

COMPLYING DEVELOPMENT CERTIFICATE

Complying Development Certificate Number CDC: 2011/1523 **Approval Date:** 07/10/11

Issued in accordance with the provisions of the Environmental & Assessment Act Regulation 2000

Date Application Received: 08/08/11 **Date of Lapse of Certificate :** 06/10/16

Council : Manly

Name of Certifying Authority:

Fitzgerald Building Certifiers Pty. Ltd.

Accreditation No:

ABC 2

Accredited Certifier: Paul Fitzgerald

Accreditation No: BPB 0119

Accreditation Body:

BUILDING PROFESSIONALS BOARD

Applicant: Lee & Sharon McHugh C/- Rawson Homes Pty Ltd

Address: 1/41 Ethel Street Seaforth, 2092

Contact Number: 0408 442 556

Owner: Lee & Sharon McHugh

Address: 1/41 Ethel Street Seaforth, 2092

Subject Land: Lot 93 **DP:** 15377 **No.** 25 **Montauban Ave, Seaforth**

Description of Development – Construction of a new 2 storey dwelling

Building Code of Australia Classification: 1A **Value of Work: \$** 428,765.00

Builders Details

Name: Rawson Homes Pty Ltd

Licence Number: 33493C

Address: PO Box 3094 North Strathfield, 2137

Contact Number: 9764 6442

CERTIFIED

\$36

R. 815295

13.10.11

Approved Plans:

Plans prepared by	Drawings No.	Dated
Rawson Homes	sheets 1 of 12 to 12 of 12	17/06/11
Engineers details prepared by	Drawings No.	Dated
Residential Engineering	sheets 1 of 9 to 9 of 9	12/08/11
Basix Certificate	Certificate No.	Dated
	383710S	23/06/11

'This Certificate is approved subject to the prescribed conditions listed under Division 3 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 under the : Environmental Planning & Assessment Act 1979 as attached

PRR: 85810
519. 115986

CERTIFICATION:

I, Paul Fitzgerald, as the certifying authority am satisfied that;

- (a) The requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 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 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- (b) Long Service Levy has been paid where required under s34 of the Building and Construction Industry Long Service Payments Act 1986.

Signed:

DATED: 07/10/2011

PRINCIPAL CERTIFYING AUTHORITY:

Name of Certifying Authority	Fitzgerald Building Certifiers Pty. Limited
Accreditation Number	ABC 2
Accredited Certifier	Paul Fitzgerald BPB 0119
Contact Number	9980 2155
Address	1-3 Thornleigh St, Thornleigh NSW 2125

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

SIGNED :

Dated : 07/10/2011

Notice of Commencement of Building Work

Appointment of Principal Certifying Authority

Under Environmental Planning and Assessment Act 1979
Sections 81A(2)(b)(iii) or (c), or (4)(b)(ii) or (c), 86(1) and (2)

Subject Land

Address : 25 Montauban Ave, Seaforth
Lot No: 93 D.P. 15377

Description of Development

Construction of a new 2 storey dwelling

Type of Work

Building

Consent

DA / CDC No. : 2011/1523
Date of Determination : 07/10/11

Complying Development Certificate

Certificate No.: 2011/1523
Date of Issue : 07/10/11 Date of Commencement : 09/10/11

Principal Certifying Authority

Name of Certifying Authority : **Fitzgerald Building Certifiers Pty Ltd**
Accreditation No.: **ABC 2**
Accredited Certifier: **Paul Fitzgerald**
Accreditation No: **BPB 0119**
Contact No.: **9980 2155**

Address : **1-3 Thornleigh St, Thornleigh**

Compliance With Development Consent / Complying Development Certificate

Have all conditions required to be satisfied prior to commencement of work been satisfied?:
(Conditions may include payment of security, S94 contributions, endorsement of building work plans by water supply authority)

Yes

☒

No

SIGNED :

Dated :

07/10/2011

Conditions of Consent

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

Conditions applying before works commence

Protection of adjoining areas

- (1) A temporary hoarding, fence or awning 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.

Demolition

All demolition work must also comply with Australian Standard AS 2601 - The demolition of structures.

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

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.

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.

Notification to Neighbours

The person having 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.

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.

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.

Compliance with plans

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

Sedimentation and erosion controls

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

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.

Construction requirements

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.

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.

Note. A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must, under section 94EC of the Act, impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan.

Condition Relating to shoring and adequacy of adjoining property

If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the persons own expense:

- (a) protect and support the adjoining premises from possible damage from the excavation, and
- (b) where necessary, underpin the adjoining premises to prevent any such damage.

