

31 MAY 2007

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

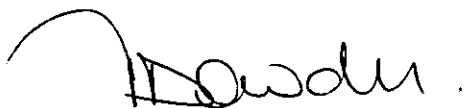
Dear Sir/Madam

**Re: Development Consent No. N0641/04
Construction Certificate No. 2006/1245**

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

1. Occupation Certificate No. 2006/1245
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-

1/06/07

R. 216954

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: 2006/1245

Land to which this certificate applies:

Address: 41 Attunga Road, Newport

Lot No: 105 DP No: 752046

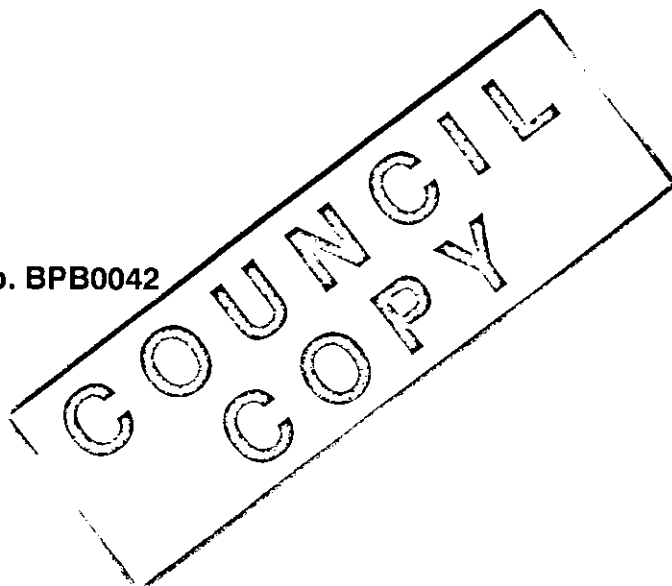
I certify that:

- I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979.
- A current Development Consent is in force for the building.
- Construction Certificate No. 2006/1245 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: 31 MAY 2007



Tom Bowden
Accredited Certifier - Registration No. BPB0042





KORDON TERMITE BARRIER

Warranty

This Warranty is granted by Bayer Environmental Science (Bayer) (AEN 000 228 022) of 391-393 Tooronga Road, East Hawthorn, Victoria, in respect of the installation of Kordon Termite Barrier (Kordon) in the Building.

Warranty No. 2006-7-1897

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 an Bayer Accredited Installer.



BUILDING: 41 Attunga Road
Newport, NSW, 2106

DATE OF INSTALLATION: 1/06/2006

BAYER ACCREDITED INSTALLER: ANDY J

Orange Protector Pty Ltd

PO Box 90, MacArthur Square, NSW, 2560

CONTACT NUMBER: 1300 888 638

ACCREDITATION No: N119

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.



KORDON TERMITE BARRIER

Certificate of Compliance

This document is to certify that the Kordon TMB 718 system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB 718 complies with AS 3660-1:2001 and AS 3660-2:2001 and is approved for use in the Building Code of Australia. Kordon TMB is only part of a termite management system. The slab must be constructed in accordance with the Standard Residential Slabs and Footings Construction AS 2870.

NOTE: This is to be attached to Warranty Document Number:

2006-7-1897

Installation Address: 41 Attunga Road
Newport
NSW
2106

Installation Date: 1/06/2006

Builder: BLUE PACIFIC CONSTRUCTIONS
Owner: MR B HAMPTON
Local Council: PITTWATER COUNCIL

Phone Number: 0410 594809
Phone Number: _____
Phone Number: 02 99701111

Job Type: Large Job - Miscellaneous
Total square metres installed: 59.55
Number of service penetrations protected: 8
Product punctures repaired where/if necessary: True

Company Contact: Barry Slattery
Installer's Name: ANDY J
Company Name: Orange Protector Pty Ltd
Address: PO Box 90
MacArthur Square
NSW

Accreditation Number: N119
Phone Number: 1300 888 638
Fax Number: 1300 888 639
Post Code: 2560

Authorised Signature:

Date: 18/7/2006

Comments: RENOVATIONS TO EXISTING DWELLING NEW CONCRETE INTERNAL SLAB, PENETRATIONS, PERIMETER AND COLDJOINT TREATED. 15 X K300 PERIMETER, 10 X K300 COLDJOINT, 65 X K500 COLDJOINT, 25 X K750 COLDJOINT. 8 X PENETRATIONS INSTALLED. WARRANTY COVERS THAT TERMITES WILL NOT PASS THROUGH THE KORDON INSTALLED.

