



TREVOR R HOWSE & ASSOCIATES PTY LTD

ACN 003 753 839

ABN 24 003 753 839

Building Regulations Consultants

8 AUG 2006  
Our Ref: CP23036-2 JH  
Your Ref: N0688/02

General Manager  
Pittwater Council  
PO Box 882  
MONA VALE NSW 2103

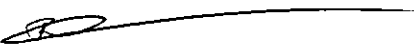
Dear Sir/Madam,

**Re: Interim Occupation Certificate  
22A Bungan Head Road, Newport**

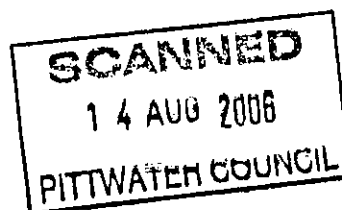
We refer to our engagement in respect of the above and enclose the Interim Occupation Certificate for such in accordance with the provisions of the Environmental Planning and Assessment Act 1979.

Should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully,

  
Joseph Hallal  
Consultant  
for Trevor R. Howse & Associates Pty Ltd

Encl.



FIRE SAFETY  
BUILDING AUDIT  
DESIGN ASSESSMENT  
CERTIFICATION

\*PAIO. 9.8.06  
\*REC: 197286

Level 8, 210 George St  
Sydney, NSW, 2000  
PO Box N694  
Grosvenor Place, NSW 1220  
Telephone (02) 9251 4500  
Facsimile (02) 9252 9822  
Email trh@trh.com.au



# INTERIM OCCUPATION CERTIFICATE

TREVOR R HOWSE & ASSOCIATES PTY LTD  
ACN 003 753 839  
ABN 24 003 753 839  
Building Regulations Consultants

## PRELIMINARIES

CERTIFICATE NO. :	CP23036-2 JH
PROPERTY :	22A Bungan Head Road, Newport
APPLICANT :	Adwell Holdings Pty Ltd
APPROVAL DATE :	8 AUG 2006

## DEVELOPMENT CONSENT / COMPLYING DEVELOPMENT CERTIFICATE

REFERENCE NO. :	DA N0688/02
DATE OF ISSUE :	11/2/2003
ISSUING AUTHORITY :	Pittwater Council

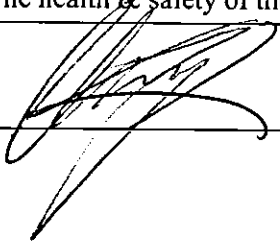
## CONSTRUCTION CERTIFICATE

REFERENCE NO. :	CP23036-2 JH
DATE OF ISSUE :	27/5/2003
ISSUING AUTHORITY :	Trevor R Howse

## AREA OF OCCUPANCY

DATE OF INSPECTION :	1/12/2005
AREA OF OCCUPANCY :	Whole of the new dwelling. This certificate is for compliance with the DA conditions only, in addition the pool has not been constructed. The building certificate obtained from Council & annexured to this interim OC cover the building works.

## CERTIFYING AUTHORITY

CERTIFIER :	Hayden L Howse – accreditation no. P0043
ACCREDITED BY :	NSW Accreditation Scheme – B.S.A.P.
STATEMENT :	<ul style="list-style-type: none"><li>▪ A current Development Consent is in force;</li><li>▪ A current Construction Certificate has been issued with respect to the building plans &amp; specifications;</li><li>▪ The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia;</li><li>▪ The health &amp; safety of the occupants has been considered;</li></ul>
SIGNED :	

FIRE SAFETY  
BUILDING AUDIT  
DESIGN ASSESSMENT  
CERTIFICATION

Level 8, 210 George St  
Sydney, NSW, 2000  
PO Box N694  
Grosvenor Place, NSW 1220  
Telephone (02) 9251 4500  
Facsimile (02) 9252 9822  
Email trh@trh.com.au

OCCUPATION CERTIFICATE DOCUMENTATION		
ANNEXURE	TITLED	DATED
1	Application form	11/10/2005
2	Copy of contract relating to DA condition C2	13/3/2003
2	Certification for DA conditions C6A-C6C	14/3/2003 31/3/2003 6/9/2004
2	Copy of Dilapidation Report as per DA condition C14	14/3/2003
2	Copy of Pest Certificate as per DA condition E10A	9/6/2004
2	Copy of Geotechnical requirements certificate as per DA condition E10b	18/3/2004
2	Copy of Ground Floor level certificate as per DA condition E10c	19/2/2004
2	Copy of Footing/slabs/piers/retaining wall certificate as per DA condition E10d	31/3/2004
2	Copy of Bearers and Joists and Sub floor Ventilation certificate as per DA condition E10e	6/9/2004
2	Copy of Wall, Roof Frames and Window Location certificate as per DA condition E10f	6/9/2004
2	Copy of Wet areas certificate as per DA condition E10g	14/9/2005
2	Copy of Masonry, Accessories and weatherproofing Certificate relating to DA condition E10h	9/6/2004
2	Copy of Subsequent floor levels as per DA condition E10i	19/2/2004
2	Copy of Glazing Certificate as per DA condition GL-1	1/2/2004
2	Copy of on-site detention system Certificate as per DA condition E10r	1/3/2003
2	Copy of mechanical ventilation Certificate as per DA condition E10x	2/2/2005
2	Copy of Excavation Certificate as per DA condition E10t	20/05/2004
2	Copy of Driveway Construction Certificate as per condition E10s	3/6/2004
2	Copy of Balustrading Certificate as per DA condition E10k	N/A
2	Copy of Roof Cladding Certificate as per DA condition E10n	12/5/2004
2	Copy of Artificial Lighting and Mechanical Ventilation Certificate as per DA condition E10m	6/9/2004
2	Copy of Stair Construction Certificate as per DA condition E10j	6/9/2004
2	Copy of Roof Ridge Levels as per DA condition E10o	19/2/2004
2	Copy of site stormwater management Certificate as per DA condition E10q	12/11/2004
2	Copy of smoke alarms Certificate as per DA condition E10p	30/1/2005
2	Copy of landscaping Certificate as per DA condition E10w	14/7/2005
2	Copy of onset stormwater detention as per DA condition E10r	1/3/2003 3/2/2003
2	Copy of Building Certificate relating to section 96 works undertaken with a Construction Certificate	3/12/2004
2	Certification for parts 1 & 3 of DA condition C2A	6/11/2002

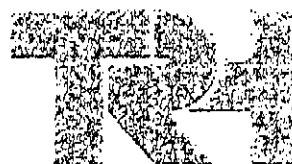
OCCUPATION CERTIFICATE DOCUMENTATION		
ANNEXURE	TITLED	DATED
2	Certification for parts 3, 4 & 13 of DA condition C2A	6/3/2003 14/3/2003 2/4/2003
2	Certification for DA condition D16 and D160	11/10/2005
2	Statement of compliance for DA condition 216	14/10/2005
2	Copy of final Bushland Management Strategy as per DA condition E11b	2/5/2005
2	Electrical Certificate	11/10/2005
2	Change of PCA approval from Department of Planning	31/7/2006



**ANNEXURE "1"**

**OCCUPATION CERTIFICATE  
APPLICATION FORM**

## APPLICATION FORM



- ☐ COMPLYING DEVELOPMENT CERTIFICATE (CDC)
- ☐ CONSTRUCTION CERTIFICATE (CC)
- ☒ INTERIM OCCUPATION CERTIFICATE (IOC)
- ☒ OCCUPATION CERTIFICATE (OC)

TREVOR R HOWSE &amp; ASSOCIATES PTY LTD

ACN 003 753 839

ABN 24 003 753 839

Building Regulations Consultants

APPLICANT (complete for any application)	
NAME / COMPANY :	ANDREW WALSH
ADDRESS :	24 BUNGAN HEAD ROAD
SUBURB / STATE :	NEWPORT / NSW
STATEMENT :	I apply for approval to carry out the development / works described within this application. I declare all information given to be true and correct.
SIGNED :	

CONSENT OF OWNER (complete for CDC & CC only)	
NAME / COMPANY :	ROY ALBERT WALSH
ADDRESS :	22 BUNGAN HEAD ROAD
SUBURB / STATE :	NEWPORT NSW
STATEMENT :	As owner (s) of the subject land, I / we consent to this application and Trevor R. Howse & Associates Pty Ltd entering the land for inspection.
SIGNED :	

SUBJECT LAND (complete for any application)	
ADDRESS :	22 a / 22 BUNGAN HEAD ROAD
SUBURB / STATE :	NEWPORT / NSW
COUNCIL AREA :	PITTWATER COUNCIL
LOT NO :	91
DP / SP :	263921

DEVELOPMENT DESCRIPTION (complete for any application)	
CLASSIFICATION :	NEW DWELLING
COST OF WORKS :	\$ 900,000
D/A CONSENT NO. :	688/02
DATE :	5/10/05.

FIRE SAFETY

BUILDING AUDIT

DESIGN ASSESSMENT

CERTIFICATION

Level 8, 210 George St  
Sydney, NSW, 2000  
PO Box N694  
Grosvenor Place, NSW 1220  
Telephone (02) 9251 4500  
Facsimile (02) 9252 9822  
Email trh@trh.com.au

**DEVELOPMENT DESCRIPTION (complete for any application)**

- PROPOSED WORKS

Erection of new dwelling, garage, landscaping

- AREA OF OCCUPATION :

**ACCOMPANYING DOCUMENTATION (complete for any application)**

NO.	TITLED

**FIRE SAFETY SCHEDULE (complete for CDC & CC only)**

Fire Safety System	Existing	Performance Standard	Proposed	Performance Standard
Fire rated access panels & doors		BCA C3.13		BCA C3.13
Automatic fail safe devices		AS 1670		AS 1670
Automatic fire detection & alarm		AS 1670 / AS 3786		AS 1670 / AS 3786
Automatic fire suppression systems		AS 2118.1		AS 2118.1
Emergency lifts		BCA C3.4		BCA C3.4
Emergency lighting		AS/NZS 2293.1		AS/NZS 2293.1
EWIS		AS 2220		AS 2220
Exit signs		AS/NZS 2293.1		AS/NZS 2293.1
Fire control centers & rooms		BCA E1.8		BCA E1.8
Fire dampers		AS/NZS 1668.1, 2		AS/NZS 1668.1, 2
Fire doors		AS 1905.1		AS 1905.1
Fire hydrant systems		AS 2419.1		AS 2419.1
Fire seals		BCA C3.15, C3.16		BCA C3.15, C3.16
Fire shutters		AS 1905.1		AS 1905.1
Fire windows		BCA Spec. C3.4		BCA Spec. C3.4
Hose reel systems		AS 2441		AS 2441
Lightweight construction		BCA C1.8		BCA C1.8
Mechanical air handling systems		AS/NZS 1668.1, 2		AS/NZS 1668.1, 2
Perimeter emergency vehicle access		BCA C2.4		BCA C2.4
Portable fire extinguishers		AS 2444		AS 2444
Safety curtain in proscenium opening		BCA H101.10		BCA H101.10
Smoke & heat vents		BCA Spec. E2.2c		BCA Spec. E2.2c
Smoke dampers		AS/NZS 1668.1, 2		AS/NZS 1668.1, 2
Smoke detectors & heat detectors		AS 1670		AS 1670
Smoke doors		BCA Spec. C3.4		BCA Spec. C3.4
Solid core doors		BCA Spec. C3.4		BCA Spec. C3.4
Standby power systems				
Wall-wetting sprinkler / drenchers		BCA C3.2		BCA C3.2
Warning & operational signs		BCA C3.6, D2.23, E3.3, H101.8		BCA C3.6, D2.23, E3.3, H101.8
OTHER				

**ANNEXURE "2"**

**OTHER DOCUMENTATION**

## Notice of Contract



*BUSH CARE SERVICES*

*James Dalby-Ball*

*39 Daly Street*

*Bilgola Plateau NSW 2107*

*Ph/Fax: (02)99182676/0415766580*

This is a document stating that Bush Care Services has been accepted to contract on all works required relating to conditions of weed management and planting program of Bushland Management Plan on both 22'a' and 22'b' Bungan Head Road, Newport.

