

4 September 2007

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam,

LOT 2, 1148-1152 BARRENJOEY ROAD, PALM BEACH (HOUSE 2)
DEVELOPMENT APPLICATION NO. N1230/00 & S96 modification
FINAL OCCUPATION CERTIFICATE NO. 24687

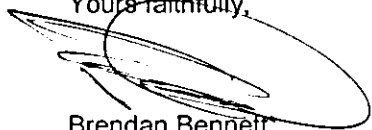
City Plan Services have issued a Final Occupation Certificate for the above-mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979.

Please find enclosed the following documentation:

- Final Occupancy Certificate No. OC 24687
- Documentation used to determine the occupancy certificate
- A cheque for Council's registration fee

Should you need to discuss any issues, please do not hesitate to contact the Project Building Surveyor Brendan Bennett on 8270-3500.

Yours faithfully,



Brendan Bennett
Director

Encl

R 224164
\$30.00 11/9/07

PLANNING
BUILDING
INTERIORS
LANDSCAPE
URBAN DESIGN

CITY
PLAN
SERVICES



**Lot 2, 1148-1152 Barrenjoey Road, Palm Beach (House 2)
Final Occupation Certificate No. 24687**

FINAL OCCUPATION CERTIFICATE NO. 24687

Issued under Part 4A of the Environmental Planning and Assessment Act 1979
Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

APPLICANT

Name: **Darren Leete - Raypond P/L**
Address: **PO Box 1364 Dee Why 2099**
Contact Details: **Phone: 0412 226 044 Fax: 9944 0316**

OWNER

Name: **Darren Leete - Raypond P/L**
Address: **PO Box 1364 Dee Why 2099**
Contact Details: **Phone: 0412 226 044 Fax: 9944 0316**

RELEVANT CONSENTS

Consent Authority/Local Government Area: **Pittwater Council**
Development Consent No: **N1230/00 & S96**
Date of Development Consent: **24/01/02 & 23/08/04**
Construction Certificate No: **CC 24687 & 24687/1**
Date of Construction Certificate: **03/12/04 & 20/01/05**

PROPOSAL

Address of Development: **Lot 2, 1148-1152 Barrenjoey Road, Palm Beach (House 2)**
AKA: 58 Palm Beach Road, Palm Beach
Building Classification: **Class 1a**
Type of Construction: **N/A**
Scope of building works covered by this Notice: **Construction of new residential house**
Attachments: **Schedule 1**
Fire Safety Schedule: **N/A**
Exclusions: **Nil**

PRINCIPAL CERTIFYING AUTHORITY

**Brendan Bennett for and on behalf of
City Plan Services Pty Ltd**

ACCREDITATION NUMBER


BPB 0027

That I, Brendan Bennett, as the certifying authority, certify that:

- I have been appointed as the Principal Certifying Authority under s109E;*
- A current Development Consent or Complying Development Certificate is in force with respect to the building;*
- A Construction Certificate has been issued with respect to the plans and specifications 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;*
- Where required, a report from the Commissioner of Fire Brigades has been considered.*

DETERMINATION

Approval dated this **4th** day of **September** **2007**


Brendan Bennett
Director

Right of Appeal: Under s109K where the Certifying Authority is Council an applicant may appeal to the land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.

SCHEDULE 1

1. Attachments to the Occupation Certificate

Title	Prepared By	Reference	Date
Occupation Certificate Application	Darren Leete - Raypond P/L	-	30/08/07
Final Inspection Report	City Plan Services	24687/1	30/08/07
Installation Certificate - termite	Kordon Termite Barrier	2007-6-1321	20/09/06
Compliance Certificate - termite	Kordon Termite Barrier	2007-6-1321	20/09/06
Inspection Report - wetarea	City Plan Services	24687/1	08/11/06
Inspection Report - progress & timber framing	City Plan Services	24687/1	20/06/06
Surveyor's Report & Plan	Bowdens Group	31784/Lot 2	04/05/07
Component Certificate - building setout	Greg Gearin – Bowdens Group	DA N1230/00	03/08/07
Plan Registration Advice	Department of Lands	DP1115251	10/08/07
Component Certificate - structural certification class 2-9	Richard G. Wray – NB Consulting Eng. P/L	DA N1230/00	28/08/07
Letter re: Tree Inspection	Urban Forestry Australia	-	19/07/07
Component Certificate - native vegetation planting	Stephen Toakley – Total Earth Care	DA N1230/00	30/08/07
Component Certificate - bushland management strategy	Stephen Toakley – Total Earth Care	DA N1230/00	30/08/07
Letter re: component certificate	Selena Hannan Landscape Design	DA N1230/00	06/07/07
Component Certificate - excavation/filing	Greg Gearin – Bowdens Group	DA N1230/00	03/08/07
Component Certificate - driveway construction	Greg Gearin – Bowdens Group	DA N1230/00	03/08/07
Component Certificate - site stormwater management	Richard G. Wray – NB Consulting Eng. P/L	DA N1230/00	28/08/07
Component Certificate - onsite stormwater detention	Richard G. Wray – NB Consulting Eng. P/L	DA N1230/00	28/08/07
Component Certificate - smoke alarms	Nick Ryan Electrical Services P/L	DA N1230/00	18/01/07
Component Certificate - roof ridge levels	Greg Gearin – Bowdens Group	DA N1230/00	03/08/07
Component Certificate - roof cladding	Anthony – ASF Roofing Aust P/L	DA N1230/00	07/08/07
Compliance Certificate - glazed windows	Doorsmart3	DA N1230/00	29/08/07
Compliance Certificate - 6.38mm clear laminate	K&K Glass	-	-
Component Certificate - glazing	Mark Spiteri – Manly Aluminium Windows	DA N1230/00	28/08/07
Compliance Certificate - balustrades	Stainless Timber Glass	-	-
Component Certificate - floor levels	Greg Gearin – Bowdens Group	DA N1230/00	03/08/07

