

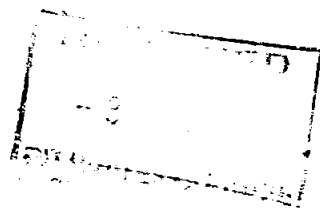


DK Building Certifiers Pty Limited

Address: Suite 3, 470 Sydney Road, PO Box 929  
Balgowlah NSW 2093  
Tel: 02 9400 2335  
Fax: 02 9400 2405  
Email: info@dkbuildingcertifiers.com.au  
Web: www.dkbuildingcertifiers.com.au

1 February 2012

Our ref.: 09061



The General Manager  
Pittwater Council  
PO Box 882,  
Mona Vale NSW 1660

Dear Sir/Madam,

**Re: 181 McCarrs Creek Road Church Point  
Occupation Certificate No. 09061**

**Development application No.: N0108/09, ,**

DK Building Certifiers Pty Limited have issued an Occupation Certificate for the above-mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979.

Please find enclosed the following documentation:

- Occupancy Certificate No. 09061
- Documentation used to determine the occupancy certificate.
- A cheque for Council's registration fee.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Damian O'Shannassy on the above numbers.

Yours faithfully,

Damian O'Shannassy  
Accredited Certifier No BPB0306  
DK Building Certifiers Pty Limited

Rec 316980  
3/2/2012  
\$36  
PRVC.



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## FINAL OCCUPATION CERTIFICATE 09061 (RESIDENTIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

### APPLICANT DETAILS

**Applicant:** Amanda Bear  
**Address:** 181 McCarrs Creek Road Church Point NSW 2105  
**Contact Details:** **Phone:** 9997 1497 **Fax:**

### OWNER DETAILS

**Name of person having benefit of the development consent:** Christopher Pulley and Amanda Bear  
**Address:** 181 McCarrs Creek Road Church Point NSW 2105  
**Contact Details:** **Phone:** 9997 1497 **Fax:** 9997 1842

### RELEVANT CONSENTS

**Consent Authority/Local Government Area:** Pittwater Council  
**Development Consent No:** N0108/09, , **Date issued:** 8/07/2009, ,  
**Construction Certificate No:** 09061 **Date issued:** 21/08/2009

### PROPOSAL

**Address of Development:** 181 McCarrs Creek Road Church Point NSW 2105  
Lot 7 DP 21318  
**Building Classification:** 1a  
**Scope of building works covered by this Notice:** Studio, office, deck above existing concrete garage.  
**Attachments:** Schedule 1  
**Fire Safety Schedule:** Nil  
**Exclusions:**

### PRINCIPAL CERTIFYING AUTHORITY

**Principal certifying authority:** Damian O'Shannassy  
**Accreditation Body:** Building Professionals Board  
Registration No. BPB0306

I, Damian O'Shannassy as the certifying authority, certify that:

- I have been appointed as the Principal Certifying Authority under s109E;
- A current Development Consent or Complying Development Certificate is in force with respect to the building;
- A Construction Certificate has been issued with respect to the plans and specifications for the building;
- The building is suitable for occupation or use in accordance with its Classification under the Building Code of Australia;
- Where required, a final Fire Safety Certificate has been issued for the building;
- Where required, a report from the Commissioner of Fire Brigades has been considered.

### DETERMINATION

**Approval dated this:** 1/02/2012

Damian O'Shannassy  
Accredited Certifier No BPB0306

Right of Appeal: Under s109K where the Certifying Authority is Council an applicant may appeal to the land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.



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SCHEDULE 1

DOCUMENT	PREPARED BY	REFERENCE	DATE
Application for an Occupation Certificate	Amanda Bear		21/10/2011
Structural Certificate	Barrenjoey Consulting Engineers Pty Ltd		23/09/2011
Certificate of Compliance for Electrical Work	David O'Reilly		21/12/2009
Gas Statement	AMdW Builders		21/10/2011
Termite Barrier Statement and Report	AMdW Builders		21/10/2011
Certificate of Compliance for Smoke Alarms	Eamon Dowling Electrical		
Certificate of Compliance for Electrical Work	Eamon Dowling		14/09/2011
Waterproofing Certificate	AMdW Builders		20/10/2011
Glazing Certificate for Windows and Doors	AMdW Builders		20/10/2011
Glazing Certificate for Shower Screens	Glasscraft Glass and Glazing Pty Ltd		27/09/2011
Basix Certificate of Compliance	AMdW Builders		20/10/2011
Geotechnical Risk Management Form 3	Ben White of Jack Hodgson Consultants Pty Ltd		28/09/2011
Certificate for Stormwater Disposal Works	Barrenjoey Consulting Engineers Pty Ltd		14/10/2011
Building in Bush Fire Prone Land Certificate	AMdW Builders		20/10/2011
Landscape Certificate	AMdW Builders		21/10/2011
Installation Certificate	AMdW Builders		20/10/2011
Installation Certificate	AMdW Builders		20/10/2011
Installation Certificate	D O'Reilly of Beaver Plumbing		12/10/2011
Installation Certificate	AMdW Builders		20/10/2011
Installation Certificate	AMdW Builders		20/10/2011
Installation Certificate	AMdW Builders		20/10/2011
Installation Certificate	AMdW Builders		20/10/2011
Mandatory and Critical Stage Inspection Report	DK Building Certifiers Pty Ltd		22/09/2009
Mandatory and Critical Stage Inspection Report	DK Building Certifiers Pty Ltd		30/11/2009
Mandatory and Critical Stage Inspection Report	DK Building Certifiers Pty Ltd		19/01/2012
	Basix completion certificate		1/02/2012

# DK BUILDING CERTIFIERS

PTY LTD

BUILDING CERTIFICATION & FIRE SAFETY CONSULTANTS

SUITE 4, 470 SYDNEY ROAD, BALGOWLAH NSW 2093  
PO BOX 929 BALGOWLAH NSW 2093  
TEL: 9400 2335 FAX: 9400 2405  
www.dkbuildingcertifiers.com.au  
email: info@dkbuilding.com.au  
ABN: 96 097 502 700

## Application for an occupation certificate

If you want to occupy or use a new building, or change the use of an existing building, you need an occupation certificate before you can do so. You can use this form to apply for an occupation certificate. To complete the 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 the principal certifying authority you have appointed for the development if you want to occupy or use a new building. Otherwise you can apply to a certifying authority (either your council or a private certifier).

### 1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other ☐

Your first name

AMANDA

Your family name

BEAR

Flat/street no.

181

Street name

MCCARRS CREEK RD

Suburb or town

CHURCH POINT

State

NSW

Postcode

Daytime telephone

999 71497

Fax

Mobile

0419 408 404

Email

### 2. Identify the land

Flat/street no.

181

Street name

MCCARRS CREEK RD

Suburb or town

CHURCH POINT

Postcode

2105

Lot no.

7

Section

DP/MPS no.

21318

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 a map with these details.

### 3 Details of the development approvals granted

Is development consent required for the development?

No ☐

Yes ☒ Has development consent been granted after a development application was made?

Yes ☒ What is the development application no.?

108/09

What date was development consent granted?

8/7/2009

No ☒ Has a complying development certificate been issued?

No ☒

Yes ☐ What is the complying development certificate no.?

What date was the certificate issued?

Has a construction certificate been issued for the building? *A construction certificate is not needed if a complying development certificate has been issued.*

No ☐

Yes ☒ What is the construction certificate no.?

09061

What date was the certificate issued?

21/8/09

### 4 Identify what you want to do

*If you want to occupy or use a new building that is only partially completed, or change the use of part of an existing building, you need an **interim occupation certificate**. If you want to occupy or use a new building that has been completed, or change the whole use of an existing building, you need a **final occupation certificate**.*

Are you going to occupy or use a new building?

No ☐

Yes ☒ Is the building:

☐ partially completed?

☒ completed?

Are you going to change the use of an existing building?

