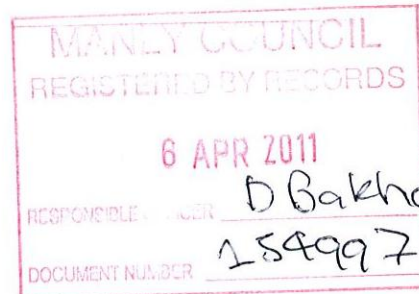


DA 26/08



5 April 2011

Manly Council
P O Box 82
Manly
NSW 1655



Dear Sir or Madam

RE: Lodgement of CC2011/097 for DA No. 26/08
Site address: 25 Francis Street, Fairlight NSW 2094

Please find attached all required documentation relied upon to issue Construction Certificate and Notice of Commencement for the above development:

- Part 4A Lodgement Fee \$30.00 payable to Council.
- Copy of Home Owner's Warranty Insurance.
- Sydney Water approval
- 1 full set of Council approved plans/Construction Certificate Plans.
- 1 Structural Engineer's Plans.
- 1 copy of Structural Adequacy Report
- Receipt from Council showing payment of Security Bond.
- Receipt for payment of Long Service Levy.
- 1 page of Photographs showing Council land
- 1 copy of Sediment & Erosion Control Plan

P5150
AUTH CL -
PMI -
NAME -
F7 ✓
Form
Scan

Yours faithfully

Craig Formosa

CERTIFIER

\$30

R 769302

6-4-11

POSTED
05/04/11



CONSTRUCTION CERTIFICATE #2011-097

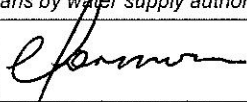
Approved 05/04/11

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

Date Application Received	01/04/11				
Council	Manly				
Development Consent No.	26/08	Date Approved	10.04.08 & 10.04.11		
Certifying Authority	Craig Formosa	Accredited Certifier	Craig Formosa - BPB0124		
Accreditation Body	Building Professionals Board				
APPLICANT DETAILS					
Name	Andrew Fraser & Jo Porritt	Ph No.	9977 6895		
Address	25 Francis Street, Fairlight NSW 2094				
OWNER DETAILS					
Name	Andrew Fraser & Jo Porritt				
Address	25 Francis Street, Fairlight NSW 2094				
DEVELOPMENT DETAILS					
Subject Land	25 Francis Street, Fairlight NSW 2094	Lot No.	1S	DP	88653
Description of Development	Alterations & Additions to an existing Dwelling				
Class of Building	1a, 10a	Value of Work	\$140,000.00		
BUILDER DETAILS					
Name	Warringah Building Service Pty Ltd				
Address	6 Sorlie Road, Frenchs Forest				
Contact Number	9452 1307	License No.	166198C		
APPROVED PLANS & DOCUMENTS					
Plans Prepared By	Pacific Plans – Pail Gillmer				
Drawing Numbers	24 REV A	Dated	21.01.08		
Engineer Details Prepared By	Northern Beaches Consulting Engineers Pty. Ltd				
Drawing Numbers	100638 S01-S04	Dated	20.07.10		
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 where required under s34 of the Building & Construction Industry Long Service Payments Act 1986.					
Signed:					Date: 05/04/11

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.	2011-097				
Date of Issue	05/04/11	Commencement Date	08.04.11		
APPLICANT DETAILS					
Name	Andrew Fraser & Jo Porritt	Ph No.	9977 6895		
Address	25 Francis Street, Fairlight NSW 2094				
DEVELOPMENT DETAILS					
Subject Land	25 Francis Street, Fairlight NSW 2094	Lot No.	1S	DP	88653
Description of Development	Alterations & Additions to an existing Dwelling	DA Consent No.	26/08		
Issued By	Manly Council	Determination Date	08.04.11		
Class of Building	1a, 10a	Value of Work	\$140,000.00		
BUILDER DETAILS					
Name	Warringah Building Service Pty Ltd				
Address	6 Sorlie Road, Frenchs Forest				
Contact Number	9452 1307	License No.	166198C		
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					
Prior to issue of construction certificate					04/04/11
Piers – prior to pour					NO
Footings/slab – prior to pouring of reinforced concrete					YES
Timber frame – prior to lining					YES
Waterproofing – wet areas					YES
Stormwater pipes – prior to backfilling					NO
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	05/04/11	