Component Certificate - masonry construction, accessories & weatherproofing	Michael Moss – Mosbuild	DA N1230/00	-
Compliance Certificate - waterproofing	R.L.Butler Waterproofing Service	-	-
Component Certificate - footings/slabs/piers/retaining walls	Richard G. Wray – NB Consulting Eng. P/L	DA N1230/00	28/08/07
Component Certificate - ground floor levels	Greg Gearin – Bowdens Group	DA N1230/00	03/08/07
Component Certificate - geotechnical requirements	John Braybrooke – Douglas Partners	DA N1230/00	01/08/07
Inspection Report - Footings	City Plan Services	CC 24687/1	27/01/05 20/02/05 15/05/05
Inspection Report -Stormwater Connection	City Plan Services	CC 24687/1	20/01/06

OCCUPATION CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979* Sections 109C(1)(c) & 109H

TYPE OF APPLICATION

Tick Appropriate Boxes

- Interim Certificate
 Final Certificate
 Change of Building Use of an Existing Building
 Occupation/Use of a New Building

IDENTIFICATION OF BUILDING

Address 58 PALM BEACH RD, PALM BEACH
 Lot, DP/MPS etc _____

Suburb or town _____ Post Code _____

DESCRIPTION OF DEVELOPMENT

Detailed Description:

RESIDENTIAL BUILDING

RELEVANT CONSENTS

Development Consent:

DA No. N 1230/00 Date 23/8/07

Construction Certificate:

CC No. 24687 Date 20/1/05

APPLICANT

Name DARRYL LEE Company RATON D P/L

Address 4 P.O Box 1364

Suburb or town DEE WH7 Post Code 2099

Phone B/H 0412 226044 Fax No 9944-0316

Mobile _____ Email _____

As the applicant, I/we hereby;

1. Submit this Occupation Certificate Application under the *Environmental Planning & Assessment Act 1979*, for determination by the Principal Certifying Authority.
2. Certify that the works have been completed in accordance with the relevant Development Consent.
3. Attach a Fire Safety Certificate, where relevant, for the subject building work in accordance with the Fire Safety Schedule.

Signature of applicant:

Sign [Signature] Date 30/8/07



Warranty

This warranty is granted by Bayer Environmental Science ("Bayer") (ACN 000 226 022) of 391-393 Tooronga Road, Hawthorn East, Victoria in respect of the installation of Kordon Termite Barrier ("Kordon") in the Building.

Warranty No: 2007-6-1321

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 paintings; 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; and/or
- (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 an Accredited Bayer Installer.

OWNERS 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 or the Building type is susceptible to Termite attack (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 Accredited Bayer Installer.



Date of Installation: 20/09/2006

Installation Address: 56 Palm Beach Road
Palm Beach
NSW, 2108

Company Contact: Barry Slattery
Company Name: Orange Protector Pty Ltd

Address: PO Box 90
MacArthur Square
NSW, 2560

Phone Number: 1300 888 638

Accreditation Number: 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.



Certificate of Compliance

This document is to certify that the Kordon TMB / TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB / TB complies with AS 3660.1 - 2000 the primary referenced standard of the Building Code of Australia. Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard Residential Slabs and Footings Construction AS 2870-1996

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

2007-6-1321

Date of Installation: 20/09/2006

Job Type:

Large Job - Full Perimeter Protection

Installation Address: 56 Palm Beach Road
Palm Beach
NSW, 2108

Product used:

Linear Metres (m)	Product Width (mm)	Total SQM
426	1000	426.00
81	220	17.82
7	450	3.15
7	750	5.25
73	300	21.90

Builder: Raypond Pty Ltd

Phone number: 0422 373904

Owner: Unknown

Phone number: _____

Local Council: Pitt Water Council

Phone number: 02 99701111

Company Contact: Barry Slattery

Installer's Name: Warren m/ Andy H/ Andy J

Company Name: Orange Protector Pty Ltd

Service Penetrations

Kordon Kollars	23	2.30
Manual Kollars	0	0.00

Total Kordon Installed: 476.42

Address: PO Box 90
MacArthur Square
NSW, 2560

Phone Number: 1300 888 638

Fax Number: 1300 888 639

Accreditation Number: N119

Authorised Signature: *K. Young*

Date: 7/6/2007

Comments: Regular termite inspections as per the Australian Standard are recommended.
4 x New dwellings. Combination slab on ground & bearers and joist. Perimeter retaining walls & penetrations treated. 426 x full TMB vertical walls, 23 x penetrations, 81 x K220 perimeter, 12 x K300 coldjoint, 61 x K300 perimeter, 7 x K450 perimeter 7 x K750 perimeter installed.



