

17 APR 2007

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir

**Re: Development Consent No. N0573/04 (modified 9.11.06)
Construction Certificate No. 2005/829A**

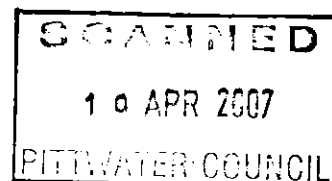
For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2005/829A
2. Various Building Inspection Reports & certifications.
3. A cheque for \$30.00 being Council's administration fee to accept the above. **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660.**

Yours faithfully



**Stephen Pinn
Insight Building Certifiers Pty Ltd**



Determination of a Final Occupation Certificate Application

Made under Sections 109C(1)(c) and 109H of the environmental Planning and Assessment Act 1979

Final Occupation Certificate No: 2005/829A

Land to which this certificate applies:

Address: 65 Irrubel Road, Newport

Lot No: 3 DP No: 21181

I certify that:

- **I have been appointed as the Principal Certifying Authority under Section 109E.**
- **A current Development Consent is in force for the building.**
- **Construction Certificate No. 2005/829A has been issued with respect to the plans and specifications for the building.**
- **The building is completed in accordance with its classification under the Building Code of Australia.**

DATED: 17 APR 2007



Stephen Pinn
Accredited Certifier - Registration No. BPB0326

 **COPY**



Pittwater Council
Component Certificate

DA No: N0573/04

CC No:

Property: 65 IRRUBEL ROAD NEWPORT NSW 2106

External Finishes
EF-1

I MARK FRANCE of MARK FRANCE P/L
(Name) (Business)
at 65 IRRUBEL RD NEWPORT
(Mailing Address)
0412 162262
(Contact Phone No)

being a:

- ☐ Principal Certifying Authority (Accreditation No.)
- ☒ Licensed Builder (Licence No. 39297

hereby certify that all external finishes, ie. roof, walls, glazing, trim, driveways and hard surface areas are in accordance with all relevant conditions of development consent.

Signature [Signature]

Date 28/3/07



Pittwater Council
Component Certificate

DA No: N0573/04

CC No: 2005/829A

Property: 65 IRRUBEL ROAD NEWPORT NSW 2106

Landscaping
LS-1

I SALLY KELLY of SALLY KELLY LANDSCAPES
(Name) (Business)
at 21 TASMAN RD, AVAON, 2107
(Mailing Address)

02 99129191
(Contact Phone No)

being a:

- ☒ qualified horticulturist
☐ landscape architect

hereby certify that the **site landscaping** has been completed in accordance with the details shown on the approved plans or as required by any condition of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature S. Kelly Date 26.3.07

FAX 99991161

PHONE 99975029
MOBILE 0413585710

R & E SKINNER

Electrical Contractors
2 Nooal Street, Newport. 2106
LIC. NO. 20087
ABN No. 55 727 670 295

2 / 4 / 2007

To : Pittwater Council
Park St,
Mona Vale

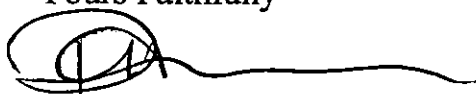
Re: Mr Mark France
65 Irrubel Rd,
Newport 2106

TO WHOME IT MAY CONCERN

This letter is to certify that the Smoke Alarms have been located, installed and connected to the main electrical supply in accordance with Part 3.7.2. "Smoke Alarms" of the Building Code of Australia Housing Provisions, AS 3786- 1993 "Smoke Alarms" and the revelant conditions of Development Consent .

Further , I am appropriately qualified and experienced to provide the certification for this component of the project.

Yours Faithfully



R . Skinner

WATERPROOFING CERTIFICATE

APPLICATOR DETAILS:

Name: Quality Waterproofing Solutions
Address: P O Box 201, Dee Why NSW 2099
Licence Number: 134111c

JOB DETAILS:

Site Address: 65 Irrubel Rd Newport 2106 NSW
Areas Treated: 2 x Internal Bathrooms (ground floor)
1 x Internal Laundry (ground floor)
Products Used: Ardex Aust: Hydro Epoxy 256 Primer
Super-flex 3 Membrane (2 Part)

This certificate is to certify that waterproofing work was carried out as indicated above in accordance with the product manufactures current written application specification. All workmanship is guaranteed for a period of 7 years from date of installation. This guarantee excludes structural defects and damage to membrane that has fully cured before being covered e.g. Tiling or Backfilling.

Date of Installation:

6th July 2006

Signed By Applicator:

Builder/Owner:

Licence No:

23 0175012 11772803
Certificate of Installation
in accordance with AS 3660.1-2000
New construction

PAD **3**

Name of owner/builder MARK & CHAPE FRANCE. CONST. P/L NO A 070981
Property Address 65 IRRAUBEN ROAD
NEWPORT Post Code 2106

AS 3660.1 Termite work: **Termiticide Liquid Barrier Treatment** ☒

and/or **Physical Barrier or other Barrier Installation** ☐

A Liquid Termite Barrier was installed to the following area(s) 120 M² REAR OF
EXISTING DWELLING using the liquid termiticide(s)
BIFENTH which contain the active constituent(s)
BIFENTHRAIN. The concentration of the liquid termiticide/s used was 1 %
and the total volume used was 850 Lt.

A Physical or other Barrier System(s) was installed in the following area(s) N.A.

_____ using _____
_____ The method(s) of installation was _____
(cross out one or the other) integrated with each other. The above system(s) ~~are~~ are not

The system(s) ~~are~~ are not (cross out one or the other) integrated with the concrete poured by the builder to form the termite barrier.

The resulting barrier is a complete/partial (cross out one or the other) barrier, if the barrier is not complete further work may be required as partial barriers are not effective and may allow undetected Termite entry. You should consult with the builder. See the limitations below.

The Termite Barrier was carried out on the 26th day of NOVEMBER 2005 and a durable notice was placed with certificate and posted to Builders.

A qualified Timber Pest Inspector should inspect the building and its surrounds at least every twelve (12) months.

It is strongly recommended by the Australian Standard AS 3660.2 that more frequent inspections (3 to 6 monthly) should be carried out.

We recommend an inspection prior to the installation of gardens, paths, lawns and other landscaping and again on completion of this work to ensure that this work does not breach any termite barrier installed or allow concealed termite entry to the property.

We recommend an inspection of the building and the surrounds every 12 months.

Termiticide Barriers degrade (break down) over time and should be replenished in the future. After one of the required regular inspections of the property, the inspector may advise you of the need to re-install the Treated Zone or Barrier.

