

Peter J Boyce & Associates

Ph 0412 928 500

P.O. Box 375. Strathfield 2135
Level 2, 41 Rawson Street, Epping 2121
Building Surveyor Acc. No **6395**

Ph 9868 2855

Fax 9868 2655

D/A 360/00

BP1053 & BP1052

1st September 2006

The General Manager

Dear Sir,

Re: Submission of Occupation Certificate
9 Surfside Avenue Avalon

Please find enclosed:

1. Occupation Certificate
2. Final Inspection Certificate
3. Roof & Wall Frame Inspection Certificate
4. Pier Hole Inspection Certificate
5. Plumber's Certificate
6. Survey
7. Landscape Certificate
8. Smoke Alarm Certificate
9. Glazing Certificate
10. Termite Certificate

Should any of the above documents not be received please advise me immediately.

Many thanks.



Peter Boyce

CERTIFICATE FEE \$30. PAID 5/9/06
RECEIPT 206387

Peter J Boyce & Associates

Ph 0412 928 500

P.O. Box 375. Strathfield 2135

Ph 9868 2855

Level 2, 41 Rawson Street, Epping 2121

Building Surveyor Acc. No 6395

Fax 9868 2655

Your Ref: D/A 360/00

30th August 2006

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir,

Re: Final Inspection and Occupation Certificates
9 Surfside Avenue Avalon

Please find enclosed copy of Occupation Certificate and Final Inspection Certificate for the above property approved under D/A 360/00.

Enclosed please find a cheque for \$30.00 for registration of the Occupation Certificate.

Yours faithfully,



Peter Boyce

Occupation Certificate

issued under the Environmental Planning and Assessment Act 1979
Section 109C (1) and 109H

Application

type of certificate sought F I N A L

applicant
Name Mr. J. Foster
address 9 Surfside Avenue
 Avalon

contact no (telephone)

owner of building
(if not applicant) as above

development consent
or complying
development
certificate no D/A 360/00
date of determination: 7th June 2000
see note 1

construction certificate BP1053 & BP1052
construction certificate no and
date of issue 22nd June 2000

subject land
address 9 Surfside Avenue Avalon

building details

Residential

Classification 1a & 10b

in the development consent
or complying development
certificate.

date of receipt
date received (to be completed
by certifying authority)

30th August 2006

Determination

type of certificate

Final Certificate

Approved/refused

Approved

Date of determination

4 - SEP 2006

Certificate

Certificate F I N A L

- I Peter Boyce certify that :
- I have been appointed as the principal certifying authority under s 109E
- a development consent is in force with respect to the building.
- a construction certificate has been issued with respect to 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 (see note 2)
- where required, a report from the Commissioner of Fire Brigades has been considered

Certificate no PB04/62

Principal certifying authority

Peter Boyce
Planning NSW Blding Surveyor No 6395
P.O. Box 375, Strathfield 2135
Mob. Ph 0412 928 500
Ph 9868 2855

Note 1 Before an occupation certificate may be issued, the certifying authority must be satisfied that:

- a development consent or a complying development certificate is in force with respect to the building, and
- a construction certificate has been issued with respect to the plan and specifications for the building.

Note 2 A final fire safety certificate or interim fire safety certificate is not required for a class 1a, class 10 building or building exempt under clause 80I EP&A Regulation 1994

Note 3 For the purposes of notifying a council under clause 79L (2) (1) of the Regulation of the determination of an application an accredited Certifier must forward all sections of the form, including all attachments to the relevant council where they have not been previously forwarded to the Council.

Accredited Certifier



Peter Boyce
Planning NSW Accreditation No 6395

Date

4 - SEP 2006

Peter J Boyce & Associates

Planning NSW accreditation No 6395

Ph 0412 928 500

P.O. Box 375. Strathfield 2135

Ph 9868 2855

Fax 9868 2655

Insp cert no.PB070

30th August 2006

Inspection Certificate

Development Consent No. D/A 360/00

Construction Certificate No. BP1053 & BP1052

Council Area: Pittwater Council

Property Address: 9 Surfside Avenue Avalon

Owners Name: Mr. Jeff Foster

Address: 9 Surfside Avenue Avalon

Phone:

Final Inspection: A final inspection of the building work at the above property has revealed that the work has been completed generally in accordance with the approved plans, conditions of the development approval, and the requirements of the Building Code of Australia.