No ☐

Yes ☐ Do you want to change:

☐ the use of part of the building?

☐ the whole use of the building?

## 5. Describe the building

If you are applying for an occupation certificate for part of a building, describe the part of the building:

For what purpose do you propose to use the building or part of the building?

DWELLING

For a new building:

What is the class of the building under the Building Code of Australia?

1A

*This can be found in the development consent or complying development certificate.*

To change the use of an existing building:

What is the class of the existing building under the Building Code of Australia?

What is the new class of the building under the Building Code of Australia?

*This can be found in the development consent or complying development certificate.*

## 6. Information to be attached to the application

Please indicate the documents you have attached by placing a cross in the appropriate boxes ☐:

- ☐ a copy of the final fire safety certificate, where relevant
- ☒ any other certificate or document on which you rely, eg a compliance certificate.

## 7. Signature

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

Signature



Name, if you are not the applicant

AMANDA BEAK

Date

21/10/11

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

## 8. Privacy policy

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact the council if the information you have provided in your application is incorrect or changes.

Date received: 21/10/11 at DK Building Certifiers Pty Ltd

Barrenjoey Consulting Engineers pty ltd  
Stormwater Structural Civil  
abn 13124694917 acn 124694917

23<sup>rd</sup> Sept 2011

AMdW Pty Ltd  
PO Box 951  
Mona Vale NSW 1660

Attn - Tony de Wilde

**181 McCARRS CREEK ROAD CHURCH POINT  
ALTERATIONS & ADDITIONS  
Job No 090611**

Barrenjoey Consulting Engineers pty ltd inspected during construction the alterations and additions recently completed at the above site address.

At the time of our inspection the works were in accordance with the intention of the plans issued by this office and it is therefore our opinion that these components will be adequate to withstand the loads likely to be imposed upon them.

Should further information regarding this matter be required please contact our office as outlined below.

Regards  
BARRENJOEY CONSULTING ENGINEERS pty ltd



Per  
Lucas Molloy (Director)  
BE CPEng NPER

PO Box 672  
Avalon NSW 2107  
P: 9918 6264 F: 9918 5841  
M: 0418 620 330  
E: lucasbce@bigpond.com

Account/property/Rate No.  
[ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]

LICENSEE'S CERTIFICATE OF COMPLIANCE  
- for Plumbing and Drainage Work

Serial No E

476757

Please supply requested information fully and neatly to ensure the prompt issue of the permit

**PROPERTY & OWNER DETAILS**

House No: 151 Lot No: Street: McCarr Creek Rd Suburb: Ch. Hill Pt  
Municipality/Shire: Pittwater Postcode: 2105 Nearest Cross Street:  
Owner's Name: C S Piller AJ Bear Full Address:

**LICENSEE'S DETAILS**

Full Name: David O'Neill Address for Notices: 22 How St Ch. Hill Pt Phone No: 091127453  
Qualified Supervisor No: L10123 Expiry Date: 3/1/10 Contractor/Company/Partnership Licence No: Expiry Date:

**WORK OF WATER SUPPLY / METER DETAILS**

Size of Drilling/No.: Size of pipework Main to Meter: Main Size-Size of Tee to be cut into Main: Size of Valve:  
Reference No.: Size of Meter: Meter No.: Drilling Date/Time: Office Issued from:  
Full Description of Work/Affixed meter or returned Meter and List the Number of Fittings to be Connected:  
• Carry out work of Water Supply ☐  
• Install Irrigation system ☐  
• On-site water services where a reticulated water supply is installed ☐  
• Install/Commission/Maintenance of Thermostatic Mixing Valve ☐  
• Draw water from Water Utilities supply, standpipe or sell water so drawn ☐  
• Install, alter, disconnect or remove a meter connected to service pipe ☐  
• Install, alter, disconnect or remove a backflow prevention device ☐  
☐ CONTAINMENT ☐ ZONE ☐ INDIVIDUAL

Fittings to be Connected	Number Existing	Number proposed	Connected to Drinking Water	Connected to Non-Drinking Water
W.C				
Basin				
Bath				
Shower				
Kitchen				
Laundry				
Other (Specify)				
Irrigation System				

**WORK OF SANITARY PLUMBING / DRAINAGE AND STORMWATER**

Give full description of work and list the number of fittings to be connected:  
• Carry out work of sanitary plumbing, drainage ☒  
• Carry out work of Stormwater drainage ☐  
• Connection to Sewer ☐  
• Sewer Disconnection ☐  
• Connection to stormwater system ☐  
• Carry out Trade Waste work ☐  
Trade Waste Permit Number:

Fittings to be Connected	Number Existing	Number proposed
W.C		
Basin		
Bath		
Shower		
Kitchen		
Laundry		
Other (Specify)		


**SEWERAGE / WATER SERVICE INSPECTION FEE**

Date Fee Paid: 15/1/09 Amount: \$ 170.35 Receipt No: 2751823 Building Fee: Receipt No:  
Authorising Officer: Office/Agency: Drainage No/Date:  
Date of Commencement of Work: Estimated Date of Completion: Signature of Contractor:

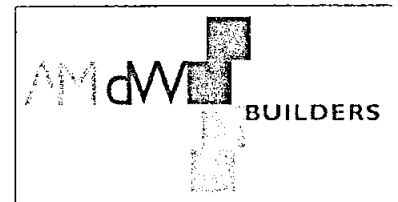
1. In respect of authorised work carried out by me at the abovementioned property I certify that:
- (i) The work has been completed in accordance with the Permit issued, or deemed given by the Local Authority;
  - (ii) The work has been installed using only authorised pipes, fittings and fixtures;
  - (iii) The completed work has been tested as required by the local Authority and has passed such test;
  - (iv) In my opinion the work complies with the relevant Local Authorities Act, By-Laws and Codes of practice;
  - (v) Meter No. that was fixed;
  - (vi) The work was completed on
2. If any defect is found in the work carried out by me within a period of twelve (12) months or within the time specified by Local Authorities, from the date of completion, and the Local Authorities Inspector for Plumbing and Drainage certifies that in his opinion the defect is due to faulty workmanship or defective materials, then I undertake to rectify such work at my sole expense, if so directed by the Local Authorities Inspector or any time specified by the Local Authority.

This copy is to be forwarded to the owner/Agent within two (2) working days of completion of the work.

Signature of Contractor

 21/12/09





## GAS STATEMENT

PROJECT: ALTERATIONS AND ADDITIONS

ADDRESS: 181 McCARRS CREEK RD CHURCH POINT

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and section 153 of the Environmental Planning and Assessment Regulations 2000. Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia Volume 2

I Anthony de Wilde of AMDW Pty Ltd Licensed Builders, 15 Cook Terrace Mona Vale hereby certify that the building works carried out at the above address are in accordance with the DA plans and specifications for DA N0108/09 as prepared by LKS Design and Drafting and Construction Certificate design prepared by LKS Design and Drafting dated 02/04/2009 .

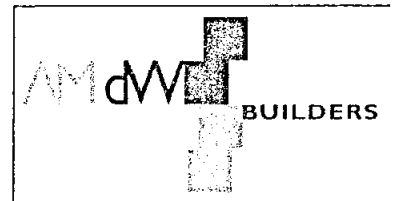
No gas works were carried out on the above works as the addition relied on existing hotwater service.

I have held the Builders Lic No 102149C for over 20 years.

A handwritten signature in black ink, appearing to read 'Anthony de Wilde', followed by a dotted line.

Anthony de Wilde

Date .....20/10/11.....



## TERMITE BARRIERS

## PROJECT: ALTERATIONS AND ADDITIONS

## ADDRESS: 181 McCARRS CREEK RD CHURCH POINT

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and section 153 of the Environmental Planning and Assessment Regulations 2000. Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia Volume 2

I Anthony de Wilde of AMDW Pty Ltd Licensed Builders, 15 Cook Terrace Mona Vale hereby certify that the building works carried out at the above address are in accordance with the DA plans and specifications for DA N0108/09 as prepared by LKS Design and Drafting and Construction Certificate design prepared by LKS Design and Drafting dated 02/04/2009 .

