

JOHN J BRIGGS

ASSOCIATES

ACCREDITED BUILDING CERTIFIERS
ABN 99 089 896 159

Mrs S Erbag
77 Clontarf Street
Seaforth NSW 2092



Complying Development Certificate

I certify that:

- The proposed development is complying development
- The proposed development will comply with all development standards that apply to the development, and with the requirements of the State Environmental Planning Policy (Complying Development Code) 2008, Environmental Planning and Assessment Act 1979, concerning the issue of this certificate, if it is carried out as set out in this certificate.
- The proposed development will be a Class 1a building under the Building Code of Australia when it is completed.

Address of Property: 77 Clontarf Street, Seaforth

Plan Numbers Approved: Job No 1031, sheets 01 to 12 (all issue 1) dated 18.10.10, prepared by Michael Airey

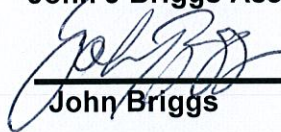
NOTE: REFER TO THE ATTACHED 'SCHEDULE A' LIST OF DETAILS TO BE READ IN CONJUNCTION WITH THIS COMPLYING DEVELOPMENT CERTIFICATE

Complying Development

Certificate No: 04/2010CDC
Date of this Decision and Certificate: 30th November 2010

Certifying Authority: John J Briggs Associates Pty Ltd

Signature:
Name of accredited Certifier:


John Briggs

Accreditation Body: Dept of Planning (BSAP NSW Accreditation Scheme)
Accreditation No: BPB0049

Proposal: Alterations & additions to the existing dwelling

Council Area: Manly

PO Box 800 Brookvale 2100
Phone: 02 9907 1018 Fax: 02 9907 1344
johnjbriggs1@bigpond.com

JOHN J BRIGGS

ASSOCIATES

ACCREDITED BUILDING CERTIFIERS
ACN 089 896 159

Complying Development Certificate No.: 04/2010CDC

Address: 77 Clontarf Street, Seaforth

Applicant: Mrs S Erbag

SCHEDULE A

The following is a list of details/plan references that should be read in conjunction with Complying Development Certificate No. : 04/2010CDC

- Complying Development (Sepp) appraisal, prepared by Vaughan Milligan of Vaughan Milligan Development Consulting P/L dated 8.10.10
- Section 149 Planning Certificate dated 10.9.10, prepared by Manly Council
- Basix certificate NoA96103 dated 4.10.10
- Structural details, drawing no. 10151-S1 (Rev1) dated 15.10.10, prepared by D O'Brien Engineering P/L
- Structural certification and stormwater management assessment and compliance statement re:CSW10151 dated 15.10.10 prepared by D O'Brien Engineering Services P/L
- \$20 Million Legal Liability Insurance Certificate of Currency
- Receipt verifying Builders Long Service Levy payment
- Home Warranty Insurance Certificate (Calliden Group) dated 22.11.10
- Simple Domestic Specification dated October 2010.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Current version for 16 July 2010 to date (accessed 28 September 2010 at 15:46)

Part 3 Division 3 Subdivision 1

<< page >>

Subdivision 1 Conditions applying before works commence

37 Protection of adjoining areas

- (1) A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of works if the works:

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

(2), (3) (Repealed)

Note. See the entry in the General Exempt Development Code for scaffolding, hoardings and temporary construction site fences.

38 Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

(2) Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
- (c) be a temporary chemical closet approved under the Local Government Act 1993.

39 Garbage receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

39A Notification to neighbours

The person having the benefit of the complying development certificate must give at least 2 days' notice in writing of the intention to commence the works to the owner or occupier of each dwelling that is situated within 20m of the lot on which the works will be carried out.

Top of page

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Current version for 16 July 2010 to date (accessed 28 September 2010 at 15:50)

[Part 3](#) [Division 3](#) Subdivision 2

<< page >>

Subdivision 2 Conditions applying during the works

Note. The *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Noise Control) Regulation 2008* contain provisions relating to noise.

3.40 Hours of construction or demolition

Construction or demolition may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction or demolition is to be carried out at any time on a Sunday or a public holiday.

3.41 Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

3.42 Sedimentation and erosion controls

Run-off and erosion controls must be effectively maintained until the site has been stabilised and landscaped.

3.43 Maintenance of site

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Demolition materials and waste materials must be disposed of at a waste management facility.
- (3) The work site must be left clear of waste and debris at the completion of the works.

Top of page

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Current version for 16 July 2010 to date (accessed 28 September 2010 at 15:50)

[Part 3](#) [Division 3](#) > Subdivision 3

<< page >>

Subdivision 3 Construction requirements

3.44 Staging construction

- (1) If the complying development is the erection of, or alterations or additions to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof covering is installed.
- (2) Any approval that is required for connection to the drainage system under the Local Government Act 1993 must be held before the connection is carried out.
- (3) If the complying development involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the complying development on the site is obtained.

