

- 2 FEB 2007

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir

Re: **Development Consent No. NO505/01**
Construction Certificate No. 2004/05A

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

1. Occupation Certificate No. 2004/05A
2. Various compliance certificates

Yours faithfully



Tom Bowden
Insight Building Certifiers Pty Ltd

R# 209621

Determination of a Final Occupation Certificate Application
Made under Sections 109C(1)(c) and 109H of the environmental Planning and Assessment Act 1979

Final Occupation Certificate No: 2004/05A

Land to which this certificate applies:

Address: 49 Attunga Road, Newport

Lot No: 109

DP No: 752046

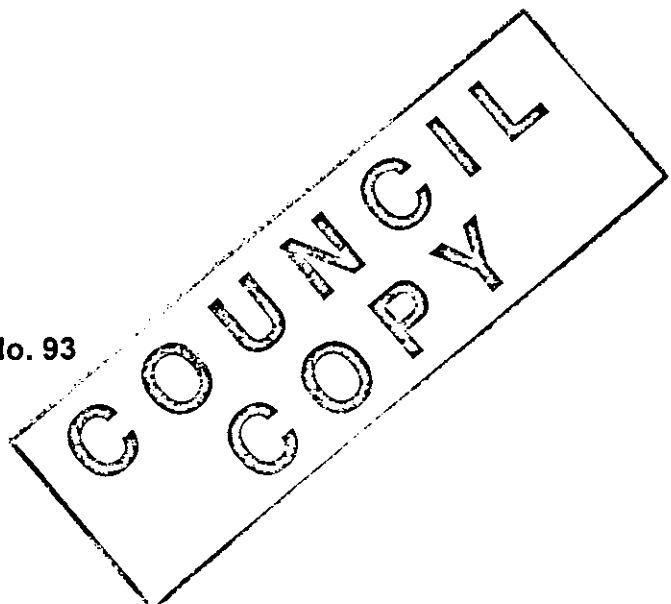
I certify that:

- I have been appointed as the Principal Certifying Authority under Section 109E.
- A current Development Consent is in force for the building.
- Construction Certificate No. 2004/05A has been issued with respect to the plans and specifications for the building.
- The building is completed in accordance with its classification under the Building Code of Australia.

DATED:



Tom Bowden
Accredited Certifier - Accreditation No. 93



Component Certificate

DA No: N0505/01

CC No: CC0352/01

Property: 49 ATTUNGA ROAD NEWPORT NSW 2106

Building Setout

BS-1

SOUTHGATE ASSOCIATES

SURVEYORS

HERON CRANE MARINA

NEWPORT NSW 2106

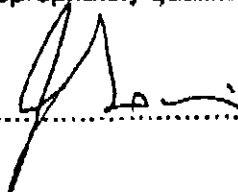
I Ian Souter of
(Name) (Business)

at
(Mailing Address)

being a registered surveyor, my qualifications being: B.S.N.

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

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

Signature 

Date 3.1.2004



Pittwater Council Component Certificate

DA No: N0505/01

CC No: CC0352/01

Property: 49 ATTUNGA ROAD NEWPORT NSW 2106

Ground Floor Levels

FL-1 SOUTER & ASSOCIATES
SURVEYING
HERON COVE MACQUA
NEWPORT NSW

I Ian Souter of
(Name) (Business)

at
(Mailing Address)

being a qualified surveyor, my qualifications being: B. SURV

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

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

Signature [Signature]

Date 29.6.05



Pittwater Council Component Certificate

DA No: N0505/01

CC No: CC0352/01

Property: 49 ATTUNGA ROAD NEWPORT NSW 2106

Subsequent Floor Levels

FL-2 SURVEYOR
SURVEYOR
HERON COAST MARINA
NEWPORT 2106

I, Ian Souter of HERON COAST MARINA
(Name) (Business)

at (Mailing Address)

being a qualified surveyor, my qualifications being: B.Surv.

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

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

Signature [Handwritten Signature]

Date 29.6.05



Pittwater Council Component Certificate

DA No: N0505/01

CC No: CC0352/01

Property: 49 ATTUNGA ROAD NEWPORT NSW 2106

Roof Ridge Levels

RL-1 **GOURTS & ASSOCIATES**
SURVEYORS
HERON CREEK MARINA
NEWPORT 2106

I, Ian Souter of
(Name) (Business)

at
(Mailing Address)

being a qualified surveyor, my qualifications being: B.SURV

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

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

Signature [Signature]

Date 9-5-06

SOUTER & ASSOCIATES



Consulting Surveyors and Planners

6 Heron Cove Marina
Queens Pde (West)
NEWPORT NSW 2106
Ph: (02) 9979 5709
Fax: (02) 9979 9489
Email: souter@bigpond.net.au
ABN 48 304 348 042

OUR REF : 21-72

09 MAY 2006

**MR B HAMPTON
49 ATTUNGA ROAD
NEWPORT
NSW
2106**

RE: 49 ATTUNGA ROAD, NEWPORT

Dear Brian,

I wish to confirm that the floor and ridge levels of the residence are in accordance with the Council approved plans.