The above works were carried out above an existing concrete garage structure with its own existing "slab on ground". A pest inspection certificate is attached to the documentation . The inspection was carried out by Forsyth Services.

I have held the Builders Lic No 102149C for over 20 years.

  
.....

Date 21/10/11.....

Anthony de Wilde

PO Box 951, Mona Vale NSW 1660  
Telephone: 9979 3136 Mobile: 0415 648 542 Fax 9979 3137  
Email: [amd@bigpond.net.au](mailto:amd@bigpond.net.au) BL 102149c  
abn: 77 086 250 526

**FORSYTH SERVICES**  
**(02) 9982 - 3676**  
**35/32 - 34 CAMPBELL AVE,**  
**CROMER, 2099**

**Visual Termite Inspection Report in accordance with AS 3660.2-2000**

**Important Information** Any person who relies upon the contents of this report does so acknowledging that the clauses and information on pages 1, 4 and 6 define the Scope and Limitations of the inspection and form an integral part of the report.

1. **THIS IS A VISUAL INSPECTION ONLY in accordance with the Australian Standard Termite management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2000.** Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition on page 4 of this report) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards or in other areas that are concealed or obstructed. The inspector **DID NOT** dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.
2. **SCOPE OF REPORT.** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), (hereinafter referred to as "termites"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE), borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found.
3. **LIMITATIONS.** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.
4. **DETERMINING EXTENT OF DAMAGE.** This Report does not and cannot state the extent of damage. It is **NOT** a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. By way of example; where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.
5. **POSSIBLE HIDDEN DAMAGE.** If termite activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An **INVASIVE INSPECTION** is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.
6. **CONSUMER COMPLAINTS PROCEDURE.** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.
7. In the event any litigation is brought as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

# Visual Termite Inspection Report in accordance with AS 3660.2-2000

Z 47299

Client: MR & MRS BEAR Re: Structure at: 181 MCCANN'S CR RD  
 Address: AS ABOVE Church Point.  
 State: NSW. Postcode: 2105  
 Phone: 9997-1497 Fax: Mobile:  
 Date of the Inspection: 21<sup>ST</sup> SEPT 2011 Invoice No:

## 1. Brief description of the building and other structures on the property:

Type: Domestic ☒ Commercial ☐ Apartment/Unit/Flat ☐ Other:  
 Height: Single Storey ☐ Multistorey ☒ Split Level ☐ Other:  
 Building: Cavity Brick ☐ Brick Veneer ☒ Concrete Block ☐ Stone ☐ Weather-board ☐ Stucco ☐ Plastic/Vinyl ☐  
 Aluminium ☐ Hardiplank ☐ Coated Metal Sheeting ☐ Other Sheeting ☐ Other:  
 Piers: Brick ☒ Concrete ☐ Timber ☐ Stone ☐ Steel ☐ Other:  
 Floor: Concrete Slab ☐ Timber with Concrete Areas ☒ Timber ☐ Chipboard ☐  
 Timber with hardboard areas ☐ Other:  
 Roof: Tile ☒ Coated Metal ☒ Iron ☐ Aluminium ☐ Other:  
 Fences: Colour Bond Type ☐ Timber ☐ Brick ☐ Other:

## 1.1 Brief description of areas inspected:

Interior ☒ Roof void ☒ Subfloor ☒ Wall exterior ☒ Garage ☒ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐  
 Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other:

Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected. When a building, or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry.

## 1.2 Area/s\* NOT Inspected and/or Area/s\* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason/s why. These include Area/s\* in which Visual Inspection was Obstructed or Restricted:

☒ <sup>Roof Void</sup> Interior because PART OF ROOF IS CATHEDRAL / EAVE  
☐ <sup>Roof Void</sup> Roof Void because RESTRICTED - DUE TO OWNERS COONS/FURNITURE  
☐ Subfloor because  
☒ Wall exterior because LIMITED IN ACCESS - DUE TO PHOTO/DECK  
☐ Garage because  
☐ Carport because  
☐ Out buildings because  
☐ Trees, stumps and/or posts because  
☐ Fences because  
☐ Garden and landscaping timbers because  
☐ Timber retaining walls because  
☐ Slab edge, which normally would be exposed because  
☒ Other: SUB-FLOOR AREA OF RPT because: NO ACCESS

\* Since a complete inspection of the above areas was not possible, termite activity and/or damage may exist in these areas.

No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts. Furnishings, furniture & stored items were not inspected.

**1.3 High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of termites or damage:**

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Slab Edge ☐ Weepholes ☐  
 Other: \_\_\_\_\_

Was Insulation present in the Roof Void? YES ☒ NO ☐ Unable to determine ☐ Reason: \_\_\_\_\_

Where insulation is present in the roof void it is recommended it be moved or removed and an inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

Was the property furnished at the time of inspection? YES ☒ NO ☐

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of termite activity. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

**2.0 SUBTERRANEAN TERMITES**

**2.1 At the time of the inspection were active termites (live insects) found?** YES ☐ NO ☒ (if answer is NO go to 2.2)

**Active termites were located in but not necessarily limited to the following areas:**

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐  
 Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: \_\_\_\_\_

**The termites are believed to be:** *Coptotermes species* ☐ *Schedorhinotermes species* ☐ *Nasutitermes species* ☐  
*Heterotermes species* ☐ *Mastotermes darwiniensis* ☐ Other: \_\_\_\_\_

and have the potential to cause No ☐ Moderate to Extensive ☐ Extensive to Severe ☐ amounts of damage to timber including structural damage.

**2.2 A termite nest was found in (state the location):** NO ACTIVE TERMITE NEST EVIDENT.

Where a termite nest is located on or near the property, the risk of termite infestation is increased.

**2.3 At the time of the inspection was visible evidence of subterranean termite workings and/or damage located?** YES ☒ NO ☐

If no evidence of termites was found at this inspection be aware that at the initial stages of a termite attack there is often no evidence that an attack has commenced, such evidence may only become apparent sometime after the attack has commenced. As the Inspection can only report details of what was found on the day of the inspection, we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact our Company immediately.

**2.4 Termite damage and/or workings were found mainly in but not necessarily limited to:**

Interior ☐ Roof void ☐ Subfloor ☒ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☒  
 Posts ☒ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: STAIRS

**VERY IMPORTANT:** Where any termite activity or damage is noted you must realise that further termite damage may be present in concealed areas. See Clauses 3, 4 and 5 on page 1.

Whilst we are not builders, the termite damage appears to be: - Moderate ☐ Moderate to extensive ☒ Extensive ☐ Extensive to Severe ☐  
☐ See Clause 4 on page 1. If a treatment proposal is attached then note areas marked on the sketch (mud map) for more information on areas of damage and activity.

**IMPORTANT:** If no live termites were noted above but visual evidence of termite workings and/or damage or any other signs of termites are reported then there may be active termites in concealed areas. Termites may still be active in the immediate Vicinity and may return to cause further damage. In most cases it may not be possible without the benefit of further investigation and subsequent inspections to ascertain whether an infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of an appropriate termite management program in accord with "AS 3660 Termite Management" is provided, a treatment must always be considered to reduce the risk of further attack.

**2.5 The following evidence of a possible previous treatment was found:** SUB-FLOOR AREA SEE PG.

**2.6 A durable sign was** ☐ **was not** ☒ **located.**

If located, the sign was found in the meter box ☐ the entry to the subfloor ☐ or other ☐ \_\_\_\_\_

It indicates that a physical ☐ or a chemical treated zone ☐ or a combined physical and chemical treated zone system ☐ or another termite management system ☐ has been installed. This firm can give no assurances with regard to work that may have been previously performed by other firms.