Certifier



date: 30th August 2006

Peter J Boyce & Associates

BASP accreditation No 6395

Ph 0412 928 500

P.O. Box 375. Strathfield 2125

Ph 99450545

Fax 99450546

Insp cert no.PBP040

12 September 2000

INSPECTION CERTIFICATE

Development Approval No 1050/99

Building Construction Certificate No BP001052

Council Area: Pittwater Council

Property Address: 9 Surfside Avenue Avalon

Owners Name: Jeff Foster

Address: 9 Surfside Avenue Avalon

Phone: 99732516

Roof & Wall Frame: An inspection of the timber wall & roof frame was found to be generally in accordance with the approved plans and the BCA. Work is Ok to proceed.

Certifier



date

12/9/00

Peter J Boyce & Associates

Planning NSW accreditation No 6395

Ph 0412 928 500

P.O. Box 375. Strathfield 2135

Ph 9868 2855

Fax 9868 2655

Insp cert no.PB070

30th July 2000

Inspection Certificate

Development Consent No. D/A 360/00

Construction Certificate No. BP1053 & BP1052

Council Area: Pittwater Council

Property Address: 9 Surfside Avenue Avalon

Owners Name: Mr. Jeff Foster

Address: 9 Surfside Avenue Avalon

Phone:

Pier Hole Inspection: An inspection of the pier holes at the above property has revealed that the work is satisfactory and generally in accordance with the approved plans, conditions of the development approval, and the requirements of the Building Code of Australia.

Certifier



date: 30th July 2000

D & R Bogg
PLUMBING SERVICES
Lic. No 12705

113 Avalon Parade, Avalon 2107 TELEPHONE: 9918 4685 MOBILE: 0412 416 191

1* September, 2005.

Att: Jeff Foster

Dear Jeff

The following is a report on the stormwater drainage for the property at 9 Surfside Ave, Avalon. All the stormwater drainage for the extensions and renovations to the for mentioned property has been installed to the plans and council requirements. All the materials used in the application of the works were of approved Australian Standards Quality.

Yours Sincerely



Darren Bogg



D.P SURVEYING SERVICES

A.B.N. 72 489 908 140

Land & Engineering Surveys

David Parsons, B.Surv. M.I.S. (Aust)

Suite 17, 51 Old Barrenjoey Road, Avalon 2107

Phone: (02) 9918-2060 Fax: (02) 9918-7677

Mobile: 0414 183 220

Email: dpsurvey@iprimus.com.au

REPORT

Our Ref: 1456
Your Ref: JF
23 January, 2006

JEFFREY FOSTER
9 SURFSIDE AVENUE
AVALON NSW 2107

Re: Foster proposed sale – 9 Surfside Avenue, Avalon.

I HAVE SURVEYED part of the land comprised in Folio Identifier 9/28920 being Lot 9 as shown in Deposited Plan Number 28920 and having a frontage of 18.29 metres to Surfside Avenue, Avalon.

A one and two storey rendered residence with a metal roof and known as No.9 stands upon and wholly within the boundaries of the subject land in the position indicated in the accompanying sketch.

There is no contravention of Section 57 parts 2 and 4 of The Local Government Act, 1993 - Regulation in regard to the position of walls and eaves and guttering of the residence from boundaries.

Levels based upon the Australian Height Datum have been measured and are as shown in the schedule in the accompanying sketch.

There are no apparent Building Covenants or Easements endorsed upon the Folio Identifier.

No other survey of the land was made.

