

Application for an occupation certificate

John J Briggs Associates Pty Ltd
PO Box 800
Brookvale NSW 2100
Phone (02) 9907 1018
Fax (02) 9907 1344
jjbassoc@bigpond.com

Date received 25/08/08 DA no NO537/01, NO537/01 Mod 1
NO537/01 Mod 2

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 ☐

Mr

Your first name

N

Your family name

Gardner

Flat/street no

13

Street name

Narroy Street

Suburb or town

North Narrabeen

State

NSW

Postcode

2101

Daytime telephone

Fax

Mobile

Email

2. Identify the land

Flat/street no

2

Street name

Milga Rd

Suburb or town

Avalon

Postcode

2x

Lot no

41

Section

DP/MPS no

600889

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.

R 246191

\$ 30

12/9/08

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 ?

NO537/01,
NO537/01 Mod 1
NO537/01 Mod 2

What date was development consent granted?

30 8 01,
14 6 02
28 9 05

No ☐

Has a complying development certificate been issued?

No ☐

Yes ☐

What is the complying development certificate no ?

N/A

What date was the certificate issued?

N/A

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 ?

0900CC1

What date was the certificate issued?

1 2 06

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

Ground floor alterations & additions, garage additions & new swimming pool

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

Residential

For a new building

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

1a, 10a & 10b

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?

N/A

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

N/A

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 development consent or the complying development certificate
- ☐ a copy of the construction certificate, where relevant
- ☐ a copy of the final fire safety certificate, where relevant
- ☐ a copy of the interim fire safety certificate, where relevant
- ☒ any other certificate or document on which you rely, eg Refer attachment A

7. Signature

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

Signature



Name, if you are not the applicant

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

Date

28/8/08

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.

JOHN J BRIGGS

ASSOCIATES

ACCREDITED BUILDING CERTIFIERS
ACN 089 896 159

OCCUPATION CERTIFICATE ATTACHMENT "A"

Address: Lot 41, DP 600889 - 2 Milga Road, Avalon

Structural certification prepared by Taylor & Herbert Structural P/L dated 5 9 08, Structural certification for the pool prepared by Geoff Ninnes Fong Partners P/L dated 26 5 05, Landscape works prepared by Coastal car horticultural services dated 25 7 08, Glazing prepared by Airlite Windows P/L not dated, Smoke detectors installation prepared by Edelman Electrics P/L dated 25 5 07, Plumbing & drainage work prepared by Mark Holmes dated 31 3 06, Subterranean Termite management prepared amalgamated pest control dated 17 5 06, Certificate of compliance for termite control certificate 2006-6-1953 dated 16 6 06, Wet areas prepared by Phil Murphys Property Maintenance dated 31 7 07

PO Box 800 Brookvale NSW 2100
Phone 02 9907 1018 Fax 02 9907 1344
jjbassoc@bigpond.com



TAYLOR AND HERBERT STRUCTURAL PTY LTD

CONSULTING CIVIL AND STRUCTURAL ENGINEERS

ACN 119 621 132 (Incorporated in NSW)

BERT TAYLOR
JOHN MILAND
KARL MATYSZIK

BSc B(Eng) M(Eng) C(Eng) MACEA
Assoc LE Aust MSEA MIDD(Aust) JP
B(Eng) M(Eng) M(Eng) C(Eng) NPER MACEA

47 S INGLEWOOD PLACE
NORTH WEST BUSINESS PARK
BATHURST NSW 2153

Friday, 5 September 2008

Ref 010305

Noel Gardner Constructions Pty Ltd

13 Narroby Road

North Narrabeen NSW 2101

Fax 02 9913 9564

Page 1 of 2

Attention Mr Noel Gardner

Dear Sir,

RE Alterations and Additions 2 Milga Road Avalon

This is to advise that we have reviewed the construction of the structure of the above project, shown on our drawings numbered 010305/S10 to S15 inclusive, in accordance with accepted engineering practice and principles

This review of construction was intended to ensure that the Contractor had understood the intent of our Drawings and Specification. The process utilized a random sampling procedure to examine -

- Foundation material by visual means only (no geotechnical testing was carried out by ourselves)
- Reinforcement in concrete and concrete blockwork prior to pouring
- Structural steelwork completed on site
- Load-bearing masonry
- Sub-grade preparation by visual means only (no geotechnical testing was carried out by ourselves)

At the time of inspection, nothing was observed to suggest that the intent of the structural design had not been followed. We therefore certify that these items examined by us were in accordance with the intent of our Drawings and Specification and we have no reason to believe that the completed building is not structurally adequate.