**2.7 Subterranean termite treatment recommendation:** A suitable management program that accords with AS 3660 against subterranean termites is considered to be essential ☐ strongly recommended ☐ not essential BUT an inspection every 12 months is essential ☒ not required as one is being carried out by us ☐.

A treatment proposal is attached ☐.

**2.8 Timber retaining walls should be replaced with non-susceptible material** ☐ (Consult a Builder before replacing).

**2.9 Termite Shields (Ant Caps)** should be in good order and condition so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to replace the use of the shielding. Missing, damaged or poor shields increase the risk of termite infestation.

Whilst not a builder it appears that termite shields are: Adequate ☐ Inadequate ☒ Not Applicable ☐ Unable to assess ☐

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

**IMPORTANT**

This report is provided solely for the benefit of the person/s named in this report **or their client**. Any third party relying on this report either wholly or in part does so at their own risk. We accept no liability whatsoever to any third party relying on this report.

Filled areas, areas with less than 400 mm clearance, damp areas, leaking pipes, form work timbers, scrap timbers, tree stumps etc either in the subfloor or adjoining, or close to the building are conducive to termite infestation. All leaks or drainage problems must be repaired. All form work, scrap timber and/or stumps must be removed from under and/or around the building/s. Rubbish should be removed from the subfloor areas to allow access for inspection. Items susceptible to termites, such as cardboard boxes, timber, firewood etc, should not be stored on the ground in the subfloor area.

This is an inspection only. No treatment or replenishment of any existing termite management systems has taken place. Termites may still enter the buildings or other structures at any time. You acknowledge this fact and agree that this company is not liable for any termite entry, or for any damage that may result. Modern termiticides are designed to degrade. This means the length of life of these chemical treated zones is limited. It is important that the property is inspected at least annually.

**REASONABLE ACCESS**

Only areas to which reasonable access is available were inspected and AS3660 refers to AS 4349.3-1998 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

**ROOF VOID** - the dimensions of the access hole must be a least 450mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl:

**SUBFLOOR** - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor.

**ROOF EXTERIOR** - must be accessible by a 3.6M ladder

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

**A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED**

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of inspection is available by request. Several days notice may be required. Time taken for this type of inspection will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

**CONCRETE SLAB HOMES**

Homes constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers, garden beds, lawns, foliage, etc conceal the edge of the slab, then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.**

If considered inadequate a builder or other building expert should be consulted.  
NB Physical barrier systems installed in wall cavities etc are not visible to inspection and no comment is made on such systems.

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**2.10 Wood rot:** At the time of the inspection was visible evidence of wood decay fungi (rot) found? YES ☒ NO ☐

Evidence was found in Interior ☐ Roof void ☐ Subfloor ☒ Wall exterior ☐ Garage ☐ Fences ☐ Other: Down  
AND SKIRTS

Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage.

**2.11 Other areas and/or situations that appear conducive to (may attract) subterranean termite infestation: -**

Timber in the subfloor ☒ [remove] Timber stored against the building/s ☐ [remove] Timber debris around the outside of the building/s ☒ [remove] Formwork left in place in subfloor and/or under suspended slabs ☐ [remove] Hot water tank overflow pipe needs to be drained further away from the house or to a drain ☐ [rectify] Trees, stumps and/or timber posts should be test drilled and monitored ☒ [see attached proposal if attached] Timber retaining wall/s should be replaced with non-susceptible materials ☐ [remove and replace] Landscape timbers should be replaced with non-susceptible material ☒ [remove and replace] Heavy foliage against the building/s ☒ [remove] Timber structures in contact with the soil and are attached to the building/s ☒ [either remove or fit termite proof stirrups between soil and the timber] Patios and paths etc attached to the building/s ☒ [where possible gain access/have regular termite inspections]

Other: - CONCRETE PATHS/SLAB AREAS ON GROUND

**2.12** At the time of the inspection the degree of risk of subterranean termite infestation to the overall property was considered to be: Moderate ☐ Moderate to High ☐ High ☒ Extremely High ☐

### 3.0 ENVIRONMENTAL CONDITIONS THAT ARE CONDUCTIVE TO TERMITES

**3.1 Drainage:** Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Whilst not a plumber, it appears that drainage is generally: Adequate ☐ Inadequate ☐ Not able to assess ☒ Not applicable ☐

Areas where drainage should be attended to by a plumber or other expert and why: \_\_\_\_\_

**3.2 Water leaks:** Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers units, leaks from outdoor taps, rainwater tanks or leaks from other 'wet areas' also increase the likelihood of termite attack. Whilst not a plumber, it appears that water leaks are: Present ☐ Not present ☒ Not able to comment ☐

Areas where leaks should be attended to by a plumber or other expert and why: \_\_\_\_\_

**3.3 Hot Water Services and air conditioning units:** which release water alongside or near to building walls need to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building.

Is there a need for this work to be carried out? Yes ☐ No ☒

Where drainage is considered inadequate or water leaks are reported then a plumber, builder or other building expert should be consulted.

**3.4 Ventilation:** Ventilation, particularly to the sub-floor region is important in minimising the opportunity for termites to establish themselves within a property. Whilst not a builder the ventilation appears to be generally: Adequate ☒ Inadequate ☐ Not able to assess ☐ Not applicable ☐

Where ventilation needs to be improved consult a builder or other expert.

We have attached a proposal to carry out ventilation improvement work: Yes ☐ No ☒ Not applicable ☐

**3.5 Slab Edge Exposure:** Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashing, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Does the slab edge inspection zone fully comply?

No, arrange for slab edge to be exposed ☐ No, not required as it is an infill slab ☐ Not applicable ☐ Yes ☐

Not able to comment - refer to note top of page 6 ☒

**Note:** A very high proportion of termite attacks are over the edge of both infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder or Architect. Construction Plans may be obtainable from your local Council or Builder. Termite activity and or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular termite or timber pest inspections in accordance with AS 3660.2 or AS 4349.3-1998. Where the slab edge cannot be determined then we strongly recommend termite or timber pest inspections every 3-6 months in accordance with AS 3660.2 or AS 4349.3-1998.

**Infill Slabs:** A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and/or AS 3660.1-2000 and for more information you should ask a builder.

**You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.**

## **SUBTERRANEAN TERMITES**

**No property is safe from termites!** Termites are the cause of the greatest economic losses of timber in structures in Australia. Independent data compiled by State Forests shows 1 in every 5 homes is attacked by termites at some stage in its life, however CSIRO data indicates that it could be as high as 1 in 3. Australia's subterranean termite species (white ants) are the most destructive termites in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

**How termites attack your home:** The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

**Termite damage:** Once in contact with the timber they excavate it, often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and may cost two to five thousand dollars (or more) to treat.

**Subterranean termite ecology:** These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence, especially if gardens have been built up around the home and termite management systems are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite management systems installed to AS3660-2000 help protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite management systems to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber. A clear view of walls and piers and easy access to the sub-floor means that detection of termites should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Damage and termite workings that have dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of termite management systems and regular inspections is a necessary step in protecting timbers from termite attack.

## **TIMBER DECAY FUNGI**

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually resides in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Removal of the moisture source usually alleviates the problem. **Fungal decay is attractive to termites** and if the problem is not rectified it may well lead to future termite attack.



# IMPORTANT INFORMATION

**There is no warranty given or implied as a result of the inspection or this report.** The report can only give details of what was found on the day and at the time of the inspection. Termites can gain entry to the structures at any time.

**General remarks:** A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of termite activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. It is very difficult, and normally impossible to locate termite nests since they are mainly underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

## Important Maintenance Advice regarding Integrated Pest Management for Protecting against termites

Termites can attack any structure. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors that may lead to infestation from termites include: -

- Situations where the edge of the concrete slab is covered by soil or garden debris.
- Filled areas, areas with less than 400mm clearance.
- Foam insulation at foundations.
- Poor drainage, leaking pipes, damp areas, form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls. **Note:** Termites often build nest behind timber retaining walls.
- Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by termites.

