

SYDNEY BUILDING APPROVALS CENTRE PTY LTD
ABN 96 081 945 904
Unit 34/25-33 Alfred Road Chipping Norton NSW 2170
Phone 9724 4404
Fax 9724 4180
DX 5037 LIVERPOOL
www sbac com au

RESIDENTIAL • INDUSTRIAL • COMMERCIAL

15 April 2008

Pittwater Council
DX 9018 MONA VALE

Dear Sir/Madam,

PREMISES Lot 9, DP 11518, 5 Corniche Road, CHURCH POINT NSW
PROPOSAL Two storey dwelling
DEVELOPMENT APPLICATION NO NO814/03
CONSTRUCTION CERTIFICATE NO CC518/05

With reference to the above I wish to inform you that I have been appointed the Principal Certifying Authority and under Sec 109E of the E P & A act

The following inspections were completed which revealed the approved dwelling under Development Application No NO814/03 dated 14 December 2004 has been constructed in a satisfactory manner

Inspections Carried Out

1	Pre-Commencement	23/3/06
2	Piers	18/4/06
3	Frame	3/11/06
4	Wet Area	16/1/07
5	Final	16/8/07

R# 237198

Yours faithfully,


Peter Ruck
PRINCIPAL CERTIFYING AUTHORITY
ACCREDITATION NO BPB 0352

**SYDNEY
BUILDING
APPROVALS
CENTRE**

- Principle Certifying Authority
- Building Regulation Consultation
- NatHERS Certifications
- BASIX
- Building Approvals
- Inspections

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Occupation Certificate

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

Applicant

Name Michael Dixon
Address 7 Corniche Road, CHURCH POINT NSW 2105
Contact No

Owner of building

Name Michael Dixon
Address 7 Corniche Road, CHURCH POINT NSW 2105

Development consents No NO 814/03
& Date of determination 14 December 2004

Construction Certificate

Certificate No CC518/05
Date of issue 14 November 2005

Subject land

Address Lot 9 DP 11518 5 Corniche Road,
CHURCH POINT NSW

Building details

Whole of Building
Use Two storey dwelling
BCA Class 1a
New

Attachments

Other certificates relied upon

Date of receipt **15 April 2008**

Determination **Approved**

Date of determination **15 April 2008**

Attachments

Final Certificate

I certify that I have been appointed as the Principal Certifying Authority under s109E
I have taken into consideration the health and safety of the occupants of the building
A development consent / complying certificate is in force with respect to the building,
A construction certificate has been issued with respect to the plans and specification 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 or an interim fire
safety certificate has been issued for the relevant part of the building

Where required a report from the Commissioner of fire brigade has been considered

Principal Certifying Authority **Sydney Building Approvals Centre**

Name **Peter Ruck**

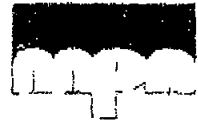
Accreditation No **BPB 0352**

SIGNATURE



Date **15 April 2008**

MPN GROUP
CONSULTING ENGINEERS
STRUCTURAL AND CIVIL



AM JR
5907 AM01 tr

27 September 2007

*inspection
- 18/4/06 Piers -*

Pittwater Council
PO Box 882
MONA VALE NSW 1660

Attn: Chief Building Surveyor

Dear Sir

**RE INSPECTION CERTIFICATION AS TO COMPLIANCE WITH THE
STRUCTURAL DOCUMENTATION
AT 5 CORNICHE ROAD CHURCH POINT**

We MPN GROUP PTY LIMITED, Consulting Engineers, Level 6 5-0 Harbourview Cir
Milsons Point 2061 being professional engineers certify that
a) we have carried out inspections during construction and
b) the works inspected, as required by structural engineering drawings and by engineering
instructions issued up to the time of inspection, conformed generally with those drawings
and instructions. Note: Garage driveway impact barrier still to be constructed

The structural engineering drawings referred to in this certification are 8307 - 1 to 8407 - 5

This certificate shall not be construed as relieving any other party of their responsibilities

Yours faithfully
MPN GROUP PTY LIMITED

17/9/07
ANTHONY MOUBARAK
Engineer

*Require list of
inspections + dates
of which they were
carried out*



MPN GROUP PTY LIMITED ABN 20 331 588 878 SYDNEY BRISBANE LONDON
SYDNEY OFFICE "HARBOURVIEW CRESCENT MILSONS POINT" NSW 2061
ALL MAIL TO PO BOX 443 MILSONS POINT NSW 156
P (02) 9925 7144 F (02) 9922 7041 email@mpn.com.au www.mpn.com.au
DIRECTORS: Viktor Melnyk BE (Struct) Ming Lu BE (Struct) George Pei BS (EIT) Ming Lu NPES (Struct)
SENIOR ASSOCIATES: Michael Sara BE (Struct) NFER (Struct)
ASSOCIATES: Catherine Taylor BE (Struct) VIE Aus (Struct) Michael C. Moore BE (Civil) MIE Aus
Paul Beskorovajsky BE (Mech) Samson Green BS (P) Dip Eng
CONSULTANTS: Stephen Murray BE (Mech) Sc (PEAUS) IPER (with office in Las Perle BSH) ENG CPEN (with office in PE) (Struct)

