW 2092

Phone No: (Daytime) 0400131359 Mobile: 0400131359

Signature: [Signature] Date: 06/11/09

### OFFICE USE ONLY:

Drawer/Paver: Same as above ☒

Given Name: \_\_\_\_\_

Mobile: \_\_\_\_\_

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

cil requests you consider the following points before any work

r inspection of Council Road Reserves before commencement of  
ge.

fees paid before any road/path/kerb etc is excavated.

fore any lifting operation takes place over Council Road Reserve.  
pleted before any construction takes place under Council Road

p enter waterways or stormwater system.

ption report is to be completed and receipt issued before any work

pliance with all conditions over page.

not in accordance with conditions or for permits not obtained.

fferent the refund of security deposit will only be paid to the original  
e authorisation in writing.

Date 06/11/2009 16:33  
Receipt 00648573:0001 Terminal 3:350  
Sarah Munro

Details Amount

Builders Deposits - 2500.00  
010.2009.00000213.001  
1 Judith St 213/

Total Value: 2500.00

Tendered

Credit 2400.00

EFT 100.00

Change 0.00

Receipt No: 648573 Type Code 50

Customer Service Officer: [Signature]

Thank you for Prompt Payment

06/01/2009

## Levy Online Payment Receipt



Thank you for using our Levy Online payment system. Your payment for this building application has been processed.

Applicant Name:	CHRIS MUNRO
Levy Application Reference:	5002307
Application Type:	DA
Application No.:	213/09
Local Government Area/Government Authority:	MANLY COUNCIL
Site Address:	1 JUDITH STREET
	SEAFORTH
	NSW
	2092
Value Of Work:	99000
Levy Due:	346
Levy Payment:	346
Online Payment Ref.:	577564230
Payment Date:	5/11/2009 10:25:39 PM

Domestic Building Warranty Insurance

**Certificate of Insurance****Policy Number:** 32-N000738-BWC-3**Date Issued:** 05/11/2009

LEVEL 9, 82 PITT STREET  
 SYDNEY  
 NSW 2000  
 Phone: 1300 790 723  
 Fax: 02 8227 8198  
 ABN: 78 003 191 035  
 AFS License No: 239545



MR C & MRS S MUNRO  
 1 JUDITH STREET  
 SEAFORTH NSW 2092

**Name of Intermediary**  
 AON - HIA NSW

**Account Number**  
 32-HIA-NSW

**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 280, 1 JUDITH STREET  
 SEAFORTH NSW 2092  
**Carried Out By** BUILDER  
 PIMS CONSTRUCTION PTY LTD  
 ABN: 95 111 063 293  
**Declared Contract Price** \$90,000.00  
**Contract Date** 03/11/2009  
**Builders Registration No.** U 188816C  
**Building Owner / Beneficiary** MR C & MRS S MUNRO

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.

Date Printed 12/11/2009

**Aon Risk Services Australia Limited****AON**

Aon Risk Services Australia Limited

ACN 000 434 720 ABN 17 000 434 720

Michael Holden  
PIMS Construction Pty Ltd  
35 Cardigan Street  
STANMORE NSW 2048

**TAX INVOICE****I5221706***If you have any queries please contact:*

Avedis Kechebashian  
PO Box 883  
NORTH RYDE BC 1670

Phone 02 9808 7222 Fax 02 9808 7233

Our Reference : AON ZDA G6393 A085681/000

Invoice Date : 12.11.2009

Class : WARRANTY

Insurer : QBE MAIN

Policy No. : 32-N000738-BWC-3

Period : 05.11.2009 to 05.11.2010

Premium	1,269.00
Premium & F&ESL GST	126.90
Stamp Duty (No GST)	125.63
Broker/Admin Fee	107.07
Fee GST	10.71

**PAID****Total Amount A\$ 1,639.31**

Based on advised premium, the insurer pays the broker a commission of 190.35

**TRANSACTION DESCRIPTION**

Invoice for Home Warranty Insurance Certificate  
Owners Name: Mr C & Mrs S Munro  
Project Address: Lot 280, 1 Judith Street, Seaforth NSW 2092

Where payment has been received for this invoice, then the remittance  
slip below will have been detached from the invoice.

**The Total Amount is due and payable by 25.11.2009**

----- Detach Here -----

**PLEASE TEAR THIS SLIP OFF AND RETURN WITH YOUR PAYMENT**

Aon Risk Services Australia Limited  
GPO Box 3668  
SYDNEY NSW 2001

Reference AON ZDA G6393 A085681/000

Invoice No. I5221706

Client Name PIMS Construction Pty Ltd

**Please see over for payment methods****Your Contact is:** Avedis Kechebashian**Total Amount A\$ 1,639.31**

112524+361411+176393+05221706+0000163931+2022+27



2 October 2009

Mr. C and Mrs. S Munro  
1 Judith Street  
Seaforth NSW 2092

Dear Chris and Sarah,

**Re: Quotation – Alteration and additions, 1 Judith Street, Seaforth**

We are pleased to provide you with the following lump sum quotation for the proposed work at the above property in accordance with the documents listed herein;

1. Drafted drawings by Ray Brown of Regency Design Centre
2. Various discussions and meetings with Chris and Sarah Munro

Quotation Price - \$90,000.00 excluding GST

The above quotation price includes for the following scope of works and as detailed in the Job Detail Report.