All timber in contact with soil such as formwork, retaining walls, scrap timbers, firewood or stumps must be removed from under and around the buildings and any leaks or poor drainage repaired. **You should endeavour to ensure such conditions DO NOT occur around your property.**

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing attack. AS 3660 advises that even when a complete termite management system is installed in accordance with these Standards, it is possible termites may bridge the management system. However, if bridging occurs, then signs of this bridging would normally be found during the regular inspections recommended by these Standards.

Therefore, it is essential that the regular inspections recommended in this report are carried out in addition to any suitable termite management system you install.

**DISCLAIMER OF LIABILITY:** - No liability shall be accepted on account of failure of the Report to notify any termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** - Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

There are two very helpful books available, complete with excellent colour photos, which you might like to purchase. These are: -

A Homeowner’s Guide to Detection and Control of Termites and Borers  
and  
A Homeowner’s Guide to Detection and Control of Common Household Pests  
Both books were written by Phillip Hadlington & Christine Marsden  
and Published by University of New South Wales  
Ask your inspector for details and prices.

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**3.6 Weep holes in external walls:** It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air? No, arrange for weep holes to be exposed ☐ Not applicable ☒ Yes ☐

**3.7 Environmental, other Conditions and/or general information:** \_\_\_\_\_

It is **strongly recommended** that a full Inspection and Report be carried out every 12 months. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

**ADDITIONAL INFORMATION AND/OR MUD MAP (NOT TO SCALE)**

A TERMITE TREATMENT WAS DONE BY THIS FIRM, IN MARCH 2005.

WOULD RECOMMEND THAT ANY UNTREATED TIMBER IN DIRECT CONTACT WITH THE GROUND BE SUNKEN OFF THE GROUND, REMOVED OR REPLACED WITH TREATED PINE.

TERMITE ACTIVITY WAS EVIDENT, AS TOLD BY OWNER BUT DUE TO TIMBERS BEING REPLACED OR DISTURBED, NO ACTIVITY WAS EVIDENT AT TIME OF THIS INSPECTION.

The Inspection and Report was carried out by: POD FORSTUM

(Name of Inspector)

State Licence No: 15002586003 Insurance Termite Accreditation No: 1018

Dated this 21st day of SEPT 20 11

SIGNED FOR AND BEHALF OF:

FORSTUM SERVICES

(Name of Company)

Signature: [Signature]

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# **EAMON DOWLING ELECTRICAL**

Lic No. 105671C

5 Suzanne Rd Mona Vale 2103

Ph 0410 457 373, ABN 20 431 512 581

**To whom it may concern**

**The smoke alarm installed at 181 McCarrs Creek Rd (lower level flat) is 240V with battery back up and comply to regulations AS3786:1993 & AS/NZS 3100:2002**

A handwritten signature in black ink, appearing to read 'E.D.' or 'E.D.9', written in a cursive style.

**Eamon Dowling**

CERTIFICATE OF COMPLIANCE –  
ELECTRICAL WORK

Customer COPY  
CERTIFICATE NO: 386685

CUSTOMER DETAILS

Name

Address

Cross Street

Amanda Bear & Chris Pulley

181 McCams Creek Rd

Church Pt

Postcode

2105

Telephone Contact

Meter No:

NMI (if applicable)

INSTALLATION WORK DETAILS

Indicate the type of installation and types of work performed under this Notice

Type of Installation	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> Other
Special Conditions	<input type="checkbox"/> over 100 amps	<input type="checkbox"/> High Voltage	<input type="checkbox"/> Hazardous Area	<input type="checkbox"/> Generator	<input type="checkbox"/> Unmetered Supply

CERTIFICATE MUST BE ISSUED TO THE CUSTOMER FOR ALL ELECTRICAL WORK

Work of the following type must ALSO be notified to the ELECTRICITY DISTRIBUTOR (DNSP)

☒ New Installation

☒ Additions or alterations to a switchboard or associated equipment

☐ Network connection or metering

☐ Defect Rectification No:

extra circuits added

DETAILS OF EQUIPMENT

Describe the equipment and estimate load increase of the work affected by this Notice.  
If insufficient space attach separate sheets.

EQUIPMENT	RATING	No.	PARTICULARS OF WORK
<input type="checkbox"/> Switchboards			NEW FLAT
<input type="checkbox"/> Circuits		3	Light, power & worktop cts
<input type="checkbox"/> Lighting		14	
<input type="checkbox"/> Socket-outlets		10	
<input type="checkbox"/> Appliances		1+1	stov + floor heat (bathroom)
Estimated increase in load A/ph		15A	<input checked="" type="checkbox"/> Increased load is within capacity of installation/service mains
<input checked="" type="checkbox"/> Work is connected to supply			<input type="checkbox"/> Work is not connected to supply pending inspection by DNSP

The work has been carried out or supervised by:

Eamon Dowling

Licence No: 105671C

TEST REPORT

Indicate the relevant tests and checks that have been performed on the work.  
If test records are provided attach as separate sheets.

<input checked="" type="checkbox"/> Earthing system integrity $\Omega$	<input checked="" type="checkbox"/> Residual current device operation
<input checked="" type="checkbox"/> Insulation resistance $M\Omega$	<input checked="" type="checkbox"/> Visual check that installation is suitable for connection to supply
<input checked="" type="checkbox"/> Polarity	<input type="checkbox"/> Stand-alone power system complies with AS 4509
<input checked="" type="checkbox"/> Correct circuit connections	<input type="checkbox"/> Fault loop impedance (if necessary)

I confirm that I have carried out the above tests and visually checked that the installation work described in this Certificate complies with AS/NZS 3000 and is suitable for its intended use.

Name: Eamon Dowling

Signature: EBD

Licence No: 105671C

Date of Testing: 29/8/11

CERTIFICATION

I, the Electrical Contractor give notice to the Customer and ENERGY AUST (Name of DNSP or OFT), that the work described in this Certificate has been completed in accordance with the Electricity (Consumer Safety) Regulation 2006

Name: EAMON DOWLING

Signature: EBD

Address: 5 SUZANNE RD MONA VALE

Licence No: 105671C

Date of Notice: 14/9/11

Telephone No. or Other Contact: 0410457373

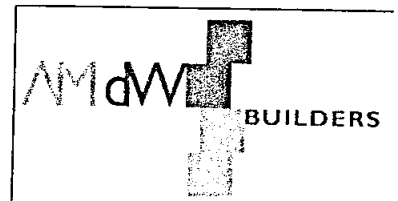
ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by:

Date:

Comments:

NECA



## WATERPROOFING CERTIFICATE

PROJECT: ALTERATIONS AND ADDITIONS

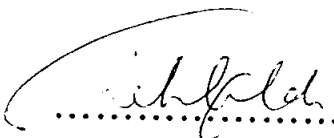
ADDRESS: 181 McCARRS CREEK RD CHURCH POINT

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and section 153 of the Environmental Planning and Assessment Regulations 2000. Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia Volume 2

I Anthony de Wilde of AMDW Pty Ltd Licensed Builders, 15 Cook Terrace Mona Vale hereby certify that the waterproofing work to wet areas carried out at the above address are in accordance with the DA plans and specifications for DA N0108/09 as prepared by LKS Design and Drafting and Construction Certificate design prepared by LKS Design and Drafting dated 02/04/2009.

These waterproofing works were carried out in accordance with AS 3740.

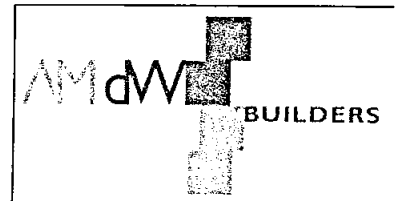
I have held the Builders Lic No 102149C for over 20 years.

  
.....

Anthony de Wilde

Date 20/10/11.....