PLANNERS, ENGINEERS, SURVEYORS
Divisions of Bowdens Group Australia Pty Ltd (ACN 092 904 357)

PO Box 387, Parramatta NSW 2124
8 – 10 Palmer Street, Parramatta NSW
DX: 8216 Parramatta
Telephone: 61 2 8838 5999 Fax: 61 2 8838 5900
Email: wedeliver@bowdens.net.au

PLANNING

- Rezoning Proposals
- Change of use Proposals
- Development Applications
- Environmental Studies
- Traffic Studies
- Development Feasibilities
- Expert Witness

ENVIRONMENTAL ENGINEERING

- Stormwater Quality & Quantity
- Contamination Issues
- Monitoring & Testing
- Wetlands Design
- Lake Design

CIVIL ENGINEERING

- Flood Studies
- Road Design
- Drainage Design
- Stormwater Management
- Onsite Detention Systems

WATER & WASTEWATER

- Reticulation Design
- Pump Stations
- Recycling systems
- Pollution Testing Control
- Sydney Water Service Coordinator

SURVEYING & LAND DEVELOPMENT

- Identification Surveys
- Stratum & Strata Surveys
- Community Titles
- Detail & Contour Surveys
- Engineering Surveys
- Title Planning
- Feasibilities
- Medium Density
- Large Scale Urban
- Site Assessments
- PCA (BOMA) & Lease Areas
- Expert Witness



SURVEYOR'S REPORT

PROPERTY: Lot 2 in D.P. 1115251

OUR REF: 31784 / Lot 2

DATE OF SURVEY: 4 May 2007

PURSUANT: to your instructions, for you and on your behalf, we have surveyed land having a total frontage of 32.045 metres to Barrenjoey Road at Palm Beach in the Local Government Area of Pittwater Parish of Narrabeen County of Cumberland being Lot 2 in DP 1115251.

THE SUBJECT LAND: is not fenced.

ERECTED: on the subject land and wholly within its boundaries is a two storey cement rendered and timber dwelling with a metal roof.

BOUNDARY OFFSET: The distances from the dwelling to the boundaries are as shown on the diagram attached.

AFFECTING INTERESTS:

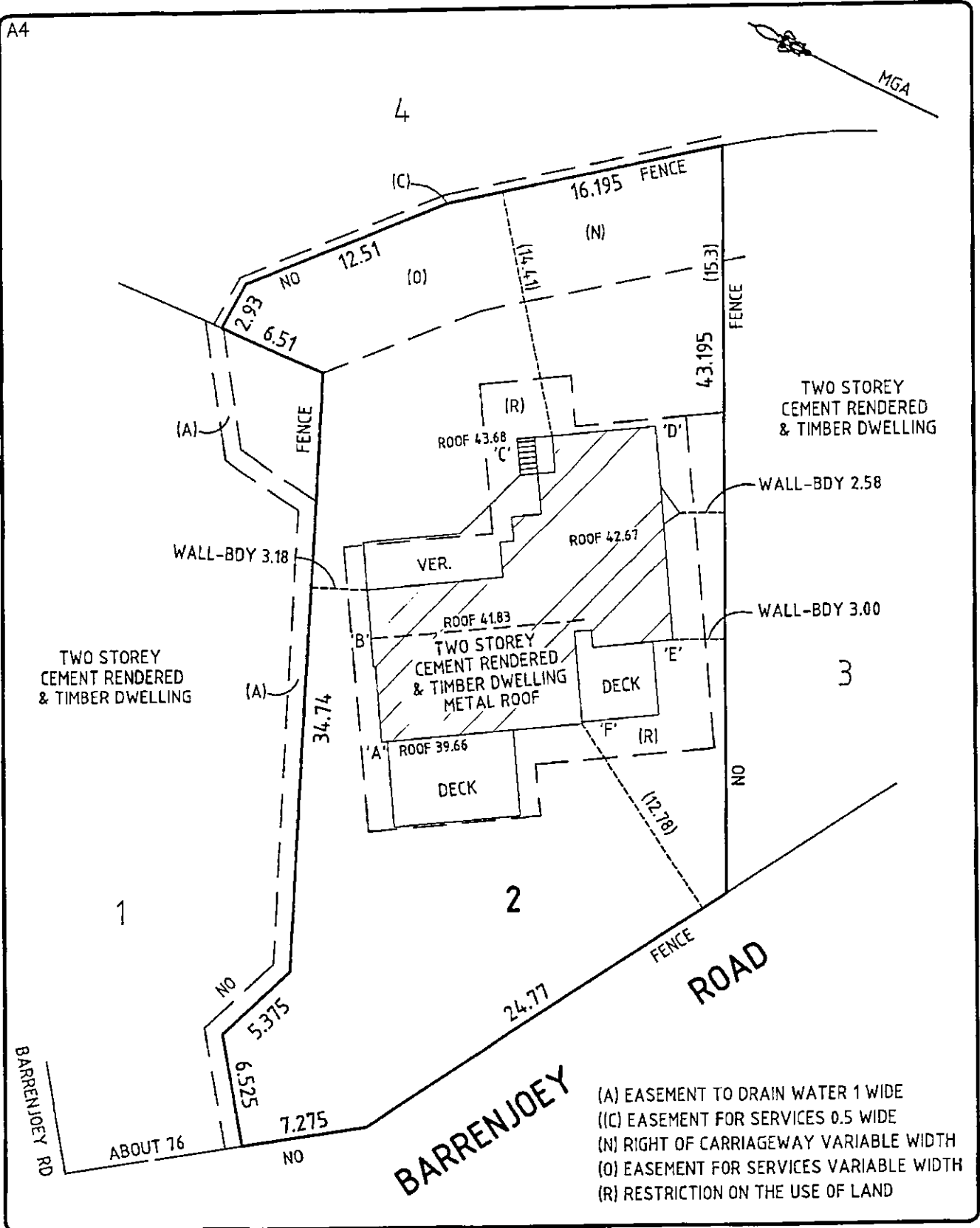
EASEMENTS & RESTRICTIONS: The subject Lot is affected by the following easements and restrictions, as shown in the plan of subdivision and 88b instrument for DP 1115251