MBS Green & Associates Pty Ltd

Incorporated in NSW

ABN 59 003 758 414

Surveying & Land Information Services

Suite 34

12 Waratah Street

Mona Vale NSW 2103

Telephone 9999 3811

Facsimile 9979 5847

email mbsgreen@mbsgreen.com.au



Surveyors

Report

MBS Green & Associates Pty Ltd

Incorporated in NSW

ABN 59 003 758 414

Surveying & Land information Services

Michael Green
B Surv M Eng Sc Dip Ed
M I S (Aust)
Registered Surveyor

Suite 34
12 Waratah Street
Mona Vale NSW 2103

Telephone 9999 3811
Facsimile 9979 5847



IDENTIFICATION REPORT



5 Corniche Road
Church Point

MBS Green & Associates Pty Ltd

Incorporated in NSW

ABN 59 003 758 414

Surveying & Land Information Services

Michael Green
B Surv M Eng Sc Dip Ed
M I S (Aust)
Registered Surveyor

Suite 34
12 Waratah Street
Mona Vale NSW 2103

Telephone 9999 3811
Facsimile 9979 5847

14 September 2007
Our Ref M7472 (M4759)

Mr M & Mrs J Dixon
5 Corniche Road
Church Point NSW 2105



Dear Mr & Mrs Dixon

RE Occupation Certificate Application

As instructed we have surveyed for identification purposes and in the above matter the buildings in the Local Government Area of Pittwater in Corniche Road Church Point The land is described in our Title Search Folio 9/11518 as Lot 9 in Deposited Plan 11518 and is further shown edged red in the attached sketch

Upon the land stands the two storey timber and rendered residence roofed with metal and known as No 5 Corniche Road Also constructed on the land is a brick garage

The position of the buildings on the land is as shown in the sketch Irregularities in walls and structures will affect the offsets to boundaries

We have also surveyed the buildings to determine the Relative Levels (RL) on Australian Height Datum of the features listed below The heights have been determined using the site Bench Mark (RL 32 53) from the Plan of Detail and Levels completed by Caddey and Associates referenced 13674/2 and dated September 2001 The design values have been taken from plans prepared by Jill Gleave Architect Job No D03/03 amended 13 January 2005

The heights determined by our survey and from design plans are shown below

<u>Feature</u>	<u>RL by Survey</u>	<u>RL by Design</u>
Ground Floor	20 21	20 20
First Floor	23 16	23 20
Ridge	27 11	27 30
Garage Floor	28 50	28 50
Garage Roof	31 50	31 50

