

10 October 2007

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

Dear Sir/Madam,

HOUSE 4, 1148-1152 BARRENJOEY ROAD, PALM BEACH
DEVELOPMENT APPLICATION NO. N 1233/00 & S96
FINAL OCCUPATION CERTIFICATE NO. 24655

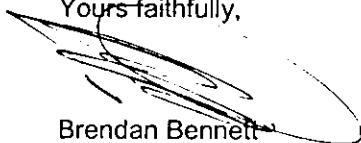
City Plan Services have issued a Final Occupation Certificate for the above-mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979.

Please find enclosed the following documentation:

- Final Occupation Certificate No. OC 24655
- 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
Managing Director

Encl

R# 226585
17/10/07

PLANNING
BUILDING
HERITAGE
LANDSCAPE
URBAN DESIGN

CITY PLAN SERVICES



House 4, 1148-1152 Barrenjoey Road, Palm Beach
Final Occupation Certificate No. 24655

FINAL OCCUPATION CERTIFICATE NO. 24655

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 of person having benefit of the development consent: **Darren Leete - Raypond P/L**
Address: **PO Box 1346 Dee Why 2099**
Contact Details: **Phone: 0412 226 044 Fax: 9944 0316**

OWNER

Name: **Darren Leete - Raypond P/L**
Address: **PO Box 1346 Dee Why 2099**
Contact Details: **Phone: 0412 226 044 Fax: 9944 0316**

RELEVANT CONSENTS

Consent Authority/Local Government Area: **Pittwater Council**
Development Consent No: **N 1233/00 & S96**
Date of Development Consent: **24.01.02**
Construction Certificate No: **CC 24655 & CC 24655/1**
Date of Construction Certificate: **22.10.04 & 20.01.05**

PROPOSAL

Address of Development: **House 4, 1148-1152 Barrenjoey Road, Palm Beach, AKA 62 Palm Beach Road, Palm Beach**
Building Classification: **Class 1a**
Type of Construction: **N/A**
Scope of building works covered by this Notice: **Residential home**
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

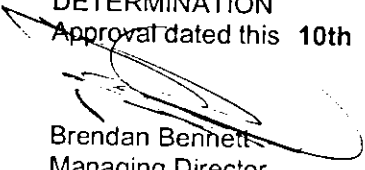
BPB 0027

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 **10th** day of **October** 2007


Brendan Bennett
Managing 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
Final Occupation Certificate Application Form	Darren Leete – Raypond	City Plan Services	08.10.07
Inspection Report – Footings	City Plan Services – Brendan Bennett		09.12.04
Inspection Report – Ground Floor Slab	City Plan Services – Brendan Bennett		01.02.05
Inspection Report – First Floor Slab	City Plan Services – Brendan Bennett		18.03.05
Inspection Report – Timber Framing	City Plan Services – Adam De Looze		11.12.06
Inspection Report – Part Timber Framing	City Plan Services – Adam De Looze		27.10.06
Inspection Report – Progress & Part Timber Framing	City Plan Services – Brendan Bennett		15.09.06
Inspection Report - Wetarea	City Plan Services – Brendan Bennett		14.02.07
Inspection Report – Stormwater Connection	City Plan Services – Brendan Bennett		14.02.07
Inspection Report – Final	City Plan Services – Brendan Bennett		04.10.07
Termite Protection Notice	Kordon Termite Barrier		20.09.06
Warranty – Subterranean Termites	Kordon Termite Barrier		20.09.06
Certificate of Compliance – Full Perimeter Protection	Kordon Termite Barrier		07.06.07
Component Certificate – Piers, Footings	Pittwater Council		05.10.07
Component Certificate – Ground Floor Levels	Pittwater Council		03.08.07
Component Certificate – Footings, Slabs, Piers, Retaining walls	Pittwater Council		08.10.07
Certificate of Waterproofing	R.L. Butler Waterproofing Service		26.07.07
Component Certificate – Masonry Construction, Accessories & Weatherproofing	Pittwater Council		20.09.07
Component Certificate – Floor Levels	Pittwater Council		03.08.07
Certificate of Compliance – Balustrades	Stainless Timber Glass		
Installation – Windows & Sliding doors	Vision 3 Window Systems Pty Ltd		03.09.07
Component Certificate – Roof Cladding	Pittwater Council		07.08.07
Component Certificate – Roof Ridge Levels	Pittwater Council		27.07.07
Component Certificate – Smoke Alarms	Pittwater Council		18.07.07
Component Certificate – Onsite Stormwater Detention	Pittwater Council		08.10.07
Component Certificate – Driveway	Pittwater Construction		03.08.07