Initial works will to be carried out before any construction then all further works throughout regeneration and replanting areas will commence after construction. All plants are free from stress and assured that they are grown from local seed stock.

Manager Bush Care Services

James Dalby-Ball

# **A & M WALSH**

**P.O Box 114 Terrey Hills, NSW 2084**

**Ph: 94863832 Fax: 99040850**

14/3/03

James Dalby-Ball  
39 Daley Street  
Bilgola Plateau  
NSW 2107

**RE: Bush Management Works, 22a and 22b Bungan Head Rd**  
**Newport**

Dear Sir,

With reference to your proposal, dated 3/3/03, relating to Bush Management regeneration for the above properties.

We wish to advise we have accepted your proposal, quotation number 0380, to carry out the works. As discussed, most of the regeneration works will take place after the construction stage.

We will now require a letter from Bush Care Services stating you have been contracted to carry out all Bush Management Works at the above properties. Please fax this document to us on 02 9904 0850 by Monday 17/3/03, prior to 4pm.

Any queries please contact me on 0419 697 062.

Yours sincerely,



Andrew Walsh  
22 Bungan Head Rd  
Newport

## Monitor Report

Total Pages Scanned : 1  
Total Pages Sent : 1

Date & Time : 14-03-03;11:40AM  
Local Terminal ID: 0299040850  
Local Name : ADWELL HOLDINGS  
Company Logo :

No.	Job#	Remote Station	Start Time	Dura.	Pages	Mode	Contents	Result
1	0452	99182678	14-03:11:39AM	48"	1 / 1	ECM		Done

The document was sent.

Document Size A4S

# A & M WALSH

P.O Box 114 Terrey Hills, NSW 2084

Ph: 94863832 Fax: 99040850

14/3/03

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39 Daley Street  
Bilgola Plateau  
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Yours sincerely,



Andrew Walsh

22 Bungan Head Rd



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Erosion Controls**

ER-1

I ANDREW WALSH of 22 BUNGAN HEAD ROAD  
(Name) (Business)

at

(Mailing Address)

being an:

☐ accredited certifier

X ☒ licensed builder

my qualifications being:

Site Manager DA Condition C2(a)  
Lic BUILDER (A. de WILDE of AMDW Pty Ltd)

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

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

Signature

A. de Wilde

Date

14/3/03

X

A. de Wilde

A. de Wilde



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Protection Fencing**

PF-1

I ANTHONY deWILDE of AmdW Pty Ltd  
(Name) (Business)

at  
(Mailing Address)

being an:

- ☐ accredited certifier  
☒ licensed builder

my qualifications being:

BUILDERS Lic 102149C  
.....

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

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

Signature deWilde Date 6.9.04 .....



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Building Setout**  
BS-1

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

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

being a registered surveyor, my qualifications being:

REGISTERED SURVEYOR

hereby certify that the building has been set out ~~in accordance with the boundary setbacks~~  
~~nominated on the approved Development Consent plans or as amended/required by any condition~~  
~~of Development Consent.~~

AS SHOWN ON MY SKETCH DATED 31/03/03

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

Signature

Date

31/03/03



DIRECTORS

Stewart McGeady Rick Wray Lucas Mollov

**DILAPIDATION REPORT**  
**18 BUNGAN HEAD ROAD**  
**NEWPORT**

Job No. – 020915

IN FAVOUR OF  
PROJECT DEVELOPMENT

22a BUNGAN HEAD ROAD  
NEWPORT

Prepared by NB Consulting Pty Ltd  
March 2003



# **A & M WALSH**

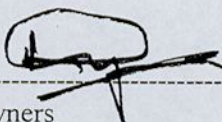
**P.O Box 114 Terrey Hills, NSW 2084  
Ph: 94863832 Fax: 99040850**

14<sup>th</sup> March 2003

No. 16  
Bungan Head road  
Newport

**RE: Dilapidation Report, 16 Bungan Head Road**  
**Newport**

With reference to the Dilapidation report for the above property.  
We confirm we have received a copy of the report from the owners of 22 Bungan Head Road.



Owners  
16 Bungan Head Road  
Newport



## **INTRODUCTION**

This dilapidation report details the exterior of 18 Bungan Head Road, Newport and its eastern boundary, adjacent to the boundary of 22a Bungan Head Road, in its present condition.

The report will consist of a brief description of the building and a photographic survey of visible structural defects such as cracking to brickwork and concrete.

Maureen Gilewsky conducted the non invasive survey and took the photographs on 5 March 2003.

## **PROPERTY DESCRIPTION**

The site falls approximately 20.0m from the south to north boundaries and is on the low side of Bungan Head Road. The eastern boundary is unfenced and is adjacent to two 3.595m wide easements. The property adjacent to the easement is No 22a Bungan Head Road. The bagged brick and tiled roof residence is on 3 levels. A reinforced concrete bridge provides access to a double garage on street level. The surrounding garden is terraced by means of timber, blockwork and stone retaining walls. Floaters to the south and north on the site were observed.

## **EXTERNAL DESCRIPTION**

The building is approximately 5 years old. The brickwork was found to be in good repair. The timber and blockwork retaining walls in good repair.