FLOOR	APPROVED LEVEL	AS-BUILT LEVEL
Lower	47.85	47.86
Ground	50.80	50.79
First	53.90	53.52
Ridge	57.30	57.30

The appropriate certificates are enclosed for your further action.

Yours faithfully,

**IAN SOUTER B. Surv M.L.S. (Aust)
Registered Surveyor**



Certificate of Compliance

This document is to certify that the Kordon TMB / TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB / TB complies with AS 3660.1 - 2000, the primary referenced standard of the Building Code of Australia. Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard; Residential Slabs and Footings Construction, AS 2870-1996.

NOTE: This is to be attached to Warranty Document Number: 2006-2-2185

Installation Address: 49 Attunga Rd
Newport
NSW
2016

Builder: Hicks Paine
 Owner: Unknown
 Local Council: Pittwater

Installation Date: 12/03/2004

Phone Number: 02 99994425
 Phone Number: _____
 Phone Number: 02 99701111

Job Type: Large Job - Full Perimeter Protection
 Total square metres installed: 22.5
 Number of service penetrations protected: 15
 Product punctures repaired where/if necessary: True

Company Contact: Peter Sakley
 Installer's Name: Peter Sakley
 Company Name: Precision Pest Control Pty Ltd
 Address: Unit 26/75 Corish Circle
Eastgardens
NSW

Accreditation Number: N121
 Phone Number: 02 9666 8477
 Fax Number: 02 9666 8577
 Post Code: 2035

Authorised Signature:

Date: 20/2/2006

Comments: Kordon was installed to perimeter and penetrations of new building
 Inspection not exceeding 12 months are required



Warranty

This warranty is granted by Bayer Environmental Science ("Bayer") (ACN 000 226 022) of 391-393 Tooronga Road East Hawthorn Victoria in respect of the installation of Kordon Termite Barrier ("Kordon") in the Building.

Warranty No. 2006-2-2185

This Warranty covers damage by Subterranean Termites ("Termites") only. Bayer warrants that Kordon shall restrict the entry of Termites into the Building through the Kordon barrier for a period of ten (10) years from the date of installation ("Warranty Period").

This Warranty covers damage by Termites to structural timbers and internal timbers BUT DOES NOT INCLUDE damage by Termites to:

- (a) chattels of any nature whatsoever including (but without limiting the foregoing) antiques, heirlooms, paintings, artwork; and
- (b) any pergolas, wiring, extensions to the Building and outhouses.

If Termite infestation of the Building occurs as a result of the failure of the Kordon and damage by Termites is caused to structural timbers and/or internal timbers fixtures and fittings during the Warranty Period, Bayer will without charge to the Owner:

- (a) repair the Kordon barrier where practicable;
- (b) cause the repair or replacement of structural timbers and/or internal timbers so damaged.

To the extent permitted by the Law of the State or Territory in which the premises are located:

- (a) the liability of Bayer under this Warranty is limited to a maximum of \$100,000.00 in respect of any one (1) warranty claim.
- (b) All representations and other warranties express or implied and whether arising by virtue of Statute or otherwise are excluded or limited as stated in this Warranty.

This Warranty shall only have effect if the Kordon is installed by a Bayer Accredited Installer.

OWNER'S RESPONSIBILITIES

The Owner of the Building during the Warranty Period ("Owner"), at the Owner's expense, arrange for thorough and regular inspection of the Building for the presence of termites at intervals not exceeding 12 months by an accredited/licenced Timber Pest Inspector.

Where the Termite risk is high (e.g. North of the 26th parallel) more frequent inspections (3-6 months) should be undertaken.

These inspection recommendations comply with those outlined in AS 3660 Termite Management Series and AS 4349.1-1995, Inspection of buildings. If Termites are detected or are found to have breached the Kordon barrier, the Owner must, within 7 days of such detection, notify Bayer.

EXCLUSIONS

This Warranty shall be void and have no effect in any of the following circumstances:

The Kordon barrier is damaged, modified, bridged or otherwise interfered with by any person or any act, fact, matter or thing beyond the reasonable control of Bayer. The Building is structurally modified, altered or otherwise changed in any way which would or may diminish the effectiveness of the Kordon as a Termite barrier. If at any time during the Warranty Period, the Owner

- (a) allows or fails to prevent accumulation of:
 - (i) wood, rubbish or timber against the Building; AND
 - (ii) finished ground level around the Building to a height which does not comply with the terms of the Installation Manual.
- (b) allows the barrier dividing the soil surface and the structure of the Building formed by the Kordon to be bridged or broken by any other material or matter through which Termites may by-pass the Kordon and infest the Building.