- i. Right of carriage way variable width (B)
- ii. Right of carriage way variable width (N)
- iii. Restriction on the use of land (R)
- iv. Restriction on the use of land
- v. Easement to Drain water 1 wide (A)
- vi. Easement for services 0.5 wide (C)
- vii. Easement for services variable width (B)
- viii. Easement for services variable width (O)
- ix. Restriction on the use of land

In my opinion the building complies with the restrictions on the Use of Land numbered twelve and thirteen and fourteen in the abovementioned plan.

This report and relevant detail shown on the attached diagram is for building certificate purposes only. Any improvements proposed on or near the boundaries will require further survey.


REGISTERED SURVEYOR



(A) EASEMENT TO DRAIN WATER 1 WIDE
 ((C) EASEMENT FOR SERVICES 0.5 WIDE
 (N) RIGHT OF CARRIAGEWAY VARIABLE WIDTH
 (O) EASEMENT FOR SERVICES VARIABLE WIDTH
 (R) RESTRICTION ON THE USE OF LAND

Bowdens GROUP
 "the outcome managers"
 DEVELOPMENT CONSULTANTS
 P.O. BOX 387 PARRAMATTA 2124.
 PH. (02)8838 5999 FAX:(02)8838 5900
 Website:www.bowdens.net.au

This is the diagram referred to in my survey of.....
 LOT 2 IN D.P.1115251
 BARRENJOEY ROAD, PALM BEACH
 Date 04/05/07
 Registered Surveyor

SCALE -
 JOB ID. CRONE
 DRAWING NO. 31784/ LOT 2

PITTWATER COUNCIL

Component Certificate

DA No: N1230/ 00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Building Setout

BS-1

I Greg Gearin of Bowdens Group

At PO Box 387, Parramatta NSW 2124
(Mailing Address)

Being a registered surveyor, my qualifications being:

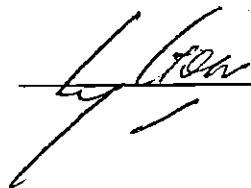
Bachelor Surveying UNSW 1982

Registered Surveyor 1985

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 conditions of Development Consent.

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

Signature



Date

03/08/07



Department of Lands

1 Prince Albert Rd
Sydney NSW 2000
Ph 1300 0LANDS
Fax (02) 9233 4357
www.lands.nsw.gov.au

RAYPOND PTY LIMITED
P.O. BOX 1364
DEE WHY 2099

Date: 10/8/2007

PLAN REGISTRATION ADVICE

PLAN NUMBER: DP1115251

THE ABOVE PLAN WAS REGISTERED ON 10/8/2007

FOR READY IDENTIFICATION OF DOCUMENTS REFERRED TO IN DEPARTMENTAL
CORRESPONDENCE, PLEASE SHOW YOUR REFERENCE IN THE AREA PROVIDED
ON THE LODGMENT FORM

ANY INQUIRIES REGARDING DELIVERY OF TITLE DOCUMENTS LODGED
WITH THE PLAN OR NEW CERTIFICATE(S) OF TITLE THAT HAVE ISSUED
MAY BE DIRECTED TO PLAN INQUIRIES ON (02) 9228 6798

WARWICK WATKINS
REGISTRAR GENERAL




INSPECTION REPORT

DA No: DA-N1230/00 **CC No:** 24687/1
Site Address: Lot 2, 1148 Barrenjoey Road, Palm Beach
Site Contact Name: Darren **Phone No:** 0412 226044
Type of Inspection: Final
Inspection Date: 20.08.07

Result of Inspection

Works generally completed in accordance with the development consent.