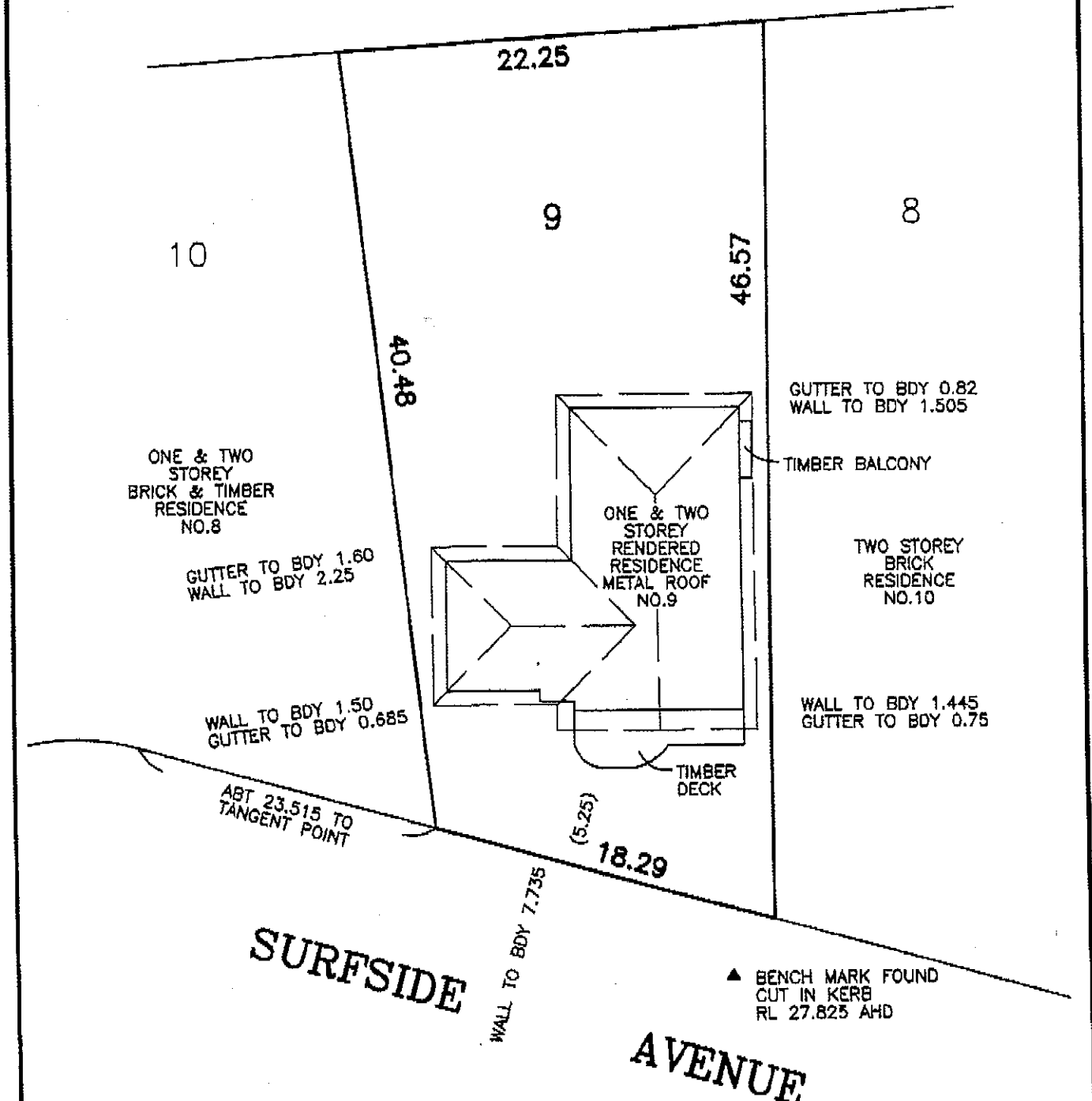
Surveyor Registered Under Surveying Act, 2002

Sketch (NOT TO SCALE)

OUR REF: 1456
YOUR REF: JF

23 JANUARY, 2006

SCHEDULE OF LEVELS
FLOOR LEVELS 28.95 & 29.29
RIDGE LEVELS 32.91 & 33.19



THIS SURVEY HAS BEEN MADE FOR IDENTIFICATION PURPOSES ONLY.
IF IT IS INTENDED TO ERECT ANY IMPROVEMENTS ALONG OR NEAR THE BOUNDARY OF THE SUBJECT LAND, A FURTHER SURVEY SHOULD BE MADE TO MARK THESE BOUNDARIES.