## **INTERNAL DESCRIPTION**

Not required





6

DP.263921

10  
DP.419697

EASEMENT FOR RECREATION AND HORTICULTURAL PURPOSES  
3.595 VIDE VIDE T654592

EASEMENT FOR RECREATION AND HORTICULTURAL PURPOSES  
VIDE T654894

No 22a  
PROPOSED RESIDENCE

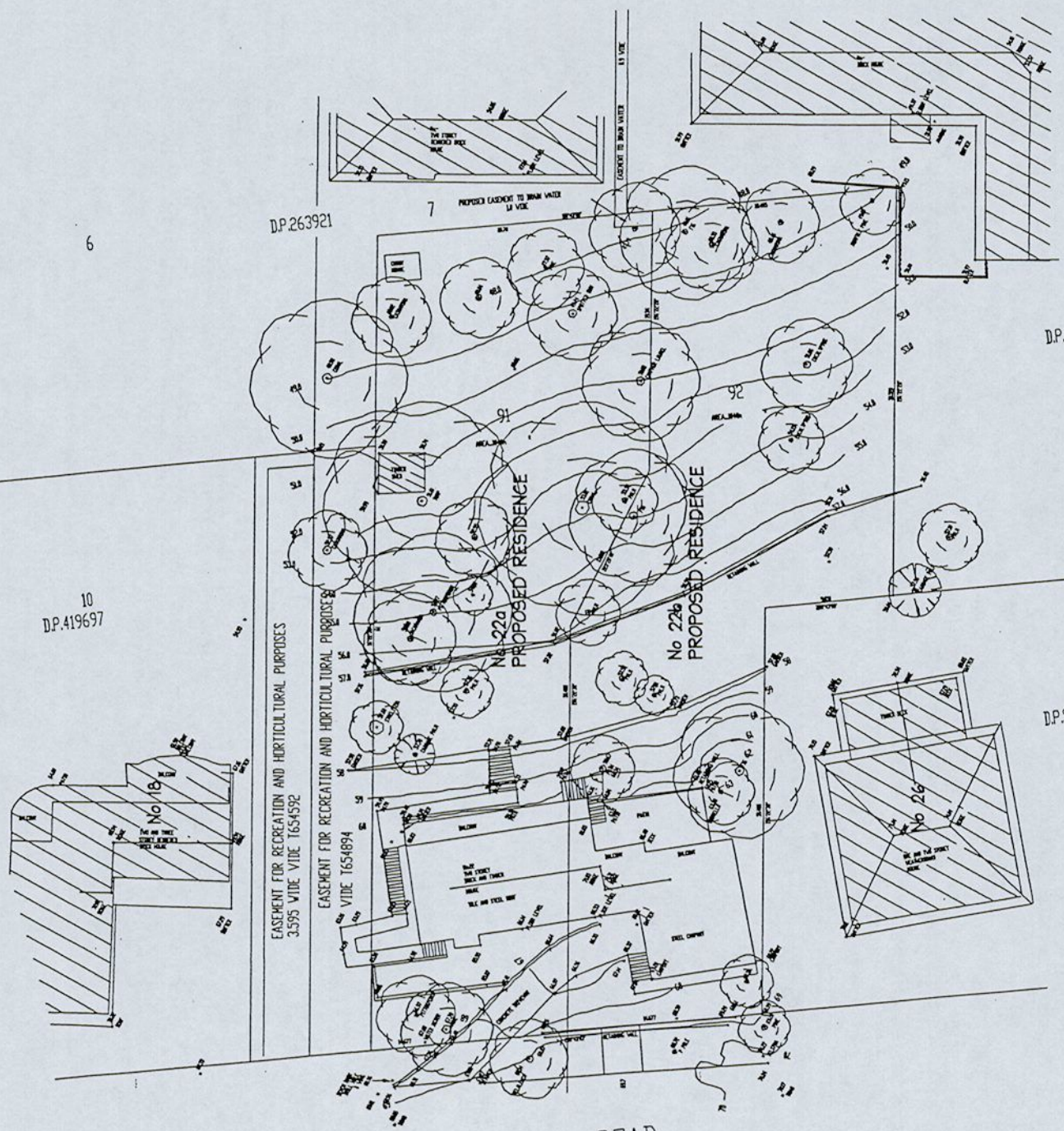
No 22b  
PROPOSED RESIDENCE

1  
DP.634714

scale 1:500

1  
DP.539285

BUNGAN HEAD ROAD





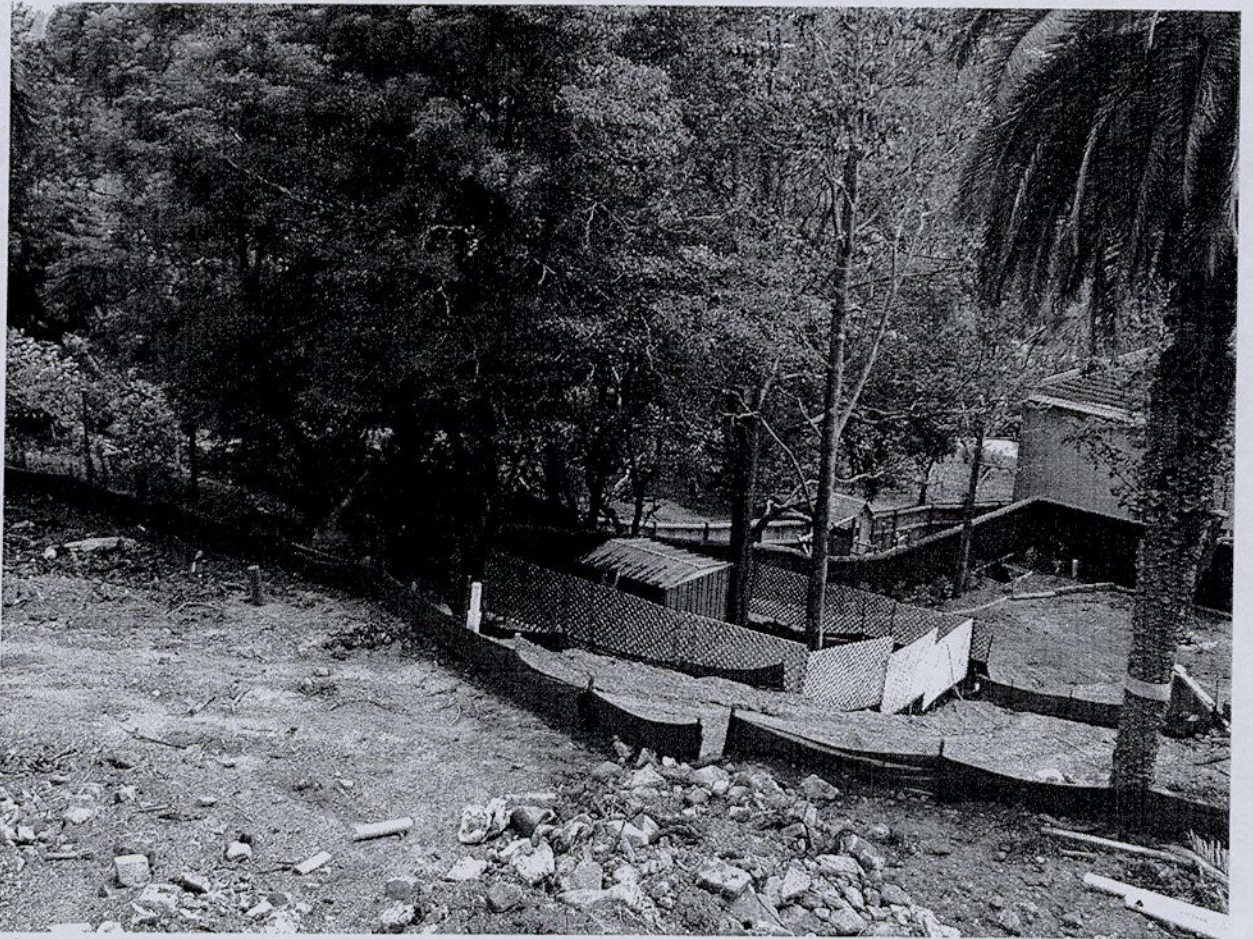


photo 1 boundary 22a and easements



photo 2 boundary No 18 and easement





photo 3 No 18



photo 4 boundry at Bungan Head Road



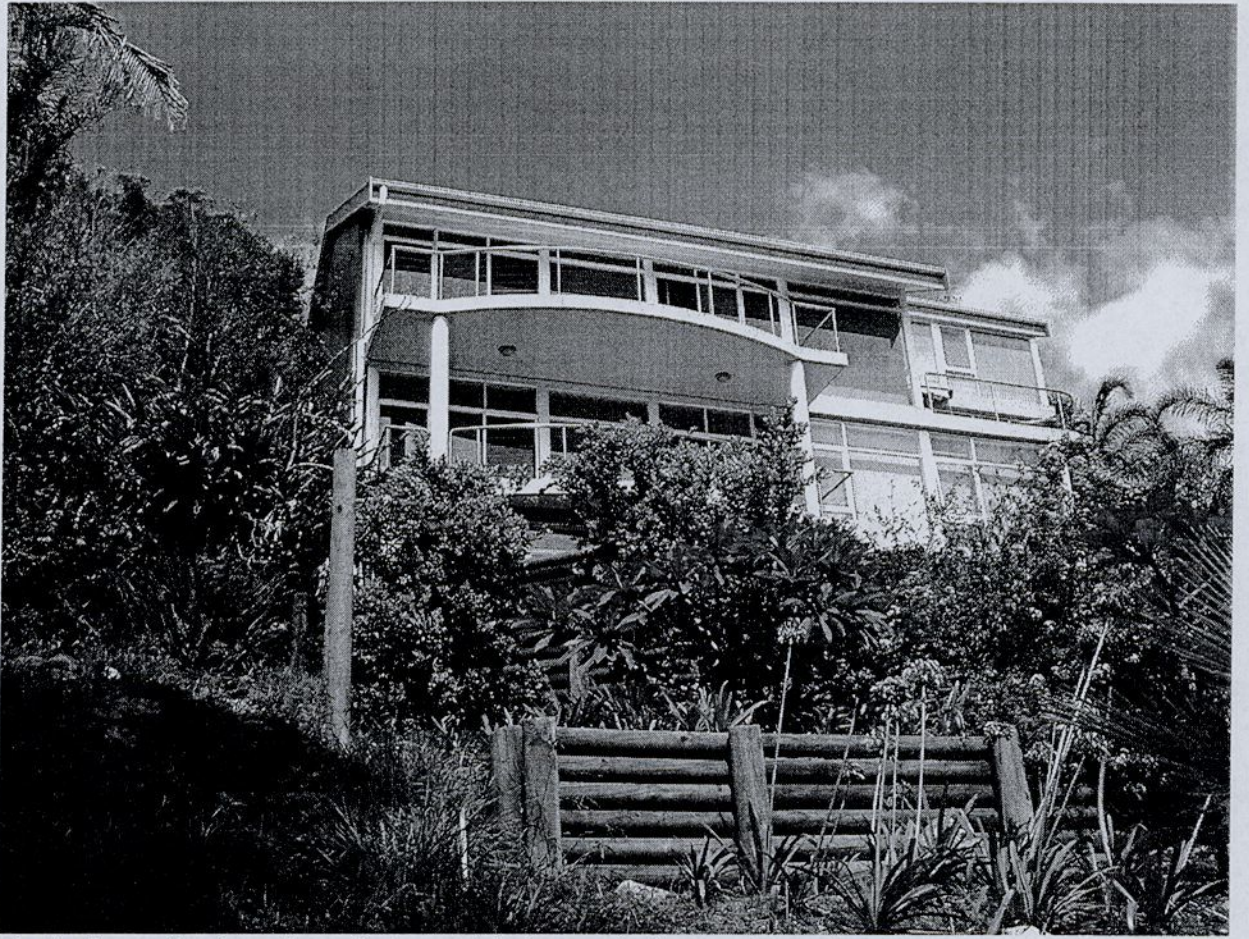


photo 5 north elavation, timber retaining walls in good repair



photo 6 cracking to upper deck





photo 7



photo 8 cracking to lower deck



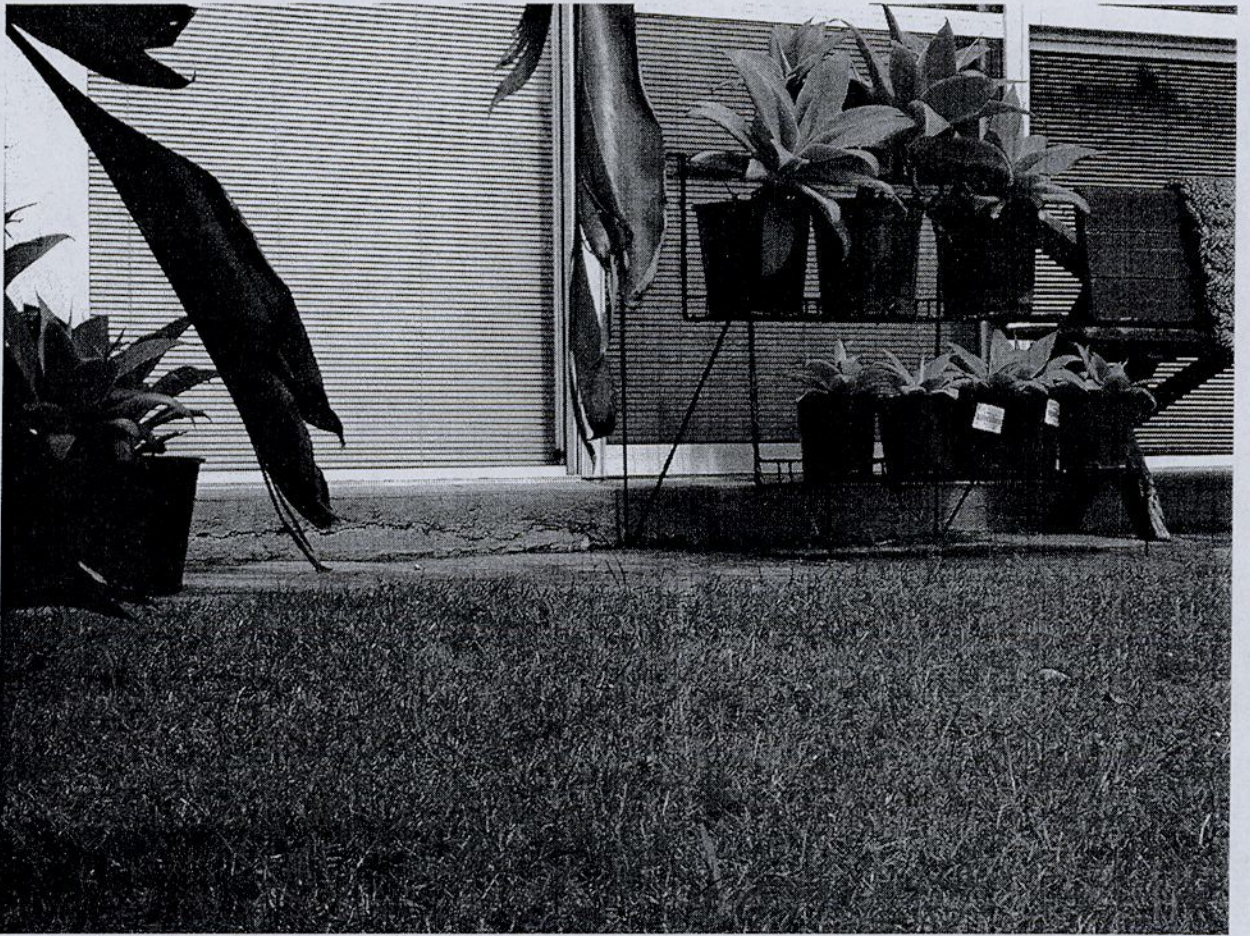


photo 9 cracking at ground level terrace



photo 10 as above





photo 11 eastern elevation, no cracking observed

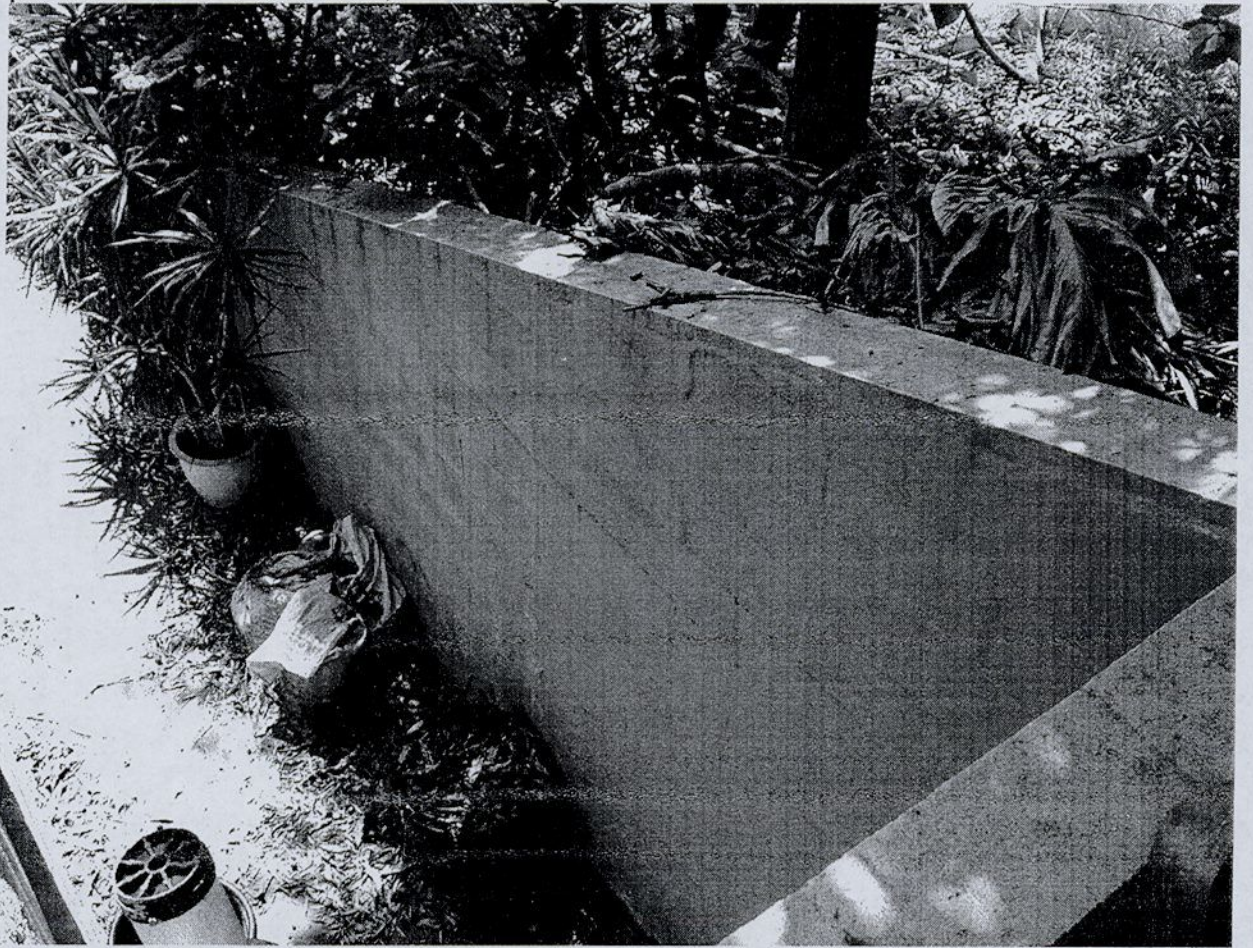


photo 12 boundary block retaining wall in good repair



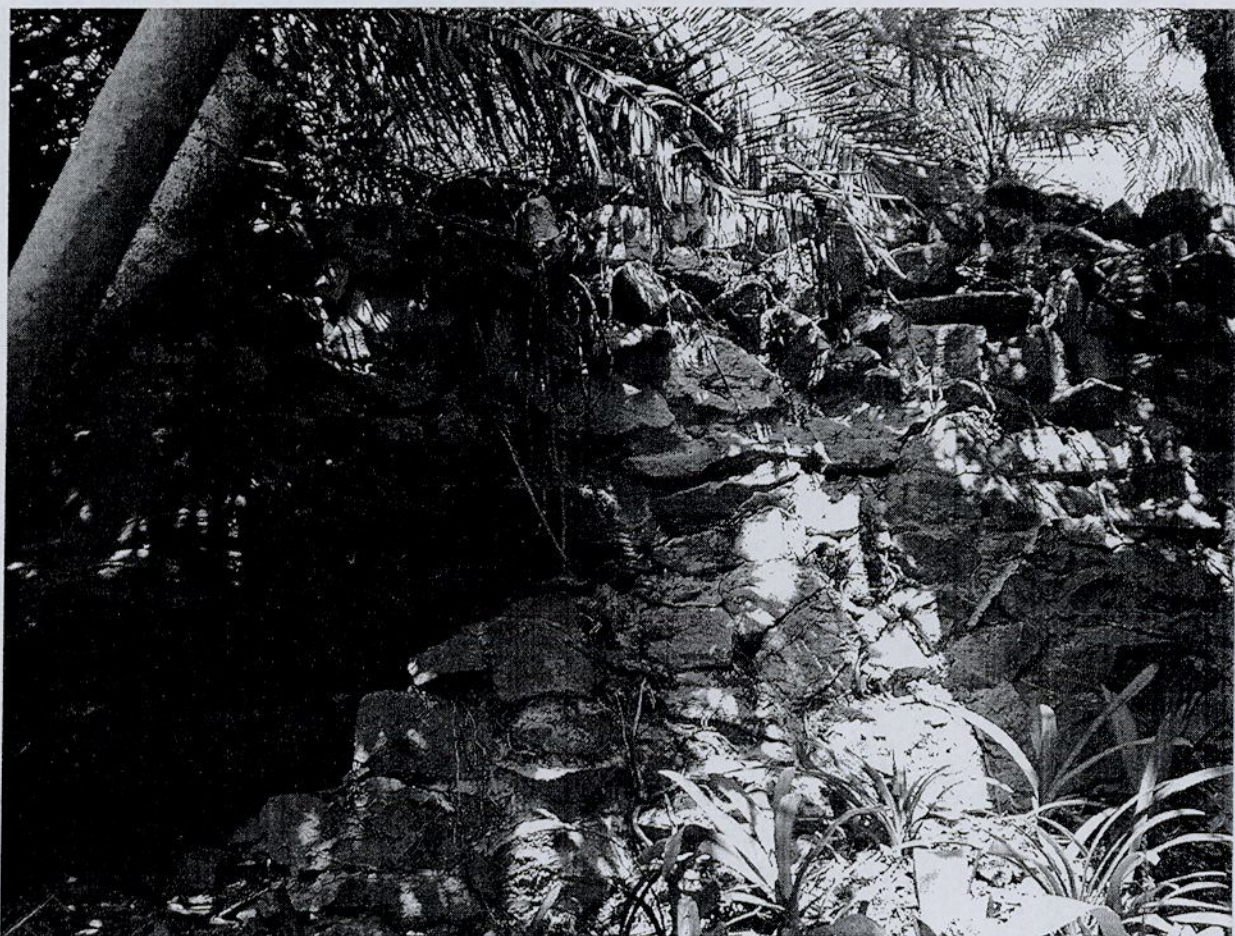


photo 13 floater to left of photo and stone retaining wall



photo 14 wall to stair on Bungan Head Road



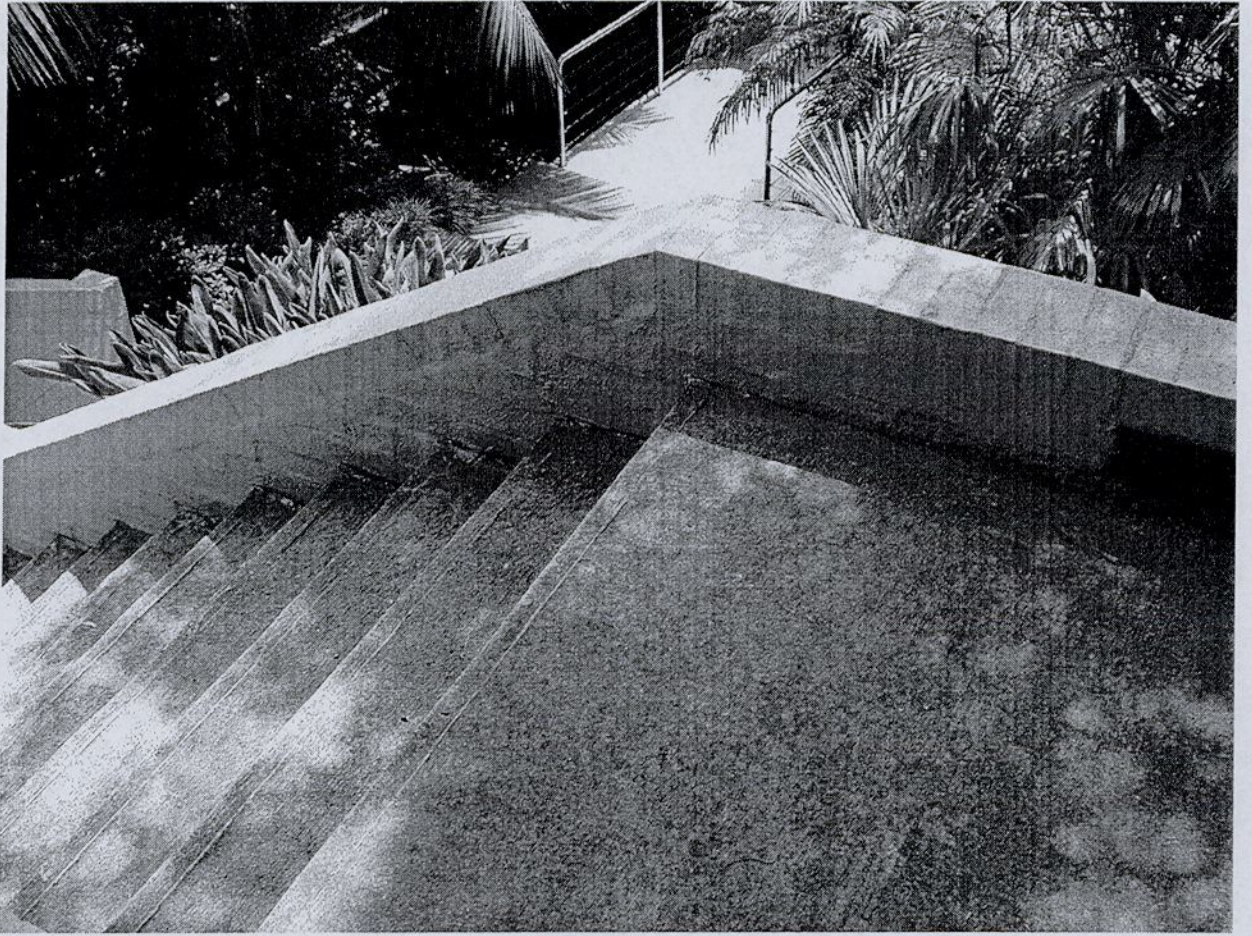


photo 17 cracking to brickwork, zig zag along mortar joints



photo 18 Bungan Head Road part elevation



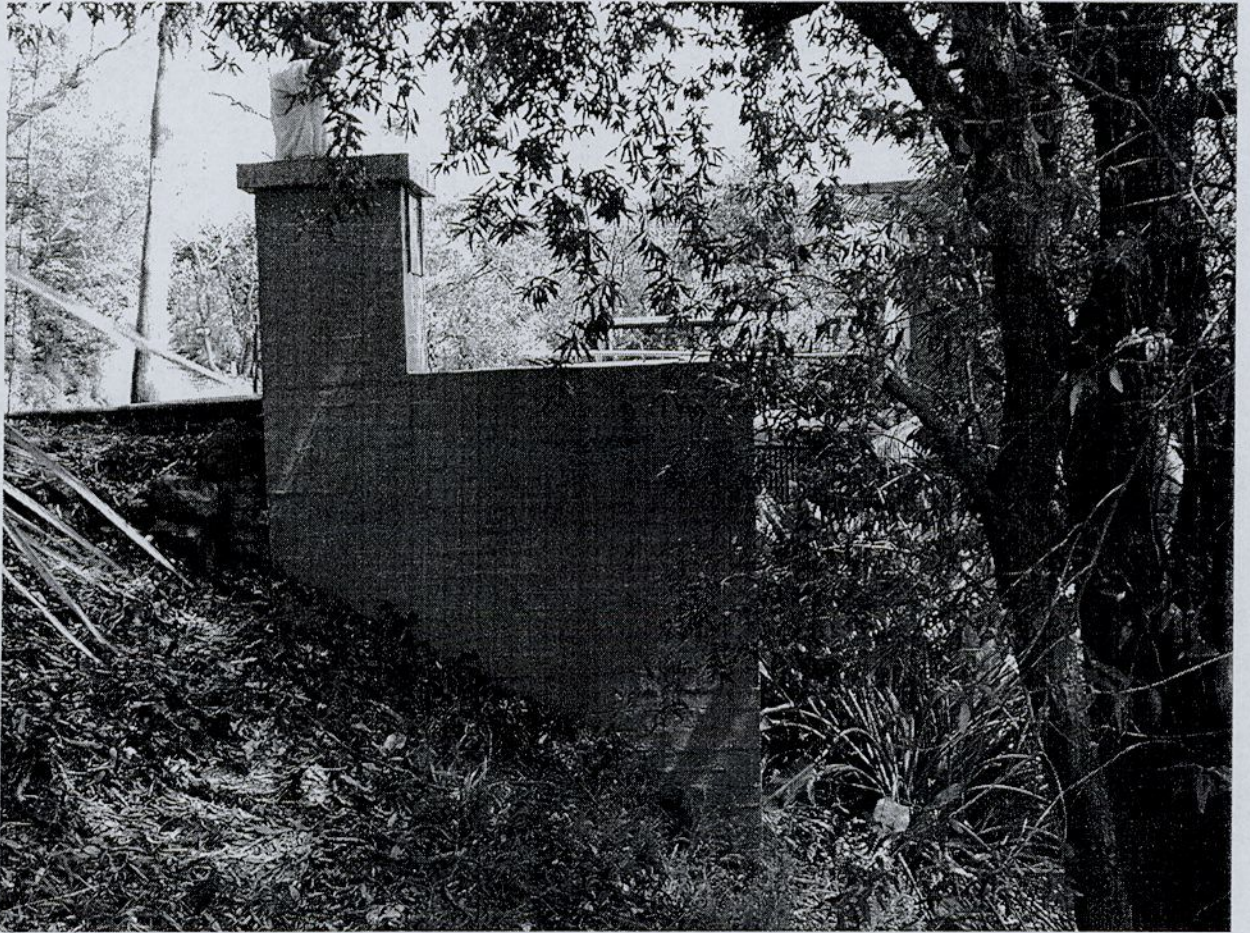


photo 15 as for photo 14

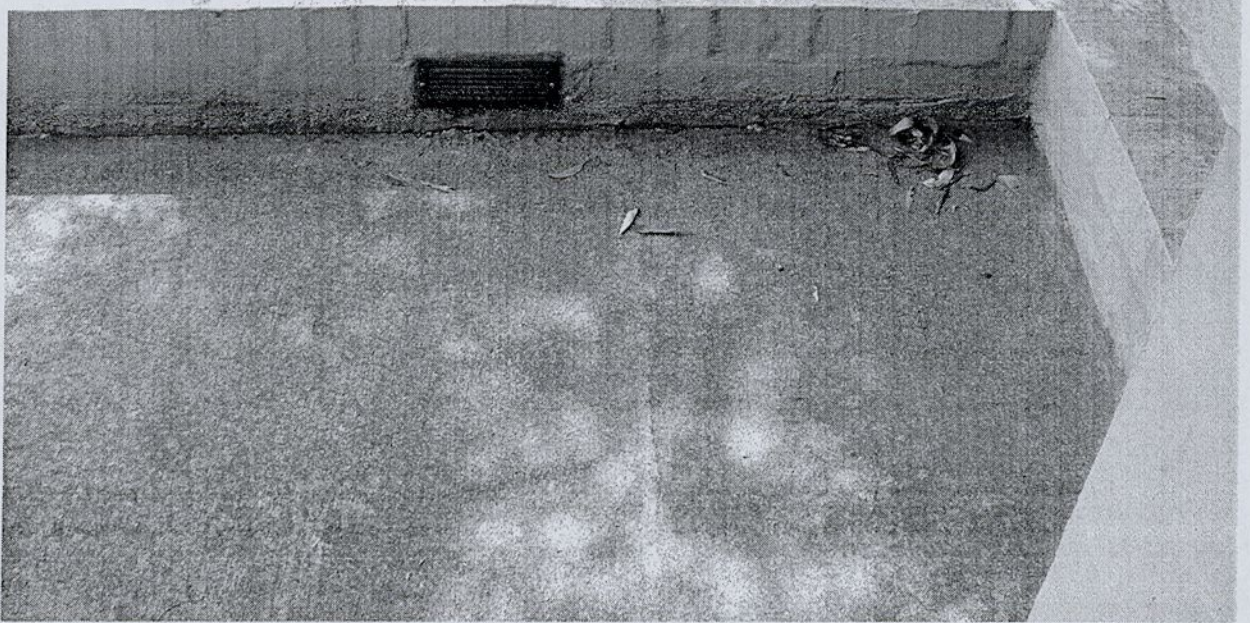


photo 16 stair slab, cracking between slab and brickwork





photo 19 as for photo 18



photo 20 as above, looking west



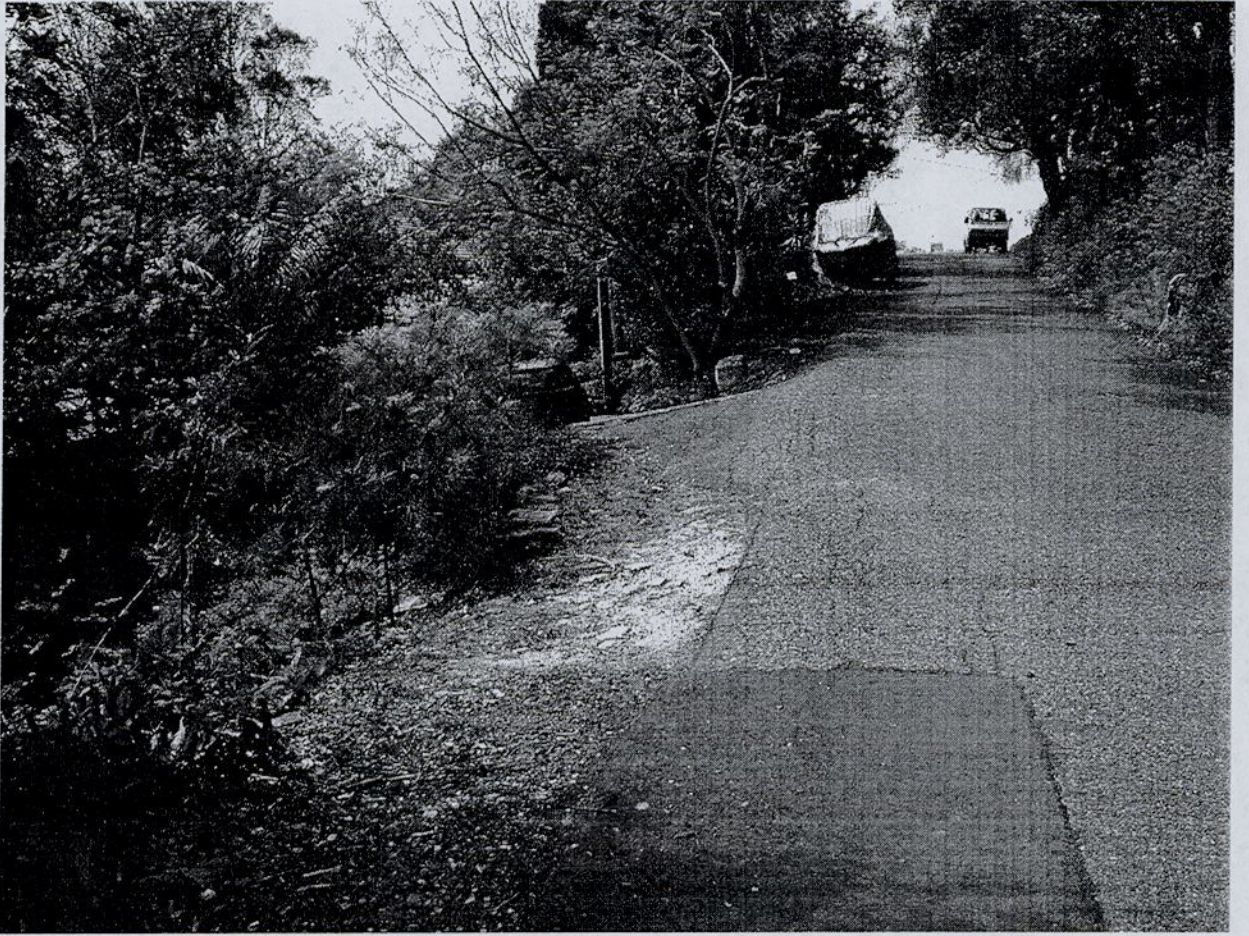


photo 21 Bungan Head Road looking east