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Filed with Council 30/3/11 at
same time as paying first
deposit

25 FRANKS ST
30/3/11 before construction

COMMONWEALTH BANK

EFTPOS

MANLY COUNCIL

MANLY NSW

TERMINAL:

12736300

REFERENCE:

004633

CUSTOMER COPY

CARD NO: 4940-5834<1>

PAN SEQ NO: 01

EXPIRY DATE: 06/12

AID: A0000000031010

TUR: 0000048000

TSI: E800

ATC: 00387

TC: EA0A1BEB88FDDE94

CREDIT

PURCHASE \$2200.00

TOTAL AUD \$2200.00

010.2

25 Fr

30 MAR 2011 15:36

To CBA Credit

Te AUTH NO.: 521709

Ch: APPROVED

00

Thank :

APPLICATION FOR
SECURITY DEPOSIT

ABN 43 662 868 065

ly
STRALIA
30 DX9205 Manly
anly.nsw.gov.au

#5080.

\$ 2,200.00

Bond

ission is granted to the applicant to cross Council's property to undertake
e Local Government Act and conditions listed over page.

all property at the below location and agree to comply with the conditions

INCL 5 FAIRLIGHT 2011

DA No (if applicable): 26/08

Given Name: JO

SA Fairlight

6895 Mobile: 0428127592

Date: 30/3/11

Given Name: THIS PLAN / DOCUMENT FORMS

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Phone No: (Daytime) Mobile:

CONDITIONS

For the protection of your deposited amount Council requests you consider the following points before any work
commences at the above location.

- Council's restoration Officer is available for inspection of Council Road Reserves before commencement of work to record extent of any existing damage.
- Road Opening Permits to be obtained and fees paid before any road/path/kerb etc is excavated.
- Crane/Lifting device Permit is obtained before any lifting operation takes place over Council Road Reserve.
- Driveway/crossover Application to be completed before any construction takes place under Council Road Reserve.
- At no time shall material/spoil be allowed to enter waterways or stormwater system.
- The above information and attached inspection report is to be completed and receipt issued before any work or demolition commences.
- The Applicant shall be responsible for compliance with all conditions over page.

NOTE:

1. Penalties will apply for work commencing not in accordance with conditions or for permits not obtained.
2. Where the applicant and drawer/payer is different the refund of security deposit will only be paid to the original drawer, unless Council receives appropriate authorisation in writing.

OFFICE USE

Fee Paid: \$ 2,200.00

Date Received: 30/3/11

Receipt No: 762416

Customer Service Officer: [Signature]

Type Code 50

Levy Online Payment Receipt

LONG SERV
BUILDING & CONSTRU

Thank you for using our Levy Online payment system. Your payment for this building ap
processed.

Applicant Name:	ANDREW FRASER AND JO PORRITT
Levy Application Reference:	5013307
Application Type:	DA
Application No.:	26/08
Local Government Area/Government Authority:	MANLY COUNCIL
Site Address:	25 FRANCIS STREET
	FAIRLIGHT
	NSW
	2094
Value Of Work:	\$140,000
Levy Due:	\$490
Levy Payment:	\$490
Online Payment Ref.:	612751077
Payment Date:	28/03/2011 4:03:20 PM

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Application Lodgement Summary

Reference Number 3126707

Date Requested: Thu March 24 2011

Agent Reece Brookvale, 25 Orchard Road Brookvale
Applicant Mr Aj Fraser, 18 First St Blackheath 2785
Property/Asset 25 Francis St, Fairlight 2094 (Aj Fraser J Porritt) PNum: 3251645
 150 mm VC Sewer Main - (3703484)
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application Fee	\$26.45	\$0.00	\$26.45

Property Special Conditions for Plumbers

Boundary Trap Required	Yes
Watercharged/Tidal area	No
Partial Drainage area	No
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	No
Minimum Gully Height area	No
Sewer Available	Yes
Connection Type	Gravity

You must contact Sydney Water to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property.

Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards.

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Home Warranty Insurance Fund



calliden
group

NSWMBIS/095384-PermitAuthority

4/04/2011

Warringah Building Services Pty Ltd
6 Sorlie Road
FRENCHS FOREST NSW 2086

Calliden Insurance Ltd
ABN 47 004 125 268 AFS Licence 234438
Level 9, 11-33 Exhibition Street
MELBOURNE VIC 3000
Phone: (03) 9637 1300 FAX: 1300 662 215

Certificate of Insurance

RESIDENTIAL BUILDING WORK BY CONTRACTORS

A contract of insurance complying with sections 92 and 96A of the Home Building Act 1989 has been issued by **Calliden Insurance Limited** (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund.

In respect of: Structural Alterations/Additions
At: 25 Francis Street
FAIRLIGHT NSW 2094
Carried out by: Warringah Building Services Pty Ltd
Licence Number: 166198C
ABN: 41 109 655 325
For: Jo Porritt & Andrew Fraser
In the amount of: \$128,693.00

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 title to the beneficiary,
- OR
- the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

Authorisation: Signed by Calliden Insurance Ltd (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650)

Issued on the 4th day of April, 2011.

NOTICE: To download a copy of your insurance policy wording visit <http://www.policywording.com.au>.



Certificate of Existing Structural Adequacy

Date: July-2010
Client: Andrew Fraser

Job No. 100638
Engineer: PM

Site: 25 Francis St, Fairlight

Peter McCallum of Northern Beaches Consulting Engineers P/L carried out a site inspection at the above residential premises on 24th June 2010. The purpose of the visit was to inspect and comment on the capacity of the existing structure to support the proposed additions and alterations as per approved architectural plans. The plans generally detail a new suspended ground floor balcony and a lower ground floor bathroom and utility room.

The assessment consisted of a walk over style inspection of the building. The existing residence is a full brick, timber floored structure with a conventionally framed roof.

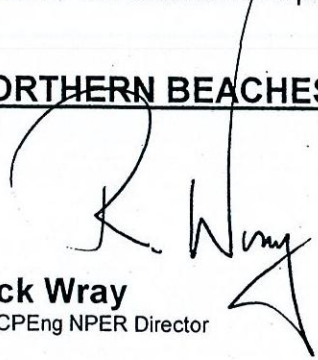
In summary, the dwelling is considered sound and provides an adequate structure for the proposed works, provided that engineering plans are complied with and that all structural works are certified during construction. However, some minor brickwork cracking may occur as the building adjusts to the new load distribution. This is not expected to adversely affect the buildings overall structural integrity.

Note: This certification does not cover any defects to the structure that were not accessible at the time of inspection. If in the event that defects are uncovered during construction or become apparent after construction is complete, then the engineer should inspect the areas of concern and prepare a specification for remedial works. (These works will be carried out at hourly rates.)

If the building is founded on clays of classification 'M' or 'H' movement and cracking is to be expected with changes in the moisture content of the supporting clay.

We trust that this certificate meets with your requirements. Please contact the author if further clarification is required.

NORTHERN BEACHES CONSULTING ENGINEERS P/L


Rick Wray
BE CPEng NPER Director

\\nbserver\company\ENG NBC\2010\100638 - 25 Francis\SA001.doc

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DOCUMENT ISSUE

Delivery Details:

