



Pittwater Council
Final Inspection Request

Receipt # 152432

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

I A.J.W. Hardman of.....
(Name) (Business)

at 75 ALEXANDRA CRESC BAYVIEW 2104
(Mailing Address)

being the **owner** of the site,

request that Council conduct a final inspection of the site and confirm that all building works and site landscaping have been completed, with a view to issuing the Occupation Certificate.

For access to the site, please contact:

Name: WES HARDMAN Phone: 99974532
0403022001

NOTE:

Prior to lodging this request, you are advised to ensure that all component certificates required by the conditions of development consent have been submitted to Council. **Failure to lodge any of these certificates will prevent Council from carrying out the final inspection.**

Council will charge a fee for the issue of an Occupation Certificate.

Signature [Signature] Date 24/9/4

PAUL KEEN & COMPANY

LAND & ENGINEERING SURVEYORS
P.KEEN (REG'D SURV.MIS.AUST.)

TEL: 9997-3088 / 9997-3427
FAX: 9997 8991
DX 9038. MONA VALE.
EMAIL paulkeen@ihug.com.au
ABN 56 214 809 862

P.O BOX 175. NEWPORT 2106
138 WALLUMATTA ROAD.
NEWPORT 2106

DATE: 4th Aug 03
REF: 5702

SURVEY REPORT

W Hardman
75 Alexandra Crescent
BAYVIEW. 2104

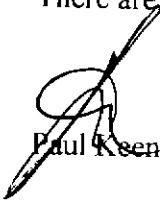
In accordance with your instructions we have made a survey of the whole of the land comprised in Certificate of Title Volume 7319 Folio 104 being Lot B in Deposited Plan 373700 and Lot 18 in Deposited Plan 11186 situated at Bayview in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland and report as follows:

A one, two and three storey timber house roofed with steel and known as No.75 Alexandra Crescent stands wholly within the boundaries of the subject land together with a shed.

The land has a total frontage of 20.115 metres to Alexandra Crescent, the remaining dimensions and position of buildings are shown on the accompanying sketch. The boundaries are edged red.

The boundaries are generally not fenced. Along part of the south east the brick fence stands from 0.05 metres clear to 0.05 metres on to the subject land. Along part of the north east the subject concrete drive stands from 0.54 metres on to the adjoining land to 0.05 metres clear of the adjoining land.

There are no other visible encroachments by or upon the subject property


Paul Keen.

Sighted
Original
Paula Aske
24.9.04

PAUL KEEN & COMPANY

LAND & ENGINEERING SURVEYORS
P. KEEN (REG'D SURV. MIS. AUST.)