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Pest Control**  
PST-1

I, ROGER FORSYTH of FORSYTH PEST SERVICES P.C. 125.  
(Name) (Business)

at 37 KENDAL CRESCENT, COLLAROY, 2097.  
(Mailing Address)

being a qualified pest control contractor, my qualifications being:

N.S.W. T.A.F.E. CERT. II & III

40 years in pest control

hereby certify that the termite control measures have been provided in accordance with Part 3.1.3 "Termite Risk Management" of the Building Code of Australia Housing Provisions, AS 3660.1-1995 "Protection of buildings from subterranean termites", AS 2870-1996 "Residential Slabs and Footings", and the relevant conditions of Development Consent.

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

Signature

Date

9<sup>th</sup> June 2004.

Licence Number 2-038.



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Geotechnical Requirements**

GO-1

I Peter Crozier of CROZIER - Geotechnical Consultants  
(Name) (Business)

at 211/30 Fisher Road, Dee Why  
(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:

MIE Aust. CP Eng. NPER  
Registration Number 691550

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 Pete Crozier Date 18<sup>th</sup> March 2004



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Ground Floor Levels**  
FL-1

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

at BOX 175 NEWPORT  
2106 (Mailing Address)

being a qualified surveyor, my qualifications being:  
REGISTERED SURVEYOR

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

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

Signature  Date 19/02/04





**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Footings/Slabs/Piers/Retaining Walls**  
FN-1

