



MANLY COUNCIL
REGISTERED BY RECORDS

06 NOV 2009

RESPONSIBLE OFFICER _____

DOCUMENT NUMBER _____

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: 2009/1532

Signature:

Approval Date: 05/11/09

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

Date Application Received: 15/10/09

COUNCIL : Manly

DEVELOPMENT CONSENT NO: 256/08

Name of Certifying Authority:

Accreditation No:

Accreditation Body:

APPROVAL DATE: 23/02/09

Fitzgerald Building Certifiers Pty. Ltd.

ABC 2

BUILDING PROFESSIONALS BOARD

Applicant: David Carpenter
Address: 14 Bareena Dr, Balgowlah NSW 2093
Contact Number: 0404 863 908

Owner: David Carpenter
Address: 14 Bareena Dr, Balgowlah NSW 2093
Contact Number: 0404 863 908

Subject Land: Lot DP **No.** 14 Bareena Dr, Balgowlah Heights

Description of Development – Rear deck

Building Code of Australia Classification: 10a **Value of Work: \$** 5,000.00

Builder Details

Name: Concord Group
Licence Number: 42209
Address: PO Box 206, Brookvale
Contact Number: 0407 464 547

Approved Plans And Documents:

Plans Prepared By	Drawing Nos.	Dated
GMD Design	1105 Sheet 01	5/07/09
GMD Design	1105 Sheet 02	24/10/09

Engineer Details	Drawing Nos.	Dated
Peninsula Consulting Engineers	07-902 S01, S02, S03	May 2008

\$30.00
R/n 648555
N6 6/11/09

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 : 14 Bareena Dr, Balgowlah Heights

Description of Development: Rear deck

Type of Work: Building

DA / CDC No. : 256/08

Date of Determination : 23/02/09

Certificate No.: 2009/1532

Date of Issue : 05/11/09

Date of Commencement : 07/11/09

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:

05/11/2009



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RESPONSIBLE OFFICER

13

Thornleigh St, Thornleigh NSW 2120

DOCUMENT NUMBER

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

ABN: 63 119 997 590

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: _____

Approval Date: _____

☐ Complying Development Certificate

☐ Engagement As PCA

☐ Application for Occupation Certificate

APPLICANT (This Must Be The Owner/Authorised Agent)

Name: David Carpenter

Postal Address: 14 BAREENA DRIVE, BALGOWLAH HEIGHTS

Ph: _____ FAX: _____

LAND TO BE DEVELOPED

Address: 14 Bareena Dr Balgowlah

Lot: _____ DP: _____ Council Area: _____

DETAILS OF DEVELOPMENT

Description of work: Rear deck

Estimated Cost of works: \$5k -

DETAILS OF BUILDER

Name: CONCORD E GROUP - HOWARD PUNSD License No: 42209

Address PO BOX 206 BROOKVALE Ph No: 0407 464547

15 OCT 2009

Council
Copy

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 Appointer 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 Appointer as a result of omissions or errors contained within this form or failure of the Appointer to comply with all items contained in the Checklist on this form.

Scope

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

Fitzgerald Certifiers does not undertake quality control inspections. Critical stage inspections do not provide the level of supervision required to ensure that minimum standards and tolerances are achieved, this function is the responsibility of the principle contractor or owner builder.

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 Appointment of PCA fee will generally result in a refusal to accept the appointment of PCA. Should an appointment be accepted and payment not honoured, the Appointer will be ultimately liable for unpaid fees, regardless of whether the fee was paid directly to the Builder, 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 The Appointer/s

I/We the aforementioned persons as described as the Appointer/s in the PARTICULARS section 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 the PARTICULARS section 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 the "Particulars" section 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 Building 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

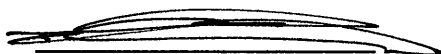
I, the aforementioned person or authorised representative of a legal entity as described as the Applicant In Section 1 of the Application Form hereby declare the following:

- 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 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 19/10/09