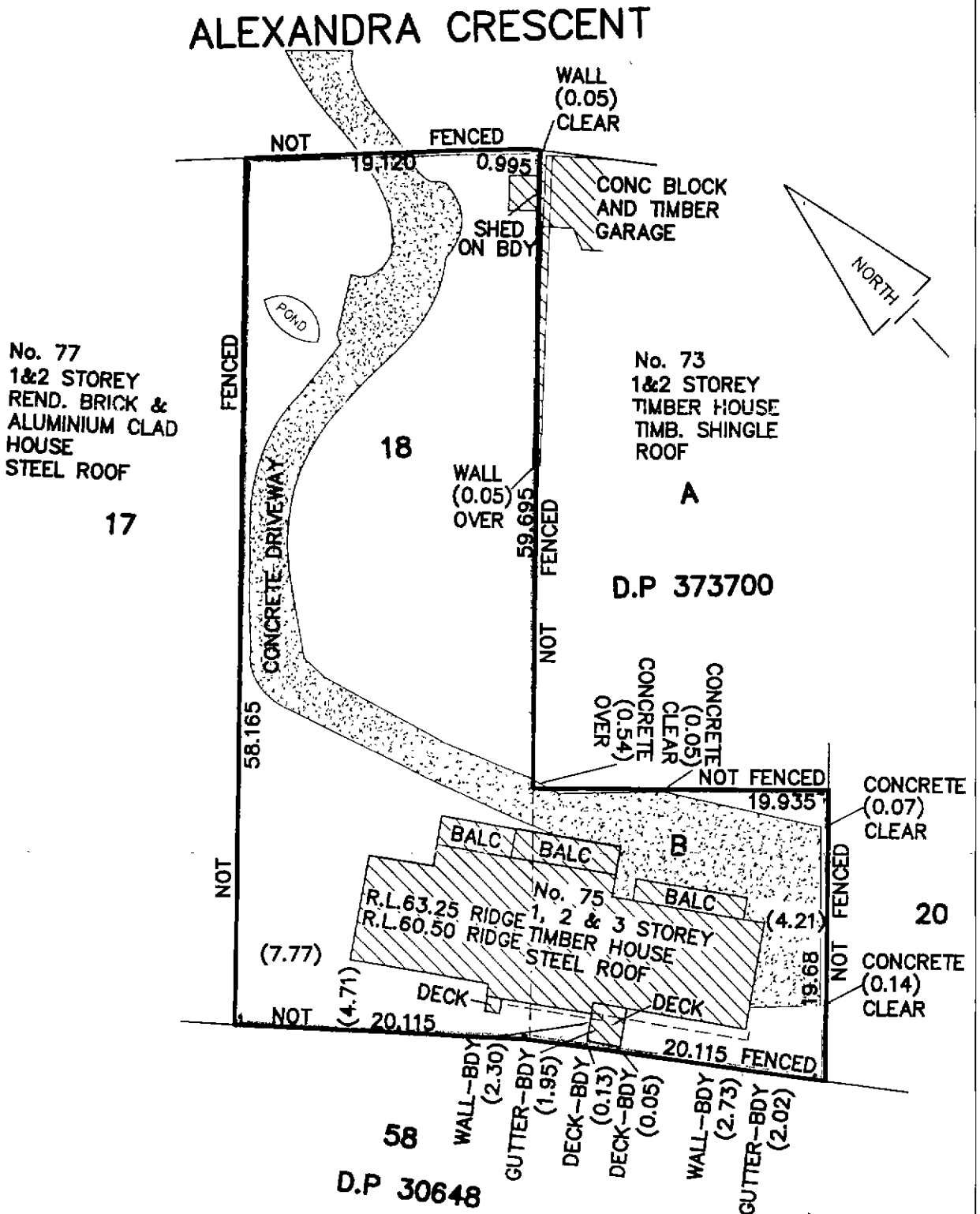
TEL: 9997-3088 / 9997-3427
FAX: 9997 8991
DX 9038, MONA VALE.
EMAIL: paulkeen@ihug.com.au
ABN 56 214 809 862

P.O. BOX 175, NEWPORT 2106
138 WALLUMATTA ROAD,
NEWPORT 2106.

DATE: 4th Aug 03
REF: 5702



SURVEY REPORT





Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Subsequent Floor Levels

FL-2

I POUL KEEN of POUL KEEN & CO.
(Name) (Business)

at P.O. BOX 175 NEWPORT 2106
(Mailing Address)

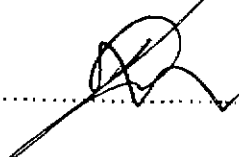
being a qualified surveyor, my qualifications being:

REGISTERED SURVEYOR

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

ARE AS SHOWN IN MY REPORT DATED 4/08/03

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

Signature 

Date 22/08/03



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Roof Ridge Levels

RL-1

I, PAUL KEEN (Name) of PAUL KEEN & CO. (Business)

at P.O. BOX 175 NEWPORT 2106 (Mailing Address)

being a qualified surveyor, my qualifications being:

REGISTERED SURVEYOR

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

ARE AS SHOWN IN MY REPORT DATED 4/08/03

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

Signature

Date 22/08/03



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Building Setout
BS-1

I PAUL KEEN of PAUL KEEN & CO
(Name) (Business)

at P.O. BOX 175 NEWPORT 2106
(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
~~nominated on the approved Development Consent plans or as amended/required by any condition~~
~~of Development Consent.~~

AS SHOWN IN MY SKETCH DATED 17/12/02
Further, I am appropriately qualified and experienced to provide the certification for this component
of the project.