Unless specifically stated otherwise our work specifically excludes review or certification of the following items

- Items outside our expertise of structural and civil engineering
- Items not shown on our drawings or instructions
- Non-structural items
- Glass items such as windows, infill panels and balustrades
- Minor timber or metalwork items

Phone (02) 9629 3255

Email office@tah.com.au

Facsimile (02) 9629 3411

ASSOCIATION OF CONSULTING
ENGINEERS AUSTRALIA

TAYLOR AND HERBERT STRUCTURAL PTY LTD

ACN 119 621 122 (Incorporated in NSW)

- Timber framing
- Timber trusses unless detailed on our drawings or instructions
- Furniture
- Proprietary products that can be reasonably expected to be certified by others
- Items not statically fixed to the main building structure unless shown on the drawings

This certification shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations

Yours faithfully,

TAYLOR AND HERBERT STRUCTURAL PTY LIMITED

Karl Matuszik NPER



TAYLOR & HERBERT ASSOCIATES PTY LTD
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

ACN 097 596 622 (Incorporated in NSW)

BERT TAYLOR
JOHN NILAND
KARL MATISZIK

BSc BE(Hons) MIEAust CPENG MACEA
Assoc IEAust MSEA MIDD(Aust) JP
BE(Hons) MIEAust CPENG NPER MACEA

47/5 INGLEWOOD PLACE
NORWEST BUSINESS PARK
BAULKHAM HILLS NSW 2153

Jobsite Instruction and/or certificate:

Job Name: Alterations to existing residence at 2 Milga Road Avalon for Donoghue

Instruction number: 010305/1

Issue to: Noel Gardener

Fax: 02 9913 9564

Date issued: Wednesday, 30 November 2005

Page: 1 of 1

Part of structure: Rear retaining wall footing

At the time of inspection the following elements of the structure complied with the intent of the Council approved drawings

Reinforcement to footing

Provided

- 1 Concrete covers are provided and maintained
- 2 Ensure that the concrete is placed to form a dense homogeneous mass
- 3 Top reinforcement to be complete in accordance with the drawings

This review shall not relieve the contractor of his responsibility under the contract or be regarded as an authority for any variation

TAYLOR AND HERBERT ASSOCIATES PTY LTD
Karl Matiszik NPER

CC The Design Section Att: Geoff Watson

Fax. 02 9973 1805

Phone (02) 9629 3255

Email office@tah.com.au

Facsimile (02) 9629 3411



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47/5 INGLEWOOD PLACE
NORWEST BUSINESS PARK
BAULKHAM HILLS NSW 2153

Jobsite Instruction and/or certificate:

Job Name: Alterations to existing residence at 2 Milga Road Avalon for Donoghue

Instruction number: 010305/2

Issue to: Noel Gardener

Fax: 02 9913 9564

Date issued: Thursday, 23 February 2006

Page: 1 of 1

Part of structure: Footings and piers

At the time of inspection the following elements of the structure complied with the intent of the Council approved drawings

Reinforcement to footing

Provided

- 1 Concrete covers are provided and maintained
- 2 Ensure that the concrete is placed to form a dense homogeneous mass
- 3 Reinforcement is to be completed in accordance with the drawings

This review shall not relieve the contractor of his responsibility under the contract or be regarded as an authority for any variation

TAYLOR AND HERBERT ASSOCIATES PTY LTD
Karl Matiszik NPER

CC The Design Section Att. Geoff Watson

Fax. 02 9973 1805

Phone (02) 9629 3255

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**TAYLOR & HERBERT ASSOCIATES PTY LTD**
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

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Assoc IEAust MS&A MIDD(Aust) JP
BE(Hons) MIEAust CPENG NPER MACRA47/5 INGHPWOOD PLACE
NORWESBY BUSINESS PARK
HATFIELD NSW 2162**Jobsite Instruction and/or certificate:****Job Name:** Alterations to existing residence at 2 Milga Road Avalon for Donoghue**Instruction number:** 010305/3**Issue to:** Noel Gardener**Fax:** 02 9913 9564**Date issued:** Tuesday, 14 March 2006**Page:** 1 of 1**Part of structure:** Bondek slabs