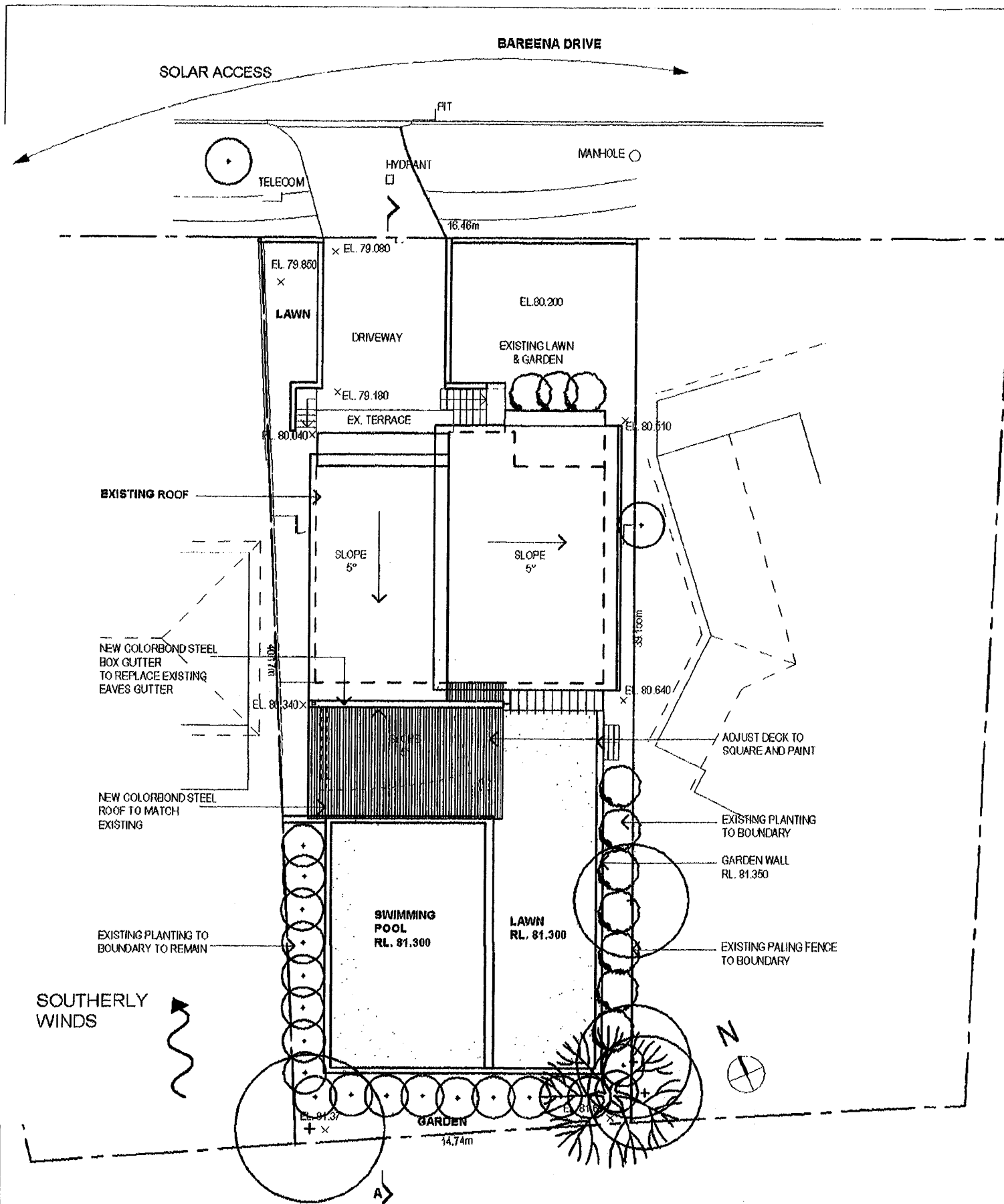
Name:

D. CARPENTER

Owners Signature:

Date

Name:



ROOF, SITE, ANALYSIS & LANDSCAPE PLAN
SCALE: 1:200

GENERAL LEGEND

	SET-OUT POINT/LEVEL
RL 62.450	LEVEL TO AREA GENERALLY (m)
EL 62.450	EXISTING LEVEL ABOVE DATUM (m)
FFL 62.450	FINISHED LEVEL ABOVE DATUM (m)
CH 62.450	CEILING HEIGHT ABOVE FINISHED LEVEL (m)
2160	HEIGHT ABOVE FINISHED FLOOR LEVEL (mm)

SUMMARY OF AREAS	EXISTING	PROPOSED	REMARKS
SITE AREA	618 m ²	-	-
CFA	238 SQM	238 m ²	MAX 248 m ²
FBR	38.5 %	38.5 %	MAX 10%
OPEN SPACE	442 SQM	442 m ²	370 SQM min
SOFT OPEN SPACE	195 SQM	180 SQM	149 SQM min