Inspected by: Brendan Bennett

Signed: 

Accreditation Body: BPB

Accreditation No.: 00027

Results conveyed to: Darren

Date: 30.08.07

INSPECTION REPORT

DA No: DA-N1230/00

CC No: 24687/1

Site Address: Lot 2, 1148 Barrenjoey Road, Palm Beach

Site Contact Name: Darren

Phone No: 0412 226044

Type of Inspection: Wetarea

Inspection Date: 27.10.06

Result of Inspection

DA CONDITIONS

- Condition A6 – Protection of public places – Satisfied
- Condition A7 – Site signage – Installed.
- Condition A8 – Toilet facilities – Provided.
- Condition B29 – Sediment control – Adequate at the time of the inspection.
- Condition D20 & D21 – Sediment control – Adequate at the time of the inspection.
- Condition D196 – Tree fencing erected – Refer to arborist reports.
- Condition D201 – Tree exclusion warning signs – Erected.

GENERAL

Works proceeding in accordance with the CC approved plans.

Wetareas inspected prior to covering. Certification of installation in accordance with AS3740 must be submitted to City Plan Services prior to the issue of an Occupation Certificate.

Inspected by: Adam DeLooze

Signed: 

Accreditation Body: BSAP

Accreditation No.: P0118

Results conveyed to: Darren

Date: 08.11.06

INSPECTION REPORT

DA No: DA-N1230/00 **CC No:** 24687/1
Site Address: Lot 2, 1148 Barrenjoey Road, Palm Beach
Site Contact Name: Darren **Phone No:** 0412 226044
Type of Inspection: Progress and Timber Framing
Inspection Date: 15.09.06

Result of Inspection

DA CONDITIONS

Condition A6 – Protection of public places – Satisfied
Condition A7 – Site signage – An unauthorised entry sign and a sign with the name of the person in charge of the works and a telephone number at which that person can be contacted outside working hours must be erected. **Confirmation of installation must be submitted.**
Condition A8 – Toilet facilities – Provided.
Condition B29 – Sediment control – Adequate at the time of the inspection.
Condition D20 & D21 – Sediment control - Adequate at the time of the inspection.
Condition D196 – Tree fencing erected – Refer to arborist reports.
Condition D201 – Tree exclusion warning signs – **Confirmation of erection must be submitted.**

GENERAL

Works proceeding in accordance with the CC approved plans.

Timber/steel framing inspected prior to covering. Structural engineer certification must be submitted certifying the structural component of framing, with specific reference to roof and wall framing tie downs, wall bracing, compliance with the certified plans and relevant Australian Standards applicable to the works.

Inspected by: Adam DeLooze

Signed: 

Accreditation Body: BSAP

Accreditation No.: P0118

Results conveyed to: Darren

Date: 20.06.06



Pittwater Council
Component Certificate

DA No: N1230/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Structural Certification Class 2-9

SC-1

I, RICHARD G. WRAY of NB CONSULTING ENG. P.L.
(Name) (Business)

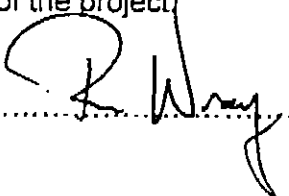
at SUITE 207/30 FISHER Rd - DEE WHY 2099
(Mailing Address)

being a qualified 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:

BE CPeng MIE (AUST) NPERU

hereby certify that the development has been inspected and was found to be **structurally sound and in accordance with section B "Structure" and Specification C1.1 "Fire Resisting Construction"** of the Building Code of Australia, any standards adopted by reference within the Building Code of Australia, approved Development Consent plans and any conditions of Development Consent.

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

Signature  Date 28-8-7

Mr. Darren Leete
C/O Raypond P/L
PO Box 1364
DEE WHY NSW 2099

19 July 2007

Dear Mr. Leete

**RE: Tree Inspection at 'Observation Point', 1148 –
1152 Barrenjoey Rd., Palm Beach.**



**TREE MANAGEMENT
CONSULTING ARBORICULTURISTS
HORTICULTURISTS
LANDSCAPE DESIGNERS**

At your request I visited the above site on 10th July 2007, to carry out a limited visual inspection of trees to be retained as identified in the conditions of development approvals DA N012281/00, N01229/00, N01230/00, N01233/00 and N01232/00.

During my inspection of the site, I noted there are trees that exhibit an increase in health and vigour which is most likely attributable to recent good rainfalls in the area, and additional water required during establishment of site landscaping. I did note that the large tree in the site (Tree 23 as identified in the Pre-construction Tree/Vegetation Report by Pittendrigh Shinkfield Bruce (PSB) Pty Ltd. April 2003), has deteriorated since my last inspection, but point out this tree was identified as in decline in the PSB report. The tree has not sustained physical damage as a result of the approved site works

The health and condition of the Port Jackson Figs remains unchanged from that noted in the PSB report.

Hand digging was carried out adjacent to the trees identified as T25 (Cheese Tree), and Trees 461 and 463, where walls or decking was proposed within the tree root zones.

The driveway near Tree 23 has been elevated to reduce impacts on the tree root zone.

URBAN FORESTRY AUSTRALIA
Consulting Arboriculturists
ABN 90 639 906 218

PO Box 151
Newport Beach NSW 2106
Email: cat@urbanforestryaustralia.com.au

Telephone: (02) 9918 9833
Facsimile: (02) 9918 9844
Mobile: 0414 997 417


There are some damaged branches to trees where the recent storms may have caused branch failures and tearing. General pruning should be carried out on these trees to improve their growth, and reduce the potential for insect or pest attack.