At the time of inspection the following elements of the structure complied with the intent of the Council approved drawings

Reinforcement to bondek slabs**Provided**

- 1 Concrete covers are provided and maintained.
- 2 Ensure that the concrete is placed to form a dense homogeneous mass
- 3 Provide trimming bars to lower slab Trim around posts (to be removed)

This review shall not relieve the contractor of his responsibility under the contract or be regarded as an authority for any variation

TAYLOR AND HERBERT ASSOCIATES PTY LTD
Karl Matiszik NPER

CC The Design Section Att: Geoff Watson

Fax 02 9973 1805

Phone (02) 9629 3255

Email office@tah.com.au

Facsimile (02) 9629 3411

**TAYLOR & HERBERT ASSOCIATES PTY LTD**

CONSULTING CIVIL AND STRUCTURAL ENGINEERS

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Assoc IEAust MSEA MIDD(Aust) JP
BE(Hons) MIEAust CPENG NPER MACEA47/5 INGLEWOOD PLACE
NORWEST BUSINESS PARK
BAULKHAM HILLS NSW 2153**Jobsite Instruction and/or certificate:****Job Name:** Alterations to existing residence at 2 Milga Road Avalon for Donoghue**Instruction number:** 010305/4**Issue to:** Noel Gardener**Fax:** 02 9913 9564**Date issued:** Thursday, 4 May 2006**Page:** 1 of 1**Part of structure:** Travelator footings, stair base and retaining

At the time of inspection the following elements of the structure complied with the intent of the Council approved drawings

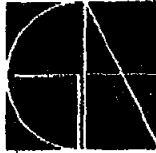
Reinforcement to footings and stair base**Provided**

- 1 Concrete covers are provided and maintained
- 2 Ensure that the concrete is placed to form a dense homogeneous mass
- 3 Travelator footings were not excavated at the depth indicated on the drawings Footings in natural ground to be 600mm deep and in rock 300mm deep Confirmed by travelator supplier to be rectified
- 4 Travelator footings require SL82 top fabric N12-300 each way to be provided instead

This review shall not relieve the contractor of his responsibility under the contract or be regarded as an authority for any variation.

TAYLOR AND HERBERT ASSOCIATES PTY LTD
Karl Matiszik NPER

CC The Design Section Att: Geoff Watson**Fax: 02 9973 1805****Phone (02) 9629 3255****Email office@tah.com.au****Facsimile (02) 9629 3411**



GEOFF
NINNES
FONG
PARTNERS
PTY LTD
ABN 56 001 849 289

Ref No: 10976

26th May 2005

Peter Ryan Pools
57 Hillcrest Avenue
Mona Vale NSW 2104

Dear Sir

Re Pool at 2 Milga Avenue, Avalon

We have inspected the reinforcement for the above pool on 15th April 2005 and certify it has been built in accordance with the intent of the structural drawings

Yours faithfully

BRAD FONG MLE Aust.

• CONSULTING • STRUCTURAL / CIVIL / AQUATIC • ENGINEERS •

• SYDNEY

68-70 Crown Street,
Woolloomooloo NSW 2011
☎ (02) 9331 5100 Fax (02) 9331 2963
Email sydney@gnfp.com.au

• PERTH

6/20 Leure Street, Nedlands WA 6009
All WA mail to
PO Box 8108, Subiaco East WA 6008
☎ (08) 9386 1544 Fax (08) 9386 1322
Email perth@gnfp.com.au

• MELBOURNE

Geoff Ninnies Fong & Nixon in Association
Suite 3 52 Bay Road,
Sardingham VIC 3191
☎ (03) 9533 1373 Fax (03) 9533 1383
Email geoffn@ozemail.com.au

GEOFF NINNES BE (CIVIL) / MLE (NSW) Dip Arch / Dip Eng (Struct) MLE (AUS) RITEQ B LONG BE (MLE) (AUS)



27 Park Ave Avalon Beach NSW 210
Phone/Fax : 9973 1471
Mobile: 0414 943 503
Email : echort@ans.com.au

CERTIFICATION

To the General Manager
Pittwater Council

25th July, 2008

Site Address: *2 Milga Rd Avalon*

Refer to: *Re Development for Phillip Donohue and Rhonda Young*

Reference No: *05/72*

This is to certify that Landscape Works have been completed as per Landscape Plan Dated January 06