7 November, 2005

General Manager
Pittwater Council
Unit 11, 5 Vuko Place
WARRIEWOOD NSW 2102

Dear Sir,

**RE: LANDSCAPE PRACTICAL COMPLETION REPORT -
RESIDENCE AT 9 SURFSIDE AVENUE, AVALON.**

I, Lia Skountzos, inspected the above residence on the 4 November, 2005, and the associated landscape works that have been undertaken on the property. I certify that the landscape works have been carried out in accordance with the Landscape Plan approved by Council.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Lia Skountzos".

Lia Skountzos AAILA

30/08/05

CERTIFICATE OF COMPLIANCE

**Mark Staunton
Electrical Contractor
Licence No. 4850C**

125 Wallumatta Rd
Newport NSW 2106
ph. 9999 1873
0412 461 728

Re: No. 9 Surfside Av
Avalon

This is to certify that the smoke detector installed in the above residence is
hardwired to the 240V circuit in accordance with wiring rules AS 3000.

M. Staunton



7th November 2005

Re: 9 Surfside ave. Avalon

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

Sales Manager

Certificate of Installation

in accordance with AS 3660.1-2000

New construction

PAD (3)

Name of owner/builder Jeff Foster No A 117282
 Property Address 9 Sunside Ave
Huon NSW 2107 Post Code 2107

The Termite Management System(s) Installed:

Note: The term Treated Zone used in this document refers to liquid termiticides when used to form part of a termite management system(s) referred to in AS3660.1-2000 as "Termite Barrier Systems".

AS 3660.1 Termite Work:

Repellent-Liquid Termiticide Treated Zone	<input checked="" type="checkbox"/>	Non-Repellent-Liquid Termiticide Treated Zone	<input type="checkbox"/>
and/or Physical Barrier Installation	<input type="checkbox"/>	Other Termite Management System	<input type="checkbox"/>

A Liquid Termiticide Barrier and/or treated zone was installed to the following area(s) Extension + suspended pier areas using the liquid termiticide(s) Dursban P.C. which contain the active constituent(s) Chlorpyrifos. The concentration of the liquid termiticide/s used was 480 g/L and the total volume used was 350 Lt.

A Physical Barrier or other Management System(s) was installed in the following area(s) N/A using Chlorpyrifos. The method(s) of installation was _____

The above system(s) are/are not (cross out one or the other) integrated with each other.
 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 single or combined termite management system(s) are a complete/incomplete (cross out one or the other) barrier or zone, if the barrier or zone is not complete further work may be required as incomplete barriers and/or treated zones are not effective and may allow undetected Termite entry. You should consult with the builder. See the limitations below.
 The termite Management System(s) were/was installed on the 10 day of July 2000 and a durable notice was placed in plumbing pipe and in metres box.
 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 management system installed or allow concealed termite entry to the property.
 We recommend an inspection of the building and the surrounds every 12 months.

Termiticide Liquid Barriers and/or treated zones 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 Liquid Termiticide Barrier.