Construction		
Component Certificate – Excavation and/ or Filling	Pittwater Council	27.07.07
Component Certificate – Site Landscaping	Selena Hannan Design	05.10.07
Component Certificate – Bushland Management Strategy	Pittwater Council	28.09.07
Component Certificate – Native Vegetation Planting	Pittwater Council	28.09.07
Inspection Report	Urban Forestry Australia	19.07.07
Component Certificate – Structural Certification Class 2-9	Pittwater Council	08.10.07
Plan Registration Advice	Department of Lands	10.08.07

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

Lot 27, 1145 BARRONSOET RD, PALM BEACH
 Address ^{AKA} 62 PALM BEACH RD
 Lot, DP/MPS etc _____
 Suburb or town PALM BEACH Post Code _____

DESCRIPTION OF DEVELOPMENT

Detailed Description:

RESIDENTIAL HOME

RELEVANT CONSENTS

Development Consent:

DA No. N1232/00 + 596 Date 27/01/02

Construction Certificate:

CC No. 24655 + 24655/1 Date 20/01/05

APPLICANT


Name of person having benefit of the development consent:

Name DARRAH LEETE Company RAYMOND P/L
 Address c/- P.O. Box 1364
 Suburb or town DEE WHT Post Code 2099
 Phone B/H _____ Fax No _____
 Mobile 0412 226014 Email darrahleete@oz
 email.com.au

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  Date 8/10/07

INSPECTION REPORT

DA No: N1232/00

CC No: 24655/1

Site Address: Lot 4, 1148 Barrenjoey Road, Palm Beach

Site Contact Name: Darren

Phone No: 0412 226044

Type of Inspection: Footings

Inspection Date: 09.12.04

Result of Inspection

Pad footings bearing on rock - Satisfactory

Inspected by: Brendan Bennett

Signed: 

Accreditation Body: PIA

Accreditation No.: 3004

Results conveyed to: Darren

Date: 09.12.04

INSPECTION REPORT

DA No: N1232/00 **CC No:** 24655/1
Site Address: Lot 4, 1148 Barrenjoey Road, Palm Beach
Site Contact Name: Darren **Phone No:** 0412 226044
Type of Inspection: Ground Floor Slab
Inspection Date: 01.02.05

Result of Inspection

Steel placed as per engineers details - Satisfactory

Inspected by: Brendan Bennett

Signed: 

Accreditation Body: PIA
Results conveyed to: Darren
Date: 01.02.05

Accreditation No.: 3004

INSPECTION REPORT

DA No: N1232/00

CC No: 24655/1

Site Address: Lot 4, 1148 Barrenjoey Road, Palm Beach

Site Contact Name: Darren

Phone No: 0412 226044

Type of Inspection: First Floor Slab

Inspection Date: 18.03.05

Result of Inspection

Steel placed as per engineers details - Satisfactory

Inspected by: Brendan Bennett

Signed: 

Accreditation Body: PIA

Accreditation No.: 3004

Results conveyed to: Darren

Date: 18.03.05

INSPECTION REPORT

DA No: DA-N1232/00

CC No: 24655/1

Site Address: Lot 4, 1148 Barrenjoey Road, Palm Beach

Site Contact Name: Darren

Phone No: 0412 226044

Type of Inspection: Timber Framing

Inspection Date: 11.12.06

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.