I As per ATTACHED LETTER of .....  
(Name) (Business)

at .....  
(Mailing Address)

being an:

- ☐ accredited certifier  
☐ practising structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

.....  
.....

hereby certify that the **footings/slabs/piers/retaining walls/other** have been constructed in accordance with the engineers details nominated on the Construction Certificate or where not nominated, Part 3.2 "Footings and Slabs" of the Building Code of Australia Housing Provisions, AS 2870-1996 "Residential Slabs and Footings", AS 3600-1994 "Concrete Structures" and the relevant conditions of Development Consent.

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

Signature A [Signature] Date .....

E10d.



DIRECTORS

Stewart McGeehy Rick Wiley Lucas Molloy

## Structural Certificate

Date: 31<sup>st</sup> March 2004 Job No. 020915  
Builder: Andrew Walsh Engineer: LM

Site: 22a Bungan Head Rd Newport

NB Consulting Engineers P/L inspected the recently completed residence at the above property address.

The following components were inspected during construction:

- Roof framing
- Drive and garage slab reinforcement
- First, ground and lower ground floor slab/beam reinforcement
- Foundation reinforcement
- Retaining structure reinforcement

We hereby certify that the above works have been constructed in accordance with the plans and site instructions issued by NBConsulting and will therefore be adequate to withstand the loads likely to imposed on the elements.

We trust that this certificate meets with your requirements. Please contact the author if further clarification is required.