Signature [Signature] Date 22/08/03



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Bushland Management Strategy
BM-1

I, Nicholas Skelton (Name) of GTS Environmental Consultants (Business)

at

(Mailing Address)

being a qualified and appropriately experienced bushland management consultant, my qualifications being:

B. Sc. - Hort
M. App. Sc.

hereby certify that the **bushland management strategy or plan** has been completed in accordance with the details shown on the bushland management strategy or plan 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 Nicholas Skelton

Date 23/9/04



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Stair Construction

ST-1

I K WORTES of RIVERFORD DESIGNS.
(Name) (Business)

at

(Mailing Address)

being an:

- accredited certifier
 licensed builder

my qualifications being:

BUILDERS. LIC

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 *K Wortes* Date 6/9/03



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

**Masonry Construction, Accessories &
Weatherproofing**

MC-1

I K. WORTES of RIVERFOR DESIGNS
(Name) (Business)

at (Mailing Address)

being an:

- accredited certifier
- licensed builder

my qualifications being:

BUILDERS LIC.

hereby certify that the **masonry construction (including articulation joints), masonry accessories (including wall ties, tie down systems and lintels) and weatherproofing of masonry (including damp proof courses, flashings and ventilation)**, have been designed and constructed in accordance with Part 3.3 "Masonry", Part 3.3.3 "Masonry Accessories" and Part 3.3.4 "Weatherproofing of Masonry" of the Building Code of Australia Housing Provisions, AS 3700-1998 "Masonry 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 [Handwritten Signature] Date 6/9/03



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Roof Cladding

RC-1

I K WORTES of RIVERFORD DESIGNS.
(Name) (Business)

at _____
(Mailing Address)

being an:

- accredited certifier
- licensed builder
- licensed roofer

my qualifications being:

LIC BUILDER
.....
.....

hereby certify that the **roof cladding** has been installed, fixed and flashed in accordance with Part 3.5.1 "Roof cladding" of the Building Code of Australia Housing Provisions, relevant Australian Standards 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 [Handwritten Signature] Date 6/9/03



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Glazing

GL-1

I, K WORTES of RIVERFORD DESIGNS
(Name) (Business)

at
(Mailing Address)

being an:

- accredited certifier
- licensed builder
- 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:

LIC BUILDER

hereby certify that the **glazing (including shower doors, shower screens, and bath enclosures where provided)**, has been designed and installed in accordance with Part 3.6 "Glazing" of the Building Code of Australia Housing Provisions, AS 1288-1994 "Glass in buildings - Selection and Installation", AS 2047-1999 "Windows in buildings - Selection and Installation" 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 [Handwritten Signature] Date 6/9/03



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Building Setout

BS-1

I K. WORTES of RIVERFORD DESIGNS,
(Name) (Business)

at
(Mailing Address)

being a registered surveyor, my qualifications being:

LIC BUILDER.

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 [Handwritten Signature] Date 6/9/03



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Wet Areas

WA-1

I, K WORTES of RIVERFORD DESIGNS
(Name) (Business)

at
(Mailing Address)

being an:

- accredited certifier
- licensed builder

my qualifications being:

.....
.....

hereby certify that the **shower floors and walls in wet areas** have been waterproofed in accordance with Part 3.8.1 "Wet Areas" of the Building Code of Australia Housing Provisions, AS 3740-1994 "Waterproofing of wet areas in residential buildings", 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 [Handwritten Signature] Date 6/9/03



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Wall, Roof Frames and Window Location

FM-1

I, K. WORTES of RIVERFORD DESIGNS
(Name) (Business)

at _____
(Mailing Address)

being an:

- accredited certifier
- licensed builder

my qualifications being:

LIC BUILDER
.....
.....

hereby certify that the **timber/steel wall and roof frames** 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", the relevant conditions of Development Consent and that the window locations are in accordance with those shown on the approved Development Consent plans.

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

Signature [Handwritten Signature] Date 6/9/03



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

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

BJ-1

I K. NORTES of RIVERFORD DESIGNS.
(Name) (Business)

at _____
(Mailing Address)

being an:

- accredited certifier
- licensed builder

my qualifications being:

LIC BUILDER
.....
.....

