

30 OCT 2007

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam

**Re Development Consent No N0601/04
Construction Certificate No 2005/620A**

For Council's information, please find enclosed the following

- 1 Occupation Certificate No 2005/620A
- 2 Various compliance certificates
- 3 A cheque for \$30 00 being Council's administration fee to accept the above **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660**

Yours faithfully



**Tom Bowden
Insight Building Certifiers Pty Ltd**

\$30.00 227396 31/10/07

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: 2005/620A

Land to which this certificate applies

Address 2A Allen Avenue, Bilgola

Lot No A DP No 379490

I certify that

- I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979
- Current Development Consent No N0601/04 is in force for the building
- Construction Certificate No 2005/620A has been issued with respect to the plans and specifications for alterations & additions to an existing dwelling
- The building is completed in accordance with its classification under the Building Code of Australia

Note Final Occupation Certificate No 2005/620A excludes all works as described in Building Certificate No BC0142/07 as issued by Pittwater Council, dated 11 October 2007

DATED 30 OCT 2007



Tom Bowden
Accredited Certifier - Accreditation No BPB0042



PITTWATER COUNCIL

ABN 61 40847871
Telephone 02 9970 1111
Facsimile 02 9970 7150
Postal Address
PO Box 882
Mona Vale NSW 660
DX 9018 Mona Vale

BUILDING CERTIFICATE NO BC0142/07 UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

THE PITTWATER COUNCIL

CERTIFIES THAT in relation to the building or part identified below the Council –

- (a) By virtue of anything existing or occurring before the date of inspection stated in this certificate or
- (b) Within 7 years after that date by virtue of the deterioration of the building or part solely by fair wear and tear, WILL NOT –
- (c) Make an order requiring the building to be repaired demolished altered or rebuilt by reason only of its design appearance form of construction or state of repair, or
- (d) Take proceedings for an order or injunction requiring the demolition alteration addition or rebuilding of or to the building or part by reason only of its design appearance form of construction or state of repair, or
- (e) Take proceedings in relation to any encroachment by the building or part onto land vested in or under the control of the Council

IDENTIFICATION OF BUILDING

Property Address **2A ALLEN AVENUE BILGOLA NSW 2107**

Nearest Cross Street **Bilgola Avenue** Side of Street **North West**

Classification of Building **1a** Whole/Part **Part of Building**

Description **Ground floor area of a two storey sole occupancy dwelling containing a rumpus room, bedrooms and bathrooms**

Date of Inspection **8/10/2007** Owner **Y REMEN & S M REMEN**

Legal Description of Land **Lot 20 DP 11978, Lot A DP 379490**

SCHEDULE

The following written information was used by the Council in deciding to issue this certificate
Survey report prepared by D P Surveying Services Pty Ltd, dated 27/11/2003, Ref No 1072

Dated **11/10/2007**

Mark Ferguson
GENERAL MANAGER

per

Applicant's Name **RONNIE SHALKIN, PO BOX 1736 MAROUBRA NSW 2035**

NB

- 1 An order made or proceedings taken in contravention of this certificate is of no effect
- 2 The issue of a Building Certificate does not prevent
 - (i) orders from being made against any person in relation to matters detailed in the table to Section 121B of the Environmental Planning and Assessment Act 1979 (as amended),
 - (ii) proceedings being taken against any person for failure to obtain development consent or to comply with any conditions of development consent pursuant to Section 125 of the Environmental Planning and Assessment Act, 1979

pittwater_council@pittwater.nsw.gov.au / pittwater.nsw.gov.au

Village Park 1 Park Street Mona Vale

59A Old Barrenjoey Road Avalon

Units 12, 13 + 16/5 Vuko Place Warriewood

11 Bondnah Road Warriewood



D.P SURVEYING SERVICES

A.B.N. 72 489 908 140
Land & Engineering Surveys
David Parsons, B.Surv. M.L.S. (Aust)
Suite 17 51 Old Barranjoey Road, Avalon 2107
Phone (02) 9918-2060 Fax (02) 9918-7677
Mobile 0414 183 220
Email dpsurvey@parsons.com.au

REPORT

Our Ref 1072
Your Ref: YR
13 December, 2005

YARON & SHAUNA REMEN
4 ALLEN AVENUE
BILGOLA NSW 2107

Re 4 Allen Avenue, Bilgola.