Andrew Fraser
25 Francis Street
FAIRLIGHT NSW 2094

Date:
21st July 2010

Job No:
100638

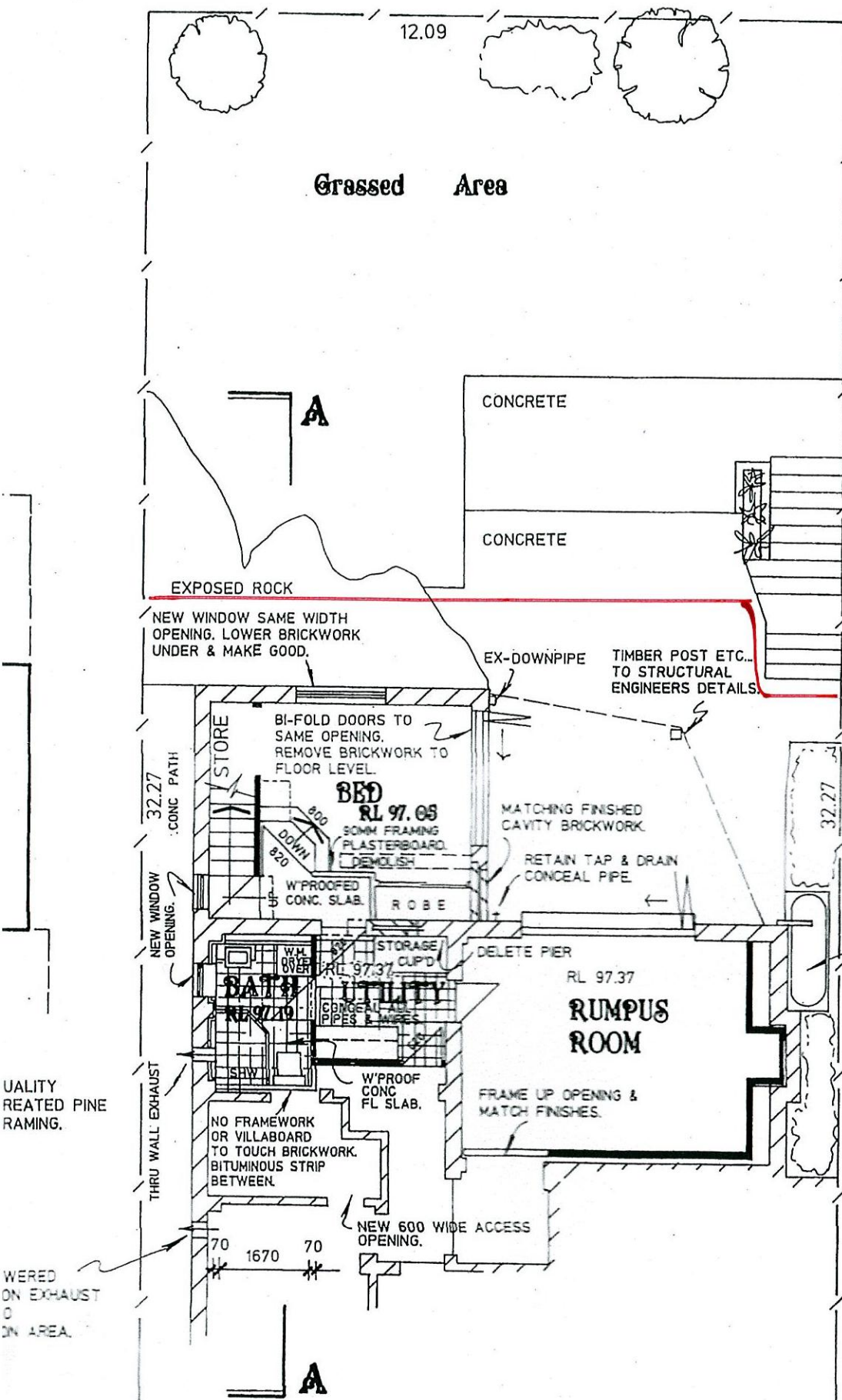
Site Address: 25 Francis Street, Fairlight

DWG No	ISSUE	TITLE	COPIES
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S00		DRAWING SCHEDULE	6
S01		GENERAL NOTES	6
S02		LOWER GROUND FLOOR SLAB PLAN	6
S03		GROUND FLOOR SLAB / FRAMING PLAN	6
S04		TYPICAL DETAILS	6
/		CERTIFICATE OF EXISTING STRUCTURAL ADEQUACY	1

Engineer: Peter McCallum

Delivery Method: Normal Mail



sediment erosion plan

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