Compliance with Building Code of Australia and insurance requirements

(a) the work must be carried out in accordance with the requirements of the *Building Code of Australia*

(b) in the case of residential building work for with the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of the Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

Erection of signs

A sign must be erected in a prominent position on any site on which building work, subdivisionwork or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Development involving asbestos material

(a) work involving bonded asbestos removal work (of an area of more than 10sqm) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 318 of the *Occupational Health and Safety Regulations 2001*,

(b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,

(c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered,

(d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specific landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

Fulfilment of Basix commitments

If the development is BASIX affected, each commitment listed must be fulfilled prior to the issue of an occupation certificate.

Notification of Home Building Act 1989 requirements

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates has given the council written notice of the following information:

(a) in the case of work for which a principal contractor is required to be appointed:

- (i) the name and licence number of the principal contractor, and
- (ii) the name of the insurer by which the work is insured under Part 6 of that Act,

(b) in the case of work to be done by an owner-builder:

- (i) the name of the owner builder, and
- (ii) if the owner builder is required to hold an owner builder permit under that Act, the number of the owner-builder permit.

If the builder's details are changed while the work is in progress then works are to stop until the principal certifying authority has been advised of this updated information and once council has been notified.

ADVICE TO NEIGHBOURS - WORKS COMMENCING

This is to notify you that it is intended that work will soon be commenced on a development at a property near you. The work has been authorised by a complying development certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Particulars relating to the work and the complying development certificate are set out below.

Development Address

Address: 25 Montauban Ave, Seaforth
Lot: 93 DP: 15377

Name of Applicant

Lee & Sharon McHugh C/- Rawson Homes Pty Ltd

Description of Development

Construction of a new 2 storey dwelling

Council Area

Manly

Details of Complying Development Certificate

Issued by: Fitzgerald Building Certifiers Pty Ltd

Accreditation No: ABC 2

Complying Development Certificate No: 2011/1523

Date of Certificate: 07/10/11

Date from which works can commence: 09/10/11

Note: A copy of the complying development certificate, including related plans and specifications, is available for inspection at the Councils Principal office free of charge, during the Councils ordinary office hours.

Signed: Date: 07/10/11
(Applicant)

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 ☒ Complying Development Certificate
 Dev. Application No: _____ ☐ Engagement As PCA
 Approval Date: _____ ☐ Application for Occupation Certificate

APPLICANT (This Must Be The Owner)

Name: Lee & Sharon McHugh
 Postal Address: 1/41 Ethel Street Seafarth 2092
 Ph: 0408 442 556 Email: leemchugh@hotmail.com

LAND TO BE DEVELOPED

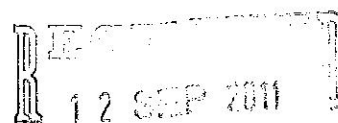
Address: No. 25 Montaukan Ave Seafarth
 Lot: 93 DP: 15377 Council Area: Manly

DETAILS OF DEVELOPMENT

Description of work: Construction of a new 2 storey dwelling
 Estimated Cost of Works: _____

DETAILS OF BUILDER

Name: Rawson Homes Pty Ltd License No: 33493C
 Address PO Box 3094 Ph No: 9764 6442
North Strathfield 2137



RY: _____

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 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.
7. The PCA does not undertake detailed quality control inspections and the role of the PCA is primarily to ensure that the development proceeds in accordance with the consent, Construction Certificate and that the development, is fit for occupation in accordance with its classification under the Building Code of Australia. Critical Stage Inspections do not provide the level of supervision to ensure that the minimum standards and tolerances specified by the "Guide to Standards and Tolerances" ISBN 0 7347 6010 8 are achieved.

The quality of any development is a function of the quality of the principal contractor's or owner builder's supervision of individual contractors and trades on a daily basis during the development. The PCA does not undertake this role.

Further, The PCA does not adjudicate, on building contract disputes between the principal contractor, contractors or owner.

