

20 September 2004

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir

**Re: Development Consent No. 861/03 (as modified)
470 Barrenjoey Road, Avalon
Construction Certificate No. 2004/155**

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

1. Occupation Certificate No. 2004/155
2. Various component certificates

Yours faithfully



Tom Bowden
Insight Development Consultants Pty Limited



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: 2004/155

Land to which this certificate applies:

Address: 470 Barrenjoey Road, Avalon

Lot No: 66 DP No: 15295

I certify that:

- I have been appointed as the Principal Certifying Authority under Section 109E.
- Construction Certificate No. 2004/155 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: This 20th day of September 2004



Tom Bowden
Accredited Certifier - Registration No. 93

9979 1555



Pittwater Council Component Certificate

DA No: N0861/03

CC No: CC0316/00

Property: 470 BARRENJOEY ROAD AVALON NSW 2107

Building Setout

BS-1 D.P. SURVEYING SERVICES
27 QUEENS AVENUE
AVALON NSW 2107

I DAVID PARSONS of
(Name) (Business)

at
(Mailing Address)

being a registered surveyor, my qualifications being:

REGISTERED SURVEYOR

hereby certify that the ~~building has been set out in accordance with the boundary setbacks~~ deck is as shown in my sketch dated 12/08/04.
~~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 D. Parsons

Date 12/08/04

PLAN
OF
NEW DECK
AT
AVALON



BARRENJOEY ROAD

67

41.145

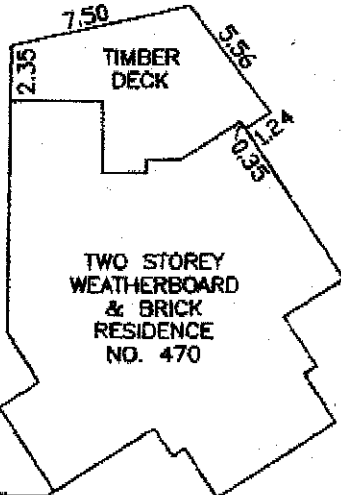
8.72

6.52

66

41.20

65



15.24

D. P. SURVEYING SERVICES PTY. LTD.

LAND & ENGINEERING SURVEYORS
27 QUEENS AVENUE, AVALON 2107.
PHONE : 99182060
FAX NO : 99187677
DATE : 12 AUGUST, 2004
MY REF : 1035

REGISTERED SURVEYOR



Pittwater Council
Component Certificate

DA No: N0861/03

CC No: CC0316/00

Property: 470 BARRENJOEY ROAD AVALON NSW 2107

Stair Construction

ST-1

I Tom Baxter of Insight Designmat Consultants
(Name) (Business)

at _____
(Mailing Address) Pty Ltd

being an:

accredited certifier

licensed builder

my qualifications being:

Graduate Diploma Applied Science
(Building)

hereby certify that the **stairs** have been designed and constructed in accordance with Part 3.9.1 "Stair Construction" of the Building Code of Australia Housing Provisions, AS 1657-1992 "Fixed platforms, walkways, stairways and ladders", and the relevant conditions of Development Consent.

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

Signature Tom Baxter

Date 20/9/04



Pittwater Council
Component Certificate

DA No: N0861/03

CC No: CC0316/00

Property: 470 BARRENJOEY ROAD AVALON NSW 2107

**Bearers and Joists and Sub-floor
Ventilation**

BJ-1

I STEPHEN PENN of Insight Development Consultants
(Name) (Business)

at _____
(Mailing Address)

being an:

accredited certifier

licensed builder

my qualifications being:

Associate Diploma Health & Building
Surveying

hereby certify that the **timber/steel bearers and joists and subfloor ventilation** have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards ie. Steel framing - AS 3623-1993 "Domestic metal framing" or AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing - AS 1684-1992 "National timber framing code" and the relevant conditions of Development Consent.

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

Signature [Signature] Date 17/9/04



Pittwater Council
Component Certificate

DA No: N0861/03

CC No: CC0316/00

Property: 470 BARRENJOEY ROAD AVALON NSW 2107

Pest Control
PST-1

I STEPHEN PIRN of Fright Pest Control Consultants Pty Ltd.
(Name) (Business)

at _____
(Mailing Address)

being a qualified pest control contractor, my qualifications being:

.....
.....

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

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

Signature Date

→ * Construction methods & materials satisfy the Building Code of Australia Termite Control measures.

[Signature]
Associate Diploma Health & Building
Surveying 17/9/04



Pittwater Council
Component Certificate

DA No: N0861/03

CC No: CC0316/00

Property: 470 BARRENJOEY ROAD AVALON NSW 2107

Balustrading Adequacy
BA-1

I TOM BOWDEN of Insight Development Consultants Pty Ltd.
(Name) (Business)
at _____
(Mailing Address)

being an:

- accredited certifier
- structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

Graduate Diploma Applied Science
(Building)

hereby certify that the **balustrading** has been designed and constructed in accordance with Part 3.9.2 "Balustrades" of the Building Code of Australia Housing Provisions, AS 1170.1-1989 "Minimum design loads on structures - Dead and live loads and load combinations", and the relevant conditions of Development Consent.

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

Signature T Bowden Date 20/9/04



Pittwater Council
Component Certificate

DA No: N0861/03

CC No: CC0316/00

Property: 470 BARRENJOEY ROAD AVALON NSW 2107

Footings/Slabs/Piers/Retaining Walls

FN-1

I, STEPHEN PTWYN of Insight Development Consultants P/L
(Name) (Business)

at _____
(Mailing Address)

being an:

- accredited certifier
- practising structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

Associate Diploma Health & Safety Engineering

hereby certify that the **footings/slabs/piers/retaining walls/other** have been constructed in accordance with the engineers details nominated on the Construction Certificate or where not nominated, Part 3.2 "Footings and Slabs" of the Building Code of Australia Housing Provisions, AS 2870-1996 "Residential Slabs and Footings", AS 3600-1994 "Concrete Structures" and the relevant conditions of Development Consent.

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

Signature Stephen Ptwyn

Date 17/9/04