3.45 Utility services

If the complying development requires alteration to, or the relocation of, utility services on the lot on which the complying development is carried out, the complying development is not complete until all such works are carried out.

Top of page

Facsimile

TO		FROM	General Insurance
COMPANY		PHONE	1300 650 255
FAX		DATE	18 November 2010
SUBJECT	Certificate of Currency		
NUMBER OF PAGES (Including this page)		1	

CONFIDENTIALITY AND PRIVILEGE NOTICE: This facsimile message is intended solely for the benefit of the addressee(s) and any other named recipient. It is confidential and may contain legally privileged information. If you are not the intended recipient and use, distribution, disclosure or copying of this facsimile message is strictly prohibited. The confidentiality and legal privilege attached to this communication are not waived or lost by reason of the mistaken transmission or delivery to you. If you have received this facsimile message in error, please notify us immediately.

Certificate of Currency

Insurer	Westpac General Insurance Limited ABN 99 003 719 319
Insured	MR SERDAR ERBAG MRS SUGEN ERBAG
Policy Number	10 018 0643 HOM
Period of Insurance	25/08/2010 to 25/08/2011 at 4pm
Property Insured	77 CLONTARF ST SEAFORTH NSW 2092
Building Sum Insured	\$350 000
Legal Liability Sum Insured	\$20,000,000 ***THE EXCLUSION RELATED TO BUILDING WORK COSTING MORE THAN \$50,000 BEING CARRIED OUT ON THE SITE SHALL NOT APPLY.***
Policy Premium Payments	☐ Annual - Premium paid in full for current period of insurance or ☒ Monthly Instalments - Premiums are up to date at time of printing this certificate.
Interested Party	WESTPAC BANKING CORPORATION

The policy information above was correct and the policy was current at the time of printing this certificate.

JJ BRIGGS
ASSOCIATES
PO BOX 200 BROOKVALE 2100

This Plan / Detail
to be read in
conjunction with

~~GENERAL INSURANCE CERTIFICATE~~

General Insurance GPO Box 4451 Sydney NSW 2001
Home and Contents Insurance is issued by Westpac General Insurance Limited: ABN 99 003 719 319

04/2010CAC

Application for a Complying Development Certificate

John J Briggs Associates P/L
PO Box 800
Brookvale NSW 2100
Phone (02) 9959 9666
Fax (02) 9907 1344
johnjbriggs1@bigpond.com

You can use this form to apply for approval to carry out a proposal that is classed as complying development. The planning instrument made under the *Environmental Planning and Assessment Act 1979* applying to your property will identify whether your proposal is complying development. To complete this form, please place a cross in the boxes ☐ and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information. You need to apply to a certifying authority (either your council or a private certifier).

1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other ☐ Mrs

First name

S

Family name

Erbag

Flat/street no.

77

Street name

Clontarf Street

Suburb or town

Seaforth

State

Postcode

2092

Daytime telephone

Fax

Mobile

Email

2. Identify the land you propose to develop

Flat/street no.

77

Street name

Clontarf Street

Suburb or town

Seaforth

Postcode

2092

Lot no.

Section

DP/MPS no.

Volume/folio

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 map with these details.

3. Estimated cost of the development

\$

80,000.

including GST

4. Describe the work you propose to carry out

This might include the type of building you propose to build or demolish and its location.

Alterations & additions

5. Residential building work

1. Are you going to build a house or other dwelling or alter or add to a dwelling?

No ☐

Yes ☒ Go on to question 2

2. Are you an owner-builder?

Yes ☐

What is your owner-builder permit no.?

N/A

No ☒

Will the work be carried out by someone who is licensed to do so?

Yes ☐

What is the name of the builder?

N & A T Kauffmann

What is the telephone no. of the builder?

0412 860 916

What is the contractor licence no. of the builder?

140671C

Have you attached to this application evidence that the licensed person is insured to carry out this type of work?

No ☐

Yes ☐

No ☐

Have you attached to this application 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?

No ☐

Yes ☐

6. Plans and specifications of the land and development

You need to provide the plans and specifications of your proposal to help the certifying authority determine whether it complies with set standards and requirements. Please confirm that you have attached this material by placing a cross in the appropriate boxes ☐.

☒ A site plan of the land, drawn to scale (3 copies) that indicates:

- the location of the land, the measurements of the boundaries of the land, the size of the land and which direction is north
- existing vegetation and trees on the land
- the location and uses of buildings that are already on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites that adjoin the land.