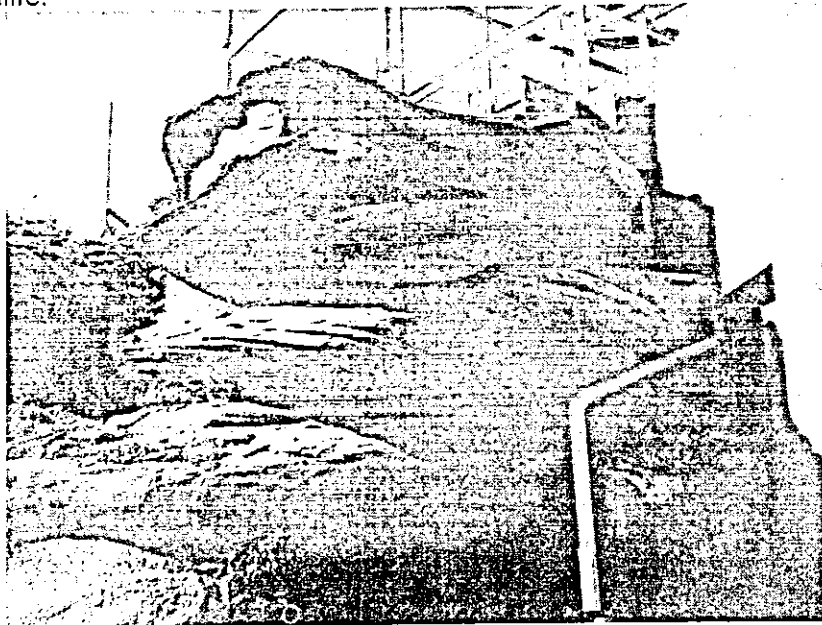
Condition D20 & D21 – Sediment control - Adequate at the time of the inspection.

Condition D196 – Tree fencing erected – Refer to arborist reports.

Condition D201 – Tree exclusion warning signs – Erected.

ADDITIONAL APPROVAL

The masonry erected under the natural rock outcrops adjacent to the garage, would not comply with the intent of conditions D107, D144, D145 & D190. Additional approval must be obtained from Council and the NSW National Parks and Wildlife.



MANDATORY INSPECTION

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.

Works in progress are consistent with the CC approved plans.

Inspected by: Adam DeLooze

Signed:



Accreditation Body: BSAP

Accreditation No.: P0118

Results conveyed to: Darren

Date: 11.12.06

INSPECTION REPORT

DA No: DA-N1232/00 **CC No:** 24655/1
Site Address: Lot 4, 1148 Barrenjoey Road, Palm Beach
Site Contact Name: Darren **Phone No:** 0412 226044
Type of Inspection: Part Timber Framing
Inspection Date: 27.10.06

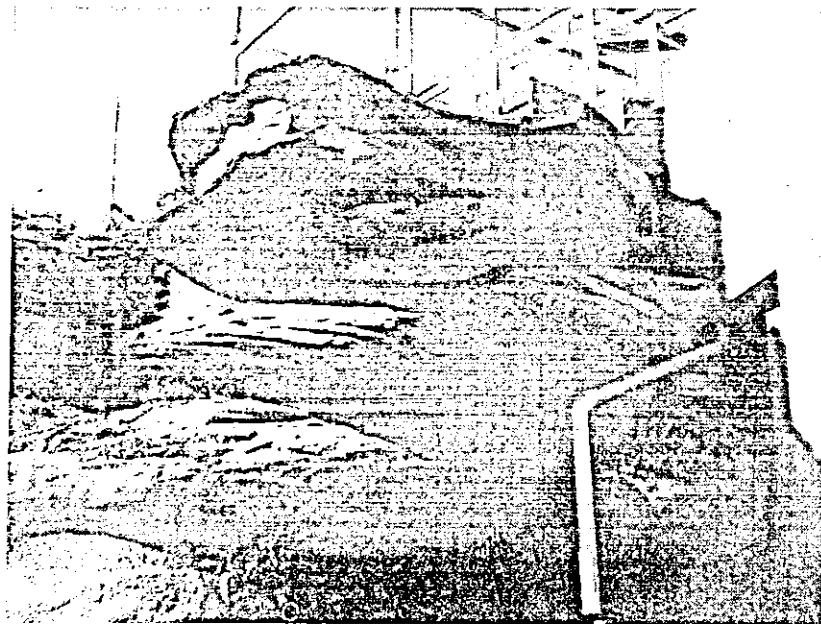
Result of Inspection

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.

ADDITIONAL APPROVAL

The masonry erected under the natural rock outcrops adjacent to the garage, would not comply with the intent of conditions D107, D144, D145 & D190. Additional approval must be obtained from Council and the NSW National Parks and Wildlife.



MANDATORY INSPECTION

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.

Works in progress are consistent with the CC approved plans.

Inspected by: Adam DeLooze

Signed: _____

Accreditation Body: BSAP

Accreditation No.: P0118

Results conveyed to: Darren

Date: 08.11.06

INSPECTION REPORT

DA No: DA-N1232/00

CC No: 24655/1

Site Address: Lot 4, 1148 Barrenjoey Road, Palm Beach

Site Contact Name: Darren

Phone No: 0412 226044

Type of Inspection: Progress and Part 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.