If the above barrier(s) is/are integrated with the concrete then the concrete forms an integral part of the termite barrier to this structure. In this case, the Builder should be asked for a Certificate from the concrete firm that the concrete has been poured in accordance with AS 2870-1996 + amendments.

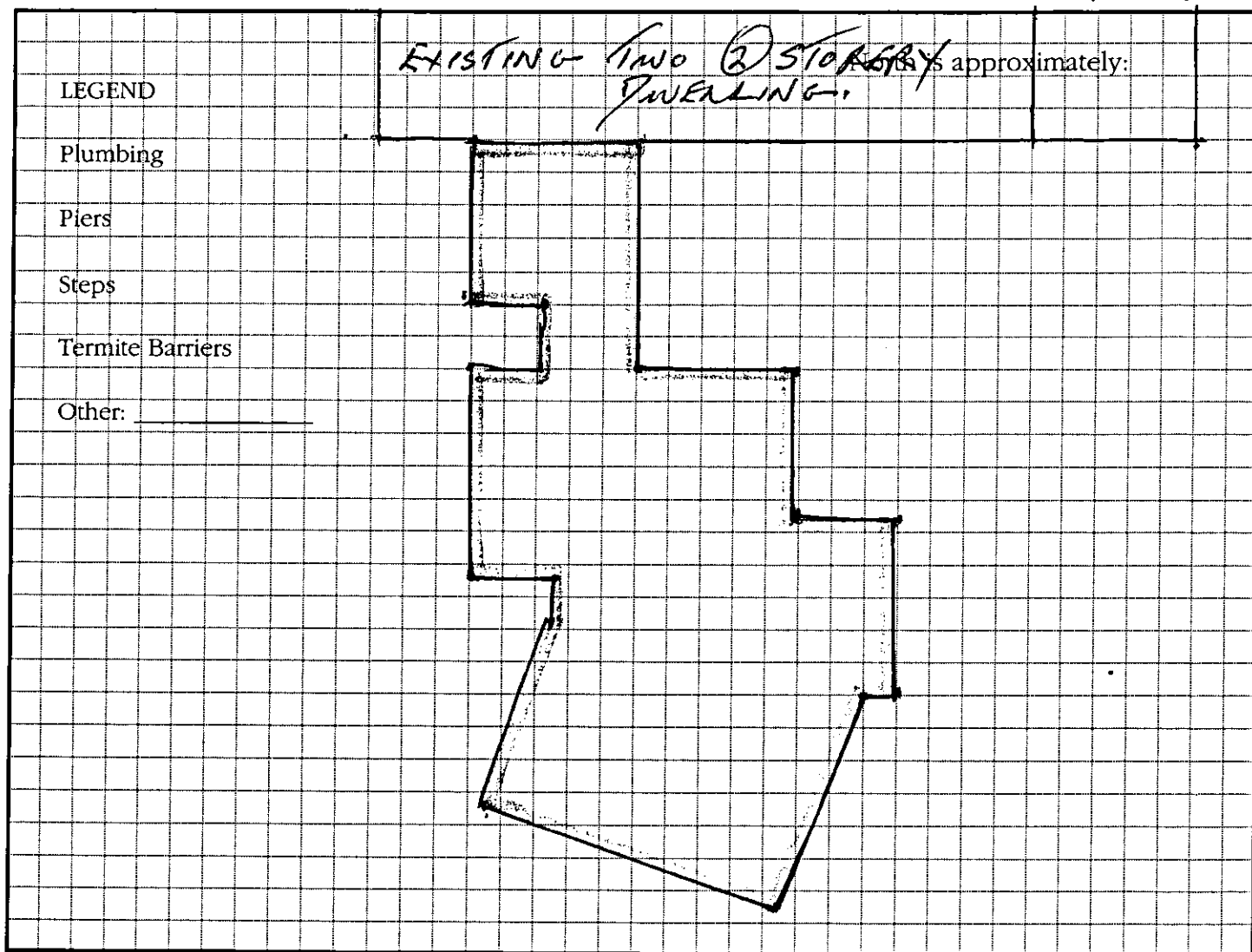
Terms and Conditions on Page 1 form an important part of this Certificate.

Limitations that apply to the above installation are: Existing dwelling on a
Concrete Slab has not been inspected or treated.
Suggest done on completion of new building.
Part B, perimeter of Slab to be done prior to pathways &
Surrounds. Builders to advise (PLEASE READ CONDITIONS OVERLEAF)

**FORSYTH SERVICES
PEST CONTROL**
37 Kendal Crescent
Collaroy Plateau NSW 2097

A 070981

Diagram (not to scale) showing the location of the installed barrier(s). The direction of North is indicated by the ↑ symbol.



It is very important that the Termite Barrier is not bridged or breached. This can happen when installing garden beds, lawn or other landscaping or building works. You should contact this firm prior to carrying out any such work. DO NOT disturb the treated areas in any way.

Frequent inspections are very important. Termite barriers do not kill or stop termites. The barriers are installed to prevent concealed access only. The barriers are designed to force the termites into the open. Thus the mud tubes that they use to gain access may be seen during inspections. For this reason such inspections should be carried out at least annually. A Termite treatment in accordance with AS 3660.2-2000 can then be carried out to eradicate the termites.

If you become aware of any activity **do not disturb the termites** in any way. You should notify this firm as soon as possible. Please contact us if ever you have any concerns about Termites or the effectiveness of the Barrier.

Installation Firm: FORSYTH P.C. 125

Name of Installer: ROGER FORSYTH

Firm's Address: 37 KENDAL CRESCENT
COLLARROY

Installer's Licence No.: L-038

Insurance Termite Accreditation No.: 1017

Post Code: 2097

Signature: [Signature]

Telephone: 9982.3676 0412.966.123

Date: 26th November 2005



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VP 21827.
15th February, 2006.
Page 1.

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

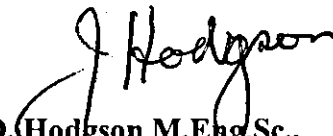
Dear Sir,

65 IRRUBEL ROAD, NEWPORT.
Development Application No.NO573/04

On the 13th of February, 2006 we inspected the reinforcement for the proposed pool at the subject address. At the time of our inspection the reinforcement was in accordance with our plan No.21827-S5 submitted to council and AS 2600.

Our Mr Jack Hodgson is appropriately qualified to provide this certificate.

JACK HODGSON CONSULTANTS PTY. LIMITED.