1. Demolition
2. Excavation
3. Concrete slab
4. Carpentry
5. Roofing; metal and tiled
6. Insulation
7. Plastering
8. Robes
9. Skylight
10. Ensuite
11. Plumbing; laundry, kitchen and Ensuite
12. Electrical; rough in and fit off

**Exclusions**

PIMS construction Pty Ltd Licence #: 188816C. ABN: 95 111 063 293  
35 Cardigan Street Stanmore NSW 2048  
mobile: 0400 007 353 ph/fax: 9516 4034 (after hours)  
michael@pimsconstruction.com.au www.pimsconstruction.com.au



1. Council fees
2. Any other consultants fees such as structural engineers inspections, private certifier and the like
3. PC Items; Ensuite items, kitchen, electrical fixtures and fittings

Payment terms

This quote is based on claims being made progressively throughout the term of the project i.e. fortnightly and being made within 7 days of the date of the claim.

We thank you for the opportunity to quote on these works. Should you have any queries in relation to this quotation please do not hesitate to contact the undersigned.

Yours sincerely

*Michael Holden*

Michael Holden

# BURGESS ARNOTT & GRAVA

A.C.N. 072 572 206

Pty. Ltd.

A.B.N. 25 072 572 206

**Consulting, Civil, Structural & Hydraulic Engineers**

6 November 2009

Re: 2009-130cert of designs

Private Certifying Authority  
C/- Chris Munro  
1 Judith St,  
SEAFORTH NSW 2092

Dear Sir,

Re: **PROPOSED ALTS AND ADDS  
CERTIFICATE OF STRUCTURAL DESIGN**

SUBJECT PREMISES: **1 JUDITH ST, SEAFORTH**

DEVELOPMENT APPLICATION: **DA**

Pursuant to the provisions of Clause A2.2 of the Building Code of Australia, I hereby certify that the above design is in accordance with normal engineering practice and meets the requirements of the Building Code of Australia, Part 7 of the Environmental Planning and Assessment Regulations, relevant Australian Standards and relevant conditions of Development Consent. In particular the design is in accordance with the following:

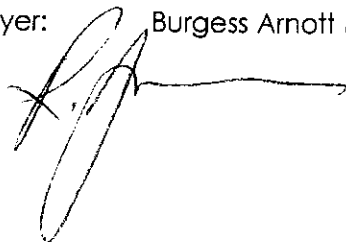
- A.S. 3600 Concrete Code
- A.S. 3700 Masonry Code
- A.S. 4100 Structural Steel
- A.S. 1720.1 Timber Structures

I am an appropriately qualified and competent person in this area and as such can certify that the design and performance of the design systems comply with the above and which are detailed on the following drawings.

- 2009-130/1 Floor Plans and Details

I possess indemnity insurance to the satisfaction of the building owner.

Full Name of Designer: Robert Grava  
Qualifications: B.E. Civil M.I.E. Aust.  
Address of Designer: 61A The Centre, Forestville NSW 2087  
Business Telephone No: 9451 4411 9975 9974Fax  
Name of Employer: Burgess Arnott & Grava Pty. Ltd.  
Signature:



## **Statement of Compliance with DA Conditions DA213/09**

- 1. ANS01** – garage height to be no more than 2.5m in height  
Plans have been amended to show maximum height of 2.5m.
- 2. ANS02** – garage is to be setback 400mm from the southern boundary  
Plans have been amended/notated.
- 3. DA016** – copy of receipt of payment to Manly Council of trust fund deposit (\$2,500) is attached
- 4. DA087** – 4 x sets of stormwater management plans to comply with Manly Councils “specification for on-site Stormwater Management 2003” and design certificate confirming compliance attached
- 5. DA261** – 4 x sets of sediment/erosion control plan attached
- 6. DA319** – Details of termite protection for the new building work is as follows;  
Biflex Termiticide & Insecticide to be applied

RECEIVED  
20 JUL 2009  
BY:

# BASIX Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Alterations and Additions

Certificate number: A61738

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](http://www.basix.nsw.gov.au)

Director-General  
Date of issue: Wednesday, 08 July 2009



Project name	MR.M. & MRS. S. MUNRO
Street address	1 JUDITH Street SEAFORTH 2092
Local Government Area	Manly Council
Plan type and number	Deposited Plan 11162
Lot number	280
Section number	XXX
Dwelling type	Separate 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).