The property is subject to Covenants contained in Instrument No D542752

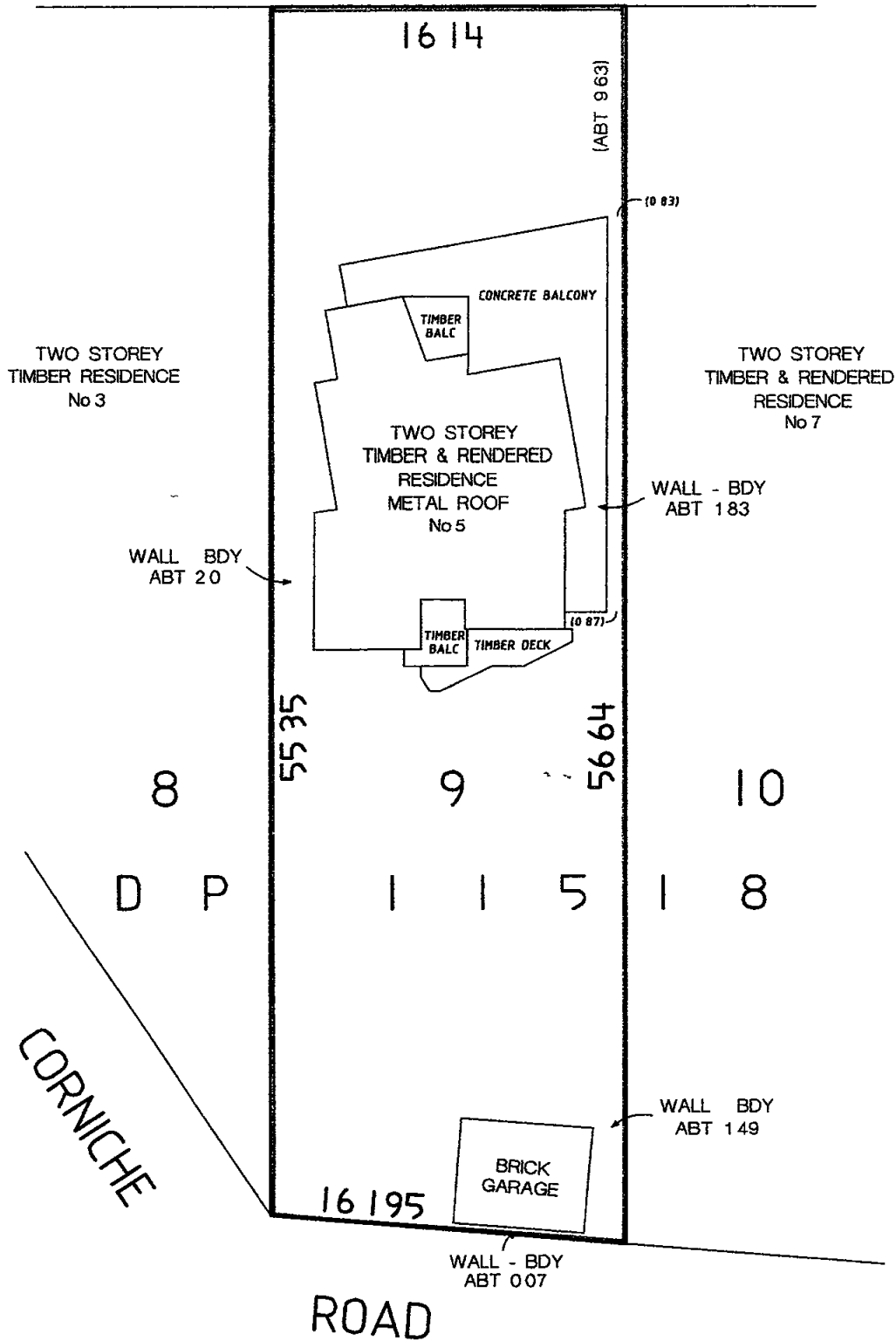
The deed dimensions from the Title Diagram, converted to metres, are as shown in the sketch. The Title Diagram shows that the subject Lot has an area of 35½ perches which converts to 897.9 m²

The dimensions shown in the accompanying sketch locate the improvements for identification purposes only. As there are differences between deed and available dimensions in the precinct, we recommend that the boundaries be marked prior to the commencement of any further improvements that should be located with respect to boundaries.

Yours faithfully
M B S Green & Associates Pty Ltd

Per 
Registered Surveyor





This is the sketch referred to in our Identification Report of the same date and reference
 M B S GREEN & ASSOCIATES PTY LTD

Per *[Signature]*
 Registered Surveyor

Date of Survey
 13 September 2007
 Ref M7472 (M4759)
 14 September 2007

MBS Green & Associates Pty Ltd Registered Surveyors
 Incorporated in NSW ABN 59 003 758 414 Geomatic Engineers

Suite 34, 12 Waratah Street Mona Vale NSW 2103

Telephone 99993811 Facsimile 9979 5847





Pittwater Council
Component Certificate

DA No: N0814/03

CC No:

Property: 5 CORNICHE ROAD CHURCH POINT NSW 2105

Building Setout
BS-1

1 MICHAEL GREEN
(Name)

of MBS GREEN & ASSOCS P/L
(Business)

at 34, 12 WARRATAH STREET MOWA VALE 2103
(Mailing Address)

(02) 9999-3811
(Contact Phone No)

being a qualified registered surveyor, (Registration No. 1146)

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 REFER TO OUR REPORT & SKETCH DATED 14 SEPTEMBER 2007 FOR POSITION OF HOUSE & GARAGE (REFERENCE M7472 (M4759))

Signature *M. Green*

Date 14 September 2007



Pittwater Council
Component Certificate

DA No: N0814/03

CC No:

Property: 5 CORNICHE ROAD CHURCH POINT NSW 2105

Roof Ridge Levels
RL-1

I, MICHAEL GREEN of MBS GREEN & ASSOCS P/L
(Name) (Business)

at 34, 12 WARATAH STREET MOUNT VALE 2103
(Mailing Address)

(02) 9999-3811
(Contact Phone No)

being a qualified registered surveyor (Registration No 1146)

hereby certify that the roof ridge levels comply with the levels nominated on the approved plans or by any condition of Development Consent REFER TO HEIGHTS SHOWN IN OUR REPORT & SKETCH DATED 14 SEPTEMBER 2007 REFERENCED M7472(M4759)

Signature *M. Green*

Date 14 SEPTEMBER 2007



Pittwater Council
Component Certificate

DA No. N0814/03

CC No.