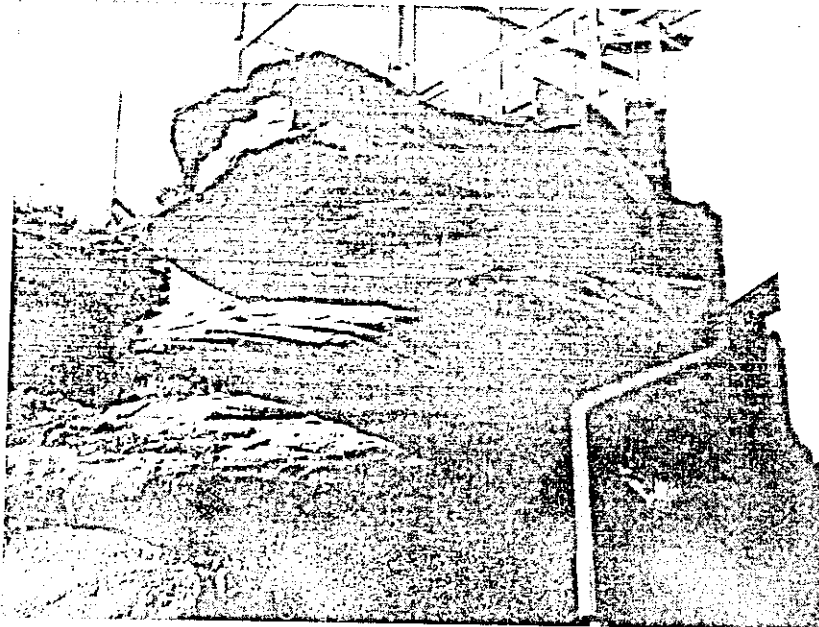
Condition D20 & D21 – Sediment control - Adequate at the time of the inspection.

Condition D196 – Tree fencing erected – Refer to arborist reports.

Condition D201 – Tree exclusion warning signs – **Confirmation of erection must be submitted.**

ADDITIONAL APPROVAL

The masonry erected under the natural rock outcrops adjacent to the garage, would not comply with the intent of conditions D107, D144, D145 & D190. Additional approval must be obtained from Council and the NSW National Parks and Wildlife.



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PLANNING
BUILDING
HERITAGE
LANDSCAPE
URBAN DESIGN

CITY PLAN SERVICES

GENERAL

Works proceeding in accordance with the CC approved plans and condition B62.

Inspected by: Adam DeLooze

Signed: _____

Accreditation Body: BSAP

Accreditation No.: P0118

Results conveyed to: Darren
Date: 20.06.06

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TELEPHONE 8270 3500
FACSIMILE 8270 3501

LEVEL 1 364 KENT STREET
SYDNEY NSW 2000

WWW.CITYPLAN.COM.AU
ABN 30 075 223 353

INSPECTION REPORT

DA No: N1232/00

CC No: 24655/1

Site Address: Lot 4, 1148 Barrenjoey Road, Palm Beach

Site Contact Name: Darren

Phone No: 0412 226044

Type of Inspection: Wetarea

Inspection Date: 14.02.07

Result of Inspection

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: Brendan Bennett

Signed: 

Accreditation Body: PIA

Accreditation No.: 3004

Results conveyed to: Darren

Date: 14.02.07

INSPECTION REPORT

DA No: N1232/00 CC No: 24655/1
Site Address: Lot 4, 1148 Barrenjoey Road, Palm Beach
Site Contact Name: Darren Phone No: 0412 226044
Type of Inspection: Stormwater Connection
Inspection Date: 14.02.07

Result of Inspection

Stormwater connection to retention tank

Satisfactory

Inspected by: Brendan Bennett

Signed: 

Accreditation Body: PIA
Results conveyed to: Darren
Date: 14.02.07

Accreditation No.: 3004

INSPECTION REPORT

DA No: DA-N1232/00

CC No: 24655/1

Site Address: Lot 4, 1148 Barrenjoey Road, Palm Beach

Site Contact Name: Darren

Phone No: 0412 226044

Type of Inspection: Final

Inspection Date: 04.10.07

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: 04.10.07

AFFIX TO ELECTRICAL METER BOX



TERMITE BARRIER

Termite Protection Notice

Product is made available for insect protection for use in accordance with the terms of the Bayer Kordon Warranty & Reference Manual. It is not intended for use in any other application. The product is not intended for use in any other application. The product is not intended for use in any other application. The product is not intended for use in any other application.