Any pruning must be carried out by a qualified tree worker, of at least an AQF3 level of training, and in accordance with Australian Standard 4373-2007 *Pruning of Amenity Trees*.

I am satisfied that the trees to be retained have been appropriately protected during the course of site development. The majority of those trees do not show a decline in health or condition directly attributable to any works, and in some cases, the health and vigour of trees has improved as a result of associated works.

Should you require further assistance with this matter, or require my liaison with Council officers, please do not hesitate to contact me.

Yours sincerely,



Catriona Mackenzie

Consulting arboriculturist and landscape designer.

Certificate of Horticulture *Honours*

Diploma of Horticulture (Arboriculture) *Distinction*

Associate Diploma of Applied Science (Landscape) *Distinction*

Member of the Australian Institute of Horticulture

Member of the International Society of Arboriculture

Member of the Institute of Australian Consulting Arboriculturists



Pittwater Council
Component Certificate

DA No: N1230/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Native Vegetation Planting

NV-1

I Stephen Toakley of Total Earth Care
(Name) (Business)

at 37 Inrawong Rd, Nth Narrabeen 2101
(Mailing Address)

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

Certificate in Bushland Regeneration
Padstow TAFE

hereby certify that **local native vegetation only** has been planted within the creekline corridor or riparian zone consistent with:

1. Species listed in the Warriewood Valley Landscape Masterplan
2. Warriewood Valley Water Management Strategy and Specifications

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 S Toakley Date 30/8/07



Pittwater Council
Component Certificate

DA No: N1230/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Bushland Management Strategy
BM-1

I, Stephen Wakley of Total Earth Care
(Name) (Business)
at 37 Irrawong Rd, Nth Narrabeen 2101
(Mailing Address)

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

Certificate in Bushland Regeneration
badston TAFE

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 S. Wakley Date 30/8/07

SELENA
HANNAN
LANDSCAPE
DESIGN



6 July 2007

To: Pittwater Council, Component Certificate

DA: N1230/00

Property: 1148 Barrenjoey Road, Palm Beach, NSW, 2108

I, Selena Hannan, of Selena Hannan Landscape Design,
at PO Box 549 Avalon Beach NSW 2107,
being a qualified horticulturist,
my qualifications being Associate Diploma of Applied Science (Landscape) and
Advanced Certificate of Urban Horticulture,
hereby certify that the site landscaping has been completed generally in accordance with
the details shown on the approved plans or as required by any Condition of
Development Consent.

The Conditions of Consent refer to works (shown on the Landscape Plan) that were to
be carried out and certified by other consultants, being an Arborist and a Bushland
Management Consultant. Site landscaping, certified here as being complete, does not
include these other consultants' scope of work.

I am appropriately qualified and experienced to provide the certification for the
landscaping component of the project.

Yours sincerely,

Selena Hannan

PITTWATER COUNCIL

Component Certificate

DA No: N1230/ 00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Excavation and/ or Filling

EX-1

I Greg Gearin of Bowdens Group

At PO Box 387, Parramatta NSW 2124
(Mailing Address)

Being a registered surveyor, my qualifications being:

Bachelor Surveying UNSW 1982

Registered Surveyor 1985

Hereby certify that the **site excavation and / or filling (including around the trees nominated on the approved plan as being retained)** has been carried out generally 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



Date

03/08/07.

PITTWATER COUNCIL

DW – 1
Component Certificate
For
Driveway construction

Property 1148-1152 Barrenjoey Road, Palm Beach

D/A No. 1230 / 00 CC No.

I Gregory Gearin of Bowdens Group

At PO Box 387, Parramatta NSW 2124
(Mailing Address)

Being an:

Accredited Certifier

Registered Surveyor

My qualifications being:

Bachelor Surveying UNSW 1982

Registered Surveyor 1985

Hereby certify that the level and alignment of the **driveway** has been constructed generally in accordance with the approved plans and/ or AS 2890.1 1993 and the relevant conditions of Development Consent as shown on the Work-As-Executed documents.

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

Signature



Date

03/08/07



Pittwater Council
Component Certificate

DA No: N1230/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Site Stormwater Management

SW-1

RICHARD G. WRAY of NB CONSULTING ENG. P.L.
(Name) (Business)
at SUITE 207/30 FISHER RD. DEE WHY 2099
(Mailing Address)

being an:

- accredited certifier
- licensed plumber
- 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:

BE CPeng MIE (Aust) NPER.

hereby certify that the **stormwater disposal system** has been provided in accordance with Part 3.1.2 "Drainage" of the Building Code of Australia Housing Provisions, AS/NZS 3500.3.2-1998 "National Plumbing and Drainage Code – Stormwater drainage – Acceptable solutions", 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 R. Wray Date 28-8-7



Pittwater Council
Component Certificate

DA No: N1230/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Onsite Stormwater Detention

OSD-1

I RICHARD G. WRAY of NB CONSULTING ENG. P.L.
(Name) (Business)

at SUITE 207/30 FISHER Rd. DEE WHY 2099
(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:

BE (Eng) MIE (Aust) NPERI.