PO Box 951, Mona Vale NSW 1660  
Telephone: 9979 3136 Mobile: 0415 648 542 Fax 9979 3137  
Email: [amdww@bigpond.net.au](mailto:amdww@bigpond.net.au) BL 102149c  
abn: 77 086 250 526



## GLAZING CERTIFICATE

PROJECT: ALTERATIONS AND ADDITIONS

ADDRESS: 181 McCARRS CREEK RD CHURCH POINT

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and section 153 of the Environmental Planning and Assessment Regulations 2000. Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia Volume 2

I Anthony de Wilde of AMDW Pty Ltd Licensed Builders, 15 Cook Terrace Mona Vale hereby certify that the windows and glazing installed at the above address are in accordance with the DA plans and specifications for DA N0108/09 as prepared by LKS Design and Drafting and Construction Certificate design prepared by LKS Design and Drafting dated 02/04/2009 .

These windows and glazing works were carried out in accordance with the requirements of the Basix Certificate and AS2047.

I have held the Builders Lic No 102149C for over 20 years.

A handwritten signature in black ink, appearing to read 'Anthony de Wilde', followed by a dotted line.

Date 20/10/11.....

Anthony de Wilde

PO Box 951, Mona Vale NSW 1660  
Telephone: 9979 3136 Mobile: 0415 648 542 Fax 9979 3137  
Email: [amdww@bigpond.net.au](mailto:amdww@bigpond.net.au) BL 102149c  
abn: 77 086 250 526



**GLASSCRAFT**  
**GLASS AND GLAZING PTY LTD**  
A.C.N 088 534 258  
ABN 51 088 534 258

**27<sup>th</sup> September 2011**  
**Via email: [amdwn@bigpond.net.au](mailto:amdwn@bigpond.net.au)**  
**AMDW Pty Ltd**

**Certificate of Compliance**

**RE: 181 McCarrs Creek Road**  
**Church Point**

To Whom It May Concern

Glasscraft Glass and Glazing Pty Ltd, at your request carried out glazing work at the above premises.

All glass and glazing carried out by Glasscraft Glass and Glazing is in accordance with Current Australian Standards AS/NZ1288-2006 and AS1170.1-1989 and AS 2208 and AS 2047 and AS 1288.

This compliance certificate is for one semi-framed shower screen with polished silver frame and toughened glass.

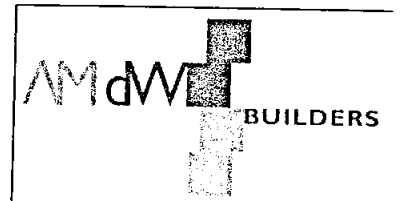
If you have any queries please do not hesitate to contact Glasscraft on the number listed below

Kind regards  
GLASSCRAFT GLASS AND GLAZING PTY LTD

*Martin Stowe*

Martin Stowe  
DIRECTOR

*2/16, Tengah Crescent MONA VALE NSW 2103*  
*Email: [glasscraft1@bigpond.com](mailto:glasscraft1@bigpond.com)*  
*PHONE : (02) 9999 1525 FAX: 99992818 LICENCE 107951C*



## BASIX CERTIFICATE

PROJECT: ALTERATIONS AND ADDITIONS

ADDRESS: 181 McCARRS CREEK RD CHURCH POINT

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and section 153 of the Environmental Planning and Assessment Regulations 2000. Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia Volume 2

I Anthony de Wilde of AMDW Pty Ltd Licensed Builders, 15 Cook Terrace Mona Vale hereby certify the building works carried out at the above address are in accordance with the DA plans and specifications for DA N0108/09 as prepared by LKS Design and Drafting and Construction Certificate design prepared by LKS Design and Drafting dated 02/04/2009 .

These building works including the following were carried out by AMDW Pty Ltd to the Basix Certificate specifications:

- Window and glazing requirements
- Lighting requirements
- Fixtures requirements
- Insulation requirements

.....

Anthony de Wilde

Date 20/10/11.....

PO Box 951, Mona Vale NSW 1660  
Telephone: 9979 3136 Mobile: 0415 648 542 Fax 9979 3137  
Email: [amdww@bigpond.net.au](mailto:amdww@bigpond.net.au) BL 102149c  
abn: 77 086 250 526



**GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER**  
**FORM NO. 3 – Post Construction Geotechnical Certificate to be submitted with Occupation**  
**Certificate or Subdivision Certificate**

Development Application for _____	Name of Applicant _____
Address of site <u>181 McCARRS CREEK ROAD, CHURCH POINT</u>	

**Declaration made by geotechnical engineer on completion of the Development**

I, BEN WHITE on behalf of Jack Hodgson Consultants Pty Ltd  
(Insert Name) (Trading or Company Name)

on this the 28<sup>TH</sup> SEPTEMBER, 2011

certify that I am a Geotechnical Engineer, Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify the organisation/company I a current professional indemnity policy of at least \$2million. ; I prepared and/or verified the Geotechnical Report as per Form 1 dated referred to below.

**Geotechnical Report Details:**

Report Title: RISK ANALYSIS AND MANAGEMENT FOR PROPOSED ALTERATIONS AND ADDITIONS AT 181 McCARRS CREEK ROAD, CHURCH POINT
Report Date: 10/3/2009
Author : BEN WHITE
Author's Company/Organisation: JACK HODGSON CONSULTANTS PTY LTD

- ☒ I reviewed the original structural design, and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project.
- ☒ I have inspected and/or am satisfied that the foundation materials, upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected, comply with the requirements specified in the Geotechnical Report and the Construction Certificate approved Structural Plans.
- ☒ I have inspected the site during construction and to the best of my knowledge, I am satisfied that the development referred to in the development consent D.A. dated 3/04/ 2009.

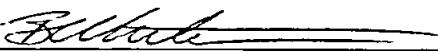
D.A. No. N0108/09 Date consent given 8/07/2009

☒ has been constructed in accordance with the intent of the Geotechnical Report, and the requirements of the conditions of Development Consent and the Construction Certificate approved Structural Plans relating to the geotechnical issues (including any treatment and/or maintenance plan that may be required to remove risk where reasonable and practical).

☒ I am aware that Pittwater Council require this certificate prior to issuing an occupancy certificate for the development identified above and will rely on this certificate in regard to the development having achieved the "Acceptable Risk Management" criterion defined in the Policy and that reasonable and practical measures have been taken to remove foreseeable risk.

**List of all work as executed drawings and Ongoing Maintenance plans relevant to geotechnical risk management.**

--

Signature	
Name	<u>BEN. WHITE</u>
Chartered Professional Status	<u>MScGEOLAusIMM</u>
Membership No.	<u>222757</u>
Company	<u>Jack Hodgson Consultants Pty Ltd</u>

Barrenjoey Consulting Engineers Pty Ltd  
Stormwater Structural Civil  
abn 13124694917 acn 124694917

14<sup>th</sup> Oct 2011

AMdW Pty Ltd  
PO Box 951  
Mona Vale NSW 1660

Attn - Tony de Wilde

**181 McCARRS CREEK ROAD CHURCH POINT  
ALTERATIONS & ADDITIONS  
Job No 090611**

Barrenjoey Consulting Engineers Pty Ltd inspected (during construction) the alterations and additions recently completed at the above site address and are in receipt of a works certificate from licensed plumber David O'reilly of *Beaver Plumbing*.

Based on this information we are therefore satisfied that the new stormwater disposal works are adequate.

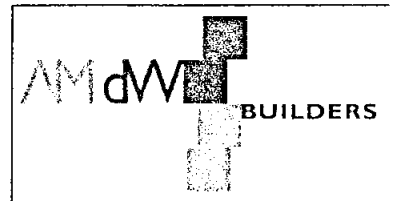
Should further information regarding this matter be required please contact our office as outlined below.