McKee and Associates Pty Ltd
Structural Engineers

Structural Engineer's Certificate

Alterations and Additions at 41 Attunga Road Newport

We hereby certify that the structural drawings produced for the above project have been designed in accordance with the relevant Australian Standards and in particular with the following:

AS1170.1, .2	Minimum Design Loads on Structures
AS1684	National Timber Framing Code
AS1720.1	Timber Structures
AS2870	Residential Slabs and Footings
AS3600	Concrete Structures
AS3700	Masonry Structures
AS4100	Steel Structures

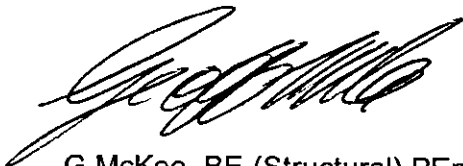
We have issued the following drawings covered by this certification:

6308 S01	Rev 0	Construction Notes
6308 S02	Rev 1	Floor Plans
6308 S03	Rev 2	Roof Plans
6308 S04	Rev 3	Roof Long Section Sheet 1
6308 S05	Rev 0	Roof Long Section Sheet 2
6308 S06	Rev 0	North Roof Detail Section
6308 S07	Rev 0	South Roof Cross Section
6308 S08	Rev 0	Balcony Detail
6308 S09	Rev 0	Carport Plans & Details
6308 A01	Rev 0	Dimensioned Floor Plans

We have carried out inspection of all reinforcement prior to concrete placement, all structural framing and bracing prior to covering up and certify that the constructed works are generally in accordance with the design drawings and that the constructed works comply with the above Australian Standards

Yours faithfully

McKee and Associates Pty Ltd



G McKee BE (Structural) PEng

20 December 2006

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 1.6.06
 Address 41 Attunga Road Newport Lot..... DP.....
 DA No. CC No. 2006/1245 CDC No.
 Requested by: Blue Pacific Ph No. 0110 594809

Critical Stage Inspections

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> PCA Signage | <input checked="" type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input checked="" type="checkbox"/> Photographic record |

An inspection of lower ground floor slab has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

- Complete the work detailed hereunder.
- Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Engineers to inspect and certify.

Slab replaces original timber floor.

Prior to pouring provide trimmer bars on internal corners and chairs to support steel in edge beam to ensure correct cover.

Signed: A. Bailey PO137 Date: 1.6.06
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection 13.7.06

Address: 41 Attunga Road Newport

DA No. CC No 2006/1245 CDC No.

Requested by: Peter Ph No. 0410594809

Critical Stage Inspections

- | | | |
|---|--|--|
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input checked="" type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input checked="" type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input type="checkbox"/> Photographic record |

An inspection of wall & roof has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

Complete the work detailed hereunder.

Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$_____ will be charged, which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

Re-inspection required when roof completed over living room

Signed: A. Bailey Accreditation No. P0137 Date: 13-7-06
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pottwater Date of Inspection 7.8.06
 Address 41 Ptunga Road Newport
 DA No. CC No. 2006/1245 CDC No.
 Requested by: Peta Ph No. 0410 594 809

Critical Stage Inspections

- | | | |
|---|--|--|
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input checked="" type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input type="checkbox"/> Photographic record |

An inspection of roof over living has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

Complete the work detailed hereunder.

Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$ _____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Signed: A Bailey Accreditation No. P0137 Date: 7.8.06
 Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection: 17.1.07
 Address: 41 Attunga Road Newport
 DA No: NO 641/04 CC No: 2206/1245 CDC No: _____
 Requested by: Arron Ph No: 0438382963

CRITICAL STATE REQUIREMENTS

- | | | |
|---|---|---|
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Footings and Excavation | <input checked="" type="checkbox"/> Waterproofing | <input checked="" type="checkbox"/> Photographic record |

An inspection of waterproofing to all wet areas has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

Complete the work detailed hereunder.

Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$ _____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Waterproofing satisfactory

Signed: A. Barber Accreditation No. P0137 Date: 17.1.07
 Accredited Building Surveyor

BENINSULA ELECTRICAL SERVICES

ABN 19 911 869 409

Lic. No. 28624

17 Tasman Road, North Avalon, NSW 2107

• Tel: (02) 9918 7081 • Fax: (02) 9918 7081 • Mobile: 0411 034 059

TO WHOM IT MAY CONCERN

I, WILL RODGERS Liscenced Electrical Contractor-

Liscence No 28624

Certify that I have installed Smoke Detectors in the premises of:

4 ATTUNGA RD' NEWPORT.

in accordance with A.S.3786 and in accordance with E1.7 of the building code of Australia, that is 240 volts supply and battery backup.

Signed: 

Dated: 3/5/07.