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 R. Wray Date 28.8.7



Pittwater Council
Component Certificate

DA No: N1230/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Smoke Alarms

SA-1

I Nick Ryan (Name) of Nick Ryan Electrical Services P/L (Business)

at

(Mailing Address)

being a qualified electrician, my qualifications being:

LIC 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 [Signature] Date 18.1.07

PITTWATER COUNCIL

Component Certificate

DA No: N1230/ 00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Roof Ridge Levels

RL-1

I Greg Gearin of Bowdens Group

At PO Box 387, Parramatta NSW 2124
(Mailing Address)

Being a registered surveyor, my qualifications being:

Bachelor Surveying UNSW 1982

Registered Surveyor 1985

Hereby certify that the **roof ridge levels** generally comply with the levels nominated on the approved plans or by any conditions of Development Consent.

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

Signature



Date

03/02/07.

cat 2.



Pittwater Council Component Certificate

DA No: N1230/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Roof Cladding RC-1

Anthony Scali of *A SF Roofing Assoc. Pty*
(Name) (Business)

at *One Warraba Rd, Narrabeen*
(Mailing Address)

being an:

- accredited certifier
- licensed builder
- licensed roofer

my qualifications being:

Roof Plumber

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 *[Signature]* Date *7-8-07*

NATSOT PTY LTD TRADING AS

DOORSmart3

ABN 28 088 263 006

56 Winbourne Road, Brookvale NSW 2100

Tel: (02) 9907 3552

Fax: (02) 9907 3774

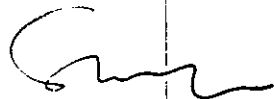
DEAR SIR, MADAM.

RE. DA N^o. N1230/00.

WE CERTIFIED THAT WE SUPPLY GLAZED WINDOWS.
TO 56 PAMBEACH RD PAMBEACH, AND THAT
THE SUPPLIED GLAZED WINDOWS COMPLY WITH
AUSTRALIAN STANDARDS.

SANG.

DIRECTOR.



29/05/07.



6 Smoothery Place
Ardell Park, NSW 2148
Telephone (02) 9672 1899
Facsimile (02) 9672 1887

Supplied

Doors Mart
212-216 Canterbury Rd
CANTERBURY NSW 2193

Dear Sir or Madam,

Please be advised that the 6.38mm Clear Laminate supplied to you is manufactured in accordance with Australian Codes and Standards 2208.

If you require any further information please do not hesitate to contact our office.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'V. Theodoropoulos'.

Vicki Theodoropoulos



LOT 2.

Pittwater Council Component Certificate

DA No: N1230/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Glazing

GL-1

I, MARK SPITERI of Manly Aluminium Windows
(Name) (Business)

at 17 ESTER AVE, BROOKVALE
(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:

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 [Signature] Date 28/8/07

Stainless Timber Glass

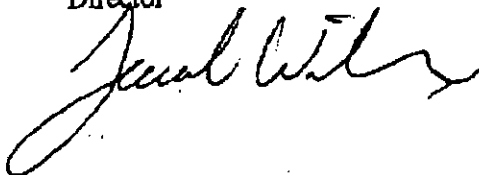
102 Wallumatta Rd Newport 2106
Phone: 0404 063 335 / 0420 314 941
Fax: 9997 5640

CERTIFICATE OF COMPLIANCE

I hereby certify that the balustrades for job: 58 Palm Beach Road, Palm Beach have been installed to resist loads in accordance with AS 1170.1-1989.

Yours Faithfully

JAKE WILSON
Director

A handwritten signature in cursive script, appearing to read 'Jake Wilson', is written over the printed name and title.

PITTWATER COUNCIL

Component Certificate

DA No: N1230/ 00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Floor Levels

FL-1

I Greg Gearin of Bowdens Group

At PO Box 387, Parramatta NSW 2124
(Mailing Address)


Being a registered surveyor, my qualifications being:

Bachelor Surveying UNSW 1982

Registered Surveyor 1985

Hereby certify that the **floor levels** generally comply with the levels nominated on the approved plans or by any conditions of Development Consent.

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

Signature  Date 03/08/07



Pittwater Council
Component Certificate

DA No: N1230/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

**Masonry Construction, Accessories &
Weatherproofing**
MC-1

I Michael Cross of Masbuild
(Name) (Business)

at 4A woodcourt rd Berowra hts
(Mailing Address) 2082

being an:

- accredited certifier
- licensed builder

my qualifications being:

.....
.....

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 Michael Cross Date

R.L.BUTLER WATERPROOFING SERVICE

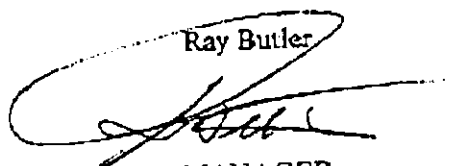
49 CHRISTINE CR, LALOR PARK 2147 TELEPHONE: (02)9624 8404 MOBILE: 0418 291 737
lic No 4248C

Certificate Of Waterproofing

This is to certify that this company has supplied and applied waterproofing membrane's to the project specified on this document as per AS3740 and manufacturers specifications.