**NB CONSULTING ENGINEERS P/L**



Per: Lucas Molloy  
BE (Civil) MIEAust  
Director NBConsulting

NAENG NBC\2002\020915\SC001.doc





**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

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

BJ-1

I Anthony de Wilde of Amdw Pty Ltd.  
(Name) (Business)

at  
(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

Builders Lic N° 102149 C

hereby certify that the **timber/steel bearers and joists and subfloor ventilation** have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards ie. Steel framing - AS 3623-1993 "Domestic metal framing" or AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing - AS 1684-1992 "National timber framing code" and the relevant conditions of Development Consent.

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

Signature delkld Date 6.9.04



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Wall, Roof Frames and Window Location**  
FM-1

I ANTHONY de WILDE of AMdW Pty Ltd  
(Name) (Business)

at  
(Mailing Address)

being an:

- ☐ accredited certifier  
☒ licensed builder

my qualifications being:

BUILDERS Lic 102149C.  
.....

hereby certify that the **timber/steel wall and roof frames** have been designed and constructed in accordance with Part 3.4 "Framing" of the Building Code of Australia Housing Provisions, relevant Australian Standards ie. Steel framing - AS 3623-1993 "Domestic metal framing" or AS 4100-1998 "Steel structures" or AS/NZS 4600 "Cold formed Steel Structures" or Timber framing - AS 1684-1992 "National timber framing code", the relevant conditions of Development Consent and that the window locations are in accordance with those shown on the approved Development Consent plans.

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

Signature de Wilde .....

Date 6.9.04. .....



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Wet Areas**  
WA-1

I As per Attached letter of .....  
(Name) (Business)

at .....  
(Mailing Address)

being an:

- ☐ accredited certifier  
☐ licensed builder

my qualifications being:

.....  
.....

hereby certify that the **shower floors and walls in wet areas** have been waterproofed in accordance with Part 3.8.1 "Wet Areas" of the Building Code of Australia Housing Provisions, AS 3740-1994 "Waterproofing of wet areas in residential buildings", and the relevant conditions of Development Consent.

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

Signature ..... Date .....



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Masonry Construction, Accessories &  
Weatherproofing**

MC-1

I Anthony de Wilde of AmdW Pty Ltd  
(Name) (Business)

at  
(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

Builders Lic No 102149C

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 [Signature] Date 9.6.04



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Subsequent Floor Levels**

FL-2

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

at BOX 175 NEWPORT  
2106 (Mailing Address)

being a qualified surveyor, my qualifications being:

REGISTERED SURVEYOR

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

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

Signature 

Date 19/02/02



# *All Purpose Waterproofing*

COMMERCIAL - DOMESTIC - INDUSTRIAL  
WATERPROOFING & PAINTING CONTRACTORS

Po Box 3264  
BATEAU BAY NSW 2261  
Telephone 0407 206 877  
Fax: 02 4333 8138  
A.B.N : 59 386 168 481

## WORKMANSHIP WARRANTY

This is to confirm all waterproofing work carried out at:

**CLIENT: ANDREW WALSH**

**PROJECT: 22 BUNGAN HEAD ROAD, NEWPORT**

**AREAS: WET AREAS & BALCONIES**

Has been completed in accordance with AS 3740 or above and printed manufacturers instructions and is covered against faulty workmanship for a period of 7 years from July, 2004.

If any repairs are required during this period as a result of faulty workmanship ALL PURPOSE WATERPROOFING are to be notified in writing within fourteen working days of the problem occurring. Such repairs will be at the sole discretion of ALL PURPOSE WATERPROOFING.

Signed by: .....

Warranty No: 0078dc

---

\* INTERIOR - EXTERIOR DECORATIVE COATINGS \* ALL WATERPROOF COATINGS \*  
\* CONCRETE SPALLING \* TRAFFICABLE MEMBRANCES \*



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Glazing**

GL-1

I A.M. de WILDE of AMdW Pty Ltd.  
(Name) (Business)

at PO Box 951 MONA VALE  
(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:

Builders Lic 102149C Bed

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 de Wilde Date 1/2/04



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Onsite Stormwater Detention**

OSD-1

I, Lucas Molloy of NB Consulting Engineers  
(Name) (Business)  
at 207/30 Fisher Rd Dee Why  
(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 (Civil)  
MIEAust # 788184

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

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

Signature .....

Date MAR '03





**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Mechanical Ventilation Noise**  
MVN-1

I RODNEY STEVEN of RSA ACOUSTICS  
(Name) (Business)  
at P.O. Box 3639 PARAMATTA  
(Mailing Address)

being a qualified acoustic engineer, my qualifications being:

MAAS

hereby certify that I have taken noise readings at the site and it has been determined that the maximum noise level associated with the mechanical ventilation system does not exceed 5dB(A) above ambient background level, when measured from any adjoining premises.

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

Signature

Rodney Steven

Date

2.2.01



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Excavation and/or Filling**

EX-1

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

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

-being registered surveyor, my qualifications being:

REGISTERED SURVEYOR

hereby certify that the site excavation and/or filling (including around those trees nominated on the approved plan as being retained) has been carried out in accordance with the levels shown on the approved plans or as nominated by and conditions of Development Consent.

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

Signature [Signature]

Date 20/08/04



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: <sup>22A</sup>~~22~~ BUNGAN HEAD ROAD NEWPORT NSW 2106

**Driveway Construction**  
DW-1

I NORMAN HAYES of N.L. HAYES PTY. LTD  
(Name) (Business)

at 1/9 BOYLE ST, BALGOWLAH 2093  
(Mailing Address)

being an:

- ☐ accredited certifier  
☒ registered surveyor

my qualifications being:

REGISTERED SURVEYOR  
WITH LEVELS AS SHOWN IN RED IN  
ANNEXURE 'A' AND DISCLOSED  
TO BE REASONABLY

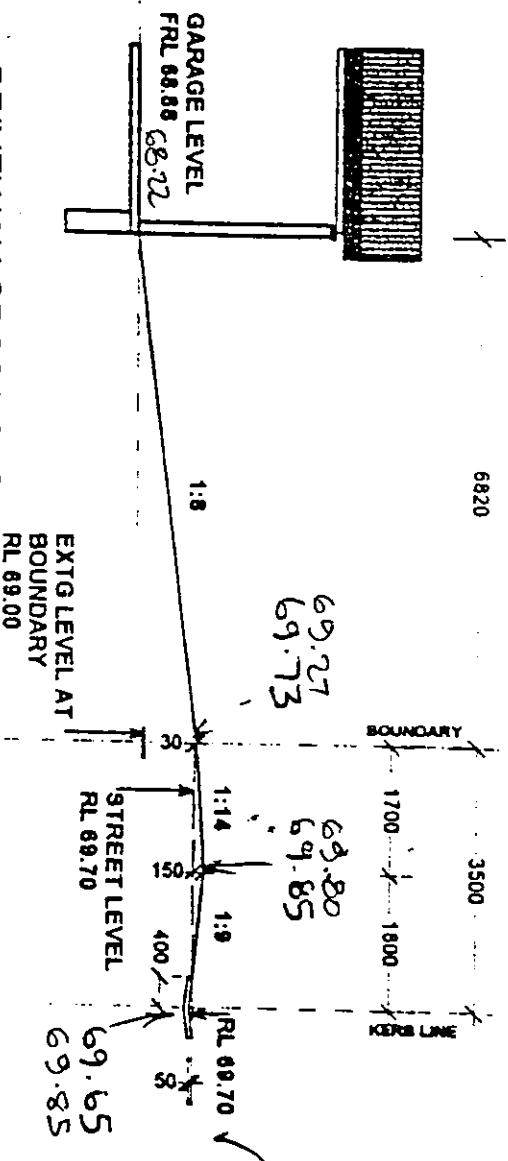
hereby certify that the **driveway** has been constructed in accordance with the approved plans and/or Council's policy DCP-E3 and/or AS 2890.1-1993 and the relevant conditions of Development Consent.

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

Signature Norman L Hayes Date 3/6/04

ANNEXURE 'A'

03 DRIVEWAY CROSS SECTION  
DA08 Street Boundary: Bungan Head Rd.  
Scale 1:100



REVISIONS		
NO.	DESCRIPTION	DATE
A.	ISSUED FOR CC	FEB 2003.
B.	SECTION 96 ISSUE	MAY 2003.

	CAVITY BRICKWORK		HWY TIMBER FLOOR	TO	TIMBER CLADDING	SC	STEEL COLUMN TID
	TIMBER FRAMED WALL		OPEN JOINTED HWY TIMBER DECKING	RS	REINFORCED BRICKWORK	WM	WASHING MACHINE
	CONCRETE BLOCKWORK		METAL DECK ROOF SHEETING	WRC	WESTERN RED CEDAR FLOOR WASTE	DRY	DRYER
	INTERNAL TILED SURFACE		EXISTING TREE	DO-O	DOWN PIPE	HT181	WINDOW COOE
	EXTERNAL TILED SURFACE		EXISTING TREE TO BE REMOVED	MD	METAL DECK ROOF SHEET	DT106	DOOR COOE
	JOINERY			HW	HARD WOOD	SD	SMOKE DETECTOR TO MUST STANDARDS
				NC	NEW/ONCE CONCRETE		
				TED	TO ENGINEER'S DETAIL		
				SHW	SHOWER		
				PTV	PANTRY		
				FR	FRIEDS		
				CPT	CARPET		
				CH: 2806	CERLING HEIGHT		
				FFL 64.3	FINISH FLOOR LEVEL		

EXISTING TREE TO BE REMOVED  
CH: 2806  
FFL 64.3  
CERLING HEIGHT  
FINISH FLOOR LEVEL

RL 68.70

SLAB EDGE





**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Balustrading Adequacy**  
BA-1

I As per Attached letter of .....  
(Name) (Business)

at .....  
(Mailing Address)

being an:

- ☐ accredited certifier  
☐ structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being:

.....  
.....

hereby certify that the **balustrading** has been designed and constructed in accordance with Part 3.9.2 "Balustrades" of the Building Code of Australia Housing Provisions, AS 1170.1-1989 "Minimum design loads on structures - Dead and live loads and load combinations", and the relevant conditions of Development Consent.

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

Signature ..... Date ..... ..

*HMS Glass & Glazing P/L*

15 / 45-47 Whyalla Pl  
Prestons, NSW 2170  
Ph : 02 96086663  
ABN: 44 104 602 968  
Glazier lic No. 106624C

*CERTIFICATE*

To: ROY WALSH  
22 Bungan Head Road New Port.

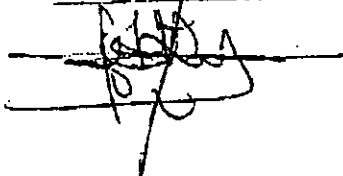
*Ref to the installation off frameless glass balustrade.*

*We used 12 mm Tough clear glass to AS2208.*

*Installation: we used s / steel wall spacer to staircase and durahed non-shrink grout to balcony.*

*All installation done to the Australian standard.*

*Fred Sahoune*  
*HMS Glass & Glazing*

A handwritten signature in black ink, appearing to read 'Fred Sahoune', is written over a horizontal line. The signature is stylized and includes a large, sweeping flourish that extends below the line.



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Roof Cladding**  
RC-1

I Tony Roik of T. R. Roik Metal Roofing  
(Name) (Business)

at P.O. BOX 4122 BAY VILLAGE, BATEAU BAY  
(Mailing Address)

being an:


- ☐ accredited certifier  
☐ licensed builder  
☒ licensed roofer

my qualifications being:

LICENCE NO- 738836  
.....  
.....

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  Date 12-5-04 .....