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 [Handwritten Signature] Date 6/4/03



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Protection Fencing

PF-1

I K NORTES. of RIVERFORD DESIGNS.
(Name) (Business)

at
(Mailing Address)

being an:

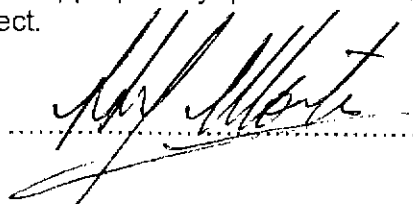
- accredited certifier
 licensed builder

my qualifications being:

LIC BUILDER.

hereby certify that the **protection fencing has been provided around all trees/landscaping/natural features**, as required by the relevant condition nominated in Section D, "CONDITIONS TO MINIMISE THE IMPACT OF THE DEVELOPMENT ON THE NATURAL AND BUILT ENVIRONMENT" of the Development Consent.

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

Signature  Date 6/9/03



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Erosion Controls

ER-1

I, K WORTES of RIVERFORD DESIGNS.
(Name) (Business)

at
(Mailing Address)

being an:

- accredited certifier
 licensed builder

my qualifications being:

LIC BUILDER.

hereby certify that the **erosion and sediment controls** have been installed in accordance with the approved Erosion and Sediment Management Plan as nominated on the Development Consent/Construction Certificate or where not nominated, the requirements of the NSW Department of Conservation and Land Management's "Urban Erosion and Sediment Control" manual 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

6/9/03



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Excavation and/or Filling

EX-1

I K. WORTES of RIVERFORD DESIGNS
(Name) (Business)

at
(Mailing Address)

being registered surveyor, my qualifications being:

LIC BUILDER. NONE ON JOB.

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 [Handwritten Signature] Date 6/9/03



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Smoke Alarms

SA-1

I B. OWENS of VORT ELECTRICS
(Name) (Business)

at
(Mailing Address)

being a qualified electrician, my qualifications being:

ELECTRICIAN
.....
.....

hereby certify that the **smoke alarms** have been located, installed and connected to the mains electrical supply in accordance with Part 3.7.2 "Smoke Alarms" of the Building Code of Australia Housing Provisions, AS 3786-1993 "Smoke Alarms", 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 B Owens Date 4/9/03



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Pest Control
PST-1

I K. WORTES of RIVERFORD DESIGNS
(Name) (Business)

at (Mailing Address)

being a qualified pest control contractor, my qualifications being:

SEE CERT. IN METRE BOX

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 [Handwritten Signature] Date 6/9/03

BUILDING INDUSTRY PEST SERVICES

P.C. Licence No: 611

Head Office: 56C Restwell Street, Bankstown NSW 2200
Phone: (02) 9709 2011 Fax: (02) 9708 6306 DX: 11227

A.C.N. 002313439

CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by BUILDING INDUSTRY PEST SERVICES to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS: **BAYVIEW, 75 ALEXANDER STREET**


BUILDER OR OWNER: **RIVERFORD DESIGN SERVICES**


ATTENTION: Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the chemical or Granitgard barrier ineffective.

Soil under Bearers and Joists

Ref 22088000

LEGEND

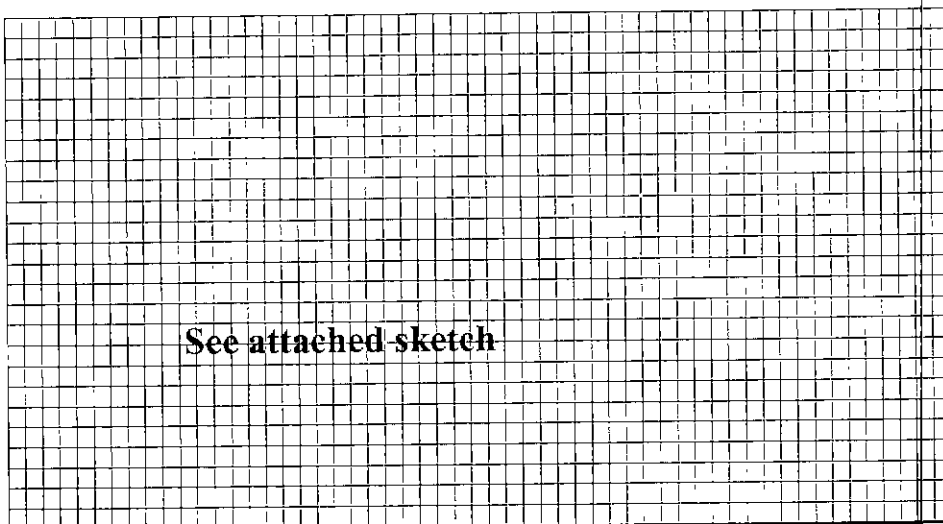
Treated area 

Plumbing line 

Pier 

Steps 

Rough sketch only - refer builder's plans for true dimensions.



