

T.G
DA 84/09
Michael G
E-12183
3EWW

CONSTRUCTION CERTIFICATE No: 2009/1710

Signature:

Approval Date: 09/04/10

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

Date Application Received: 04/12/09

COUNCIL : Manly

DEVELOPMENT CONSENT NO: 89/09

Name of Certifying Authority:

Accreditation No:

Accreditation Body:

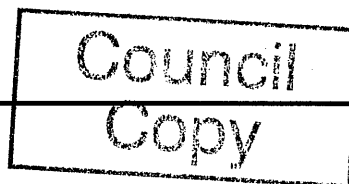
APPROVAL DATE: 07/10/09

Fitzgerald Building Certifiers Pty. Ltd.

ABC 2

BUILDING PROFESSIONALS BOARD

Applicant: Dennis O'Neill
Address: 25 Maretimo St, Balgowlah NSW 2093
Contact Number: 0411 571 379



Owner: Dennis O'Neill
Address: 25 Maretimo St, Balgowlah
Contact Number: 0411 571 379

Subject Land: Lot DP No. 25 Maretimo St, Balgowlah

Description of Development - Construction of a new dwelling. Alterations & Additions to existing dwelling

Building Code of Australia Classification: 1a Value of Work: \$ 226,000.00

Owner Builder

Name: Dennis O'Neill
Permit Number: 371400P
Address: 25 Maretimo St, Balgowlah
Contact Number: 0411 571 379

Approved Plans And Documents:

Plans Prepared By	Drawing Nos.	Dated
Not Nominated	Sheets 1 - 15	02/02/09
Engineer Details	Drawing Nos.	Dated
Cardno	608881-S100, 101	16/12/09
D'Amici Colombo Pty Ltd	20829, 1 Sheet	11/06/09
Basix Certificate	Certificate No.	Dated
	235551S	26/02/09

With a
NAME
I reviewed this Construction
Certificate and found it to be
consistent with the consent.
20/4/10

CERTIFIER
\$30
R 684879
14-4-10

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 : 25 Maretimo St, Balgowlah

Description of Development: Construction of a new dwelling. Alterations & Additions to existing dwelling

Type of Work: Building

DA / CDC No. : 89/09

Date of Determination : 07/10/09

Certificate No.: 2009/1710

Date of Issue : 09/04/10

Date of Commencement : 11/04/10

Building Class: 1a

MANDATORY CRITICAL STAGE INSPECTIONS

<i>At the Commencement of Building Works - All Buildings</i>
<i>After Excavation and Prior to the placement of any Footing or Pier - Class 1 & 10</i>
<i>Prior to Pouring of an In-Situ Reinforced Concrete Element - Class 1 & 10</i>
<i>Prior to the Covering of any Framework - Class 1 & 10</i>
<i>Swimming Pool Fencing Prior to Filling with Water - Swimming Pools Only</i>
<i>Prior to Covering of Waterproofing in Wet Areas - Class 1,2,3,4 & 10</i>
<i>Prior to Covering of any Stormwater Connections - All Buildings</i>
<i>After the Building Work has been completed Prior to Occupation - All Buildings</i>

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:

09/04/2010

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.

☒ **Construction Certificate**
Dev. Application No: 89/09
Approval Date: 7-10-09

☐ **Complying Development Certificate**
☒ **Engagement As PCA**
☒ **Application for Occupation Certificate**

APPLICANT (This Must Be The Owner/Authorised Agent)

Name: Dennis O'Neill

Postal Address: 25 Maretime St, Balgowlah

Ph: 0411 571 379 **FAX:** _____

LAND TO BE DEVELOPED

Address: 25 Maretime St, Balgowlah

Lot : _____ **DP:** _____ **Council Area:** _____

DETAILS OF DEVELOPMENT

Description of work: Construction of a new dwelling

Estimated Cost of works: _____

DETAILS OF BUILDER

Name: Owner Builder **License No:** _____

Address _____ **Ph No:** _____

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 the PARTICULARS section 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. (Refer to appointment of PCA on Fitzgerald Building Certifiers PCA Form.)**

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

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

Owners Signature: _____

Date _____

Name: _____

Owners Signature: _____

Date 1.12.09

Name: _____



**Fair
Trading**

Dennis O'Neill
25 Maretimo St
BALGOWLAH NSW 2093

HOME BUILDING ACT 1989

OWNER BUILDER PERMIT

Permit : 371400P
Receipt: 1-405030485

Issued : 03/12/2009
Amount: \$148.00

BUILDING SITE

25 Maretimo St, BALGOWLAH, NSW 2093 AUSTRALIA

AUTHORISED BUILDING WORK

Construction of new house.

Authority No : DA-89/09
Council Area : MANLY (M) COUNCIL

Should the property be sold within 6 years of completion of the work it will be necessary to obtain home warranty building insurance from approved insurers if the value of the work was greater than \$12,000. A certificate of insurance must be attached to any contract of sale.

You should obtain professional advice from general insurers regarding public liability and property damage cover, etc.

Note: This permit is only valid when an official receipt has been imprinted.
If payment is made by cheque, the permit is conditional on the cheque being met on presentation. *GST amount included in total fee: \$0.00



Issuing officer

***** END OF PERMIT *****

BASIX Certificate

Building Sustainability Index

www.basix.nsw.gov.au

Certificate number: 2355551S

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 Definitions" dated 29/06/2006, published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Thursday, 26 February 2009



NSW GOVERNMENT
Department of Planning

Score

✓ Water: 42 (Target 40)

✓ Thermal comfort: pass (Target pass)

✓ Energy: 47 (Target 40)

This plan forms part of the approved
Certificate as issued by
Fitzgerald Building Certifiers Pty Limited

Project address	
Project name	Zone
Street address	25 Maretimo Street Balgowlah 2093
Local Government Area	Manly Council
Plan type and plan number	Deposited Plan 18433
Lot no.	2
Section no.	0.0
Project type	
Project type	separate dwelling house
No. of bedrooms	3
Site details	
Site area (m ²)	331
Roof area (m ²)	136
Conditioned floor area (m ²)	133
Unconditioned floor area (m ²)	14
Total area of garden and lawn (m ²)	156
Assessor details and thermal loads	
Assessor number	20014
Certificate number	87145516
Cooling load (MJ/m ² .year)	58
Heating load (MJ/m ² .year)	57
Other	
none.	n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 136 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSWHealth does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Comfort Commitments

Simulation Method

The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.

The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.

The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.

The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.

The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓

Energy Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water						
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.				✓	✓	✓
Cooling system						
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.					✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.					✓	✓
Heating system						
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: gas fixed flued heater; Energy rating: 3 Star					✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.					✓	✓
Ventilation						
The applicant must install the following exhaust systems in the development:						
At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a					✓	✓
Kitchen: individual fan, not ducted; Operation control: manual switch on/off					✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a					✓	✓
Natural lighting						
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.				✓	✓	✓
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.				✓	✓	✓
Other						
The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.					✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.					✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.					✓	

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 and 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 (either interim or final) for the development may be issued.