Termites shall enter the Building through any manner other than by a breach of the Kordon barrier. If the Kordon is installed other than by a Bayer Accredited Installer.



BUILDING: 49 Attunga Rd
Newport, NSW, 2016

DATE OF INSTALLATION: 12/03/2004

BAYER ACCREDITED INSTALLER: Peter Sakley
Precision Pest Control Pty Ltd
Unit 26/75 Corish Circle, Eastgardens, NSW, 2035

CONTACT NUMBER: 02 9666 8477

ACCREDITATION No: N121

THIS WARRANTY SHALL BE VOID UNLESS THE KORDON HAS BEEN INSTALLED BY A BAYER ACCREDITED INSTALLER.

Bayer will grant additional specific warranty conditions where required to accommodate high density, commercial constructions, government buildings, etc on documented request.

02/23/04 11:10:45 The Fibreglass Works->

99447050

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The Fibreglass Works

A.B.N. 93 003 987 421

Factory:
61 Wellington St
Riverstone-NSW 2765

PO Box 257
Riverstone NSW 2765

Telephone : (02) 9627 5500
Fax : (02) 9627 3659

GOLD LICENCE No.:-17790C
CSIRO TECHNICAL ASSESSMENT' No.:- 170

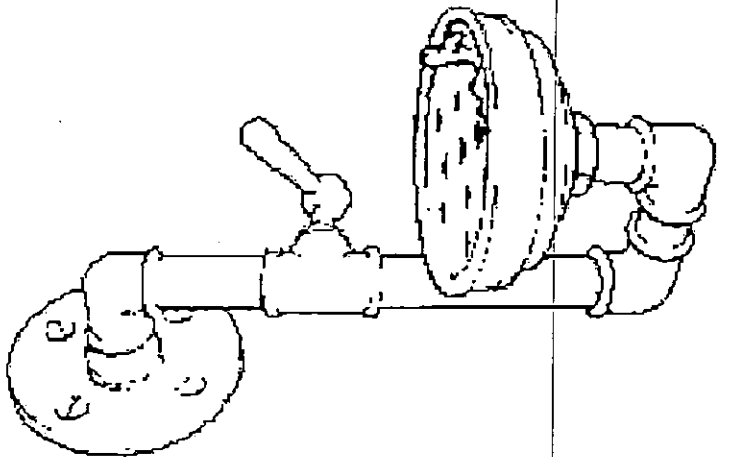
31 October 2003

ROWESTYLE CONSTRUCTIONS
34 GREENFELL AVENUE
NARRABEEN NSW 2101

SUBJECT: SHOWER TRAYS AND FLASHING

This is to confirm that The Fibreglass Works installed waterproofing to all internal wet areas as per-

AUSTRALIAN STANDARDS 3740-1994 Standards as per THE FIBREFLASH
WATERPROOFING SYSTEM - CSIRO TECHNICAL ASSESSMENT 170.
A copy of this assessment is available upon request.



02/23/04 11:11:01 The Fibreglass Works->

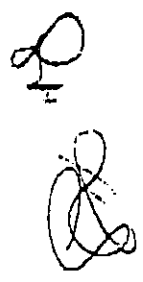
99447050

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This work was carried out for ROWESTYLE CONSTRUCTIONS on: 30/10/2003
at 47 ATTUNGA Road NEWPORT

Order No. 30/09/03
TFW Ref. 46188

Yours faithfully,
THE FIBREGLASS WORKS



JEFFREY SAYLE
MANAGER

**LANDSCAPE PRACTICAL COMPLETION REPORT
49 ATTUNGA RD, NEWPORT**

D.A. No405/01.

22/3/06

COUNCIL:

Pittwater Council

OWNER:

BC& AJ Hampton

47 Attunga Rd, Newport, 2106

LANDSCAPE ARCHITECT:

Lessing Landscapes

5/31 Malvern Ave, Manly, 2095.

Phone: 9977 7762

ACCREDITED CERTIFIER:

Insight Development Consultants Pty Ltd

PO Box 326 Mona Vale 1660

Phone: 9999 0003



*Lessing
Landscapes*

DESIGN BY LANDSCAPE ARCHITECT
LANDSCAPE CONSTRUCTION
TREE SURGERY

ADDRESS: 5/31 MALVERN AVE, MANLY, N.S.W., 2095. TELEPHONE: 977 7762

**LANDSCAPE PRACTICAL COMPLETION REPORT
49 ATTUNGA RD, NEWPORT**

D.A. No405/01.