**J. D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer.
Nper3, Struct. Civil. No. 149788.
Director.**



Mercupond

MERCUPOND AUSTRALIA PTY LTD

ABN 78 108 398 867

Email: mercupond@yahoo.com.au

Web: www.mercupond.com.au

HIA member 
the best in the business

To: Mark France

Fax: 9999 2796

Date: 15/02/2007

To Whom It May Concern:

Re: Glass Certification for Mark France at 65 Irrubel Road, Newport

I certify that the glass of the shower screen and pool fence installed at 65 Irrubel Road, Newport have met the requirements of Australian Standards: AS 2208.

If you have any further information please do not hesitate to contact me below.

Yours Sincerely



Graham Hou
Managing Director
0413 143 908

MARK KRANCE P/L - LIC. 39297

65 IRROUCK RD

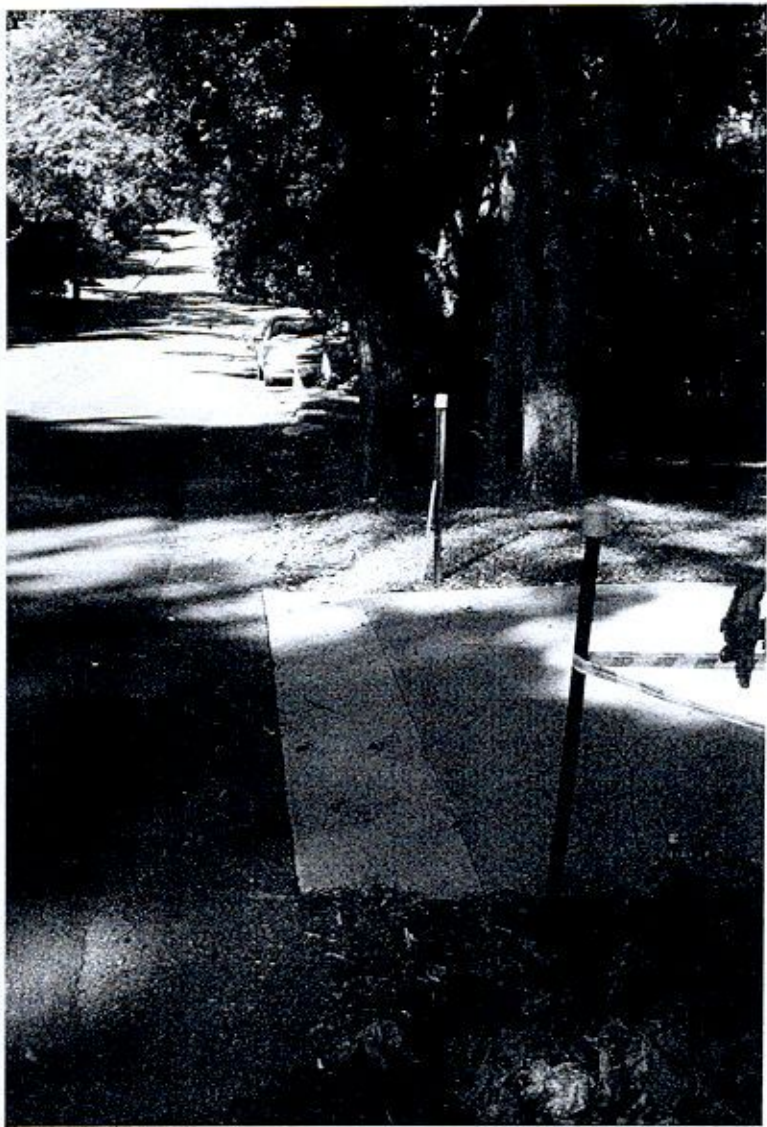
NEWPORT

TO WHOM IT MAY CONCERN

I MARK KRANCE, BUILDER
WARRANT THAT THE TERMS &
CONDITIONS OF THE PERMIT;
NO KRM2004/005229, UNDER PART
3A OF THE RIVERS & ^{LM.} WATERSHEDS
IMPROVEMENT ACT. HAVE BEEN
SATISFIED.

signed *Mark* - 10/4/07

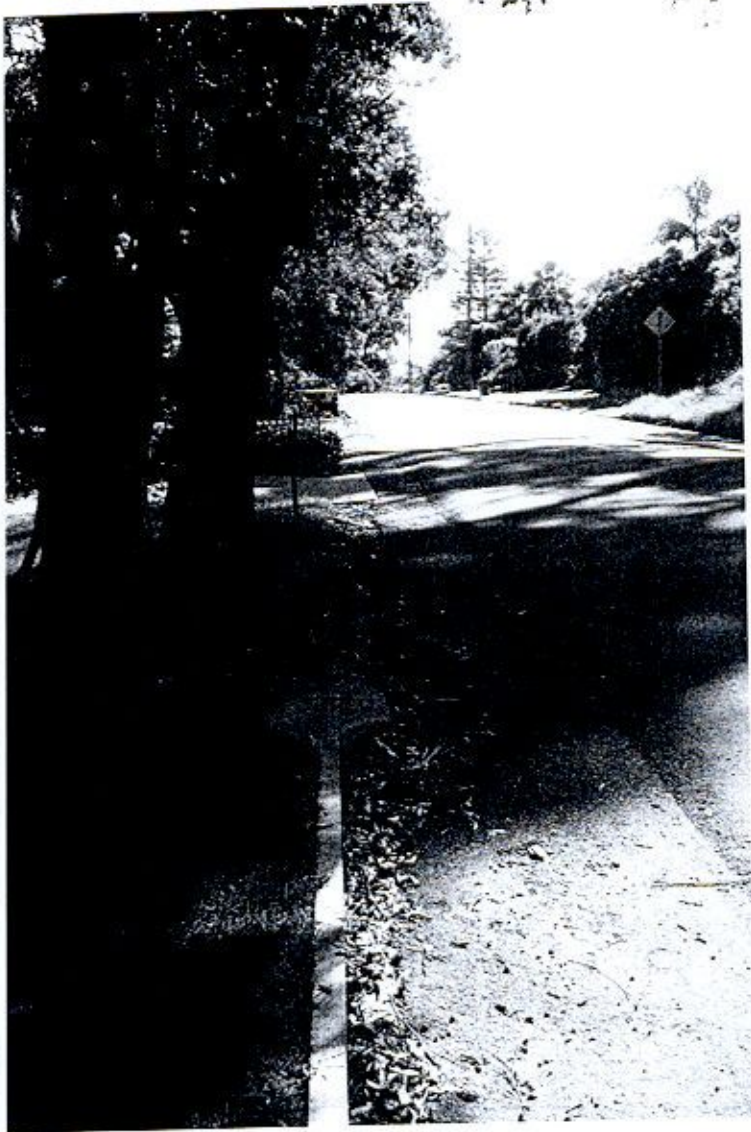
DIRECTOR MARK KRANCE P/L.