SOUTER & ASSOCIATES



Consulting Surveyors and Planners

Suite 6,
Heron Cove Marina
Queens Pde (West)
NEWPORT NSW 2106
Ph: (02) 9979 5709
Fax: (02) 9979 9489
Email: souter@bigpond.net.au
ABN 48 304 348 042

REF: 23-70

15 MAY 2007

MR BRIAN HAMPTON
49 ATTUNGA ROAD
NEWPORT
NSW
2106

RE: No.41 ATTUNGA ROAD, NEWPORT

Dear Mr Hampton,

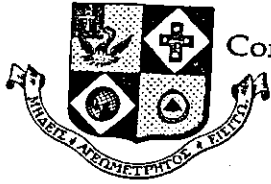
I wish to advise that the floor & ridge levels for the recently removed residence at 41 Attunga Road, Newport are generally in accordance with the levels shown in CC 2006 / 1245 & DA No.641/04.

	Approved	As-Built
Floor Level - Residence	55.8	55.8
Floor Level - Garage	55.59	55.5
Ridge Level - Residence	60.30 (by scale)	60.29

Yours faithfully,

IAN SOUTER B. Surv M.I.S. (Aust)
Registered Surveyor

SOUTER & ASSOCIATES



Consulting Surveyors and Planners

Suite 6,
Heron Cove Marina
Queens Pde (West)
NEWPORT NSW 2106
Ph: (02) 9979 5709
Fax: (02) 9979 9489
Email: souter@bigpond.net.au
ABN 48 304 348 042

MR BRIAN HAMPTON
49 ATTUNGA ROAD
NEWPORT
NSW
2106

REF : 23-70
18 APRIL 2007

SURVEYOR'S REPORT No.41 ATTUNGA ROAD NEWPORT

As instructed, I have surveyed the whole of the land comprised in Computer Folio Reference 105/752046, being Lot 105 in Deposited Plan 752046 in the Local Government Area of Pittwater, Parish of Narrabeen and County of Cumberland.

I FIND THAT :

1. Upon the land and wholly within the boundaries, stands a 1 and 2 storey brick rendered residence with a tile roof, known as No.41 Attunga Road, Newport.
2. The residence and improvements stand in relation to the boundaries of the land by distances as shown on the attached sketch plan.
3. The land is fenced by brick retaining walls which stand in relation to the boundaries of the land by distances shown on the attached sketch plan.

Apart from minor brick retaining wall clearances from the boundaries, there are no other visible encroachments by or upon the said land.

