

RESIDENTIAL CERTIFYING SPECIALISTS

TRADING AS PAUL PEARCE

ACCREDITED CERTIFIER

BUILDING SURVEYOR

PRINCIPAL CERTIFYING AUTHORITY

PO BOX 547 W.RYDE NSW 1685

PH: 9807 6823. FAX: 9807 6791. EMAIL: pwpearce@tpg.com.au

19TH NOVEMBER 2013

GENERAL MANAGER

PITTWATER COUNCIL

PO BOX 882

MONA VALE NSW 1660

Re: 1131 BARRENJOEY ROAD, PALM BEACH COURT ORDER NO; 11308 OF 2008

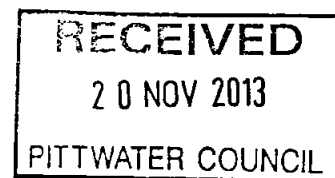
Please find enclosed a copy of the approved Occupation Certificate, and the required lodgment fee for the above property.

Should you require further assistance in this matter please contact the undersigned.

Yours sincerely



Paul Pearce



\$36 REC: 357980 20/11/13.

Consultancy Services for all Building and Development Requirements

Telephone: 0419 858 222

PO BOX 547, W.RYDE NSW 1685

Facsimile: 9807 6791

FINAL OCCUPATION CERTIFICATE.

ISSUED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
SECTIONS 109C(1)(b), 81A(2) AND 81A(4)

APPLICANT	
Name	DEB CHADWICK
Address:	1131 BARRENJOEY ROAD PALM BEACH NSW 2108

DEVELOPMENT APPLICATION	
Development Consent No:	COURT ORDER NO: 11308 OF 2008
Date of Determination:	27 MARCH 2009

CONSTRUCTION CERTIFICATE	
Construction Certificate:	CC / 004 / 13
Date of Determination:	14 JANUARY 2013

SUBJECT LAND DETAILS	
Address:	1131 BARRENJOEY ROAD, PALM BEACH

BUILDING DETAILS	
The building classification: 1A	
Description:	RECONFIGURATION AND REFURBISHMENT TO EXISTING GROUND FLOOR LEVEL, NEW FIRST FLOOR ADDITION WITHIN THE EXISTING FOOTPRINT INCLUDING NEW BEDROOM BALCONY TO WEST FAÇADE AND ENTIRE RE-ROOFING TO FIRST AND GROUND FLOORS WITH METAL DECKING AND GLASS (INCLUDING OPERABLE SKYLIGHTS)

DOCUMENTS VIEWED	* Copy of the Development Consent
	• Copy of the Construction Certificate

MANDATORY INSPECTIONS PREFORMED:

- 18.01.13 PRE-COMMENCEMENT
- 12.06.13 FRAMES
- 31.07.13 STEEL & WATERPROOFING
- 12.11.13 FINAL

CERTIFICATES SUPPLIED & ATTACHED:

SMOKE DETECTOR CERTIFICATE SUPPLIED BY SHANNON THOMAS ELECTRICAL P/L
WATERPROOFING CERTIFICATE SUPPLIED BY APPLIED WATERPROOFING P/L
TERMITE CERTIFICATE SUPPLIED BY SENTINEL PEST CONTROL P/L
GLASS CERTIFICATE SUPPLIED BY AUSTRALIAN GLASS GROUP
STRUCTURAL CERTIFICATE SUPPLIED BY MPN GROUP
FINAL SURVEY SUPPLIED BY CMS SURVEYORS P/L
ASBESTOS REMOVAL RECEIPT SUPPLIED BY SITA AUSTRALIA
BASIX COMPLIANCE CERTIFICATES SUPPLIED BY VAREXO

FINAL OCCUPATION CERTIFICATE

Approved / refused: **APPROVED**

Date of Determination: 19 NOVEMBER 2013

Occupation Certificate No: OC/ 263 / 2013

Certificate Details: **PAUL PEARCE** certifies that he has been appointed as the Principal Certifying Authority under section 109E of the Environmental Planning & Assessment Act.