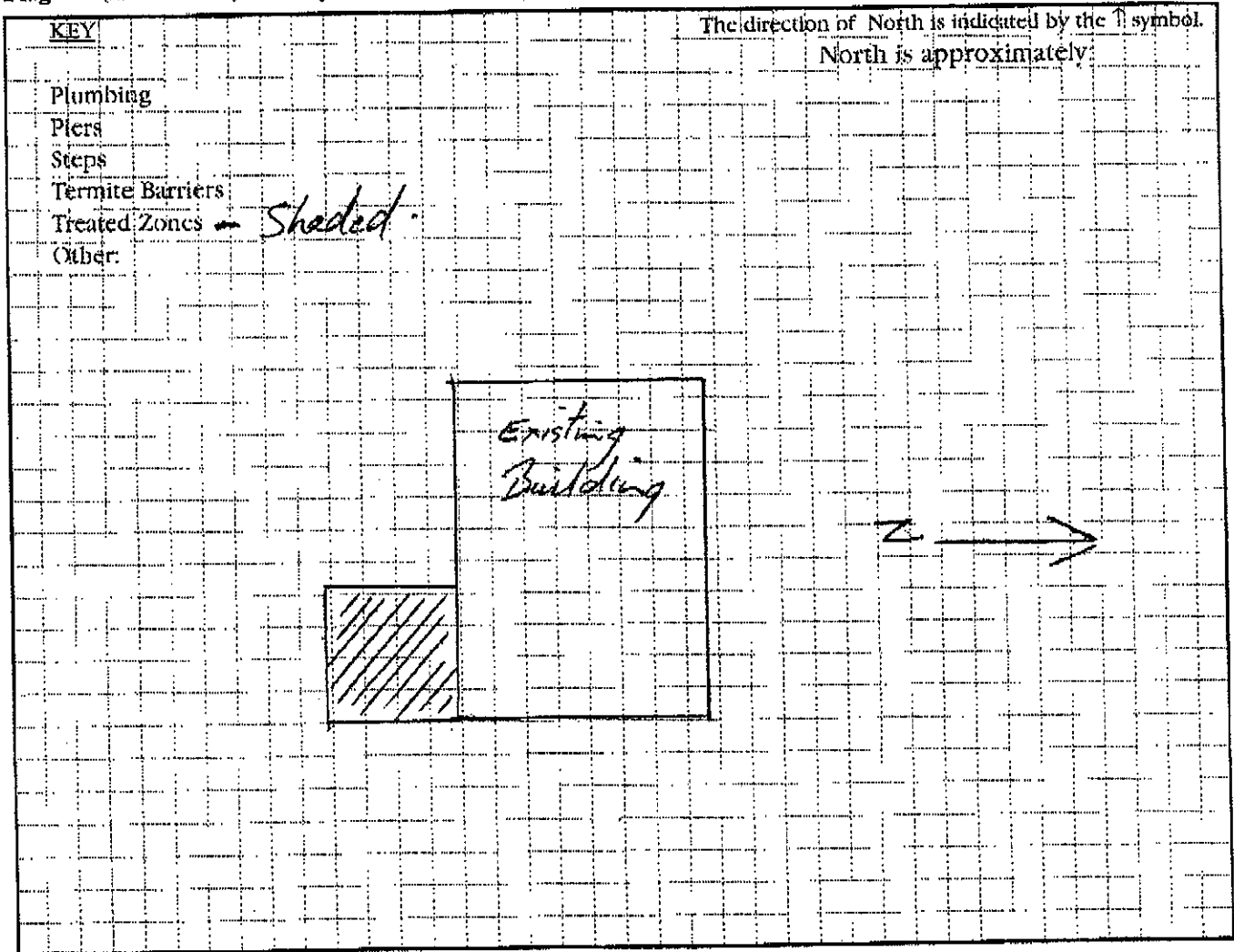
If the above barrier(s) and/or treated zone(s) is/are integrated with the concrete then the concrete forms an integral part of the termite management system to this structure. In this case, the Builder should be asked for a Certificate from the concrete firm that the concrete has been poured in accordance with AS 3600 or 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: _____

A 117282

Diagram (not to scale) showing the location of the installed Termite Management System(s).



It is very important that the Termite Barrier and/or treated zone 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 Management Systems do not kill off or stop termites. The barriers and treated zones are installed to prevent concealed access only. The barriers and/or treated zones 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 Termite Management System(s) installed.

Installation Firm: Downunder Pest Services Name of Installer: James Ross
 Firm's Address: P O Box 116 Installer's Licence No.: 714
Mandy Insurance Termite Accreditation No.: 168521
NSW Post Code: 2095 Signature: _____
 Telephone: 04-08-447239 Date: 10/7/00

Pittwater Council

OFFICIAL RECEIPT

05/09/2006 Receipt No: 200387

TO PETER J BOYCE & ASSOCIATES PTY
LTD

PO BOX 375
STRATHFIELD 2135
NSW

Applic.	Reference	Amount
GL Recei	PRVC-Priv Iss 9 SURFSIDE AVE AVALON:N0360/00	\$30.00

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 05/09/2006 11:38:02 AM

Cashier: JBibb