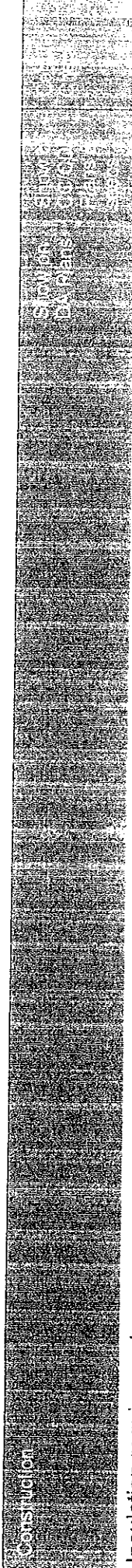


These plans relate to Development

Consent No. 213/09

The plans are NOT for construction.

Fixtures and Systems				
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.				



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	Additional Insulation
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)	
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

Glazing requirements

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.

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

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 or door (code)	Orientation	Area of glass (m <sup>2</sup> )	Over-shading glass (m <sup>2</sup> )	Height (m)	Distance (m)	Shading device	Frame and glass (U-value)
W1	E	0.9	0	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	S	3.84	0	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W3	S	10.7	0	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	W	10.7	0	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Glazing requirements					Shading DA Plans	Shading COC/CD Plans	Glazing Plans & Specs
Window no.	Orientation	Area of glass (m <sup>2</sup> )	Overshading Height (m)	Overshading Distance (m)	Shading device	Frame and glass type	
W5	S	3.36	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)	
W6	S	5.04	0	0	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)	
W7	W	5.04	8	2.4	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)	



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.

APPROXIMATE TRUE NORTH



(D.P. I.S.G.)

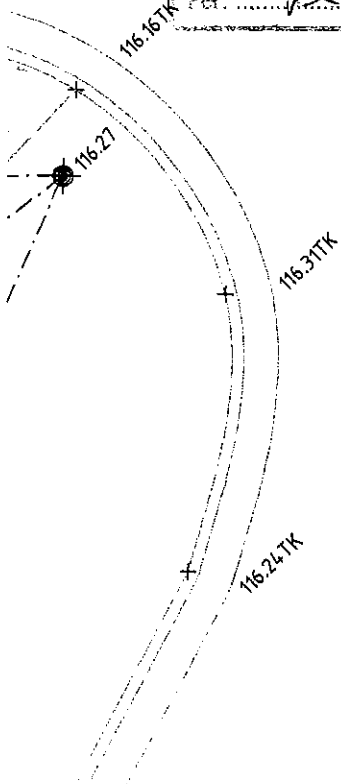
SYDNEY WATER  
PLAN

1. Block of land from the London to Sydney
2. On the ... ..
3. ... ..
4. ... ..
5. ... ..
6. Property No. ~~325~~ 3253332

Rece, ... ..  
Quick Check ... ..  
SYDNEY WATER

Per: Rece 31/10/09

BENCH MARK  
PM 357  
R.L. 116.597 A.H.D.



STREET

## Damian O'Shannassy

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**From:** Chris.Munro@woollahra.nsw.gov.au  
**Sent:** Tuesday, 10 November 2009 4:55 PM  
**To:** damian@dkbuilding.com.au; kelli@dkbuilding.com.au  
**Cc:** chrisamunro@gmail.com; saharadavey@gmail.com  
**Subject:** Fw: S94 Contributions - DA213/09, 1 Judith Street Seaforth  
**Attachments:** pic09299.gif

Hi Damian and Kelli,

As request here is the confirmation from Manly Council (Below).

Best Regards

Chris & Sarah

----- Forwarded by Chris Munro/Woollahra Council on 10/11/2009 04:50 PM -----

**Yuan Zhang**  
<[Yuan.Zhang@manly.nsw.gov.au](mailto:Yuan.Zhang@manly.nsw.gov.au)>

10/11/2009 03:53 PM

To: "[chris.munro@woollahra.nsw.gov.au](mailto:chris.munro@woollahra.nsw.gov.au)"  
<[chris.munro@woollahra.nsw.gov.au](mailto:chris.munro@woollahra.nsw.gov.au)>

cc

Subject: S94 Contributions - DA213/09, 1 Judith  
Street Seaforth

\*\*\*\*\*

Please forward this email to Records if it is an official Council Document.

Records will register it for you

\*\*\*\*\*

Hello Chris

Further to your request, I have received advice from Council's Assessment Officer that in relation to condition number DA274 of Development Consent No. 213/2009, S94 Contributions are not required for your proposal.

Regards

Yuan-Xin Zhang  
Lodgment & Quality Assurance Service Officer - Environmental Services  
PH: 02 9976 1695

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