DATE OF TREATMENT: 20-1-2004

WARRANTY: none

SPECIAL CONDITIONS: No Warranty

Volume of Concentrate: 0.05 litres

Volume of Emulsion: 500 litres

Application Rate: 0.01 litres / sq. metre

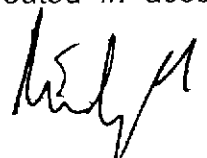
Area Protected: 100 square metres

Materials Applied: 1% CHLORPYRIFOS

Certification

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf.

Applied by: R Holt

Signature: 

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.



Pittwater Council
Notification of Commencement

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

I K. WORTES of RIVERFORD DESIGNS
(Name) (Business)

at 22 MCNA ST MCNAVALE 2103
(Mailing Address)

being the:

- owner applicant builder project manager

hereby certify that I have read and understood all of the conditions of Development Consent. Further, I acknowledge that it is my responsibility to comply with all of these conditions.

In accordance with the provisions of the Environmental Planning and Assessment (Amendment) Act, 1997, for the purposes of post approval management of the project, I hereby nominate:

Pittwater Council

OR

_____ as the accredited certifier

Accreditation No _____ Contact No _____

Where Council is nominated, a fee will be levied, based on the value of the works. Further, Council will receive the various component certificates from appropriately qualified persons and issue confirmation that the consent conditions have been satisfied, when appropriate.

Also, as required by the Legislation, I advise that works on this project will commence on

2nd Feb. 2003.

Signature [Handwritten Signature] Date 1/2/03

RES HIND \$.....

COM HINC \$.....



STORMWATER
FOOTINGS
GEOTECH.

Pittwater Council

Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Onsite Stormwater Detention

OSD-1

I, JACK HODGSON of
(Name) (Business)

at
(Mailing Address)

being a practising civil 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:

SEE LETTER ATTACHED

hereby certify that the **onsite stormwater detention** has been constructed in accordance with the plans nominated on the Development Consent and/or Construction Certificate, 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



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Geotechnical Requirements

GO-1

I of.....
(Name) (Business)

at
(Mailing Address)

being a practising geotechnical 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:

.....
.....

hereby certify that the **piers/slabs/footings/retaining walls/other** have been constructed in accordance with the recommendations contained in the geotechnical report referred to in the Development Consent/Construction Certificate, 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



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

● Footings/Slabs/Piers/Retaining Walls

FN-1

I of
(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:

.....
.....

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 Date



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VN 20057.

6th January, 2004.

Page 1.

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 2103

Dear Sir,

75 ALEXANDRA CRESCENT, BAYVIEW.

We inspected the footings and stormwater at the subject address during the construction of the proposed alterations and additions. In our opinion at the time of inspections the footings were taken to material of suitable bearing capacity and reinforced to our design and site instructions, the stormwater was installed to our design and site instructions. All work was carried out in accordance the relevant codes.

Our Mr. Jack Hodgson is appropriately qualified and experienced to provide this certificate.

JACK HODGSON CONSULTANTS PTY. LIMITED.

**J.D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer,
Nper3, Struc. Civil. No. 149788
Director.**

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788

11 Bungar Street, Mona Vale NSW 2103

PO Box 389 Mona Vale NSW 1660

Telephone: 9979 6733 Facsimile: 9979 6926



Pittwater Council
Component Certificate

DA No: N0645/02

CC No: CC0503/02

Property: 75 ALEXANDRA CRESCENT BAYVIEW NSW 2104

Balustrading Adequacy

BA-1

I K. WORTES of RIVERFORD DESIGNS
(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:

LIC. BOULDER

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 [Handwritten Signature] Date 6/9/03