I HAVE SURVEYED the land comprised in Folio Auto Consol 6589-169 being Lot 20 as shown in Deposited Plan Number 11978 and Lot A as shown in Deposited Plan Number 379490 and having a frontage of 18.29 metres to Allen Avenue, Bilgola.

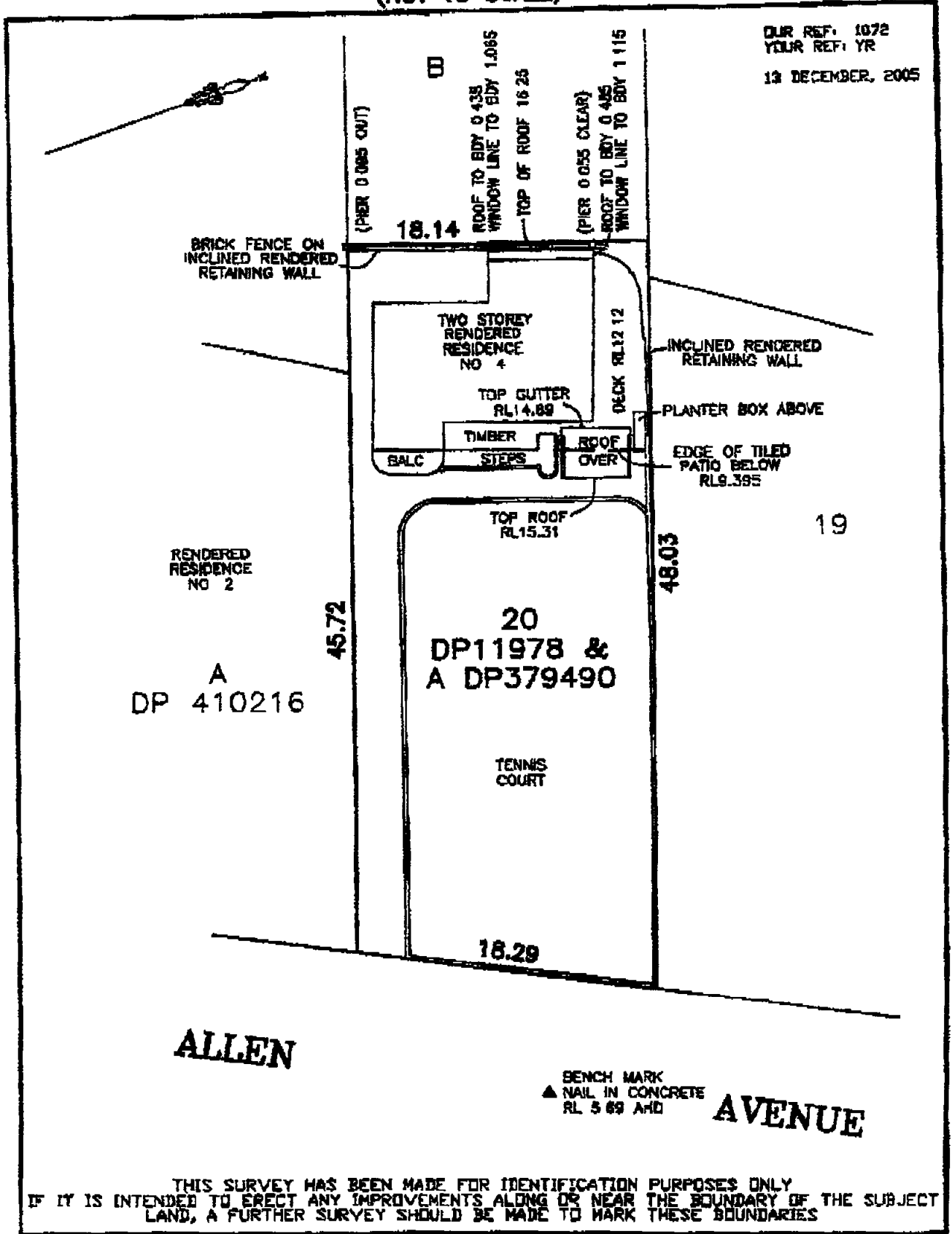
A two storey rendered residence known as No 4 stands upon and wholly within the boundaries of the subject land in the position indicated in the accompanying sketch.