IAN SOUTER B Surv. M.I.S.(Aust)
Registered Surveyor

COPY
18.4.07

SKETCH

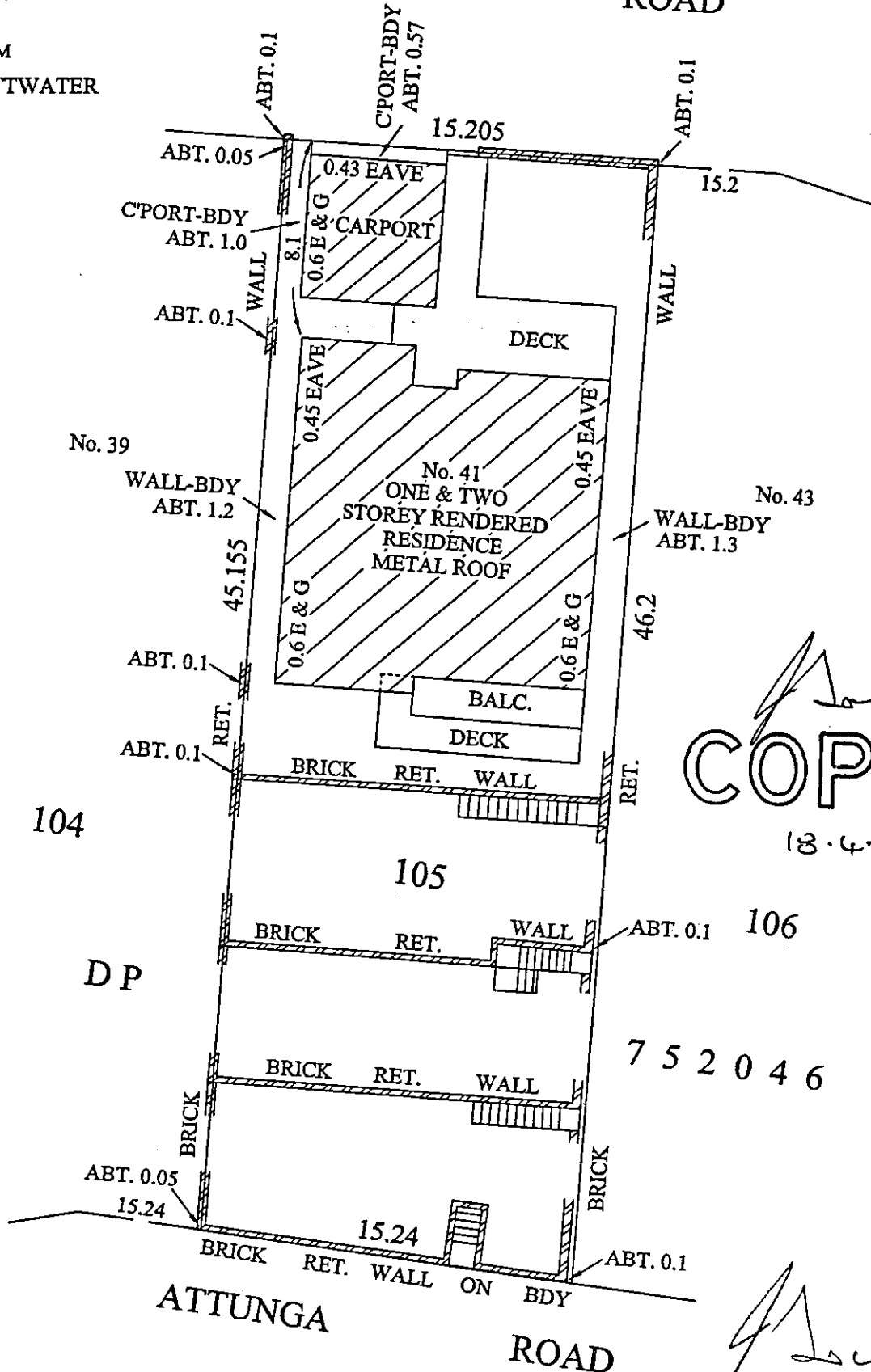
No. 41 ATTUNGA ROAD, NEWPORT

ATTUNGA

ROAD



LGA : PITTWATER

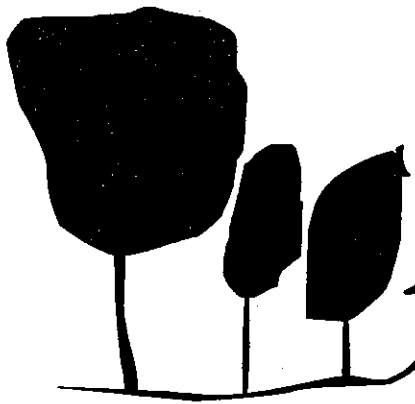


[Signature]
COPY
 18.4.07

752046

DATE OF SURVEY : 18-4-07
REF : 23-70

[Signature]
I.J. SOUTER
REGISTERED SURVEYOR



National Tree management

ABN 49 056 698 009

4th April 2007

Brian Hampton
41 Attunga Road
Newport NSW 2106

Re: "Arboricultural Sign-off" for 41 Attunga Road Newport.

To Whom It May Concern,

Brian Hampton has engaged Paul Shearer of National Tree Management to produce this arboricultural "sign-off" for 41 Attunga Road Newport.

Paul Shearer is the author of a previous arborist report for the subject site produced in 2005.

The purpose of this "arboricultural sign-off" is to comment on the health and condition of a protected tree at the completion of construction works. The subject tree was a mature Norfolk Island pine (*Araucaria heterophylla*) specimen. The subject tree was located on a neighbouring property to the west of the subject site and within 5 metres of DA approved works.

An onsite inspection for the purpose of observing ongoing tree health and condition was carried out by Paul Shearer on Tuesday the 3rd of April 2007. My onsite inspection revealed the following:

- The subject tree had been retained.
- Tree protection had been removed.

- A carport had been constructed within the CRZ of the subject tree.
- The subject tree had been pruned contrary to AS4373 (lopped) to provide clearance for the carport. (Pruning was minor and of lower smaller diameter limbs for "crown lifting".)
- The health exhibited by the subject tree was unchanged from my previous site inspection and report.

Due to the fact that monthly site inspections were not requested by the local consent authority it is difficult to know whether tree management and protection onsite were fully complied with. It is therefore difficult to predict the long term affects of completed works on the subject tree.

The health of the subject tree was assessed as good and the condition of the tree was assessed as fair at the time of my onsite inspection. The limbs lopped for carport clearance should be pruned back to the collar by a qualified arborist and to AS4373.

Yours sincerely



Paul Shearer Dip. Arb. (Hort.) (Director)
Member NAAA



Pittwater Council
Component Certificate

DA No: N0641/04

CC No: 2006/1245

Property: 41 ATTUNGA RD NEWPORT NSW 2106

Landscaping
LS-1

I, LINDA LESSING of LESSING LANDSCAPES
(Name) (Business)

at
(Mailing Address)

being a:

- qualified horticulturist
- landscape architect

my qualifications being:

BACHELOR OF LANDSCAPE ARCHITECTURE
.....

hereby certify that the **site landscaping** has been completed in accordance with the details shown on the approved plans or as 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 Linda Lessing

Date 30/5/07 ...