A Development Consent is in force with respect for the building.


A Construction certificate has been issued with respect to the plans and specifications for the building.

The building is suitable for occupation for use in accordance with its classification under the Building Code of Australia.

All work has been completed substantially in accordance with the approved D/A and CC.

The health and safety of the occupants have been taken into consideration

PRINCIPAL CERTIFYING AUTHORITY	
Certifying Authority:	PAUL PEARCE PO BOX 547 WEST RYDE NSW 1685
Accreditation No:	BPB 0322

SIGNATURE




Shannon Thomas Electrical Pty Ltd

m: 0405 244 644
e: shannon@steonline.com.au
www.steonline.com.au
ACN: 150509041
Lic No: 91722C

3rd November 2013

To Whom It May Concern;

This letter is to certify that the smoke detectors installed at No. 1131 Barrenjoey Rd, Palm Beach have been hard wired and connected to 240V permanent power supply with battery backup. The detectors have been installed in accordance with AS3786 regulations 2000.

All wiring has been installed in accordance with AS3000 wiring rules.

Regards,

Shannon Thomas
(Electrical Contractor)



**APPLIED
WATERPROOFING
Pty Ltd**

Po Box 369
Camperdown NSW 1450
ABN: 22 160 100 765
LIC NO: 235804C

WARRANTY

Workmanship and Application Warranty

To: **Leung Architects**
Of 25 Killarney Drive Killarney Heights NSW 2087

We: Applied Waterproofing Pty Ltd
Of Po Box 369 Camperdown NSW 1450

(hereinafter called THE APPLICATOR)

having completed our contract on **1131 Barrenjoey Road / Palm Beach**
with the application of Duromastic membrane to wet areas and balcony


hereby undertake that we will rectify at our own cost, any deficiency in performance of the process resulting from defective workmanship, on the part of the Applicator in carrying out the process, which occurs in the period of 7 years from the 11th day of October 2013.

The process has been carried out in accordance with the manufactures current specification for such process to obtain the performance claimed by the manufacture for that process, and this warranty is to be read in conjunction with the product warranty. All applications of membrane are in accordance with Australian Standard 3740-2010.

The applicators liability under this warranty is subject to the following term and conditions:

1. This warranty shall be void and of no effect if the terms of payment and all other conditions contained or implied in the contract between the applicator and the client for the performance of the process are not complied with.
2. This warranty shall be void and of no effect, and the applicator shall have no liability in respect of any deficiency if, the applicator is not given notice in writing of the alleged deficiency within seven days of the discovery of the alleged deficiency (time being of the essence).
3. In the event of liability being established pursuant to this warranty the applicator shall repair the deficiency subject to the clause 4 below provided that the applicator shall be entitled to be reimbursed by the client for all expenses incurred in investigating any alleged deficiency if the applicator liability to repair the deficiency pursuant to this warranty is not established.

4. Should liability be established for a deficiency which occurs during the warranty period repairs will be affected and replacement materials supplied at a discount which bears the same ratio to the then current price as that period of the warranty period remaining after notification of the deficiency bears to the full warranty period.
5. The Applicator does not warrant that any repair work carried out pursuant to the terms of this warranty shall exactly match the existing process in respect of colour and texture (membrane and tiles).
6. All other warranties, guarantees or conditions of whatsoever nature, relating to the process whether expressed or implied are hereby expressly excluded, except within Australia the extent that such exclusions is expressly prohibited pursuant to the following:
 - a) The Trade Practices Act, 1976 (as amended) of Australia.
 - b) The various statutes of the states and territories of Australia.
7. There shall be no liability pursuant to this warranty for any deficiency caused by the act of God, exceptional weather conditions, fire, war, riots, civil commotion, vandalism, nuclear explosion and/or fallout, damage caused by objects dropping or falling from airplanes or other airborne devices, or other forms of destruction or faults including but not restricted to fusion and short circuits, negligence, willful damage or lack of maintenance by the main contractor, owner and/or occupier of the building and/or visitors to the building on which the process has been carried out and any criminal act or illegal act or any consequential damage.
8. There shall be no liability on the part of the applicator for any deficiency of the processes resulting from physical damage by point loads, defects in the structure or mechanical causes, spillage of any substance onto the surface however caused during construction work or thereafter or arising from any natural or unnatural disturbance of the structure.
9. This warranty is null and void if any work is carried out on the waterproofing material without prior written consent of the applicator or if there is a change in the use of the building from that for which it was designed at the time of forming the applicators contract which effects the performance of the process
10. The word "process" used in this document means "application of the waterproofing material".
11. The benefit of this warranty is not assignable without the prior written consent of the applicator.