- Full Perimeter Service Penetrations
- Other cold joints

Date of Installation: 20/9/06
 Installation Address: House 4
56 Palm Beach Road
Palm beach 2108
 Accredited Kordon Installer: Orange Protector Pty Ltd


WARNING: Refer to the Bayer Kordon Warranty & Reference Manual for the full terms of the Warranty and Conditions for the use of Kordon Termite Barrier. 860008/H&T.

Bayer CropScience 391.393 Tooronga Rd East, Hawthorn Vic 3123

Follow up inspections are to be completed by an accredited/licensed timber pest inspector.

1	2	3	4	5	
6	7	8	9	10	

AFFIX TO KITCHEN CUPBOARD



TERMITE BARRIER

Termite Protection Notice

Product is made available for insect protection for use in accordance with the terms of the Bayer Kordon Warranty & Reference Manual. It is not intended for use in any other application. The product is not intended for use in any other application. The product is not intended for use in any other application. The product is not intended for use in any other application.

- Full Perimeter Service Penetrations
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Date of Installation: 20/9/06
 Installation Address: House 4
56 Palm Beach Road
Palm beach 2108
 Accredited Kordon Installer: Orange Protector Pty Ltd

WARNING: Refer to the Bayer Kordon Warranty & Reference Manual for the full terms of the Warranty and Conditions for the use of Kordon Termite Barrier. 860008/H&T.

Bayer CropScience 391.393 Tooronga Rd East Hawthorn Vic 3123

Follow up inspections are to be completed by an accredited/licensed timber pest inspector.

1	2	3	4	5	
6	7	8	9	10	



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 Collars	23	2.30
Manual Collars	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.



Pittwater Council
Component Certificate

DA No: ~~N1229/00~~
N1232/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Geotechnical Requirements

GO-1

I, John Braybrooke of Douglas Partners P/L
(Name) (Business)

at 96 Hermitage Rd, West Ryde, 2114
(Mailing Address)

engineering geologist
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 Braybrooke* Date 5/10/07

PITTWATER COUNCIL

Component Certificate

DA No: N1232/ 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:

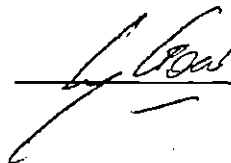
Bachelor Surveying UNSW 1982

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

Lot 4



Pittwater Council Component Certificate

DA No: ~~N1228/00~~
N 1222/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Footings/Slabs/Piers/Retaining Walls

FN-1

I, RICHARD G. Wray of NB CONSULTING ENG. P.L.
(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:

BE Class 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 3600-1984 "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 R. Wray Date 8/10/07

02/07/2007 17:12

R.L.BUTLER WATERPROOFING SERVICE

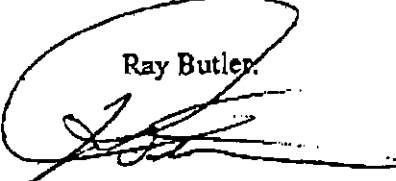
49 CHRISTINE CR, LALOR PARK 2147 TELEPHONE: (02)9624 8404 MOBILE: 0418 291 737
lic No 4248C

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. 62 PALM BEACH RD
PALM BEACH

Material. DAMPFIX MEMBRANE
TO WET AREAS AND
SPECIFIED DETAILING
WALLS

Ray Butler

MANAGER



Pittwater Council
Component Certificate

DA No: ~~N1229700~~
N1232100

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

**Masonry Construction, Accessories &
Weatherproofing**

MC-1

I MICHAEL MOSS of MosBUILD
(Name) (Business)

at 4A WOODCOURT RD, BEROWRA HEIGHTS
(Mailing Address)

being an:

accredited certifier

licensed builder

my qualifications being:

LICENCED BUILDER

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 Moss Date 20/9/07

PITTWATER COUNCIL

Component Certificate

DA No: N1232/00

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

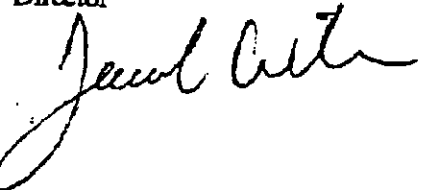
Stainless Timber Glass

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

CERTIFICATE OF COMPLIANCE

I hereby certify that the balustrades for job: 62 Palm Beach Road, Palm Beach have been installed to resist loads in accordance with AS 1170.1-1989.