Certification

This design complies with Pittwater 21 DCP
Section C 1 1 Landscaping

I am a qualified horticulturalist holding an Associate Diploma (Horticulture) from Hawkesbury Agricultural College NSW and Diploma in Arboriculture from Ryde TAFE, and member of the Australian Institute of Horticulture and National Arborists Association of Australia

I am appropriately qualified to certify this component of the project

Yours faithfully

A handwritten signature in black ink, appearing to read "Geoff Burton".

Geoff Burton
Consulting Arborist

Diploma in Horticulture; Hawkesbury NSW
Diploma in Arboriculture; Ryde TAFE NSW
M.A.I.H.; M.A.A.A.



Part of the JELD-WEN family

Airlite Windows Pty Ltd
A.B.N. 31 000 324 676

62 Drummond Street
South Windsor NSW 2756
Australia

Tel (02) 4577 4577
Fax (02) 4577 4967

PO Box 555
Windsor NSW 2756

NEOL GARDNER CONSTRUCTION
13 Narroy Rd
NARRABEEN NSW 2101

REF:JOB-024504/029851/032700—2 MILGA RD NORTH AVALON

All 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 13 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 is 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.

All glass provided in Airlite products are glazed with glass types that have less than 25% reflectivity.

For and on behalf of
Airlite Windows Pty Ltd

(Click here and type return address)
9 Bellevue Pl, North Curl Curl, NSW 2099
Telephone 0418 214 764 AH (02) 9938 4321,
Facsimile (02) 9938 4321

Edelman Electrics Pty Ltd

ELECTRICAL CONTRACTORS

AOR: 018 907 815

May 25th 2007

Property: 2 Milga Rd
Avalon NSW 2107

The Smoke Detectors installed in these premises are by permanent 240 volt , in accordance with part 3 7 2 of the BCA housing provisions and AS 3786

Yours sincerely
Edelman Electrics Pty Ltd



PAUL EDELMAN
Electrician

Binda Means Green
Place -

University of Chicago

Serial No D 387115

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

PROPERTY & OWNER DETAILS

House No Lot No Street Suburb
Municipality Postcode Nearest Cross Street
Owner's Name Full Address

LICENSEE'S DETAILS

Full Name MARK HOLMES	Address for Notices 63 BARD RD NEWPORT 2106	Phone No 0414646807
Licence No L0866	Expiry Date 25/02/07	Contractors Authority No A3484
		Expiry Date 26/6/06

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

5. 2. 3 or 3.1 Work Affected Meter or Return Meter and List the Number of Filings to be

- 1. Check work of Water supply
- 2. Call Commissioning Authority of Thermosatic Mixing Valve
- 3. 2" water from Water Authority Supply stand pipe or all water supply
- 4. Shut off water disconnect or remove a meter connected to service pipe
- 5. install after disconnect or remove a backflow prevention device

Fittings to be Connected	Number Existing	Number Proposed
WC	4	1
Basin	4	1
Bath	1	1
Shower	2	1
Kitchen	1	1
Laundry	1	1
Other		

WORK OF SANITARY PLUMBING/DRAINAGE AND STORMWATER


- - Description of Work and List The Number of Filings to Be Connected

- Carry out work of sanitary plumbing drainage
- Carry out work of Stormwater drainage
- Connection to Sewer
- Connection to stormwater system

Fittings to be Connected	Number Existing	Number to be Proposed
W C	4	1
Basin	4	1
Bath	1	1
Shower	1	1
Kitchen	1	1
Laundry	1	1
Other (Specify)	1	1

SEWERAGE/WATER SERVICE INSPECTION FEE

Water Fee Paid	Amount	Receipt No	Building Fee	Receipt No
8306	\$ 79.20	1507225	\$	
Drainage Office		Office	Drainage No / Date	
		REECE MONAVALE		

Date of Commencement of Work	Estimated Date of Completion	Signature of Applicant
143 06	14 11 06	 31 3 06

4. The above described pipe has been tested as required by the Local Authority and has passed such tests as may be required by the Local Authority and has passed such tests as may be required by the Local Authority and has passed such tests as may be required by the Local Authority.