Signed.....
Director

Dated.....01/11/13.....



12th November, 2013.

Mr Peter Wray
Peter Wray Varexo Pty Ltd
51 Merton Street,
ROZELLE, NSW, 2039.

Dear Mr Wray,

Re: 1131 Barrenjoy Road, Palm Beach.

I refer to the abovementioned property, i.e, 1131 Barrenjoy Road, Palm Beach.

This letter is to confirm that all works have been completed in accordance with AS.3660 by the builder.

If you have any questions relating to this matter, please contact Sentinel Pest Control.

Kind regards

Philip Tankard
Manager

L-13044 - 1131 Barrenjoy Road, Palm Beach.

Page 1 of 1

Sentinel Pest Control Pty Limited trading as The Sentinel Trust
PO Box 4016 South Maroubra NSW 2035
Tel: (02) 9314 0259 Fax: (02) 9315 5726
Email: sales@sentinelpc.com.au
ABN: 73 918 622 773





SUBTERRANEAN TERMITE MANAGEMENT SYSTEMS CERTIFICATE OF INSTALLATION

In accordance with AS 3660.1

New Building Work Only

Form: C2 - 2001

IMPORTANT INFORMATION This "Subterranean Termite Management Systems Certificate of Installation in accordance with AS 3660.1" (hereinafter called "The Certificate") is issued subject to the Terms and Conditions set out in Clause A.1 of this document.

Name of Building Owner: Undisclosed.
Name of Client: Peter Wray Varexo Pty Limited.
Client Address: 51 Merton Street, Rozelle, NSW, 2039.
Property At: 1131 Barrenjoey Road, Palm Beach.
Certificate Number: 13022a and refer quotation - Q-13039.

PLEASE READ THE TERMS AND CONDITIONS SET OUT IN CLAUSE A.1 OF THIS DOCUMENT

METHOD OF TERMITE MANAGEMENT This Certificate confirms the installation of a management system(s).

Date the work was carried out:

28th February and 29th July, 2013.

Details of termite barrier(s) installed (include whether a single or integrated termite barrier has been installed, the name of the barrier, method of installation and any specific maintenance recommendations):

Installed 6 collars to the pipe penetrations to the bathroom and treated 15M2 to the sub floor soil to the bathroom with Termiticide.

Treated 32m2 of soil to the laundry, entry, hall and porch and trenched and treated 122m2 to the existing sub floor area to the games room, den, lounge room, dining room and the kitchen.

Where applicable, specify registered chemical used:

Name of Chemical: Biflex.
Active constituent used: Bifenthrin.
Concentration applied: 1% at 5 litres per M2.
Total volume used: 675-litres.
The expected life of any under floor chemical barrier is: 12 months.
The expected life of any external chemical barrier is: 12 months.

No warranties apply until all preventative Termite barriers are satisfactorily applied to Australian Standard 3660.1-95. Until a Certificate of Completion is issued, this structure is NOT adequately protected against future Termite attack. Installation is incomplete.