Project. 58 PALMA BEACH RD
PALMA BEACH

Material. DAMPFLX MEMBRANE
TO WET AREAS &
SPECIFIED RETAINING
WALLS

Ray Butler

MANAGER



Pittwater Council
Component Certificate

DA No: N1230/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Footings/Slabs/Piers/Retaining Walls

FN-1

Richard G. Wray of NB CONSULTING ENG. P.L.
(Name) (Business)

at SUITE 207/30 FISHER Rd: DEE WHY. 2099
(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:

BE CPeng MIE (AUST) NPER.

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 28.8.7

PITTWATER COUNCIL

Component Certificate

DA No: N1230/ 00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Ground Floor Levels

FL-1

I Greg Gearin of Bowdens Group

At PO Box 387, Parramatta NSW 2124
(Mailing Address)


Being a registered surveyor, my qualifications being:

Bachelor Surveying UNSW 1982

Registered Surveyor 1985

Hereby certify that the **ground floor levels** generally comply with the levels nominated on the approved plans or by any conditions of Development Consent.

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

Signature  Date 03/08/07



House 2

Pittwater Council Component Certificate

DA No: N1230/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Geotechnical Requirements

GO.1

I, John BRAYBROCKE of DOUGLAS PARTNERS
(Name) (Business)

at 96 Hermitage Rd, West Ryde, 2114
(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:

BSc (Hons), MSc, DIC

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 J. Braybrocke Date 1/8/07



Pittwater Council
Component Certificate

DA No: N1230/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

**Artificial Lighting and Mechanical
Ventilation**

LV-1

I Brenda Bennett of CITY PLAN SERVICES
(Name) (Business)

at (Mailing Address)

being an:

- accredited certifier
- licensed builder

my qualifications being:

RBS Accreditation No 0027

hereby certify that the **artificial lighting and mechanical ventilation** has been provided to the sanitary compartment/bathroom/laundry in accordance with Part 3.8.4 "Light" and Part 3.8.5 "Ventilation" of the Building Code of Australia Housing Provisions, 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 [Signature] Date 03/08/07



Pittwater Council
Component Certificate

DA No: N1230/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Stair Construction

ST-1

I Andrew Bennett of CITY PALM SERVICES
(Name) (Business)

at (Mailing Address)

being an:


- accredited certifier
- licensed builder

my qualifications being:

BPS Accreditation No 0027

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  Date 03/08/07



Pittwater Council
Component Certificate

DA No: N1230/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Building Code of Australia Certification
Class 2-9
BCA-1

I BRENDA BENNETT of CITY PLAN SERVICES
(Name) (Business)

at
(Mailing Address)

being an:


- accredited certifier
- fire engineer

my qualifications being:

BBB Accreditation No 0027
.....
.....

hereby certify that the development has been inspected and found to have been **constructed in accordance with the provisions of the Building Code of Australia**, any standards adopted by reference within the Building Code of Australia, approved Development Consent plans and any conditions of Development Consent.

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

Signature  Date 03/08/07

INSPECTION REPORT

DA No: DA-N1230/00

CC No: 24687/1

Site Address: Lot 2, 1148 Barrenjoey Road, Palm Beach

Site Contact Name: Darren

Phone No: 0412 226044

Type of Inspection: Footings

Inspection Date: 27.01.05

Result of Inspection

Piers – bottom level of house 2

Satisfactory

Inspected by: Brendan Bennett

Signed: 

Accreditation Body: PIA

Accreditation No.: 3004

Results conveyed to: Darren

Date: 27.01.05

INSPECTION REPORT

DA No: DA-N1230/00

CC No: 24687/1

Site Address: Lot 2, 1148 Barrenjoey Road, Palm Beach

Site Contact Name: Darren

Phone No: 0412 226044

Type of Inspection: Footings

Inspection Date: 20.02.05

Result of Inspection

Footings for retention tank

Inspected by: Brendan Bennett

Signed: 

Accreditation Body: PIA

Accreditation No.: 3004

Results conveyed to: Darren

Date: 20.02.05

INSPECTION REPORT

DA No: DA-N1230/00

CC No: 24687/1

Site Address: Lot 2, 1148 Barrenjoey Road, Palm Beach

Site Contact Name: Darren

Phone No: 0412 226044

Type of Inspection: Footings

Inspection Date: 15.05.05

Result of Inspection

Footings – upper retaining wall

Satisfactory

Inspected by: Brendan Bennett

Signed: 

Accreditation Body: PIA

Accreditation No.: 3004

Results conveyed to: Darren

Date: 15.05.05

INSPECTION REPORT

DA No: DA-N1230/00 **CC No:** 24687/1
Site Address: Lot 2, 1148 Barrenjoey Road, Palm Beach
Site Contact Name: Darren **Phone No:** 0412 226044
Type of Inspection: Stormwater Connection
Inspection Date: 20.01.06

Result of Inspection

Stormwater connection to retention tank

Satisfactory

Inspected by: Brendan Bennett

Signed: 

Accreditation Body: PIA
Results conveyed to: Darren
Date: 20.01.06

Accreditation No.: 3004