3 4 15 0 07

4 1 2 3 4

[illegible][illegible]

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

23 11 06

**AMALGAMATED
PEST CONTROL**

A.B.N 98 009 712 958
Unit 1/15-17 Hallstrom Place,
Wetherill Pk NSW 2164
Ph: (02) 8787-1111
Fax: (02) 8787-1100

17th May 2006

To Whom It May Concern:

**RE: SUBTERRANEAN TERMITE MANAGEMENT AT
YOUR PROPERTY**

2 Milga Rd, Avalon NSW 2107

Attached is our paperwork for the termite barrier system we installed at your property. This system is designed to impede concealed entry of subterranean termites.

**AT THIS TIME, THE ONLY AREAS PROTECTED ARE THOSE COVERED
BY THE ATTACHED PAPERWORK.**

Consideration must be given to installing termite barriers to the remainder of the structure, as they may be currently unprotected. Only a complete and continuous termite barrier system installed as per **AS3660 – 2000** can impede subterranean termite attack of structures.

Termite monitoring systems can be installed to aid in the detection of subterranean termites.

The minimum requirement in the Australian Standards **AS4349.3 – 1998** "Inspection of Building – Part 3: Timber Pest Inspection" is to provide at least annual inspections of a property to aid in the detection of wood destroying organisms.

Please make contact with our office if you wish to discuss this matter further.

Yours sincerely
Amalgamated Pest Control



Web Site: www.amalpest.com.au



Bayer Environmental Science





KORDON

TERMITE BARRIER

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.

2006-6-1953

Installation Address:	2 Milga Rd Avalon NSW 2107	Installation Date.	17/06/2006
Builder	NOEL GARDNER	Phone Number	02 87871111
Owner	Unknown	Phone Number	
Local Council.	PITTWATER	Phone Number	02 99701111

Job Type	Large Job - Miscellaneous
Total square metros installed	14.3
Number of service penetrations protected.	8
Product punctures repaired where/if necessary	True

Company Contact.	Grog Moon	Accreditation Number.	N105
Installer's Name:	FRANK MESITI	Phone Number	02 8787 1111
Company Name	Amalgamated Pest Control	Fax Number	02 8787 1100
Address	1/15-17 Halstrom Place Wothorill Park NSW	Post Code:	2164
Authorised Signature		Date.	16/6/2006

Comments

Bayer Environmental Science



Bayer

**KORDON****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. 2006-6-1953

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.

**KORDON**
TERMITE BARRIERBUILDING 2 Milga RdAvalon, NSW, 2107DATE OF INSTALLATION 17/06/2006BAYER ACCREDITED INSTALLER FRANK MESITIAmalgamated Pest Control1/15-17 Halstrom Place, Wetherill Park, NSW, 2164CONTACT NUMBER 02 8787 1111ACCREDITATION No N105

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.

Bayer Environmental Science, 391-393 Tooronga Rd, Hawthorn East, VIC, 3123

PHIL MURPHYS PROPERTY MAINTENANCE
PO BOX 435 TERREY HILLS 2084
LICENCE NO 114492C
ABN 62 609 565 274

PROUDUCT: WATERSEAL

MANUFACTURER: TORNADO SEALANTS

PERIOD OF GUARANTEE: TEN YEARS

PROJECT: 2 MILGA RD NTH AVALON - 2
BATHROOMS 1 TOILET 1 PLANTER BOX AND FRONT
BALCONY

CLIENT: NOEL GARDNER CONSTRUCTIONS

In the event of any defect in proofing against water penetration arising out of the material and workmanship, such a defect will be rectified at no cost to the client providing that the company is given notice in writing within fourteen days of any alleged failure to this application

There shall be no liability for any failure or deterioration of the waterproofing system resulting from interference or damage because of structural cracking, mechanical causes, and point loads moisture entrapment, chemical damage or any other cause beyond the control of this company

All membranes comply with AS3740-2004 for wet area waterproofing or AS CA55 for bituminous membrane systems

This warranty does not extend to consequential damage to other property caused by water escaping through the failure of the above system

DATED
31 7 02


PHIL MURPHY

Occupation certificate

John J Briggs Associates P/L
PO Box 800
Brookvale NSW 2100
Phone (02) 9907 1018
Fax (02) 9907 1344
jjbassoc@bigpond.com