6. continued

☒ **Plans or drawings of the proposal, drawn to scale (4 copies) that indicate, where relevant:**

- the location of any buildings or structures on the land, any proposed extensions or additions, the boundaries of the land, and any development on adjoining land
- the floor plans of each proposed building
- each elevation of the proposed building(s)
- how high the proposed development will be in relation to the land
- the level of the lowest floor, the level of any yard or unbuilt area and the level of the ground
- any changes that will be made to the level of the land by excavation, filling or otherwise
- the arrangements you have made for parking, where vehicles will enter and leave the site, and how vehicles will move about the site
- the fire safety and fire resistance measures (if any) and their height, design and construction
- how the land will be landscaped or otherwise treated and what types of vegetation will be used (including their height and maturity)
- how you intend to drain the land.

Where you propose to alter, add to or rebuild a building that is already on the land, please mark the plans (by colour or otherwise) to show the alteration, addition or rebuilding you propose to do.

☒ **The specifications for the development (4 copies) that:**

- describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used.

Where you propose to modify plans and specifications that have already been approved, you need to mark the approved plans and specifications (by colour or otherwise) to show the modification.

7. Other attachments

You need to provide other material that is relevant to the type of work you propose to do. Please indicate the material you have attached by placing a cross in the appropriate boxes ☐.

1. If you are going to **carry out building work**:

- ☐ a copy of any compliance certificates on which you rely
- ☐ where you propose to meet the performance requirements of the Building Code of Australia (BCA) by using an alternative solution to the deemed-to-satisfy provisions of the BCA:
 - a list of the performance requirements you will meet by using the alternative solution
 - the details of the assessment methods you will use to meet those performance requirements
 - a copy of any compliance certificates on which you rely
- ☐ evidence of any accredited component, process or design on which you seek to rely.
Components, processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000.
- ☐ details of the fire safety measures, unless you are building a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool). These details must include:
 - a list of any fire safety measures you propose to include in the building or on the land
 - if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land

The lists must describe the extent, capability and the basis of design of each measure.

7. continued

- ☐ a plan of the existing building, drawn to scale, where the application involves building work to alter, enlarge or extend that building.

This plan will assist the certifying authority to assess whether the work will reduce the fire protection capacity of the building.

- ☐ the attached schedule, completed for the development

The information in the schedule will be used by the Australian Bureau of Statistics to report each quarter on the building activity that occurs in the economy. Building statistics allow governments and businesses to accurately identify main areas of population growth and demand for products and services.

SEE
Schedule
receipt
details.

You may also need to pay a long service levy under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by instalments, the first instalment of the levy) before the certifying authority can issue a certificate to you.

2. If you are going to carry out work to do a subdivision (such as building a road or a stormwater drainage system):

- ☐ details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
- ☐ details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (eg water, road, electricity, sewerage)
- ☐ existing ground levels and the proposed ground levels when the subdivision is completed
- ☐ copies of any compliance certificates on which you rely
- ☐ detailed engineering plans (4 copies). The detailed plans might include the following:
- earthworks
 - roadworks
 - road pavement
 - road furnishings
 - stormwater drainage
 - water supply works
 - sewerage works
 - landscaping works
 - erosion control works

If you are modifying plans that have already been approved, please mark the plans (by colour or otherwise) to show the modification.

3. If you are going to change the use of a building or the classification of a building under the Building Code of Australia (unless the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool)):

- ☐ a list of any fire safety measures you propose to include in the building or on the land
- ☐ if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land
- ☐ details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia.

The lists of fire safety measures must describe the extent, capability and the basis of design of each measure.

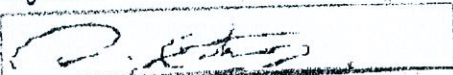
8. Signatures

The owner(s) of the land being developed must sign the application.

If you are not the owner of the land, you must ask all the owners of the land to sign the application.
If the land is Crown land, an officer of the Department of Land and Water Conservation must sign the application.

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

Signature



Name

SULEM ERBAG

Date

6 OCT 2010

Signature



Name

SERDAR ERBAG

Date

6 OCT 2010

The applicant, or the applicant's agent, must sign the application.

Signature



Name, if you are not the applicant

Date

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

9. 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 the council if the information you have provided in your application is incorrect or changes.