Regards  
BARRENJOEY CONSULTING ENGINEERS Pty Ltd



Per  
Lucas Molloy (Director)  
BE CPEng NPER

PO Box 672  
Avalon NSW 2107  
P: 9918 6264 F: 9918 5841  
M: 0418 620 330  
E: lucasbce@bigpond.com



## BUILDING IN BUSHFIRE PRONE LAND CERTIFICATE

PROJECT: ALTERATIONS AND ADDITIONS

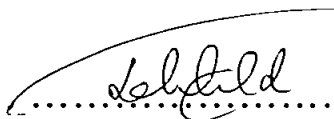
ADDRESS: 181 McCARRS CREEK RD CHURCH POINT

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and section 153 of the Environmental Planning and Assessment Regulations 2000. Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia Volume 2

I Anthony de Wilde of AMDW Pty Ltd Licensed Builders, 15 Cook Terrace Mona Vale hereby certify that the building works carried out at the above address are in accordance with the DA plans and specifications for DA N0108/09 as prepared by LKS Design and Drafting and Construction Certificate design prepared by LKS Design and Drafting dated 02/04/2009 .

These building works were carried out in accordance with Level 1 Construction in a Bushfire Prone Area and AS 3959.

I have held the Builders Lic No 102149C for over 20 years.

  
.....

Date 20/10/11.....

Anthony de Wilde

PO Box 951, Mona Vale NSW 1660  
Telephone: 9979 3136 Mobile: 0415 648 542 Fax 9979 3137  
Email: [amd@bigpond.net.au](mailto:amd@bigpond.net.au) BL 102149c  
abn: 77 086 250 526



## LANDSCAPE CERTIFICATE


PROJECT: ALTERATIONS AND ADDITIONS

ADDRESS: 181 McCARRS CREEK RD CHURCH POINT

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and section 153 of the Environmental Planning and Assessment Regulations 2000. Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia Volume 2

I Anthony de Wilde of AMDW Pty Ltd Licensed Builders, 15 Cook Terrace Mona Vale hereby certify the landscaping works carried out at the above address are in accordance with the DA plans and specifications for DA N0108/09 as prepared by LKS Design and Drafting and Construction Certificate design prepared by LKS Design and Drafting dated 02/04/2009

The landscape works were carried out by AMDW Pty Ltd and maintained by the property owners.

  
.....

Date .....21.10.11.....

Anthony de Wilde

## INSTALLATION CERTIFICATION

PROJECT: ADDITIONS & ALTERATIONS  
ADDRESS: 181 MCLELLANS CRK RD CHURCH POINT

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 153 of the Environmental Planning and Assessment Regulation 2000.  
Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia, Volume 2.

I, A de Wilde of ANDW Pty Ltd  
(Name of Installer) (Firm)  
15 COOK TERRACE MONA VALO  
(Address)

hereby certify:-

That the ..... **Balustrades and handrails**... installed in the building  
(Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia,  
..... **Part 3.9.2 Balustrades** .....
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia  
(Part 1.4, Table 1.4.1 Schedule of Referenced Documents)
- d) The following Australian Standards:... **AS1657, AS1684, AS1170** .....
- e) Other practices or standards relied upon for this certification:.....  
.....
- f) Exclusions: **YES/NO** .....


Full Name of Installer: ANTHONY M. de WILDE

Qualifications, licence no and experience: 102 149 C

Address of Installer: 15 COOK TERRACE MONA VALO

Phone numbers:

Bus 9979 3136 Fax 9979 3137 Mob 0415 648 542

Signature:  Date: 20/10/11

INSTALLATION CERTIFICATION

PROJECT: ADDITIONS & ALTERATIONS  
ADDRESS: 181 MCCARRAS CREEK RD CHURCH POINT

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 153 of the Environmental Planning and Assessment Regulation 2000.  
Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia, Volume 2.

I, A de Wilde of ANDW Pty Ltd BUILDERS  
(Name of Installer) (Firm)  
15 COOK TERRACE MONA VALE  
(Address)

hereby certify:-

That the Stairs/Treads and Risers installed in the building  
(Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia,  
Part 3.9.1 Stair Construction
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia  
(Part 1.4, Table 1.4.1 Schedule of Referenced Documents)
- d) The following Australian Standards: AS1170, AS 1684, AS 3700
- e) Other practices or standards relied upon for this certification:
- f) Exclusions: YES/NO

Full Name of Installer: ANTHONY M. de WILDE

Qualifications, licence no and experience: 102149 C

Address of Installer: 15 COOK TERRACE MONA VALE

Phone numbers:  
Bus. 9979 3136 Fax. 9979 3137 Mob. 0415 648 592

Signature: [Signature] Date: 20/10/11

## INSTALLATION CERTIFICATION

PROJECT:.....ADDITIONS & ALTERATIONS.....  
ADDRESS:.....181 MCARRS CREEK RD CHURCH POINT.....

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 153 of the Environmental Planning and Assessment Regulation 2000.  
Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia, Volume 2.

I D OREILLY of BEAVER PLUMBING  
(Name of Installer) (Firm)  
72 HAY ST COLLAROY  
(Address)

hereby certify:-

That the ..... **Storm Water Drainage/Subsoil Drains**..... installed in the building  
(Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia,  
.....Part 3.1.2 Drainage.....
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia  
(Part 1.4, Table 1.4.1 Schedule of Referenced Documents)
- d) The following Australian Standards:.... **AS3500.3, AS3500.5**.....
- e) Other practices or standards relied upon for this certification:.....

f) Exclusions: YES/~~NO~~ EXISTING STORMWATER WORK TO REAR OF DWELLING

Full Name of Installer: DAVID OREILLY

Qualifications, licence no and experience: LIC PLUMBER L10123

Address of Installer: 72 HAY ST COLLAROY

Phone numbers:

Bus 9971 6750 Fax ..... Mob 0415 287 453

Signature: [Signature] Date: 12/10/11

## INSTALLATION CERTIFICATION

PROJECT: ADDITIONS & ALTERATIONS  
ADDRESS: 181 MCCARRS CREEK RD CHURCH POINT

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 153 of the Environmental Planning and Assessment Regulation 2000.

Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia, Volume 2.

I, A de Wilde of ANDW Pty Ltd BUILDERS  
(Name of Installer) (Firm)

15 COOK TERRACE MONA VALE  
(Address)

hereby certify:-

That the Timber Framed Elements installed in the building  
(Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia,  
Part 3.4.3 Timber Framing
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia  
(Part 1.4, Table 1.4.1 Schedule of Referenced Documents)
- d) The following Australian Standards: AS1684.1.4, AS1720.1, AS1170
- e) Other practices or standards relied upon for this certification:
- f) Exclusions: YES/NO

Full Name of Installer: ANTHONY M. de WILDE

Qualifications, licence no and experience: 102149C 20 year

Address of Installer: 15 COOK TERRACE MONA VALE

Phone numbers:

Bus 9979 3136 Fax 9979 3137 Mob 0415 648 592

Signature: [Signature] Date: 20/10/11



INSTALLATION CERTIFICATION

PROJECT: ADDITIONS & ALTERATIONS  
ADDRESS: 181 MCCARRERS CREEK RD CHURCHPOINT

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 153 of the Environmental Planning and Assessment Regulation 2000.  
Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia, Volume 2.

I, A. de WILDE of AMDW Pty Ltd BUILDER  
(Name of Installer) (Firm)  
15 COOK TERRACE MONA VALL  
(Address)

hereby certify:-

That the ...Roof & Wall Cladding... installed in the building  
(Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia,  
.....Part 3.5.1 Roof Cladding.....
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia (Part 1.4, Table 1.4.1 Schedule of Referenced Documents)
- d) The following Australian Standards; AS 2059, AS1562.1, AS 1562.2.....
- e) Other practices or standards relied upon for this certification:.....
- f) Exclusions: YES/NO.....