Levels based on the Australian Height Datum have been measured for the recently finished additions and are as shown in the accompanying sketch.

No other survey of the land was made

Surveyor Registered Under Surveying Act, 2002

Sketch (NOT TO SCALE)



R. Balas Engineering P/L

ABN 60 003 182 492

19 DECEMBER 2005

CONSULTING ENGINEERS, PROJECT MANAGERS

43 AVOCA STREET
RANDWICK 2031

PH 9399 7762
FAX 9399 5031

TO GIRO CONSTRUCTION GROUP P/L

FAX 9905 7882

STRUCTURAL CERTIFICATE

RE ALTERATIONS AT 4 ALLEN AVE BILGOLA BEACH

Further to my site inspections at the above address, I hereby certify that the following structural elements were constructed in accordance engineering drawings 152-S01 to S05 and to standard building practice

1. The concrete footings.
2. The First Floor steel framing plan.
3. The Roof timber and steel framing plan
4. All structural steel framing

Yours faithfully,


Raphael Dracopoulos
BE, MIE-Aust. CPEng



Timber and Metal Solutions

PO BOX 77
MERRYLANDS NSW 2160
LIC NO 127644C
EMAIL candcsolutions@optusnet.com

Marcelo: 0414 383 475
Fab 0410 271 075
Office 02 9688 3743
Fax: 02 9688 3657

Certificate of Australian Standard

Monday 20th December 2005

In accordance with the Australian National Standard Clause 10 1 of AS 1428 2 and Clause 10 2 of AS 1428.2 for handrails and grab rails, the job C & C Timber and Metal Solutions completed for Giro Constructions at 4 Allan Street, Bigola Beach does comply with these standard heights. These handrails have been placed along all access ways, where ever additional support or passive guidance may be required.

Thank you for choosing C & C Timber and Metal Solutions

Marcelo and Fabricio Caroca



Kings Langley Electrical Services Pty Ltd

A.C.N. 003 808 437
Licence No. 34480

Phone: (02) 9624 8197
Mobile: 0418 624 819
Fax: (02) 9624 1190

105 Isaac Smith Par
Kings Langley NSW 2

INSTALLATION AND TEST REPORT

Building Code of Australia - Part 61.7
Ref: A.S. 3786 - 1993

Premises 4 ALLEN AV
 BILGOLA
 Building Application No.
 Client's name MR & MRS REMEN

(tick where applicable)

Type of system

- New
- Modification to system
- Addition to existing

Location of detector (wired to mains power)

- hall
- bedroom
- other

Alarm details

Supplier JOHN R TURKS Product/Model No. PDL
 SSL Listing No AS.3786.1993 Date of installation and testing 14/12/05
 Client's signature Date
 Installer's details - Name KINGSLANGLEY ELECTRICAL SERVICES
 Address 105 ISAAC SMITH PAR KINGSLANGLEY Telephone 96248197
 Signature J. Mansford Date 19/12/05

PLAZA WATERPROOFING

Specialised Industrial Waterproofing

**WET AREA FLASHING & WATERPROOFING
HAS BEEN INSTALLED TO COUNCIL
SPECIFICATION & AUST' STANDARD 3740.**

BUILDER • GIRO CONSTRUCTIONS

PROJECT • 4 BILGOLA AVE BILGOLA BEACH.

JOB. 2005/92. 6/10/05

Phone (02) 9634 6868
Fax (02) 9634 6868
Mobile 0407 324 266



150 Showground Rd,
CASTLE HILL 2154