DA NO537/01, NO537/01 Mod 1, NO537/01 Mod 2
CC no 0900CC1

This certificate is issued by a certifying authority (a council or a private certifier) and allows the applicant to occupy or use the building or part of the building as set-out in the certificate

1. Details of the applicant

Mr <input type="checkbox"/>	Ms <input type="checkbox"/>	Mrs <input type="checkbox"/>	Dr <input type="checkbox"/>	Other <input type="checkbox"/>	<input type="text" value="Mr"/>
First name		Family name			
<input type="text" value="N"/>		<input type="text" value="Gardner"/>			
Flat/street no		Street name			
<input type="text" value="13"/>		<input type="text" value="Narroy Street"/>			
Suburb or town		State	Postcode		
<input type="text" value="North Narrabeen"/>		<input type="text" value="NSW"/>	<input type="text" value="2101"/>		
Daytime telephone		Fax		Mobile	
<input type="text"/>		<input type="text"/>		<input type="text"/>	
Email					
<input type="text"/>					

2. Details of the building

Flat/Street no		Street name	
<input type="text" value="2"/>		<input type="text" value="Milga Rd"/>	
Suburb or town		Postcode	
<input type="text" value="Avalon"/>		<input type="text" value="2107"/>	
Description of the building or part of the building			
<input type="text" value="Ground floor alterations and additions, garage additions & new swimming pool"/>			
Lot no		Section	
<input type="text" value="41"/>		<input type="text"/>	
DP/MPS no		Volume/folio	
<input type="text" value="600889"/>		<input type="text"/>	
Development application or complying development certificate no			
<input type="text" value="NO537/01, NO537/01 Mod 1 & NO537/01 Mod 2"/>			

3. Decision of the certifying authority

Type of certificate issued

☐ an interim occupation certificate

☒ a final occupation certificate

Date of this decision

4. Information attached to this decision

- ☐ A schedule of fire safety measures
☐ The final fire safety certificate or an interim fire safety certificate (as relevant)

Final occupation certificate

John Briggs of John J Briggs Associates
P/L

certifies that

- ☒ a current development consent has been granted for the development
☐ a current complying development certificate has been issued for the development
☒ a current 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 as a 1a, 10a & 10b building
☐ a final fire safety certificate has been issued for the building
☐ a final report from the Commissioner of Fire Brigades has been considered

Occupation certificate no

OC610

Date of the certificate

10 9 08

Signature

For this certificate to be valid, it must be signed by the certifying authority

Signature



Name

John Briggs

Flat/Street no

Street name

PO Box 800

Suburb or town

Brookvale

State

NSW

Postcode

2100

Telephone

9907 1018

Fax

9907 1344

If the certifier is an accredited certifier

Accreditation body of the certifier

Building Professionals Board

Accreditation no of the certifier

BPB 0049

JOHN J BRIGGS

ASSOCIATES

ACCREDITED BUILDING CERTIFIERS
ACN 089 896 159

MANDATORY CRITICAL STAGE INSPECTION RESULT SHEET

Made under Clause 162A of the Environmental Planning and Assessment Regulation 2000

COUNCIL AREA Pittwater Council

ADDRESS 2 Milga Rd, Avalon

LOT NO D P NO

DEVELOPMENT CONSENT NO NO537/01, NO537/01 Mod 1, NO537/01 Mod 2

CONSTRUCTION CERTIFICATE NO 0900CC1

TYPE OF INSPECTION REQUESTED: RESULT DATE BY WHOM

Commencement InspectionSatisfactory 21.2.06 J Briggs
Piers inspection.....Satisfactory 21.2.06 J Briggs
Footings Inspection.. ...Satisfactory 24.2.06 J Briggs
Slab(s) InspectionSatisfactory 13.3.06 J Briggs
Framework InspectionSatisfactory 22.6.06 J Briggs
Pool Fencing.....Satisfactory 28.11.06 J Briggs
Completion InspectionSatisfactory 7.02.08 J Briggs

Signed

John Briggs

Date

Principal Certifying Authority, Building Professionals Board No BPB0049

PO Box 800 Brookvale NSW 2100
Phone 02 9907 1018 Fax 02 9907 1344
jjbassoc@bigpond.com