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 honored, 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 Accredited 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

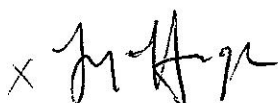
OWNERS DECLARATION

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 Paul Fitzgerald as PCA

Owners Signature/s: X 
Name/s: LEE MCHUGH
SHARON MCHUGH

Date 08/08/2011

Home Warranty Insurance Certificate of Insurance



**Home Warranty
Insurance Fund**

QBE Insurance (Australia) Ltd
Level 3, 85 Harrington St
SYDNEY NSW 2000
Phone: 1300 790 723
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



Policy Number BN0033211BWI-239

MR LEE & MRS SHARON MCHUGH
1/41 ETHEL STREET
SEAFORTH 2092

Name of Intermediary
FINSURA INSUR BROKERS PTY LTD
P O BOX 686
CASTLE HILL NSW 1765

Account Number
BN2085264
Date Issued
07/09/2011

Policy Schedule Details

Certificate in Respect of Insurance

Residential Building Work by Contractors

A contract of insurance complying with sections 92 and 96 of the Home Building Act 1989 has been issued by QBE Insurance (Australia) Limited 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	NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At	LOT 93, MONTAUBAN AVENUE SEAFORTH NSW 2092
Carried Out By	BUILDER RAWSON HOMES PTY LTD ABN: 67 053 733 841
Declared Contract Price	\$428,765.00
Contract Date	06/09/2011
Builders Registration No.	U 33493C
Building Owner / Beneficiary	MR LEE & MRS SHARON MCHUGH

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to the Building Owner/Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

Signed for and on behalf of NSW Self Insurance Corporation (SICorp)

Ty Ayscough

IMPORTANT NOTICE:

In addition to this certificate of insurance, a policy wording which outlines the terms and conditions of the cover provided is available from the HWIF website. To access that policy wording visit www.homewarranty.nsw.gov.au

Home Warranty Insurance Certificate of Insurance



Home Warranty
Insurance Fund

QBE Insurance (Australia) Ltd
Level 3, 85 Harrington St
SYDNEY NSW 2000
Phone: 1300 790 723
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



Policy Number BN0033211BWI-239

FINSURA INSUR BROKERS PTY LTD
P O BOX 686
CASTLE HILL NSW 1765

Account Number
BN2085264
Date Issued
07/09/2011

Policy Schedule Details

Builder RAWSON HOMES PTY LTD
ABN/ACN 67 053 733 841
Business Address UNIT 34 11-21 UNDERWOOD ROAD
HOMEBUSH 2140
Licence Registration Number U33493C
Type of Insurance HOME WARRANTY INSURANCE
Construction Works NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At LOT 93, MONTAUBAN AVENUE
SEAFORTH NSW 2092
State NSW

Declared Construction Value	Contract Date	Estimated Construction Completion Date
\$428,765.00	06/09/2011	30/06/2012

Building Owner / Beneficiary MR LEE & MRS SHARON MCHUGH

Limit of Indemnity, Period of Insurance, Expiry Date

As defined in the State statute pertaining to the risk as at the certificate issue date.

This notice will become a "Tax Invoice" when the amount payable is paid in full. Should changes be made, then the new schedule issued will become your Tax Invoice.

Total Premium and Charges

Premium	\$1,521.00
Levies	\$0.00
GST	\$152.10
Stamp Duty	\$150.57

Total Premium \$1,823.67

The amount of stamp duty paid is calculated under the relevant States/Territory Duties Act, based on where the risks, properties, contingencies or events are located.

**Home Warranty Insurance
Certificate of Insurance**



**Home Warranty
Insurance Fund**

QBE Insurance (Australia) Ltd
Level 3, 85 Harrington St
SYDNEY NSW 2000
Phone: 1300 790 723
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



Policy Number BN0033211BWI-239

Signed for and on behalf of NSW Self Insurance Corporation (SICorp)

A handwritten signature in black ink, appearing to read "Ty Ayscough".

Ty Ayscough

IMPORTANT NOTICE:

In addition to this certificate of insurance, a policy wording which outlines the terms and conditions of the cover provided is available from the HWIF website. To access that policy wording visit www.homewarranty.nsw.gov.au

BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 383710S

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 <none> published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Thursday, 23 June 2011



Planning

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

Project summary

Project name	11-12306
Street address	25 Mountauban Avenue SEAFORTH 2092
Local Government Area	Manly Council
Plan type and plan number	deposited 15377
Lot no.	93
Section no.	-
Project type	separate dwelling house
No. of bedrooms	5

Project score

Water	✓ 48	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 58	Target 40

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Fadi Sweis / Energy Ratings Australia Pty Ltd

ABN (if applicable):

Project address	
Project name	11-12306
Street address	25 Mountauban Avenue SEAFORTH 2092
Local Government Area	Manly Council
Plan type and plan number	Deposited Plan 15377
Lot no.	93
Section no.	0
Project type	
Project type	separate dwelling house
No. of bedrooms	5
Site details	
Site area (m ²)	605
Roof area (m ²)	218
Conditioned floor area (m2)	231
Unconditioned floor area (m2)	22
Total area of garden and lawn (m2)	342

Assessor details and thermal loads	
Assessor number	20390
Certificate number	97377483
Climate zone	56
Area adjusted cooling load (MJ/m ² .year)	14
Area adjusted heating load (MJ/m ² .year)	31
Other	
none	n/a
Project score	
Water	✓ 48 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 58 Target 40

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 (> 4.5 but ≤ 6 L/min) 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 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3500 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 218 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: NSW Health 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.