COND E 56.

P MARK PRANCE (BUILDER LIC 39297)
WARRANT THAT NO DAMAGE HAS
BEEN ~~DAMAGE~~ DONE TO THE NATURAL
STRIP, ROAD RESERVE ADJACENT TO
65 IRROBURN RD NEWPORT.

Signed - *Mark Prance* 10/4/07
MARK PRANCE P/c
39297



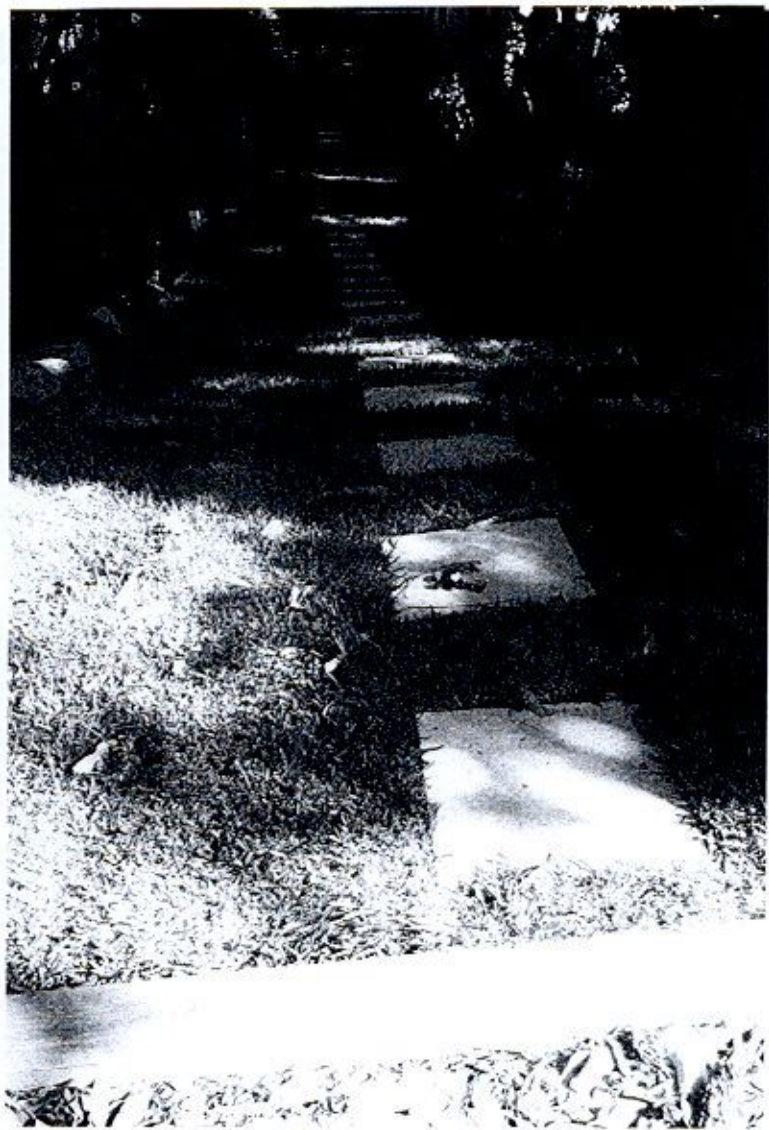
E 53

REINSTATEMENT OF FORMER
COUNCIL CROSSING & DRIVEWAY

Grand 9/10/4/07.

BOULDER.

MARK KRANCE P/C - 39297



E 53

REINSTATEMENT OF FORMER
DRIVEWAY.

[Signature]

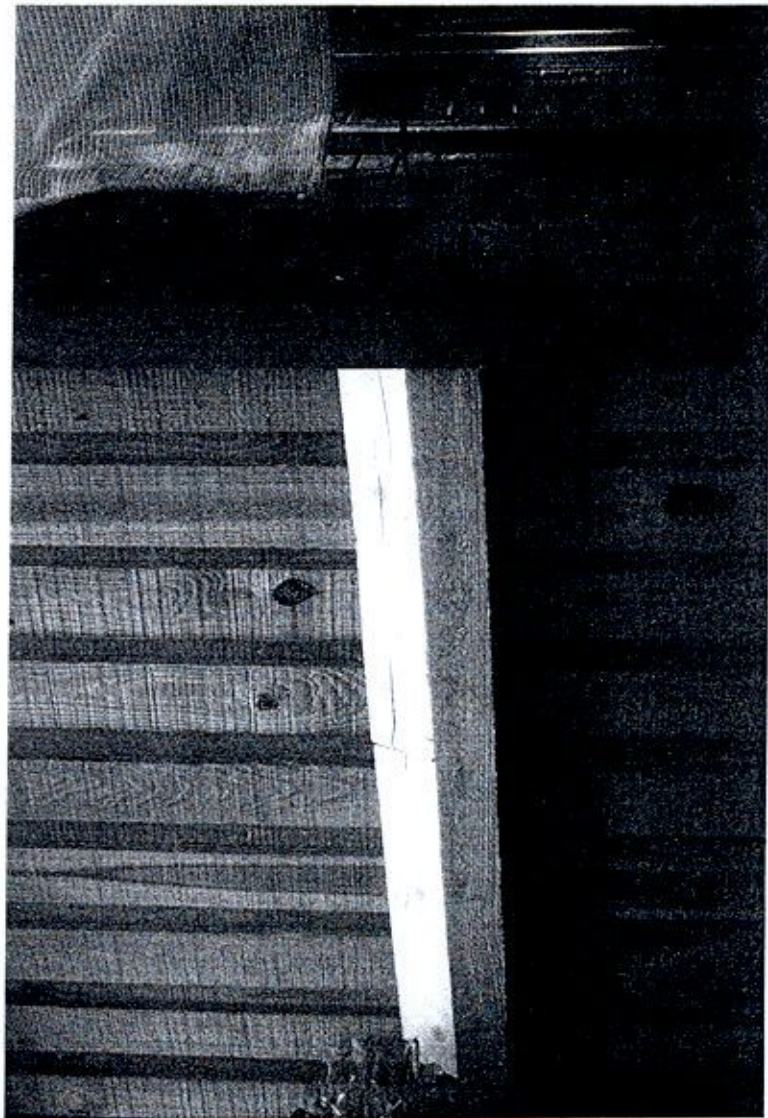
10/4/07.