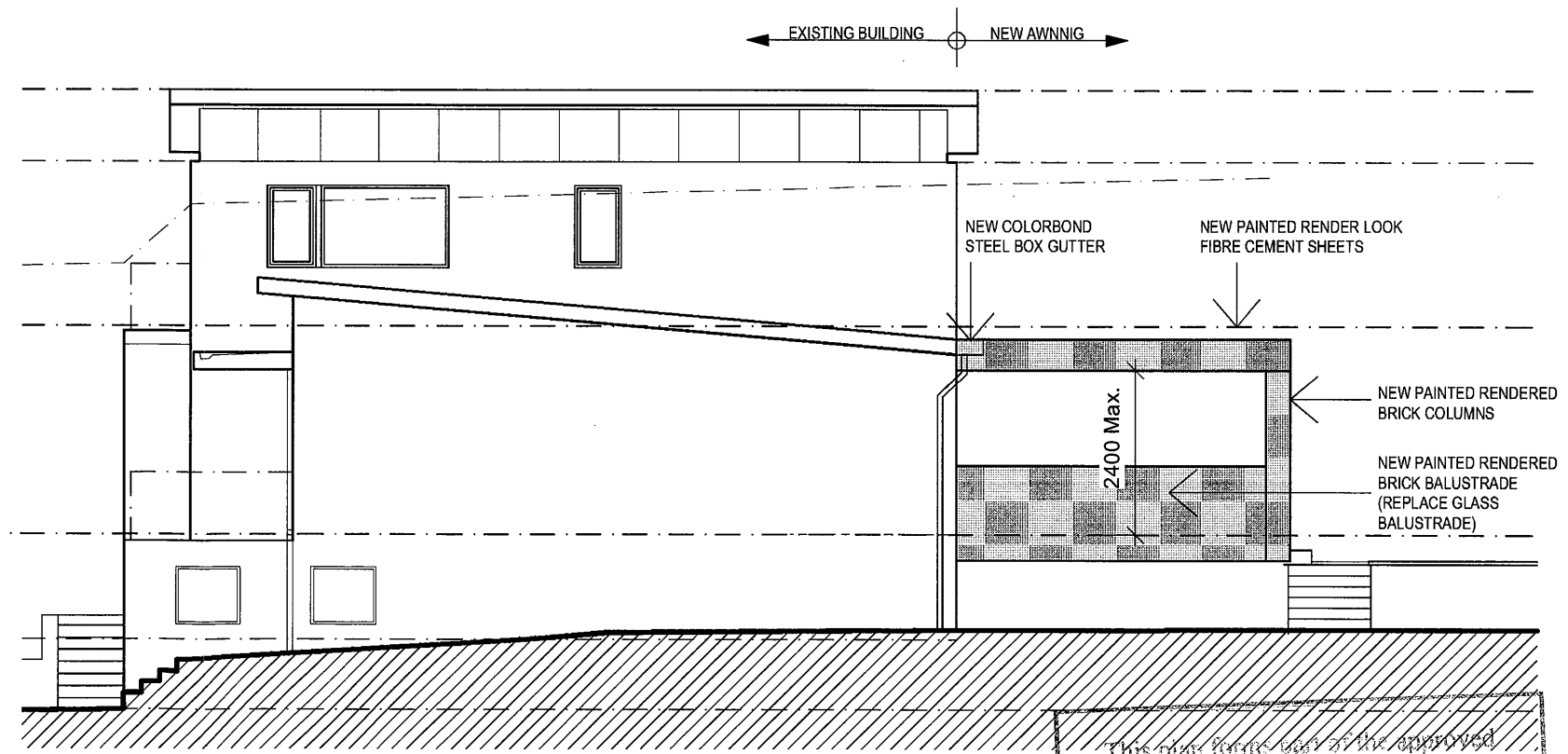
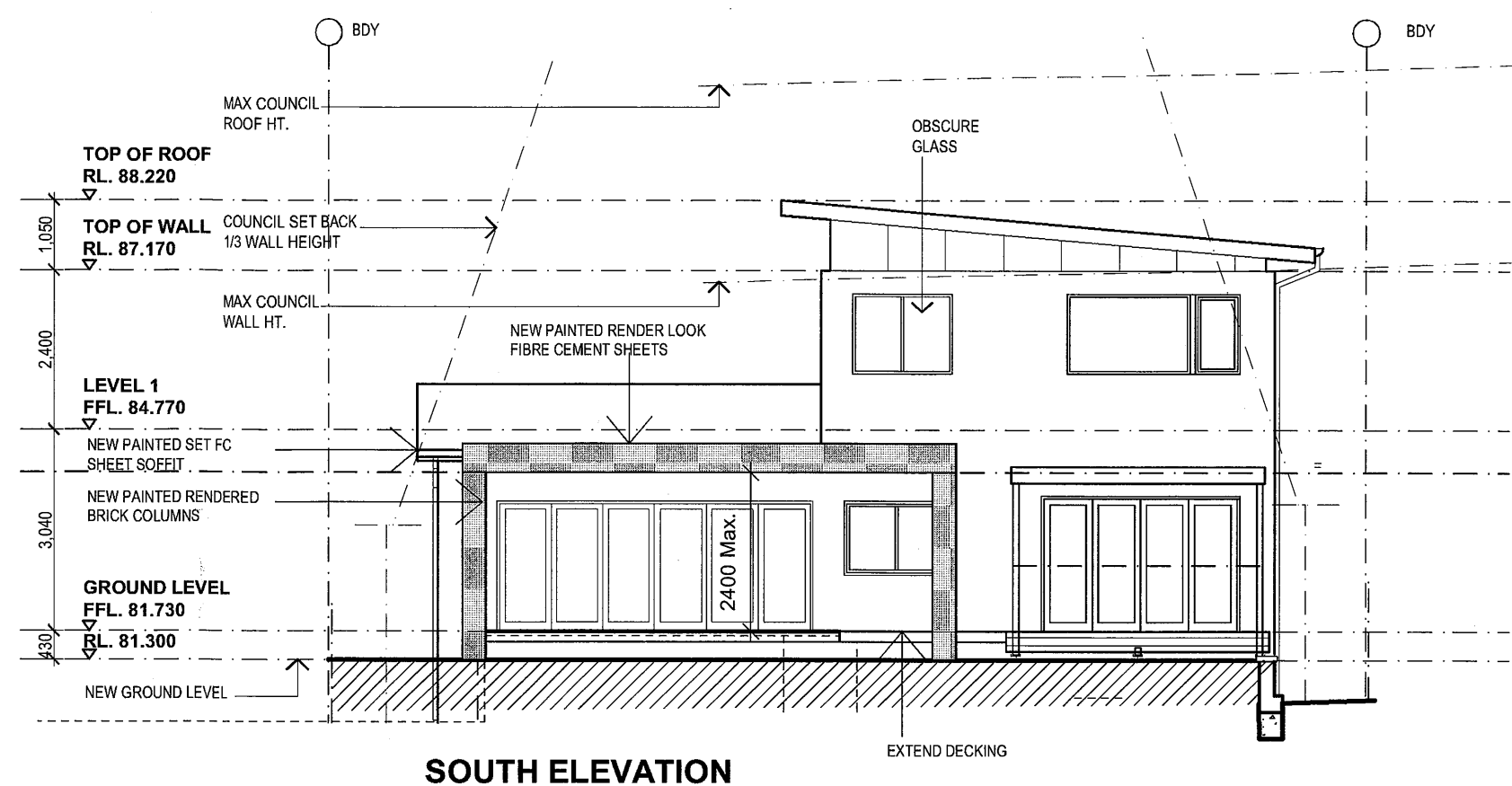