The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.

Floor and wall construction

floor - concrete slab on ground

floor - suspended floor above garage

Area

All or part of floor area square metres

All or part of floor area

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.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - suspended floor above garage	All or part of floor area

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 storage with a performance of 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off Kitchen: individual fan, ducted to façade or roof; 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 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 1.5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Other				
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			✓	
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.

PROGRESS CLAIMS REPORT - STEVE RYAN

Client Name	Address	JOB No.	BAS Contract Value EXC GST	BOQ Margin	Start Date	Slab Claim	Frame Claim	Bwk Claim	Gyrocock Claim	Fixout Claim	PC Claim	Weeks since last claim	Weeks in Const	Claim Value GST	EJ
Sold to Lewis	2172 Bruce Dittmar St, Forde	J001425	\$ 446,364	29.6%	20/10/10	24/11/10	3/3/11	24/3/11	29/6/11	21/7/11		3	42		
r & Barr	Lot 161 Uriarra Village	J001393	\$ 334,445	36.3%	20/12/10	23/2/11	9/3/11	31/3/11	12/5/11	19/5/11	7/7/11	5	33		
t & Croke	12/15 Chiffley	J001478	\$ 365,163	19.6%	21/12/10	9/3/11	7/4/11	21/4/11	2/6/11	16/6/11	29/7/11	2	33		
/	Lot 11 Brindabella Pl, Carwool	J001432	\$ 381,978	33.2%	24/01/11	24/3/11	14/4/11	12/5/11	9/6/11	30/6/11		6	28		
y	Lot 632 Bungendore	J001476	\$ 220,495	23.1%	9/02/11	3/3/11	31/3/11	7/4/11	19/5/11	26/5/11	30/6/11	6	26		
an	Lot 5 Michelago	J001495	\$ 372,605	37.5%	23/02/11	7/4/11	14/4/11	12/5/11	14/7/11	29/7/11		2	24		
ip	7/115 Narrabundah	J001431	\$ 313,554	30.0%	24/03/11	12/5/11	19/5/11	2/6/11	14/7/11	21/7/11		3	20		
nson	30/18 Hughes	J001451	\$ 428,532	35.2%	24/03/11	16/6/11	30/6/11	29/7/11				2	20		
3 & Murden	Lot 168 Uriarra	J001571	\$ 275,536	30.0%	31/03/11	21/4/11	19/5/11	26/5/11	30/6/11	14/7/11		4	19		
ey	Lot 524 Royalla	J001440	\$ 340,420	32.6%	27/04/11								15		
art & Wheeler	Lot 159 Shirley Taylor Pl, Uriarra Vi	J001567	\$ 305,150	30.0%	25/05/11	21/7/11	4/8/11					1	11		
pbell & Kershaw	Lot 16, No 6 Clydesdale Ct, Murrumba	J001513	\$ 456,492	24.3%	26/05/11	21/7/11	29/7/11					2	11		
atrick & Howells	9/44 Narrabundah	J001585	\$ 310,284	29.3%	1/06/11	29/7/11	4/8/11	11/8/11				0	10	\$ 55,851.0	
ett	Lot 33 Discovery Dr, Yass	J001636	\$ 235,178	27.7%	25/07/11								2		
ley	Lot 1333 Bungendore	J001689	\$ 314,492	26.9%	26/07/11								2		

SUMMARY - STEVE RYAN

	week	month	prev mth	year
Projects In Const	15			
Project Starts	0	0		0
Project Handovers	0	0		0
No. of Claims	1	3		
Value of Claim	\$ 55,851.05	\$ 166,959.46		

SUMMARY - RAWSON HOMES - ACT

NO. of JOB STARTS FOR WEEK	
NO. of HANDOVERS FOR WEEK	
NO. of CLAIMS FOR WEEK	
CLAIM FOR WEEK \$	271,793.
NO. of JOB STARTS FOR MONTH	
NO. of HANDOVERS FOR MONTH	
NO. of CLAIMS FOR MONTH	
CLAIM FOR MONTH EXC GST \$	550,774