22nd March, 2006.

I certify that the Landscape Works at 49 Attunga Rd, Newport has been completed in accordance with the Landscape Working Drawings prepared by Lessing Landscapes for the owners B & A Hampton, and submitted to Pittwater Council. This landscape work includes hard and soft landscaping, including a courtyard area, within the site boundaries of No 49 Attunga Rd. In addition substantial native plant regeneration using approved endemic species has been carried out on adjacent R.T.A land.

Linda Lessing
Landscape Architect
Lessing Landscapes

BENINSULA ELECTRICAL SERVICES

ABN 19 911 869 409

Lic. No. 28624

17 Tasman Road, North Avalon, NSW 2107

• Tel: (02) 9918 7081 • Fax: (02) 9918 7081 • Mobile: 0411 034 059

TO WHOM IT MAY CONCERN

I, WILL RODGERS Liscenced Electrical Contractor-

Liscence No 28624

Certify that I have installed Smoke Detectors in the premises of:

49 ATTUNGA ROAD NEWPORT

in accordance with A.S.3786 and in accordance with E1.7 of the building code of Australia, that is 240 volts supply and battery backup.

Signed: 

Dated: 23/3/06

MtK Consulting

Structural, Civil & Stormwater Engineering

Suite 31, MVB
90 Mona Vale Road
Mona Vale NSW 2103

PO Box 703
Dee Why NSW 2099
Ph: 9999 6922
Fax: 9979 5263
Mobile: 0404 815 922

Structural Certificate

Date: 12th September 2006
Engineer: Michael Kelett

Job N^o: 30811

Site: 49 Attunga Road, Newport

Michael Kelett of MtK Consulting inspected the footing, retaining wall and suspended concrete slab reinforcement for the proposed works in addition to the framing and bracing at the above-mentioned site during construction.

We hereby certify that the above-mentioned items have been constructed generally in accordance with the details by MtK Consulting, Job N^o: 30811, the site instructions issued during construction and the relevant Australian Standards.

MtK Consulting



Michael Kelett

B.E. (Civil) M.I.E.Aust C.P. Eng.
NPER (Civil, Structural)



Pittwater Council Component Certificate

DA No: N0505/01

CC No: CC0352/01

Property: 49 ATTUNGA ROAD NEWPORT NSW 2106

Excavation and/or Filling

EX-1

SOUTER & ASSOCIATES
SURVEYORS
HERON COVE MARINA
NEWPORT 2106

I Ian Souter of
(Name) (Business)

at
(Mailing Address)

being registered surveyor, my qualifications being: B.Sc.

.....
.....
hereby certify that the site excavation and/or filling (including around those trees nominated on the approved plan as being retained) has been carried out in accordance with the levels shown on the approved plans or as nominated by and conditions of Development Consent.

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

Signature [Signature]

Date 3-1-2004

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection: 1/6/05

Address: 47 Ahunga Road Newport Lot: DP:

DA No. CC No. 2004/05 CDC No.

Requested by: Ph No.

OPTIONAL SPECIAL INSPECTIONS

- PCA Signage
- Steel Placement
- Stormwater
- Sediment Controls
- Floor Framing / Slab
- Pool Fence
- Tree Protection Measures
- Wall Framing
- Final Inspection
- Building Commencement
- Roof Framing
- Other (specify)
- Footings and Excavation
- Waterproofing
- Photographic record

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

Complete the work detailed hereunder.

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

Signed: A. Bailey Date: 1/6/05
Accredited Building Surveyor

MtK Consulting

Structural, Civil & Stormwater Engineering

Suite 31 MVB
90 Mona Vale Road
Mona Vale NSW 2103

mtk@mtkconsulting.com.au

P O Box 703
Dee Why NSW 2099
Ph: 9999 6922
Fax: 9979 1617
Mobile: 0404 815 922

Stormwater Certificate

Date: 17th January 2007
Engineer: Michael Kelett

Job N^o: 30811

Site: 49 Attunga Road, Newport.

Michael Kelett of MtK Consulting inspected the works at the above-mentioned site at the end of the works.

We note that all pits, gutters and downpipes be cleaned on a regular basis. This will ensure adequacy of the system.

We hereby certify that the stormwater system has been constructed generally in accordance with the details by MtK Consulting (Job N^o: 30811), the site instructions issued during construction and the relevant Australian Standards.

MtK Consulting



Michael Kelett
B.E. (Civil) M.I.E.Aust C.P. Eng.
NPER (Civil, Structural)