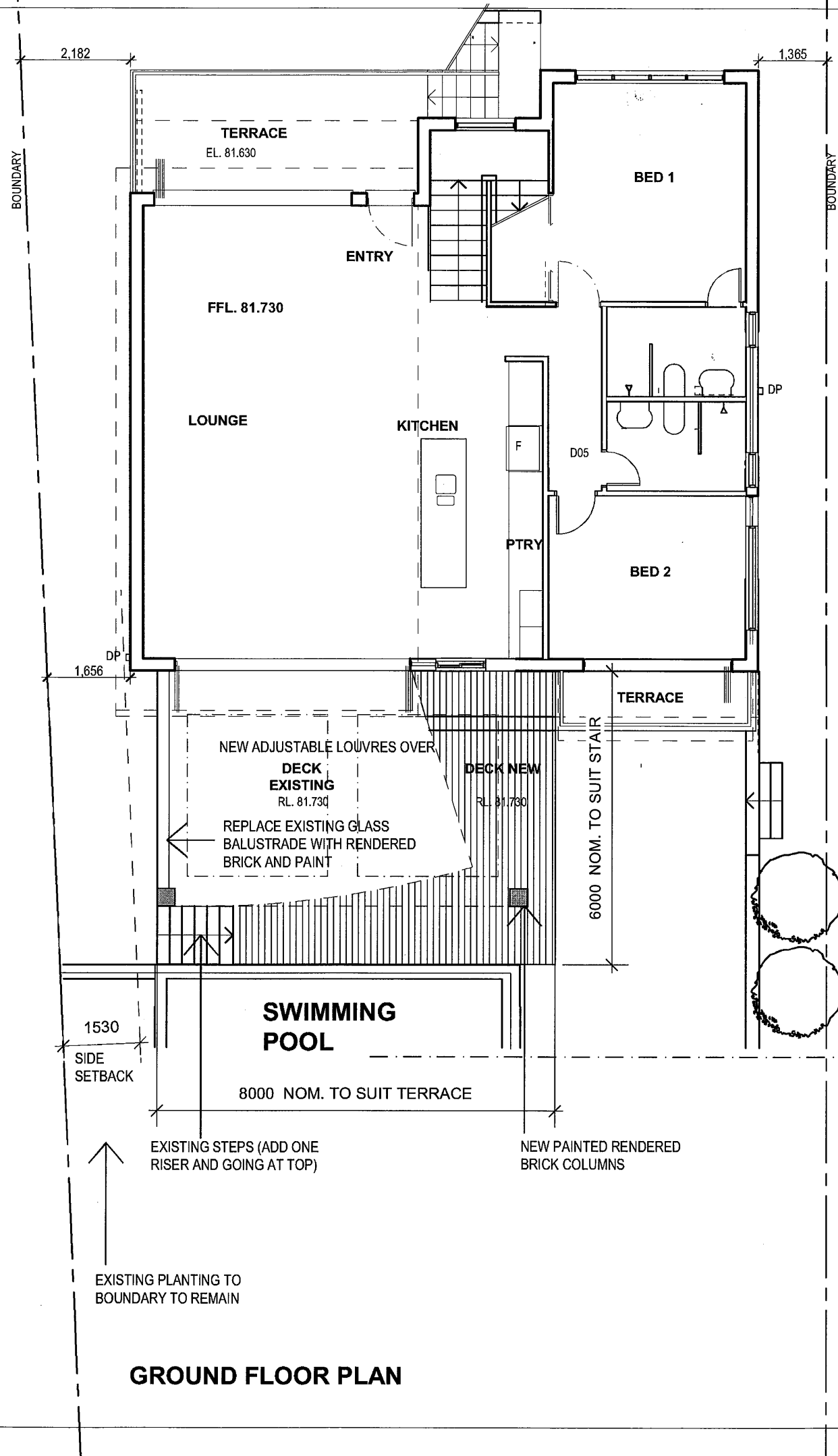