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Artificial Lighting and Mechanical  
Ventilation**  
LV-1

I Anthony de Wilde of AmdW Pty Ltd  
(Name) (Business)

at \_\_\_\_\_  
(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

Builders Lic No 102/49 C.  
.....

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 de Wilde Date 6.9.04



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Stair Construction**  
ST-1

I ANTHONY deWILDE of A Md W Pty Ltd.  
(Name) (Business)

at  
(Mailing Address)

being an:

- ☐ accredited certifier  
☒ licensed builder

my qualifications being:

BUILDERS Lic 102149C.  
.....

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 *Anthony deWilde* Date 6.9.04 ...





**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Roof Ridge Levels**  
RL-1

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

at BOX 175 NEWPORT (Mailing Address)  
2106

being a qualified surveyor, my qualifications being:

REGISTERED SURVEYOR

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

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

Signature 

Date 19/02/04



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Site Stormwater Management**  
SW-1

I, Graeme Wilson of GWP p/c  
(Name) (Business)  
at 13 Collins St Narrabeen  
(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:

licensed plumber drafter, s/w drainage, LPG  
and Natural Gas fitter 39750C.

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 Graeme Wilson

Date 12/11/04



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Smoke Alarms**

SA-1

I, Malcolm Custer of MSC Electrical Services P/L  
(Name) (Business)

at 54 Koorung Ave Elanora Hts 2101  
(Mailing Address)

being a qualified electrician, my qualifications being:

Electrical Mechanic, Licensed Contractor

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 Date 30-1-2005

# FINAL / INTERM FIRE SAFETY CERTIFICATE (FORM 15)

*Under the Environmental Planning & Assessment Regulation, 1994*

Type of Certificate

☒ Final

☐ Interim (tick one)

Identification of Building

Lot No., DP or SP: .....

Street: Bungan Head Road

Side of street: North

Nearest cross street: Karloo Road

House / unit no. or name: 22

Owners details

Name: Roy Walsh

Address: 22 Bungan Head Road, Newport 2106

Date of assessment

20/12/2004

Certificate Name / agent

I, Malcolm Custer of MSC Electrical Services Pty Ltd

Certify that;

*See Note 2 Assessment*

- a) Each of the essential fire measures listed below has been assessed by a person (chosen by me) who was properly qualified to do so, and was found, when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule for the building for which the certificate is issued.

*See Note 3 Relevant Fire Safety Schedule*

- b) The information contained in this certificate is, to the best of my knowledge and belief, true and accurate.

Date of Certificate

Dated this 30th day of January, 2004

Particulars

Whole / ~~Part~~ - Description of part (where applicable).  
Installation of Smoke Detectors.

Essential / critical fire safety measures	Standard of performance
Smoke detectors for domestic premises.	AS 2786-1993 & Part 3.7.2 of BCA

  
Malcolm S. Custer - MSC Electrical Services Pty Ltd

Agent signature



**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Landscaping**  
LS-1

Peter Youke  
(Name)

of Peter Youke Landscapes  
(Business)

at 32 Sydney Rd  
Warrenwood 2102  
(Mailing Address)

being a:

☒ qualified horticulturist

☐ landscape architect

my qualifications being:

Certificate of Horticulture - Ryde T.A.F.E

hereby certify that the **site landscaping** has been completed in accordance with the details shown on the approved plans or as required by any condition of Development Consent.

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

Signature

[Signature]

Date

14-7-05





**Pittwater Council**  
Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Onsite Stormwater Detention**

OSD-1

I Lucas Molloy of NB Consulting Engineers  
(Name) (Business)  
at 207/30 Fisher Rd Dee Why  
(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 (Civil)  
MIEAust # 788184

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 MAR '03



## Northern Beaches Consulting Engineers P/L

Structural, Civil and Stormwater Engineers ACN - 076 121 616

ABN 24 076 121 616

Suite 207

Phone : 9984 7000

30 Fisher Rd

Facsimile: 9984 7444

Dee Why NSW 2099

E-mail: nb@nbconsulting.com.au

Directors: R. G. Wray MIEA BE (Civil), S. D. McGeady MIEA BE (Civil)

3<sup>rd</sup> Feb 2003

Mr A. Walsh  
Adwell Holdings Pty Ltd  
PO Box 114  
Terry Hills  
NSW 2084

**22 BUNGAN HEAD ROAD NEWPORT**  
**010908/020915/020918**

Mr Walsh

NBConsulting Engineers have recently inspected the OSD detention basins and easement pipe at the above address.

It is our opinion that the constructed works are in accordance with the intention of the plans prepared by NBConsulting Engineers titled D01 Existing Site Plan, D02 Stormwater Drainage/OSD Plan and D03 Stormwater Drainage/OSD Details.

It is therefore our opinion that the works are adequate to perform in accordance with the intention of Councils stormwater disposal policy.

Should you wish to discuss the above works please contact the undersigned on 9984 7000.

Yours Sincerely

**NB CONSULTING ENGINEERS PTY LTD**

Per

Lucas Molloy

B.E.(Civil), MIEAust.



**Pittwater  
Council**

ABN 61 540 837 871 Telephone (02) 9970 1111 Facsimile (02) 9970 7115  
Postal Address: P.O. Box 882, Mona Vale NSW 1660, DX 9018 Mona Vale

<http://www.pittwaterlga.com.au> e-mail: [pittwater\\_council@pittwater.nsw.gov.au](mailto:pittwater_council@pittwater.nsw.gov.au)

Business Hours:  
8.00am to 6.00pm, Monday to Thursday  
8.00am to 5.00pm, Friday

Building Certificate No: **BC0221/04**

8 December 2004

ANDREW WALSH  
22 BUNGAN HEAD ROAD  
NEWPORT NSW 2106

Dear Sir/Madam

**Application for a Building Certificate**

**Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106**

Please find the enclosed Building Certificate issued in response to your application.

Yours faithfully

Wal Dover  
**DEVELOPMENT OFFICER**



**BUILDING CERTIFICATE NO: BC0221/04**

**UNDER SECTION 149A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)**

**THE PITTWATER COUNCIL**

**CERTIFIES THAT** in relation to the building or part identified below, the Council –

- (a) By virtue of anything existing or occurring before the date of inspection stated in this certificate; or
- (b) Within 7 years after that date by virtue of the deterioration of the building or part solely by fair wear and tear, WILL NOT –
- (c) Make an order requiring the building to be repaired, demolished, altered or rebuilt by reason only of its design, appearance, form of construction or state of repair; or
- (d) Take proceedings for an order or injunction requiring the demolition, alteration, addition, or rebuilding of or to the building or part, by reason only of its design, appearance, form of construction or state of repair; or
- (e) Take proceedings in relation to any encroachment by the building or part onto land vested in or under the control of the Council.

**IDENTIFICATION OF BUILDING**

Property Address: **22 BUNGAN HEAD ROAD NEWPORT NSW 2106**

Nearest Cross Street: **Karloo**

Side of Street: **North**

Classification of Building: **1a**

Whole/Part: **Whole of Building**

Description:

**Modification, alteration and additions as described and shown in red on Molnar Freeman Architects Pty Ltd drawings CC001(C) - CC003(C), CC101(C) - CC104(C), CC201(C) - CC204(C), CC301(C) - CC303(C)**

Date of Inspection: **03/12/2004** Owner: **R A WALSH**

Legal Description of Land: **Lot 91 DP 1052243**

**SCHEDULE**

The following written information was used by the Council in deciding to issue this certificate:  
**Survey report prepared by N L Hayes Pty Ltd, dated 03/06/2004, Ref No 7145-22A.**

Dated **08/12/2004**

Angus Gordon  
GENERAL MANAGER

per: 

Applicant's Name: **ANDREW WALSH, 22 BUNGAN HEAD ROAD NEWPORT NSW 2106**

**NB:**

- 1. An order made or proceedings taken in contravention of this certificate is of no effect.
- 2. The issue of a Building Certificate does not prevent
  - (i) orders from being made against any person in relation to matters detailed in the table to Section 121B of the Environmental Planning and Assessment Act, 1979 (as amended);
  - (ii) proceedings being taken against any person for failure to obtain development consent or to comply with any conditions of development consent, pursuant to Section 125 of the Environmental Planning and Assessment Act, 1979.

# **A & M WALSH**

**24 BUNGAN HEAD ROAD NEWPORT NSW 2106**  
**PH: 0419 697 062 FAX: 9999 6539**

14<sup>th</sup> October 2005

Joseph Hallal  
Trevor Howse and Associates Pty Ltd  
Level 8, 210 George Street  
SYDNEY NSW 2000

**RE: OCCUPATION CERTIFICATE DA 688/02 22A BUNGAN HEAD ROAD NEWPORT.**

Dear Sir,

With reference to your fax dated 7/10/05 outlining certain conditions to be fulfilled under DA 688/02. We hereby attach various certificates and comments as requested.

In relation to certain requirements I will respond to your point form in the same manner as follows:-

1. As per attached correspondence and letter dated 2/4/03 from A&M Walsh addressed to yourself
2. As per attached letter from MCS Electrical
3. As per attached letter from GWP Plumbing
4. I Andrew Walsh hereby advise DA condition D216 has been complied with. The roof has been finished with Armour Grey in Colour.
5. Not applicable the pool has not been constructed and at this stage no future plans exist to commence construction of the pool.
6. Not applicable please see point 4 above.
7. As per attached letter from Bush Care Services
8. As per attached certificate from Bush Care Services
9. Not applicable as per point 4 above
10. Not applicable as per point 4 above
11. Please inform us when ready

We trust the above meets your requirements.

Yours Sincerely



Andrew Walsh  
22 Bungan Head Road  
NEWPORT



# Certification of works in relation to Bushland Management Plan for 22 Bungan Head Road

This document contains information relating to the approved bushland management plan. Also conditions and restraints for site 22 Bungan Head Road, Newport.

## Conditions:

- ❖ Prior to the issue of occupation certificate a qualified experienced bushland management consultant is to certify that at least one tree selected from the following species, *Syncarpia glomulifera*, *Angophora costata*, *Eucalyptus paniculata* or *punctata*, sourced from local plant material has been planted on the site.

Canopy species planted on the site; Are one *Angophora costata*, one *Syncarpia glomulifera* and two *Livistonia australis*.

- ❖ Prior to the issue of occupation certificate a qualified experienced bushland management consultant is to certify that all works detailed in the approved Bushland Management Plan have been completed.

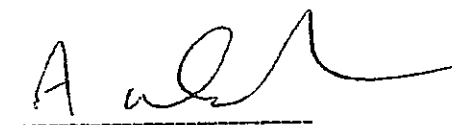
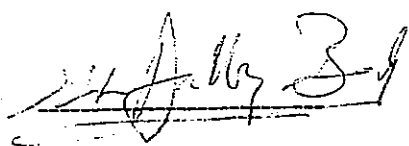
Site works; All works detailed in the approved Bushland Management Plan are either completed or under way and accepted by owner Andrew Walsh to be completed as necessary any and all works in relation to the bushland management strategy. Due to nature of works final plantings and weed control can only take place when area is completely free from all debris and residual materials.

- ❖ Bushland management strategy.

Future weed control is necessary for at least three years to allow plantings to grow uninhibited and allow for regeneration. Weeding is of minimal requirements and could be carried out by the occupant or in turn two bushland regenerators once a month should be adequate.