Yours Faithfully

JAKE WILSON
Director


**VISION 3 WINDOW SYSTEMS PTY LTD**

P.O. Box 387, Brookvale
N.S.W. Australia 2100
Ph: 02 9905 9700 Fax: 02 9905 9755
Email: jo@vision3windows.com.au ABN: 89 119 367 494

3rd September, 2007House 4, 56 Palm Beach Rd, Palm Beach

All Vision 3 Windows and Sliding Doors are manufactured to meet the wind loading/structural and water performance requirements specified at the time of ordering. The products are labeled to indicate the AS2047 performance ratings which they meet. This conforms to the requirements of the Australian Building Code Amendment No.13 for Class 1 Buildings. This amendment requires window manufacturers to label windows and sliding doors with the wind loading/structural and water performance ratings of the window/door.

AS1288 is specified within AS2047, therefore products which are labeled as meeting AS2047 must also be glazed to meet AS1288.

All Vision 3 products are glazed to meet the requirements of AS1288 based on information supplied at the time the windows/doors are ordered.

In some instances the positioning of a window will determine the type of glazing required for the glazing to meet AS1288. Thus it is important that windows are installed in the locations specified at the time of ordering. Windows which are broken at site must be re-glazed to meet AS1288 for the location and the Class of Building in which they are installed.

Based on the above details it is not necessary for Vision 3 to issue a glazing certificate. Vision 3 is unable to issue a glazing certificate without carrying out a detailed inspection and an associated charge for that inspection to verify that windows have not been replaced, exchanged, installed in incorrect locations or re-glazed incorrectly.

Vision 3 Window Systems Pty Ltd

A handwritten signature in black ink, appearing to read "Omar Rutherford". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

OMAR RUTHERFORD

Letra.



Pittwater Council
Component Certificate

DA No: ~~N1229700~~
N1232100

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Roof Cladding
RC-1

I Anthony Scari of AGF 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

PITTWATER COUNCIL

Component Certificate

DA No: N1232/ 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 27 July 2007



Pittwater Council
Component Certificate

DA No: N1232/00
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 Pty Ltd (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 18-7-07

Lot 4



Pittwater Council Component Certificate

DA No: ~~N1228100~~
N1232/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Onsite Stormwater Detention

OSD-1

I, RICHARD G. Wray (Name) of NB CONSULTING ENG. P.L. (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:

BE CPeng MIE (Aust) NPERU

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 [Signature] Date 8/10/7

PITTWATER COUNCIL

Component Certificate

DA No: N1232/ 00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Driveway Construction

DW-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 **driveway** has been constructed generally in accordance with the approved plans and/ or Council's policy DCP-E3 and/ or AS2890.1-1993 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: N1232/ 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 27 July 2007

SELENA
HANNAN
LANDSCAPE
DESIGN



05 October 2007

To: Pittwater Council, Component Certificate

DA: N1232/00

**Property: 1148 Barrenjoey Road, Palm Beach, NSW, 2108
(‘House 4’)**

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

Member Australian Institute of Landscape Designers and Managers
Member Australian Institute of Horticulture
PO Box 549, Avalon, NSW 2107
Phone 02 9973 3247 Fax 02 9973 3247 Mobile 0403 041 187
Email selena@tech2u.com.au
ABN 33 990 514 397



Pittwater Council
Component Certificate

DA No: N1229/00
N 1232/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Bushland Management Strategy
BM-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 Bush Regeneration
Padstow TAFE 2/1995

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 [Signature] Date 28/9/07



Pittwater Council
Component Certificate

DA No: ~~N1229/00~~
N1232/00

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 Lorrain Rd, North Narrabeen 2101
(Mailing Address)

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

Certificate in Bush Regeneration
Padstow TAFE 1995

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 28/9/07

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

Lot 4



Pittwater Council Component Certificate

DA No: ~~N1232/00~~
N1232/00

CC No:

Property: 1148 BARRENJOEY ROAD PALM BEACH NSW 2108

Structural Certification Class 2-9 SC-1

I, Richard G Wray of NB CONSULTING ENL. P/L
(Name) (Business)

at

(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 C.Eng. MIE (Aust) NPER

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 [Signature] Date 8/10/17

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