Full Name of Installer: Anthony M. de Wilde  
Qualifications, licence no and experience: 102149C 20 years Lic  
Address of Installer: 15 COOK TERRACE MONA VALL

Phone numbers:  
Bus 9979 3136 Fax 9979 3137 Mob 0415 648 542

Signature: [Signature] Date: 20/10/11

INSTALLATION CERTIFICATION

PROJECT: ADDITIONS & ALTERATIONS  
ADDRESS: 181 MCCARRS CRK RD CHURCH PT.

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 153 of the Environmental Planning and Assessment Regulation 2000.  
Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia, Volume 2.

I, A. de WILDE of AMDW Pty Ltd  
(Name of Installer) (Firm)  
15 COOK TERRACE MONA VALL  
(Address)

hereby certify:-

That the Un Reinforced Masonry installed in the building  
(Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia,  
Part 3.3.1 Un Reinforced Masonry
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia  
(Part 1.4, Table 1.4.1 Schedule of Referenced Documents)
- d) The following Australian Standards: A1170, AS 3700
- e) Other practices or standards relied upon for this certification:
- f) Exclusions: YES/NO

Full Name of Installer: ANTHONY M de WILDE  
Qualifications and experience: 102149 C 20 years  
Address of Installer: 15 COOK TERRACE, MONA VALL

Phone numbers:  
Bus 9979 3136 Fax 9979 3137 Mob 0415 648 542

Signature: [Signature] Date: 20/10/11

## INSTALLATION CERTIFICATION

PROJECT: ALTERATIONS & ADDITIONS  
ADDRESS: 181 MCCARRS CREEK RD CHURCHPOINT

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 153 of the Environmental Planning and Assessment Regulation 2000.  
Pursuant to the provisions of Part 1.2 Clause 1.2.2 of the Building Code of Australia, Volume 2.

I, Anthony de Wilde of ANDW P/L  
(Name of Installer) (Firm)  
15 COOK TERRACE MONA VALLEY  
(Address)

hereby certify:-

That the ..... **Bush Fire Protection Requirements** ..... installed in the building  
(Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia,  
..... Part 3.7.4 Bush Fire Areas.....
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia  
(Part 1.4, Table 1.4.1 Schedule of Referenced Documents)
- d) The following Australian Standards: AS 3959.....
- e) Other practices or standards relied upon for this certification:.....  
.....
- f) Exclusions: YES/NO.....

Full Name of Installer: ANTHONY M. de WILDE

Qualifications, licence no and experience: 102149C

Address of Installer: 15 COOK TERRACE MONA VALLEY

Phone numbers:

Bus. 9979 3136 Fax 9979 3137 Mob 0415 648 542

Signature: [Signature] Date: 20/10/11



DK Building Certifiers Pty Limited

Address: Suite 4 470 Sydney Road, PO Box 929  
Balgowlah NSW 2093  
Tel: 02 9400 2335  
Fax: 02 9400 2405  
Email: info@dkbuilding.com.au  
Web: www.dkbuildingcertifiers.com.au

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - BUILDING COMMENCEMENT & FRAMING/ENVELOPE INSPECTION

OWNER DETAILS

Name of person having benefit of the development consent: Christopher Pulley and Amanda Bear  
Address: 181 McCarrs Creek Road Church Point NSW 2105  
Contact Details: 9997 1497

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council  
Development Consent No: N0108/09 Date issued: 8/07/2009  
Construction Certificate Number: 09061 Date issued: 21/08/2009

PROPOSAL

Address of Development: 181 McCarrs Creek Road Church Point NSW 2105  
Building Classification: 1a  
Type of Construction: n/a  
Scope of building works covered by this Notice: Studio, office, deck above existing concrete garage.

INSPECTION DETAILS

Principal Certifying Authority: Damian O'Shannassy No.: BPB0306  
Inspector: Damian O'Shannassy No.: BPB0306  
Inspection date and time: 22/09/2009 Inspection time: 12:00 PM

INSPECTION RESULTS

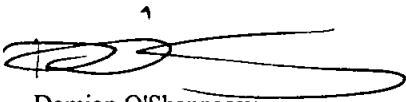
We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Building commencement inspection - Satisfactory
- Inspection area: ✓ Framing Inspection - Satisfactory subject to documents being provided

Required documents:

- Engineers certificate to be provided for frame prior to the issue of the final certificate

ADDITIONAL COMMENTS

  
Damian O'Shannassy  
Inspector



DK Building Certifiers Pty Limited

Address: Suite 4 470 Sydney Road, PO Box 929  
Balgowlah NSW 2093  
Tel: 02 9400 2335  
Fax: 02 9400 2405  
Email: info@dkbuilding.com.au  
Web: www.dkbuildingcertifiers.com.au

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - WET AREA

OWNER DETAILS

Name of person having benefit of the development consent:	Christopher Pulley and Amanda Bear
Address:	181 McCarrs Creek Road Church Point NSW 2105
Contact Details:	9997 1497

RELEVANT CONSENTS

Consent Authority/Local Government Area:	Pittwater Council
Development Consent No:	N0108/09 Date Issued: 8/07/2009
Construction Certificate Number: 09061	Date Issued: 21/08/2009

PROPOSAL

Address of Development:	181 McCarrs Creek Road Church Point NSW 2105
Building Classification:	1a
Type of Construction:	n/a
Scope of building works covered by this Notice:	Studio, office, deck above existing concrete garage.

INSPECTION DETAILS

Principal Certifying Authority:	Damian O'Shannassy No.: BPB0306
Inspector:	Damian O'Shannassy No.: BPB0306
Inspection date and time:	30/11/2009 Inspection time: 1:00 PM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Wet area - bathroom & deck - Satisfactory subject to documents being provided

Required documents:

- Waterproofing certification to be provided to AS 3740
- Waterproofing installation certificate to be provided to AS3740

ADDITIONAL COMMENTS

Damian O'Shannassy  
Inspector



DK Building Certifiers Pty Limited

Address: Suite 3, 470 Sydney Road, PO Box 929  
Balgowlah NSW 2093  
Tel: 02 9400 2335  
Fax: 02 9400 2405  
Email: info@dkbuilding.com.au  
Web: www.dkbuildingcertifiers.com.au

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - FINAL INSPECTION DOMESTIC

OWNER DETAILS

Name of person having benefit of the development consent: Christopher Pulley and Amanda Bear  
Address: 181 McCarrs Creek Road Church Point NSW 2105  
Contact Details: 9997 1497

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council  
Development Consent No: N0108/09, , Date issued: 8/07/2009  
Construction Certificate Number: 09061 Date issued: 21/08/2009

PROPOSAL

Address of Development: 181 McCarrs Creek Road Church Point NSW 2105  
Building Classification: 1a  
Type of Construction: n/a  
Scope of building works covered by this Notice: Studio, office, deck above existing concrete garage.

INSPECTION DETAILS

Principal Certifying Authority: Damian O'Shannassy No.: BPB0306  
Inspector: Damian O'Shannassy No.: BPB0306  
Inspection date and time: 19/01/2012 Inspection time: 1:30 PM

INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ Stormwater - Satisfactory
- Inspection area: ✓ Final Inspection domestic - Satisfactory

ADDITIONAL COMMENTS

Damian O'Shannassy  
Inspector

# BASIX Completion Receipt

Receipt no.: CR-1328080183352-A54061

This receipt is confirmation that the certifying authority identified below has satisfied the requirements of clause 154C of the Environmental Planning and Assessment Regulation 2000 for the development described in the 'BASIX Certificate details' section below.

Director-General  
Date of issue: Wednesday, 01/02/2012



## Principal certifying authority

Name: Damian O'Shannassy  
Accreditation scheme: BPB  
Accreditation number: 0306

## Final Inspection

Date of final inspection: Thursday, 19/01/2012

## BASIX Certificate details

BASIX Certificate no.	A54061
Project name	Pulley - Bear
Street address	181 McCarrs Creek Road
Suburb	Church Point
Postcode	2105
Local Government Area	Pittwater Council