Bushland management consultant  
Jon Dalby-Ball

Owner  
Andrew Walsh



**Bush Care Services**  
Bush Care Consulting and Environmental Design  
39 Daly Street Bilgola Plateau  
Mob: 0415 766 580 Fax: (02) 9918 2676



Wedderfie Pty Limited ACN 082 940 421  
ABN 74 082 940 421

169 Wirreanda Road  
Ingleside NSW 2101

Telephone: 02 9450 1400 Facsimile: 02 9450 2664

wirreandanursery@ozemail.com.au

To:

A &amp; M WALSH

Fax No:

9904 0850

Attn:

ANDREW

Pages:

2 1/2

From:

PAUL PACKHAM

Date:

6/11

SUBJECT:

PLANT PRICES AS REQUESTED

REARDS



Bushland Management Plan 22'a' Bungan Head Road, NSW.

Plate 3. Old shed, proposed regeneration/replanting area (Map 1, Location 3).

**5 PROPOSED LANDSCAPING**

Landscaping is to be confined to areas necessary for screening the building. 80% of all planting shall be locally indigenous plants. Landscaping (LS) will be limited to screening the proposed extension from neighbours, there will be no noticeable change from the road. Plants recommended for use in screening are given in (Table 1). Table 1 species recommended for in the landscaping area

Screening plants			
Common Name	Species Name	Number required and size	\$EA
Lilly Pilly	<i>Acmena smithii</i>	15 plants size A	25 45-
Paperbark Tea-tree	<i>Leptospermum trinervium</i> N/A	3 plants size A	Aut. ?
Grevillea	<i>Grevillea Robyn Gordon</i>	3 plants size A	SL 12.50
Burrawang Palm	<i>Macrozamia communis</i>	1 plants size A	VARIOUS N/A
Hairpin Banksia	<i>Banksia spinulosa</i>	3 plants A size	SL 12.50
Kangaroo grape	<i>Cissus antarctica</i>	1 plant size B	1.5 SL 7.50
Flat-pea	<i>Platylobium formosum</i>	4 plants size B	4/T 3.50

Size A = plants should be at least 1 metre tall at the time of planting.

Size B = cell stock 25-50 mm container.

A & M WALSH

P.O Box 114 Terrey Hills, NSW 2084  
Ph: 94863832 Fax: 99040850

11<sup>th</sup> November 2002

Phil Packham  
Wirreanda Nursery  
169 Wirreanda Road  
INGELSIDE NSW 2101

**RE: BUSHMANAGEMENT PLANTS 22A AND 22B BUNGAN HEAD ROAD  
NEWPORT**

Dear Sir,

With reference to your quotation dated 8 November 2002, we now confirm acceptance of your proposal for the supply of plants for the Bush management plan required at the above addresses.

In regards to a delivery date we will advise on timing as building works are still to be undertaken prior to our Bush management plan being commenced which could be a few months.

Any queries please contact me on 0419697062.

Thanking You



Andrew Walsh  
22 Bungan Head Road, Newport





Wholesale Pty Limited trading as

WIRREANDA NURSERY

ACN 082 940 421 ABN 74 082 940 421  
169 Wirreanda Road INGLESIDE NSW 2101  
Telephone: 02 9450 1400 Facsimile: 02 9450 2664  
wirreandanursery@ozemail.com.au

QUOTATION

ALL PRICES QUOTED ARE:

Based on current availability and subject to availability at time of ordering.

Firm for .....days.

CLIENT: A&M WALSH DATE: 8-11-02  
JOB DESCRIPTION: 22A&B BUNGAN HEDD REFERENCE: PHIL PACKHAM  
NEWPORT DATE STOCK REQUIRED: TBA

SPECIES	QUANTITY	SIZE	DETAILS	PRICE \$ EACH INC GST	TOTAL \$
ACURENA SMITHII ①	30	25L	(TO ORDER 28.50)	45.00	1350-
LEPTOSPERMUM LAEVIGATUM	6	5L		12.50	75-
GREVILLEA 'ROBIN GOLDER'	6	5L		13.50	81-
MACPOZAMIA COMMUNIS	2	25L	ANON	75-	150-
BANKSIA SPINULOSA	3	5L		13.50	40.50
GREVILLEA SERICEA	3	5L		13.50	40.50
BANKSIA OBLONGIFOLIA	3	5L		12.50	37.50
CISSUS ANTARETICA	2	1.5L		7.50	15-
PLATYLOBIMUM FORMOSUM	4	4/5		3.50	14-

NOTE: IF ① GROWN TO ORDER \$1338.50

TOTAL \$ 1803.50

## Monitor Report

Date & Time : 11-11-02:02:03PM  
Local Terminal ID: 0299040850  
Local Name : ADWELL HOLDINGS  
Company Logo :

Total Pages Scanned : 2  
Total Pages Sent : 2

No.	Job#	Remote Station	Start Time	Dura.	Pages	Mode	Contents	Result
1	0553	94502664	11-11:02:01PM	1' 03"	2 / 2	ECM		Done

The document was sent.

Document Size A4S

# A & M WALSH

P.O Box 114 Terrey Hills, NSW 2084

Ph: 94863832 Fax: 99040850

11<sup>th</sup> November 2002

Phil Packham  
Wirreanda Nursery  
169 Wirreanda Road  
INGELSIDE NSW 2101

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**NEWPORT**

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Any queries please contact me on 0419697062.

Thanking You



Andrew Walsh



(10)

**A & M WALSH**

**P.O Box 114 Terrey Hills, NSW 2084  
Ph: 94863832 Fax: 99040850**

**2<sup>nd</sup> April 2003**

**Joseph Hallal  
Trevor Howse and Associates  
Level 8, 210 George Street  
SYDNEY NSW 2000**

**RE: 22A AND 22B BUNGAN HEAD ROAD NEWPORT.**

**Dear Sir,**

**With reference to the above address, we now wish to advise the following conditions have been completed for the issue of our construction certificate and commencement of works.**

- **All signage has been erected notifying all contractors "no storage of building materials within drip line of trees".**
- **15 metre all weather driveway with 50-70mm aggregate.**
- **Timber Protective fencing has been placed around native trees 1.2 metres high.**
- **Erosion controls and silt fencing has been installed for protection of silt runoff on the property and the street frontage.**
- **As the site Manager I also confirm no building materials have been placed within the drip line of existing trees.**
- **22a swimming pool engineering drawings**
- **Notice of contract Bush Management Plan, schedule of works program**
- **Building setout certificate, erosion controls certificate Protective fencing certificate.**
- **Dilapidation reports No.18 & No. 26 Bungan Head Road**
- **Excavation notification**

**Note we are still awaiting builders home warranty insurance for 22a.  
We will forward the certificate on as soon as we receive it, however we  
still require the construction certificate for 22b immediately.**

**Any queries please contact me on 0419697062.**

**Yours Sincerely**

A handwritten signature in black ink, appearing to read 'A. Walsh', with a long horizontal flourish extending to the right.

**Andrew Walsh  
22a & 22b Bungan Head Road**



**ELECTRICAL SERVICES**

**MSC Electrical Services Pty Ltd**

54 Koorangi Ave, Elanora Heights NSW 2101

Phone: 0404 162 872 / Fax: 9944 6441

Email: [msces@optusnet.com.au](mailto:msces@optusnet.com.au)

Contractor Licence # 40338C

ACN: 103 437 609 / ABN: 99 103 437 609

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**11 October 2005**

## **Electrical Certification**

**This is a letter of certification is to recognise that the electrical installation located at**

**22A – 22 Bungan Head Road, Newport,**

**has been assessed by a person (chosen by me) who was properly qualified to do so, and was found, when it was assessed, to have been properly implemented, tested and to be capable of performing to a standard not less than that required by AS/NZS 3000, AS/NZS 3008.1 and SAA HB 301.**

**Malcolm Custer**

**MSC Electrical Services**





Licensed Plumbers, Drainers & Gas Fitters

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Tuesday, October 11, 2005

**ANDREW WALSH  
22 BUNGAN HEAD ROAD  
BUNGAN HEAD NSW 2106**

**RE: 22A / 22 BUNGAN HEAD ROAD, NEWPORT**

Dear Sir

With reference to Development Application (DA) 888/02 for the above property, in accordance with development conditions under Pittwater Council regulations, GWP Pty Ltd advises the following:

- GWP Pty Ltd confirm in accordance with Condition D16, DA 888/02 – water conservation devices with AAA rating have been installed, including tap flow regulators, shower head roses and dual flush toilets. New hot water system installed has a minimum 3.5 star rating;
- In relation to Condition D160, GWP Pty Ltd confirm plumbing work in relation to this condition has been installed in Australian Standards.

Yours Sincerely

Per:

**GRAEME WILSON  
Director  
GWP Pty Ltd**

---

**GWP Pty Ltd**

ACN: 107 814 175

13 Collins Street NARRABEEN NSW 2101

MOBILE: 0414 970 546 TELE/FAX: (02) 9944 8214 EMAIL: [grasar@optusnet.com.au](mailto:grasar@optusnet.com.au)

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## Pittwater Council

### Component Certificate

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

## Bushland Management Strategy

BM-1

I, JON S. DALBY-BAL of BUSH CARE SERVICES  
(Name) (Business)

at

(Mailing Address)

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

A. Dip. ENVIRONMENTAL CONTROL

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

Date

2/05/05



0203040850  
Point 3 (C2A)

CC No:

**Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106**

1. ANDRÉ OLSON of DRAGONFLY ENVIRONMENTAL  
(Name) (Business)  
at 103 WHALE BEACH RD, AVALON 2107 NSW.  
(Mailing Address)

being an:

N/A

- ☒ accredited certifier
- ☐ licensed builder

my qualifications being:

my qualifications being:

- ✓ BSc (Agric Science), 8 years Environmental Consulting,
- Cert III Arboriculture.

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

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

Signature K. S. S. Date 6.3.03.





**Pittwater Council**  
**Component Certificate**

DA No: N0688/02

CC No:

Property: 22 BUNGAN HEAD ROAD NEWPORT NSW 2106

**Erosion Controls**

ER-1

I ANDREW WALSH of 22 BUNGAN HEAD ROAD  
(Name) (Business)

at

(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

☒ Site Manager DA Condition C2(a)  
my qualifications being:

Lic Builder (A. de WILDE OF AMDW Pty Ltd)

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

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

Signature

A. de Wilde

Date

14/3/03

X

A. de Wilde

A. de Wilde



NSW GOVERNMENT  
**Department of Planning**

Contact: Name: Suzie Jattan  
Phone: 02 9895 7457  
Fax: 02 9895 5918  
Email: Suzie.Jattan@bpb.nsw.gov.au

Mr Andrew Walsh  
22 Bungan Head Road  
Newport NSW 2106

Our ref: RP 096/06

Dear Mr Walsh

**Re: Approval to appoint a replacement principal certifying authority**

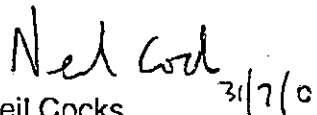
I refer to your application dated 16<sup>th</sup> June 2006 for approval pursuant to s.109EA of the Environmental Planning and Assessment Act 1979 to appoint **Mr Hayden L Howse** to replace **Mr Trevor R Howse** as the principal certifying authority in respect of the development at **No. 22a & 22b Bungan Head Road, Newport NSW 2106**.

I advise that as the accreditation body for **Mr Trevor R Howse** approval is given for you to proceed to appoint **Mr Hayden L Howse** as the principal certifying authority in respect of the above development.

You should note that Clause 162(1) of the Environmental Planning and Assessment Regulation 2000 requires that a person appointed to replace another person as the principal certifying authority must ensure that notice of the appointment and of this approval of the appointment is given to the consent authority (and, if the consent authority is not the council, to the council) within two days of the appointment.

If you have any enquiries, please contact the Building Professionals Board on 9895 5950.

Yours faithfully

  
Neil Cocks 31/7/06  
**Director**  
**Building Professionals Board**