MARU PRADIT O/P.

39297

600 ANGLES TREATED POST.
TO FENCE MIDRAIL, TYPICAL

Paul
10/4/07





Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VP 21827.
10th April, 2007.
Page 1.

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

Dear Sir,

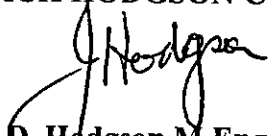
65 IRRUBEL ROAD, NEWPORT.

We have inspected the completed dwelling at the subject address and have inspected the works on numerous occasions during the construction.

It is our opinion that the house is structurally adequate and has been completed in accordance with the plans submitted to Council, the BCA, AS 1170.1, AS 1170.2, AS 1684.2, AS 1720.1, AS 3600, AS 4100 and our on site instructions.

The storm water system is in accordance with the AS 3500 and the plans submitted to Council with the addition of one pit.

JACK HODGSON CONSULTANTS PTY. LIMITED.


**J. D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer.
Nper3, Struct. Civil. No. 149788.
Director.**

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788

67 Darley Street, Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone: 9979 6733 Facsimile: 9979 6926



Part of the JELD-WEN family

AIRLITE WINDOWS Pty Ltd
ABN 31 000 324 676
62 Drummond Street
SOUTH WINDSOR NSW 2756
Ph: 4577-4577 Fax: 4577-4967

1 Central Park, Central Ave
THORNLEIGH NSW 2120
Ph: 9980-6455 Fax: 9980-6427

27-29 Burwood Road
BURWOOD NSW 2134
Ph: 9745-3044 Fax: 9745-6044

4TH April 2007

Mark France
65 Irrubel Rd
NEWPORT NSW 2106

Re: 65 Irrubel Rd, Newport- Order No. 038041

Airlite Windows and Sliding Doors are manufactured to meet the wind loading/structural and water performance requirements specified at the time of ordering. The products are labelled to indicate the AS2047 performance ratings which they meet. This conforms to the requirements of the Australian Building Code Amendment No.9 for Class 1 Buildings. This amendment requires window manufacturers to label windows and sliding doors with the wind loading/structural and water performance ratings of the window/door.

AS1288 is specified within AS2047, therefore products which are labelled as meeting AS2047 must also be glazed to meet AS1288.

All Airlite products are glazed to meet the requirements of AS1288 based on information supplied at the time the windows/doors are ordered.

In some instances the positioning of a window will determine the type of glazing required for the glazing to meet AS1288. Thus it is important that windows are installed in the locations specified at the time of ordering. Windows which are broken at site must be reglazed to meet AS1288 for the location and the Class of Building in which they are installed.

Based on the above details it is not necessary for Airlite to issue a glazing certificate. Airlite are unable to issue a glazing certificate without carrying out a detailed inspection and an associated charge for that inspection to verify that windows have not been replaced, exchanged, installed in incorrect locations or reglazed incorrectly.

Yours faithfully
AIRLITE PTY LIMITED

AS2208 Test Certificate

ATTN: MARK
FAANCE

TEST RESULT STATEMENT

ORGANIC COATED GLASS TO IMPACT REQUIREMENTS OF
AS/NZ2208: 1996 TO GRADE A STATUS

"SAFETY GLAZING MATERIALS IN BUILDINGS"

Safe Plus™ Safety & Security Films
SEC04, SEC07, SEC08, S4(100 micron) & S7(200 micron) Film Codes.

Manufactured by: Johnson Laminating & Coating Inc.
20631 Annalee Ave, Carson California 90746 USA

In recognition that the above range of Safe Plus™ Safety & Security
Window Films have deemed to have passed the impact requirements of
Australian Safety Standard AS/NZ2208: 1996 to Grade A Status
when attached to one surface of 3mm Annealed Glass.

Test Report No. 2907/02 by: Jacob & Associates
313 Canterbury Road, Canterbury NSW 2144 Australia.

Please note that this certificate applies only to the suitability of the composite material. The use of such safety glazing material is then covered under strict guidelines contained in Australian Safety Standard AS1288. It is the installer's sole responsibility, Duty of Care, to ensure that this product is used in accordance with those guidelines. Johnson Professional Window Films Pty Ltd will not accept any responsibility or liability or consequential damage for the installation of Safe Plus™ window films. Copies of the relevant Australian safety standards are available from Standards Australia offices located in all major capital cities.

Safe Plus™ Safety & Security Films distributed by.



Johnson Professional Films
Unit 8 / 79 Mandoon Road Gurraveen NSW 2145
Phone (02) 9636 6011 Fax (02) 9636 6022

ABN 40 090 685 653 A division of Johnson Professional Window Films Pty Ltd ACN 090 685 653





Pittwater Council
Component Certificate

DA No:

CC No:

Property: 65 IRRUBELL ROAD, NEWPORT. 2106.
Owner/ builder. Mark & Clare FRANCE.

Pest Control
PST-1

I ... ROGER. FORSYTH of ... FORSYTH PEST SERVICES Ltc No 125.
(Name) (Business)

at ... 37 KENDAL CRESCENT, COLLAROY ... 2097 ...
(Mailing Address)

being a qualified pest control contractor, my qualifications being:

Cert 11, 111 & 1111 Sydney T.A.F.E.E.
Pestcert Accredited. Technician & Bus.
.....

hereby certify that the termite control measures have been provided in accordance with Part 3.1.3 "Termite Risk Management" of the Building Code of Australia Housing Provisions, AS 3660.1-1995 "Protection of buildings from subterranean termites", AS 2870-1996 "Residential Slabs and Footings", and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature *Roger Forsyth* Date 27.3.07

Re 65 IRUBELLA ROAD, NEWPORT 2106

TERMITE MANAGEMENT NOTICE

In accord with As 3660.1 and AS 3660.2

This property has been treated with ~~Bifenex~~ Termiticide. *BIFENTHRIN 1%*

It is recommended that the property is inspected in accord with the requirements of the Australian Standard AS 3660.2 at least annually, and preferably more frequently.

At the rate used the life expectancy of this treatment is up to 10 years.

IMPORTANT INFORMATION

Prior to making any alterations to the building, including changes to gardens immediately adjacent to the building, you should contact the pest manager who provided this treatment to obtain full treatment specifications & advice on maintenance of the termite management system.