PRELIMINARY - NOT FOR CONSTRUCTION

ARCHITECT gdm design NSW AR015803 7/01/2005/40/121 01/07/01/007 04 WOONONGA AVENUE WAHROONGA NSW 2076 TEL & FAX 02 9489 2131 MOBILE TEL 041 609 25 69 EMAIL gdm@gdm.com.au Copyright © 2008 GDM Design	PROJECT Alteration and additions to residence 14 BAREENA DRIVE BALGOWAH HEIGHTS NSW 2083	CLIENT D & M CARPENTER	CONSULTANTS
TITLE ROOF, SITE & LANDSCAPE PLAN	JOB NO. 1105	PLOT DATE 3 JULY 2003	DRAWING NO. REVISION NO. 01 A



1:100 is the plan/spec. referred to in
Fitzgerald Certifiers Certificate
Cert No: **CC2009/1532**
5.11.09
Paul Fitzgerald Accreditation No BPB 0119



WEST ELEVATION

GROUND FLOOR PLAN

ARCHITECT gdm design NSW APN 5803 ABN 22995440121 BN 97971607		PROJECT Alterations and additions to residence 14 BAREENA DRIVE BALGOWLAH HEIGHTS NSW 2093		CLIENT D & M CARPENTER		CONSULTANTS	
TITLE GROUND PLAN & ELEVATIONS		JOB NO. 1105		PLOT DATE 24 OCT 2009		DRAWING NO. REVISION NO. 02 D	
MOBILE TEL 041 609 25 69 EMAIL gdmdesign@tpg.com.au Copyright © 2008 (GDM Design)		SCALE 1:100		SHEET SIZE A3		NORTH TRUE	