Property: 5 CORNICHE ROAD CHURCH POINT NSW 2105

Ground Floor Levels

FL-1

1 MICHAEL GREEN
(Name)

of MBSGREEN & ASSOCS P/L
(Business)

at 34, 12 WAKATAH STREET MOWA VALE 2103
(Mailing Address)

(02) 9999-3811
(Contact Phone No)

being a qualified registered surveyor (Registration No 1146)

hereby certify that the ground floor levels comply with the levels nominated on the approved plans or by any condition of Development Consent REFER TO HEIGHTS SHOWN IN OUR REPORT & SKETCH DATED 14 SEPTEMBER 2007 REFERENCED M7472(M4759)

Signature *M. Green*

Date 14 SEPTEMBER 2007



Pittwater Council
Component Certificate

DA No: N0814/03

CC No.

Property: 5 CORNICHE ROAD CHURCH POINT NSW 2105

Subsequent Floor Levels
FL-2

1 MICHAEL GREEN of MBS GREEN & ASSOCS P/L
(Name) (Business)

at 34, 12 WAKATANI STREET MOWA VALE 2103
(Mailing Address)

(02) 9999-3811
(Contact Phone No)

being a qualified registered surveyor, (Registration No 1146)

hereby certify that the subsequent floor levels comply with the levels nominated on the approved plans or by any condition of Development Consent REFER TO HEIGHTS SHOWN IN OUR REPORT & SKETCH DATED 14 SEPTEMBER 2007 REFERENCED M7472(M4759)

Signature *M Green*

Date 14 SEPTEMBER 2007

PAUL BETTS ELECTRICAL PTY. LIMITED

Licence No.: 83293C ABN: 25 076 950 715

5 Yanco Close, Frenchs Forest, 2086

Phone/Fax: (02) 9452 2844 Mobile: 0411 866002

18th September, 2007

SMOKE DETECTOR CERTIFICATE

5 Corniche Road, Church Point

This is to certify that two hardwired smoke detectors to Australian Standard AS3786, were installed at the above premises.

Yours faithfully,

PAUL BETTS ELECTRICAL PTY. LIMITED



Paul T Betts

Well Built Constructions Pty Ltd

Builders Licence No 57181C
A B N 25 060 584 643

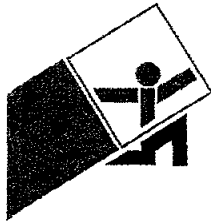
16/09/07

5 Corniche RD
Church Point. 2105

This to certify that all waterproofing to above new dwelling wet areas
has been completed as per manufacturers' instructions in accordance
with AS3740-2004

Simon King
Manager

6/6A Prosperity Pde Warriewood NSW 2102
Telephone/Fax (02) 9997 7959 Mobile 0414 965 711
Email simon@wellbuilt.com.au



Bradnam's
windows & doors

21st September, 2007

JENNIFER DIXON
7 CORNICHE ROAD
CHURCH POINT NSW 2105

GLAZING CERTIFICATE

Re: 5 Corniche Road, CHURCH POINT

This letter confirms that the Bradnams aluminum windows and doors supplied to the above project have been manufactured to AS2047 and glazed to AS1288 - 2006 Glass used has a visible light reflectance less than 25%

Yours faithfully,

A handwritten signature in black ink, appearing to read 'G. R. Attwood', is written over a horizontal line.

GARRY ATTWOOD
NATIONAL SALES MANAGER



Pittwater Council
Component Certificate

DA No N0814/03

CC No

Property 5 CORNICHE ROAD CHURCH POINT NSW 2105

Arborist

AR 1

I **DAVID GEARIN** of **David Gearin Consulting Arborist**
(Name) (Business)

at **154 A FRANCIS STREET RICHMOND 2753**
(Mailing Address)

0414 415121
(Contact Phone No)

being a qualified arborist hereby certify that the works have been supervised and that the works as executed have been carried out in accordance with the recommendations contained in the approved arborist report referred to in the Development Consent/Construction Certificate and any relevant conditions of Development Consent

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

Signature *David Gearin*

Date *21/9/07*

Pittwater Council

OFFICIAL RECEIPT

21/04/2008 Receipt No 237198

To sydney building approvals
centre pty ltd

dx 5037
liverpool

Applic	Reference	Amount
GL Recei	PRVC-Priv Issd 1 x n0814/03	\$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

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Cashier CLummas