Date of Treatment(s): 25.11.05/22.6.05/27.3.0

Treatment provided by:

FORSYTH SERVICES

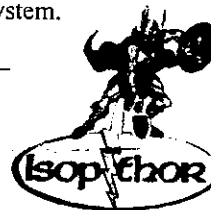
PC Licence No. 125

**PERSONALISED SERVICE IN PEST CONTROL
AND PROPERTY MAINTENANCE**

37 Kendal Crescent, Collaroy Plateau 2097

Tel: (02) 9982 3676 * Fax: (02) 9971 9064

Mobiles: 0412 966 123 0414 478 889



www.isopthor.com.au



Pittwater Council
Component Certificate

DA No: N0573/04

CC No:

Property: 65 IRRUBEL ROAD NEWPORT NSW 2106

Pool Filter Noise
PFN-1

ATTACHED

I of
(Name) (Business)

at
(Mailing Address)

.....
(Contact Phone No)

being a qualified acoustic engineer, hereby certify that I have taken noise readings at the site and it has been determined that the **maximum noise level associated with the pool filter does not exceed 5dB(A) above ambient background level**, when measured from any adjoining premises.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project.

Signature Date

*See attached
certification by
West & Associates Pty Ltd.*

WEST & ASSOCIATES PTY. LTD.

Fax: ☐

ABN 12 003 731 851

ACOUSTIC AND AIRCONDITIONING ENGINEERS

Date: 21 February 2007

Suite A, 39 Smith Avenue
Allambie Heights NSW 2100
AUSTRALIA

Phone 02 9905 3733

Fax 02 9905 9889

Mobile 0412 661 023

Email: halfern@optusnet.com.au

Total number of pages

including this page:1.

File Reference: 2152/6,

To: Mr Mark France
Address 65 Irrubel Rd Newport NSW 2106
Attention: Mr M French
Fax:

From: Warwick West

SUBJECT 65 IRRUBEL RD. NEWPORT-- POOL PUMP NOISE

We write to confirm that we measured the pool filter pump noise coming from the pump enclosure at the above premises on 20/02/07 and certify that the noise level meets the Pittwater Council Conditions requirements; ie noise level at the nearest premises does not exceed 5 dB(A) above background noise level.

We trust this meets with your understanding and please contact us if you have any questions

Yours Sincerely;



Warwick West,
Director West & Associates Pty. Ltd.
BE, MIEA, Grad. Dip Arch Acou.

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 2.12.05
Address 65 Inghel Rd Newport Lot..... DP.....
DA No. CC No. 2005/829 CDC No.
Requested by: Mark France Ph No. 0412162662

Building Stage Inspections

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> PCA Signage | <input checked="" type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input checked="" type="checkbox"/> Photographic record |

☒ An inspection of raft slab has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☒ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Ensure top mesh 30mm from top of slab

Signed: A Bailey

Accredited Building Surveyor

Date: 2.12.05

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area Pittwater Date of Inspection 13/02/06
 Address 65 Immanuel Rd, Newport Lot 3 DP 21191
 DA No. 573/04 CC No. 2005/829 CDC No.
 Requested by: Mark France Ph No. 0412 162 662

Critical Stage Inspections

- | | | |
|---|--|---|
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Floor Framing /Slab | <input checked="" type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Water Proofing | <input checked="" type="checkbox"/> Photographic record |
| <input checked="" type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater | <u>#1.</u> |

☒ An inspection of Pool Steel has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

- Additional Steel provided, walkway deleted
 - Pool smaller than approved

BB

Signed:

Accredited Building Surveyor

Date:

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pottsville Date of Inspection 31.3.06

Address 65 Inghel Road Newport Lot..... DP.....

DA No. CC No. 2005/829 CDC No.

Requested by: Mark France Ph No. 0412 162 662

General Site Inspections

- | | | |
|---|--|---|
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input checked="" type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input checked="" type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input checked="" type="checkbox"/> Photographic record |

☒ An inspection of wall & roof has been carried out and ~~has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.~~ pending Section 96

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

Note changes to window, floor levels and increase in floor area to make bedroom.

Signed: A. Bailey Date: 31.3.06
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection 21.7.06

Address: 65 Jannet Road Newport

DA No. CC No. 2005/829 CDC No.

Requested by: Mark France Ph No. 0412 162 662

Critical Stage Inspections

- | | | |
|---|---|---|
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input checked="" type="checkbox"/> Waterproofing | <input checked="" type="checkbox"/> Photographic record |

☒ An inspection of waterproofing to wet areas has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

Signed: A Bailey Accreditation No. P0137 Date: 21.7.06
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection 18/8/06

Address: 65 Inghel Road, Newport

DA No. CC No. 05/829 CDC No.

Requested by: Mark France Ph No. 0412 162 662

Critical Stage Inspections

- | | | |
|---|---|---|
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input checked="" type="checkbox"/> Photographic record |

☐ An inspection of Garage apron has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☒ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

- provide additional Rod to western end of slab

- complete form work ~~adjacent~~ adjacent to water service

- clear down

Signed: Accreditation No. Date:
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pottwater Date of Inspection: 14.12.06
 Address: 65 Grubel Rd Newport
 DA No: NO 573/04 CC No: 2005/829 CDC No:
 Requested by: Mark Ph No: 0412 162 662

OPTIONAL SITE INSPECTIONS

- | | | |
|---|--|---|
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input checked="" type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input checked="" type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input checked="" type="checkbox"/> Photographic record |

☒ An inspection of pool fencing + garage roof + framing has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

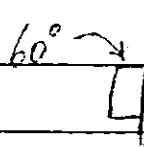
☒ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

Framing to garage satisfactory.

Temporary form ply satisfactory - glass panels to be installed next week.

Splayed timbers required on middle rail of boundary fence



* New
satisfactory. SH
16-4-07

Signed: A. Bailey
 Accredited Building Surveyor

Accreditation No. P0132 Date: 14.12.06.

CONGRATULATIONS

for choosing SOLABLOC

Solar Control Film - The right choice

Congratulations on the selection of SOLABLOC window film. This film is unique....unique in colour, heat rejection and optical clarity being the result of a unique manufacturing process. You can expect to enjoy many years of service from this film with simple care and respect.

SOLABLOC Solar Control Films warrant against bubbling, crazing, demetallizing and peeling of SOLABLOC Premium Grade Scratch Resistant Solar Control/Safety Film - when properly installed by a duly Authorised SOLABLOC Installer. Metallized Lifetime Films include cover against colour change in film.