Schedule to application for a complying development certificate

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

All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

<i>n/a</i>

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

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Materials – residential buildings

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

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	☐ 11	Tiles	☐ 10	Concrete or slate	☐ 20	Timber	☐ 40
Brick (veneer)	☐ 12	Concrete or slate	☐ 20	Timber	☐ 40	Steel	☐ 60
Concrete or stone	☐ 20	Fibre cement	☐ 30	Other	☐ 80	Aluminium	☐ 70
Fibre cement	☐ 30	Steel	☐ 60	Not specified	☐ 90	Other	☐ 80
Timber	☐ 40	Aluminium	☐ 70			Not specified	☐ 90
Curtain glass	☐ 50	Other	☐ 80				
Steel	☐ 60	Not specified	☐ 90				
Aluminium	☐ 70						
Other	☐ 80						
Not specified	☐ 90						

PAR: 24510
NAR: 1122817

CD 66/10

John J Briggs Associates
PO Box 800
Brookvale NSW 2100
Phone (02) 9907 1018
Fax (02) 9907 1344
jjbassoc@bigpond.com

Notice of Commencement of Building or Subdivision Work and Appointment of Principal Certifying Authority

Form 7

Issued under the *Environmental Planning and assessment Act 1979*
Sections 109C(1)(b), 81A (2) (b) (ii) or (c), or (4) (b) (ii) or (c), 86 (1) and (2).

Details of the applicant

Name
Address
Phone

Mrs S Erbag
77 Clontarf Street
Seaforth NSW 2092

Details of the Land to be developed

Address
Lot No. DP/SP, etc Vol/Fol

77 Clontarf Street
Seaforth NSW 2092



Description of work proposed Building Work

Alterations & additions to the existing dwelling

Details of Development Approvals granted

Development Application No.
Or Complying Development
Certificate No.
Date of Determination
Council Area

04/2010CDC

30th November 2010
Manly

Complying and Development Certificate No. Date of Issue

04/2010CDC
30th November 2010

Principal Certifying Authority John J Briggs Associates Pty Ltd

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 the development.

Signature

If accredited Certifier
Accreditation No. And Accreditation
body
Contact No.
Address

John Briggs
BPB0049 Building Professionals Board
02 9907 1018
PO Box 800 Brookvale NSW 2100

CERTIFIER

\$30

R 741552

1.12.10

John J Briggs Associates

PO Box 800 Brookvale NSW 2100
Phone (02) 9907 1018 Fax (02) 9907 1344
johnjbriggs1@bigpond.com

Residential Building Work

Owner-builder Permit

Name of Builder	N & A Kauffmann
Phone	0412 860916
Licence No	140671C

Date the Work will Commence	2 nd December 2010
------------------------------------	-------------------------------

Steps taken by the applicant

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 John Briggs of John J Briggs Associates Pty Ltd as principal certifying authority

Signature
Applicants Name
Date

Suzan Erbag (see attached authority)

JOHN J BRIGGS

ASSOCIATES

ACCREDITED BUILDING CERTIFIERS
ABN 99 089 896 159

PCA APPOINTMENT (OWNER'S AUTHORITY)

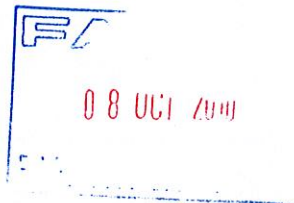
06/11/2010

To Whom It May Concern

I Sugen Erbag authorise John Briggs of John J Briggs Associates P/L to act as Principal Certifying Authority for the proposed alterations & additions at 77 Clontarf Street, Seaforth and to issue an Occupation Certificate following satisfactory completion of the project.

I also advise that I have met all conditions of Consent required to be undertaken prior to commencement of work.

Yours sincerely



PO Box 800 Brookvale NSW 2100
Phone: 02 9907 1018 Fax: 02 9907 1344
johnjbriggs1@bigpond.com



Home Warranty Insurance Fund

calliden
group

NSWMBIS/083796-PermitAuthority

22/11/2010

N & A T Kauffmann
39A Mactier Street
NARRABEEN NSW 2101

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: 77 Clontarf Street
SEAFORTH NSW 2092
Carried out by: N & A T Kauffmann
Licence Number: 140671C
ABN: 89 918 973 262
For: S & S Erbag
In the amount of: \$81,000.00

This Policy is to be
to be
conjunction
ACTION
NO. 04/2010COC

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 22nd day of November, 2010.

JJ BRIGGS
ASSOCIATES
PO BOX 300 BROOKLYN

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

p2 of 2

Levy Online Payment Receipt

LONG SERVICE



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

Applicant Name:	MRS S BERBAG
Levy Application Reference:	5009554
Application Type:	CDC
Application No.:	16864
Local Government Area/Government Authority:	MANLY COUNCIL
Site Address:	77 CLONTARE STREET
	SEAFORTH
	NSW
	2092
Value Of Work:	\$80,000
Levy Due:	\$280
Levy Payment:	\$280
Online Payment Ref.:	601453705
Payment Date:	26/10/2010 2:42:17 PM

JJ BRIGGS
ASSOCIATES
PO BOX 800 BROOKVALE 2100

This Plan / Detail is
to be read in
conjunction with

~~CONSTRUCTION DETAIL SHEET~~ CDC
APPROVAL NO. 04/2010 CDC