

Manly Council



Reference: 300811 DA69/09 MJG: Admin: HS:
Enquiries: Landuse & Sustainability

Mr Stephen Hoffman
79 Wanganella Street
BALGOWLAH NSW 2093

Council Offices
1 Belgrave Street
Manly NSW 2095

Correspondence to
General Manager
PO Box 82
Manly NSW 1655

DX 9205 Manly

Telephone 02 9976 1500
Facsimile 02 9976 1400

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

ABN 43 662 868 065

Dear Sir

Construction Certificate No.DA69/09/2011CC
Pursuant to Section 109C(1) of the
Environmental Planning and Assessment Act 1979
Premises: 421 Sydney Road Balgowlah
Pt Lot 5 DP656480 & Lot 10 DP 447517

Council determined this Construction Certificate application on 30th August 2011, and has granted consent, subject to the conditions described below.

1. This Construction Certificate relates to the following:

- Architectural drawings numbered A-001 & A-002 Issue A dated 11/08/10 received by Council 08/02/11, A-003, A-004 & A-007 Issue B dated 21/03/11 received by Council 22/03/11, and A-005, A-010 & A-011 Issue B dated 20/03/11, received by Council 22/03/11, A-006, A-008 & A-009 Issue A dated 11/08/10 and A-012 and A-013 dated 13/08/10 received by Council 08/02/11
- Structural drawings numbered 10S009-S01 to S-05 Revision B dated 12/04/10
- Stormwater drawings numbered 1007-1 Sheets SW1-1 and SW1-2 dated 03/05/10 received by Council 08/02/11
- Waste Management Plan (5 pages) received by Council 08/02/11
- Specifications dated July 2010 received by Council 08/02/11
- Driveway plan numbered 10S009-C01 Rev B, dated 20/07/11 received by Council 29/08/11

Right of Appeal:

Under s 109K where the Certifying Authority is a Council, an applicant may appeal to the Land and Environment Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.

Note: Details in regard to Notice of Commencement of Building/Subdivision Work and appointment of the Principal Certifying Authority (Form 7 - enclosed) are to be submitted to Council two (2) working days **prior** to commencement of building works.

Signed below on behalf of the consent authority.

Yours faithfully,

Michael Giddey
Building Surveyor
Landuse & Sustainability

Date: 30/8/11

CLEANER HEALTHIER HAPPIER

Manly Council Supports Smoke Free Zones

www.smokefreecouncils.com.au



Construction Certificate

I certify that the work if completed in accordance with these plans and specifications will comply with the requirements of s 81A(5) of the Environmental Planning and Assessment Act 1979.

Signature: _____

Date of Endorsement: 30th August 2011

Certificate No.: DA69/09/2011CC

Certifying Authority

Name of Certifying Authority: **Michael Giddey, Senior Building Surveyor for Manly Council**
Building Professionals Board – A1 – Accredited Certifier

Accreditation No. (if Accredited Certifier): **Building Professionals Board BPB1497**

Address: **1 Belgrave Street, Manly**

Telephone No. **(02) 9976 1500**

Class of Building under the Building Code of Australia

Class: Two Class 1 (a) dwellings

Development Consent

Development Consent No. **69/09**

Date of Determination: **08/10/09**

Proposal: **Demolition of existing single dwelling and construction of two, two storey attached dwellings, new driveway, crossover, landscaping and fencing**

Notes

1. Prior to commencement of work ss 81A(2)(b) and (c), and/or 81A(4)(b) and (c) of the Environmental Planning and Assessment Act 1979 must be satisfied (see Notice of Commencement of Building or Subdivision Work and Appointment of Principal Certifying Authority Form).
2. Sections 109M and 109N of *the Act* prohibit the occupation of a new building including an altered portion of or an extension to an existing building or the change of use to an existing building unless an Occupation Certificate has been issued for the building or part thereof.
3. The site inspection required by Clause 143B of the Environmental Planning & Assessment Regulation 2000 prior to the issue of a Construction Certificate was carried out by Michael Giddey on 30/08/11 and was satisfactory.

SCHEDULE

PARTICULARS OF THE PROPOSAL

Area of the land: **529.5.m² (Pt Lot 5 DP 656480) and 83.6 m² (Lot 10 DP 447517)**

Gross floor area of existing building: **N/A to be demolished**

Current uses of all or parts of the building(s)/land:

Location

Dwelling and outbuilding (to be demolished)

Use

Residential

Does the site contain a dual occupancy? **No**

Gross floor space area of the proposed addition or new building: **251m²**

Proposed uses of all parts of the building(s)/land:

Location

Two attached single unit dwellings

Use

Residential

No. of pre-existing dwellings: **1**

No. of dwellings to be demolished: **1**

No. of dwellings proposed: **2**

How many storeys will the building consist of: **2**

MATERIALS TO BE USED

Place a tick in the box which best describes the materials the new work will be constructed of:

Walls		Code	Roof		Code	Floor		Code
☐	brick veneer	BV	☐	aluminium	AL	☒	concrete	CO
☒	full brick	FB	☐	concrete	CO	☐	timber	TM
☐	single brick	SB	☐	concrete tile	CT	☐	other	OT
☐	concrete block	CB	☐	fibrous cement	FC	☐	unknown	UN
☐	concrete	CO	☐	fibreglass	FG			
☐	steel	ST	☐	slate	SL			
☐	fibrous cement	FC	☒	steel	ST			
☐	hardiplank	HP	☐	terracotta tile	TT	☒	timber	TM
☐	timber/weatherboard	TM	☐	other	OT	☒	steel	ST
☐	cladding-aluminium	AL	☐	unknown	UN	☐	other	OT
☐	curtain glass	GL				☐	unknown	UN
☐	other	OT						
☐	unknown	UN						

NOTICE TO APPLICANT OF CRITICAL STAGE INSPECTIONS

Made under part 4 of the environmental planning and assessment act 1979 sections 81a(2)(b1)(ii)

INSPECTION TELEPHONE NUMBER

9976 1414

That I **Michael Giddey** of Manly Council, 1 Belgrave Street, Manly acting as the principal certifying authority hereby give notice in accordance with Section 81A(12)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.

The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(iii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an Occupation Certificate.

Dated this 30th August 2011



Michael Giddey
Building Surveyor

SCHEDULE 1 MANDATORY CRITICAL STAGE INSPECTIONS

NO	CRITICAL STAGE INSPECTION	INSPECTOR
1.	At commencement of building work	Council's Building Surveyor
2.	After Excavation for, and prior to the placement of any footings	As above
3.	Prior to pouring any in-situ reinforced concrete building element	As above
4.	Prior to covering of the framework for any floor, wall, roof or other building element	As above
5.	Prior to covering waterproofing in any wet areas	As above
6.	Prior to covering any stormwater drainage connections	As above
7.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	As above

SCHEDULE 2 OTHER MANDATORY INSPECTION SPECIFIED BY THE PRINCIPAL CERTIFYING AUTHORITY

NO	CRITICAL STAGE INSPECTION	INSPECTOR