The Conditions of this Warranty are as follows:

If the Solar Control Film fails in any of the above aspects, SOLABLOC will replace whatever film defective according to the Manufacturer, and cover associated labour costs as set out in our Warranty Policy. No liability will be taken by SOLABLOC for damage to the film caused by improper treatment or glass failure/breakage due to any cause, or and other damage.

This Warranty is void if the film is subjected to improper treatment or abuse. The following points in particular are deemed to be abusive -

1. If windows to which the film is applied develop leaks or internal moisture causes defect.
2. If tape, suction caps, stickers or any stick on items or excessive heat have been applied.
3. If edges of film have been tampered with or picked at.

Application for Warranty to be made to original supplier/installer, and **proof of purchase along with type and roll number is required to obtain warranty on this product.** This warranty is transferable up to 5 years from purchase date.

If not original owner, expiry takes place at 5 years from original purchase.

WARRANTY PERIOD

FILM NAME	CODE	5yr	7yr	10yr
-----------	------	-----	-----	------

'Gems' AUTOMOTIVE SERIES

OPAL <i>Optimum series</i>	G-5, G-20, G-35, G-50, G-70	✓		
JADE <i>Jewel series</i>	CH-20, CH-35, CH-50	✓		
ONYX <i>Ovation series</i>	B-20, B-35	✓		
EMERALD <i>Elite series</i>	CH-05P, CH-20P, CH-35P, CH-50P			LIFETIME
CRYSTAL <i>Classic series</i>	SM-20P, SM-35P, SM-50P, SM-70P			LIFETIME

'Prestige' COMMERCIAL SERIES

SILVER	S-20		✓	
GOLD	G-80 / S-20		✓	
BRONZE	B-50 / S-20		✓	
GREY	G-70/S-50, G-35/S-50, G-35/S-20		✓	
CHARCOAL*	CH-20PR, CH-35PR, CH-50PR			✓
MATT	MW-70, MB-35, MS-20	✓		
EXTERNAL	S-20E, SS-75CE	✓		

Lifetime Warranty for Domestic Only on these films.

'Supatuff' SAFETY / SECURITY SERIES

ALL FILMS	SEC04			✓
-----------	-------	--	--	---

PROTECTING YOUR INVESTMENT

You have invested in a Solar Control Film of the highest quality - take care of it and it will look good and perform well for many years.

Leave windows wound up for at least 2 days after film has been installed. Do not clean windows for at least 14 days after application. After this period use only soapy water and wipe with a damp cloth - no abrasives of any kind to be used.

Small water bubbles and some 'milky'ness will be evident immediately after installation. This is normal and will completely disappear after 2-14 days (depending on weather, type of film, installation, etc).

CUSTOMERS WARRANTY FORM

Dear Customer;

Retain this section and keep safely. In the unlikely event of a warranty claim needing to be made, return this portion to the original installer with the vehicle for assessment and replacement.

INSTALLATION DATE 12 10/1/07

Customer: MARK

Address: 65 IRUBEL RD
NEWPORT

Phone No/s: 0412 162 662

Installer:

Installers Address: 37 WINBOURNE RD
BROOKVALE

Vehicle: Reg No:

Building Name: HOUSE - HOME

Address: RESIDENTIAL

Roll No/Type: 3071947

Invoice No: 314 Amount: \$390.00

Customers Signature: 9905-4671

Dealers Signature: K. M. M.

Dealer

SOLARTINTING
BROOKVALE - DR SHOCKS

INSTALLERS WARRANTY FORM

Dear Installer,

Retain this portion only if you require for your records. If any customer has a complaint, please forward their warranty card to SOLABLOC along with a portion of faulty film.

INSTALLATION DATE 1 / 1

Customer:

Address:

Vehicle: Reg No:

Building Name:

Address:

Roll No/Type:

Invoice No: Amount: \$

warranty conditions

SEC-04
FILM TYPE

warranty registration form

PAUL KEEN & COMPANY

LAND & ENGINEERING SURVEYORS
P.KEEN (REG'D SURV.MIS.AUST.)

TEL: 9997-3088 / 9997-3427
FAX: 9997 8991
EMAIL: pkeensvy@bigpond.net.au
ABN 56 214 809 862

P.O.BOX 175, NEWPORT 2106
138 WALLUMATTA ROAD,
NEWPORT 2106.

DATE: 26th March 07
REF: 202N

SURVEY REPORT

M France
65 Irrubel Road
NEWPORT. 2106.

In accordance with your instructions we have made a survey of the whole of the land comprised in Computer Folio 3/21181 being Lot 3 in Deposited Plan 21181 situated at Newport in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and report as follows:

A one and two storey brick and weatherboard house roofed with steel and known as No.65 Irrubel Road stands wholly within the boundaries of the subject land together with a swimming pool.

The land has a frontage of 18.290 metres to Irrubel Road and a rear measurement of 6.24 metres to Crystal Bay, the remaining dimensions and position of buildings are shown on the accompanying sketch. The boundaries are edged red.

The frontage is not fenced. Part of the eastern boundary is not fenced and the remainder is correctly fenced. Along the south east the fence stands from 0.20 to 0.10 metres on to the subject land. The south western boundary is not fenced. Along part of the west the fence stands from 0.15 metres to nil on to the adjoining land and the remainder is not fenced.

There are no other visible encroachments by or upon the subject property.

Part of the land is affected by an easement for drainage 3.05 metres wide as shown on sketch and created by D849875.

The land is subject to the conditions contained in Covenant No.D849875.



Paul Keen.