Sentinel Pest Control Pty Limited trading as The Sentinel Trust
PO Box 4016 South Maroubra NSW 2035
Tel: (02) 9314 0259 Fax: (02) 9315 5726
E-mail: sales@sentinelpc.com.au
ABN: 73 918 622 773




Monday 4th November, 2013

CERTIFICATE OF CONFORMANCE

We certify that the 12 panels of 10mm starfire Grade A Toughened safety glass and 8 panels of 12mm ultraclear Grade A Toughened safety glass supplied to Adlei Glass on invoice numbers 655342 and 658945 for 1131 Barrenjoey Road, Palm Beach complies with Australian Standards AS/NZS 2208:2006 – safety glazing material in buildings.

Licence no. SMKB 20057



Australian Glass Group Bevelite Girraween



VKM:MF
9585-VKM06.Doc

4th November 2013

The Principal Certifying Authority - Paul Pearce
P.O Box 547
WEST RYDE NSW 1685

Dear Sir,

RE: RESIDENCE ALTERATIONS & ADDITIONS
AT: 1131 BARRENJOEY RD, PALM BEACH, NSW

INSPECTION CERTIFICATION AS TO COMPLIANCE WITH THE STRUCTURAL DOCUMENTATION

We, MPN GROUP PTY LIMITED, Consulting Engineers, Level 4, 118 Walker Street, North Sydney 2060, being professional engineers, certify that:

- a) we have carried out periodic inspections during construction; and
- b) the inspected works, as required by structural engineering drawings and by engineering instructions issued up to the time of inspection, conformed generally with those drawings and instructions.

The structural engineering drawings referred to in this certification are:
9585-01A, -02A and -03A.

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

Yours faithfully
MPN GROUP PTY LIMITED

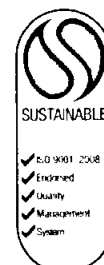
VIKTOR MATEFFY

Director
BE(Hons), MEngSc, MIE(Aust),
NPER (Struct) 17240



MPN GROUP PTY LIMITED ABN 20 001 568 878 SYDNEY LONDON
SYDNEY OFFICE: 118 WALKER STREET, NORTH SYDNEY NSW 2060
ALL MAIL TO PO BOX 462 NORTH SYDNEY NSW 2059
P: (02) 9929 7144 F: (02) 9922 3041 email@mpn.com.au www.mpn.com.au

DIRECTORS: Viktor Mátéffy BE(Hons) MEng Sc NPER (Struct) George Pert BSc BE(Hons) MEng Sc NPER (Struct)
SENIOR ASSOCIATE: Michael Sara BE(Hons) NPER (Struct)
ASSOCIATES: Catherine Taylor BE(Hons) MIEAust Paul Bezkorovainy BE(Hons) Michael Hill BE(Hons)



CMS Surveyors Pty Limited

A.B.N. 79 096 240 201

LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS

CMS
SURVEYORS

Mr. Peter Wray
51 Merton Street
Rozelle NSW 2039

Our Ref: 10658
14/11/13
Page 1 of 2

Dear Sir

**Re: Building Compliance Survey
Property: 1131 Barrenjoey Road, Palm Beach**

In accordance with your instructions we have made a survey over part of the land comprised in Folio Identifier A/431747 being Lot A in Deposited Plan 431747 in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland having frontage to Barrenjoey Road and is shown edged red on the attached sketch.

The survey is for Building Compliance purposes only. This report must not be used for any other matter, purpose or construction set out. The date of the survey was 07/11/2013 and this report is based upon Folio Identifier search issued by the LPI NSW, dated 14/11/2013.

We have located upon the land a newly renovated two storey brick and clad house roofed in metal and attached timber pergola.

And in our opinion:


The position of the improvements in relation to the boundaries of the subject land are shown on the attached sketch.

The finished level of the uppermost ridge relative to Australian Height Datum (A.H.D) is shown on the attached sketch.

The ground floor finished level is above the Estuarine Planning Level of 2.3m A.H.D.

For the purpose of this survey fencing and other structures located on or adjacent to the land have been located.

This report has been prepared for the exclusive use of Mr. Mr. Peter Wray only. No liability for loss howsoever arising can be accepted from other persons seeking to rely upon the information contained herein.

Yours faithfully,
CMS Surveyors Pty Limited
per 

Stephen R Emery
Registered Land Surveyor



HEAD OFFICE
1/32 Campbell Avenue, DEE WHY NSW
2099
PO Box 463, DEE WHY NSW 2099
Ph: 02 9971 4802 Fax: 02 9971 4822
Email: info@cmsurveyors.com.au
Web: www.cmsurveyors.com.au

INCORPORATING
A.C. GILBERT & Co.
(Roseville)
MBS GREEN & ASSOCIATES
(Mona Vale)

COOTAMUNDRA
Incorporating PENGELLY & GRAY
90 Wallendoon St, COOTAMUNDRA NSW 2590
Ph: 02 6942 3395 Fax: 02 6942 4046
Email: coo@cmsurveyors.com.au



Jeff & Paul Pearce

COPY OF TIPPING FEE FOR ASBESTOS

12/13

1131 BARN JURY RD

Palm Beach

Sligo Metals
ASB 7000240-150
Phone: 300.0000
Eastern Grease Waste Management

Tax Invoice

Reference: EG190662769.0
Voucher No: 1226
12/02/2013

Rego: ZIF54
GROSS 5000
TARE 3200
NET 14800

Account: 5210022
521123 BANK CLEARING - BOSTON
Gross Total: ASB

EGAL-ASBESTOS-1575
11000 500000 157500
US External
to Eastern Grease WMS-0015

(51657) 500000
500000

Total Price: \$820.00

Payment Details
CREDIT CARD: 5000.00
Total amount entered: 5000.00
Change Given: 50.00

Drivers: [blank]
Operator: [blank]

BASIX
CERTIFICATE OF COMPLIANCE
WATER SAVING DEVICES

ADDRESS: 1131 BARRENTOEY RD
PALM BEACH, NSW, 2108

Construction Certificate NO: DA...../.....NO356/08

TYPE OF FITTING INSTALLED:

- ✓ AAA rated showerheads
- ✓ AAA rated taps in bathroom, wc, kitchen, laundry.

.....0.....LITRE RAINWATER TANK CONNECTED TO: NOT REQUIRED
(No of litres) BORE-WATER FOR IRRIGATION.

. Outside tap
. Laundry taps/washing machine.
. WC

I certify that the plumbing fittings indicated above have been installed in accordance with the relevant Australian Standards and as per the applicable BASIX report no:

A39024

Name (block letters): Peter Francis Wray

Company Name: VAREXO
(if applicable)

ADDRESS: 51 MERTON ST ROZELLE

TELEPHONE: 0419603637

LICENCE NO: 43129

SIGNATURE: [Signature] DATE: 8/11/13



BASIX
CERTIFICATE OF COMPLIANCE
ENERGY RATING CERTIFICATION

ADDRESS: 1131 BARRENJOEY RD
PALM BEACH NSW, 2108

Construction Certificate NO: DA...N0356/08.

ITEMS REQUIRED UNDER BASIX:

- . Windows / skylights.....YES / YES.....
- . Wall & Ceiling Insulation.....R 1.30 + R 1.74 : INSTALLED = R 3.0 + R 3.5
(specify type)
- . Hot Water System.....GAS INSTANTANEOUS.....
(specify type)
- . Lighting.....Min 40% LED, FLUORESCENT.....
(specify type)
- . Clothes dryer/washing machine.....NOT SPECIFIED UNDER BASIX.
(specify type)

I certify that above mentioned fittings have been installed in accordance with the
manufactures requirements and Basix report no: A39024

Name (block letters): PETER FRANCIS WRAY.

Company Name: VAREXO.....
(if applicable)

ADDRESS: 51 MERTON ST ROZELLE

TELEPHONE: 0419.603637

LICENCE NO: 43129.

SIGNATURE: [Signature] DATE: 8/11/13.