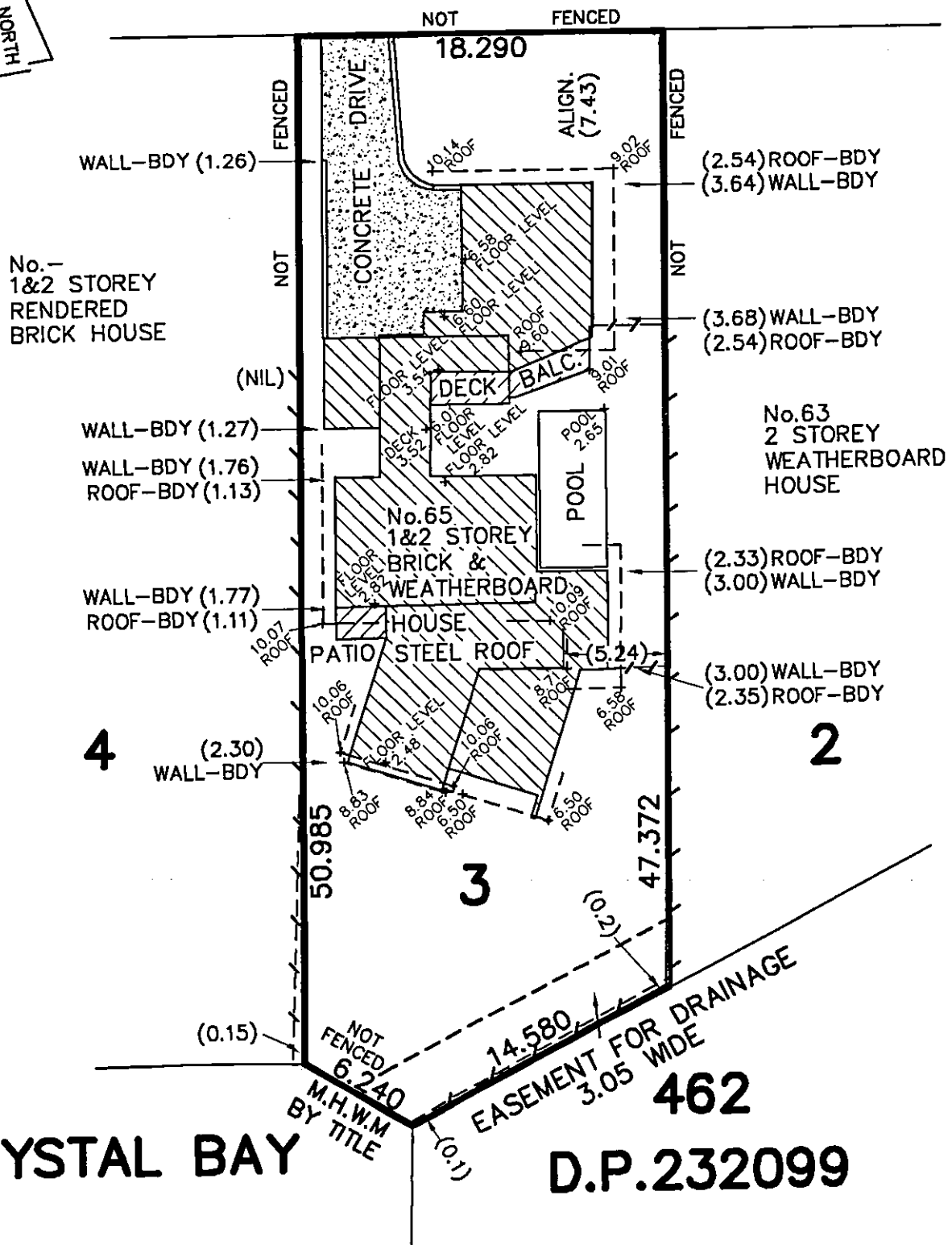
LAND & ENGINEERING SURVEYORS
P.KEEN (REG'D SURV. M.I.S.AUST.)

TEL: 9997-3088
FAX: 9997-8991
DX 9038, MONA VALE.
E-MAIL: pkeensvy@bigpond.net.au

P.O.BOX 175
NEWPORT 2106.
138 WALLUMATTA ROAD,
NEWPORT 2106.

DATE: 26th Mar 07
REF: 202N /

~~Paul Keen~~





Pittwater Council
Component Certificate

DA No: N0573/04

CC No:

Property: 65 IRRUBEL ROAD NEWPORT NSW 2106

Building Setout

BS-1

I PAUL KEEN of PAUL KEEN #20
(Name) (Business)
at P.O. BOX 175 NEWPORT
(Mailing Address)
9977-3088
(Contact Phone No)

being a qualified registered surveyor, (Registration No. 363)

hereby certify that the building has been set out in accordance with the boundary setbacks nominated on the approved Development Consent plans or as amended/required by any condition of Development Consent.

Signature 

Date 20/03/07



Pittwater Council
Component Certificate

DA No: N0573/04

CC No:

Property: 65 IRRUBEL ROAD NEWPORT NSW 2106

Roof Ridge Levels

RL-1

I, PAUL KEEN (Name) of PAUL KEEN & CO (Business)

at Box 175 Newport (Mailing Address)

9997-3088
(Contact Phone No)

being a qualified registered surveyor, (Registration No. 363)

hereby certify that the roof ridge levels comply with the levels nominated on the approved plans
or by any condition of Development Consent.

~~ARE SHOWN IN MY REPORT DATED 26/03/07~~

Signature [Signature]

Date 26/03/07



Pittwater Council
Component Certificate

DA No: N0573/04

CC No:

Property: 65 IRRUBEL ROAD NEWPORT NSW 2106

Ground Floor Levels

FL-1

I, PAUL KEEN of PAUL KEEN & CO.
(Name) (Business)
at P.O. BOX 175 NEWPORT
(Mailing Address)
9997-3088
(Contact Phone No)

being a qualified registered surveyor, (Registration No. 363)

hereby certify that the **ground floor levels** comply with the levels nominated on the approved
plans or by any condition of Development Consent.

ARE AS SHOWN IN MY REPORT DATED 26/03/07

Signature 

Date 26/03/07



Pittwater Council
Component Certificate

DA No: N0573/04

CC No:

Property: 65 IRRUBEL ROAD NEWPORT NSW 2106

Subsequent Floor Levels

FL-2

I, PAUL KEEN of PAUL KEEN & CO.
(Name) (Business)
at P.O. BOX 175 NEWPORT
(Mailing Address)
9997-3088
(Contact Phone No)

being a qualified registered surveyor, (Registration No. 363)

hereby certify that the subsequent floor levels comply with the levels nominated on the approved plans or by any condition of Development Consent.

ALL AS SHOWN IN MY REPORT DATED 26/03/07

Signature [Signature]

Date 26/03/07

Pittwater Council

OFFICIAL RECEIPT

18/04/2007 Receipt No 213943

To INSIGHT BUILDING CERTIFIERS
PTY LIMITED

PO BOX 326
MONA VALE 1660

Applic Reference	Amount
GL Re PRVC-Priv	\$30.00
1 X 65 IRRUBEL RD NEWPORT	

Total: \$30.00

Amounts Tendered

Cash	\$0.00
Cheque	\$30.00
Db/Cr Card	\$0.00
Money Order	\$0.00
Agency Rec	\$0.00
Total	\$30.00
Rounding	\$0.00
Change	\$0.00
Nett	\$30.00

Printed 18/04/2007 10:59:29

Cashier JBibb