



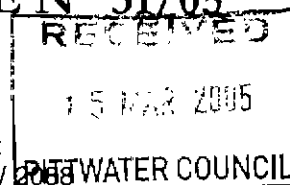
OCCUPATION CERTIFICATE N^o 31/05

APPLICANT

Roger Morton
17 David Street
MOSMAN NSW 2088

OWNER

Roger Morton
17 David Street
MOSMAN NSW 2088



DEVELOPMENT APPLICATION or COMPLYING DEVELOPMENT CERTIFICATE (see Note 1)

Development Consent N^o 188/03

Date of Determination: 29 August 2003

CONSTRUCTION CERTIFICATE

Certificate N^o 03/146

Date of Issue: 18 September 2003

SUBJECT LAND

Lot No: 89, DP No: 14682, 1041 Barrenjoey Road, Palm Beach

BUILDING DETAILS

Whole/Part of Building:

Part

Building Code of Australia Class:

1a

Use:

Residential

New or Existing:

Existing

The building classification must be the same as that specified in the development consent or complying development certificate

ATTACHMENTS

Certification for the following:-

Erosion controls, Building setout, Pest Control, Ground floor levels, Bearers & joists & sub-floor ventilation, Wall, roof & window location, Wet Areas, waterproofing, Masonry construction accessories & weatherproofing, stair construction, Balustrading adequacy, Glazing, Roof cladding, Roof ridge levels, smoke alarms, Surveyors report & Landscaping

DATE OF RECEIPT

2 March 2005

TYPE OF CERTIFICATE

Final Certificate

Approved - Date of Determination: 8 March 2005

RIGHT OF APPEAL

Under Section 109K where the certifying authority is a Council an applicant may appeal to the Land and Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.

FINAL CERTIFICATE

I, Greg Hough, certify that:

- I have been appointed as the Principal Certifying Authority under Section 109E
- I have taken into consideration the health and safety of the occupants of the building
- A Development Consent/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 or an Interim Fire Safety Certificate has been issued for the relevant part of the building (see Note 2)
- Where required, a report from the Commissioner of Fire Brigades has been considered

S:\R\Rodger Morton\OCCUPATION CERTIFICATE 31-05.doc

PRINCIPAL CERTIFYING AUTHORITY

Greg Hough
Comcert Pty Ltd
Accreditation No: P0006
Accreditation Body: DIPNR
13/265-271 Pennant Hills Road, Thornleigh NSW 2120



Greg Hough
MANAGER
CERTIFICATION SERVICES

- Note 1** Before an Occupation Certificate may be issued, the certifying authority must be satisfied that:
- A development consent or a complying development certificate is in force with respect to the building, and
 - A construction certificate has been issued with respect to the plans and specifications for the building
- Note 2** A Final Fire Safety Certificate or Interim Fire Safety Certificate is not required for a Class 1a or Class 10 building
- Note 3** For the purposes of notifying a Council under Clause 79L(2)(1) of the Regulation of the determination of an application an accredited certifier must forward all sections of this form, including all attachments to the relevant Council where they have not been previously forwarded to Council



Pittwater Council
Component Certificate

DA No: N0188/03

CC No: CC0098/03

Property: 1041 BARRENJOEY ROAD PALM BEACH NSW 2108

Erosion Controls

ER-1

I, ERIC WINN of J.C. CRAIG CONSTRUCTIONS P/L
(Name) (Business)

at _____
(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

HC # 122562C
.....

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

Date

16/6/04



Pittwater Council
Component Certificate

DA No: N0188/03

CC No: CC0098/03

Property: 1041 BARRENJOEY ROAD PALM BEACH NSW 2108

Building Setout

BS-1

CODRAN C. LETHBRIDGE of BEE & LETHBRIDGE PTY LTD.
(Name) (Business)

at P.O. Box 330 FORESTVILLE, 2087.
(Mailing Address)

being a registered surveyor, my qualifications being:

BACHELOR OF SURVEYING UNSW. (HONS)

REGISTERED SURVEYOR

heraby 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.

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

Signature

[Handwritten Signature]

Date

29/3/04



Pittwater Council
Component Certificate

DA No: N0188/03

CC No: CC0098/03

Property: 1041 BARRENJOEY ROAD PALM BEACH NSW 2108

Pest Control

PST-1

I Peter SAKLEY of Precision Pest Control
(Name) (Business)

at

(Mailing Address)

being a qualified pest control contractor, my qualifications being:

Accreditation # N121

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

14/9/04



Pittwater Council
Component Certificate

DA No: N0188/03

CC No: CC0098/03

Property: 1041 BARRENJOEY ROAD PALM BEACH NSW 2108

Ground Floor Levels

FL-1

COPLAND C. LETHBRIDGE of BEE & LETHBRIDGE Pty Ltd.
(Name) (Business)
at P.O. Box 330 FORESTVILLE. 2087.
(Mailing Address)

Being a qualified surveyor, my qualifications being:

REGISTERED SURVEYOR (NSW)BACHELOR OF SURVEYING UNSW. (HONS)

I 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

[Signature]

Date

29/3/04



Surveyor's Report

Mr R Morton
17 David Street
MOSMAN NSW 2088

RE

Property.

1041 Barrerjoyce Road
Palm Beach

BEE & LETHBRIDGE PTY LTD
Consulting Surveyors

ACN 003 194 447

ABN 13 003 194 447

Suite 2, 14 Starkey Street
PO Box 330 Forestville NSW 2087
Phone: 9451 6757
Fax: 9975 3535
Email: survey@beeleth.com.au

**BEE & LETHBRIDGE PTY LTD**

ACN 003 194 447

Suite 2, 14 Starkey Street
PO Box 330
Forestville NSW 2087

Consulting Surveyors

ABN 13 003 194 447

Phone: 9451 6757

Fax: 9975 3535

Email: survey@beeeth.com.au

Our ref. 14353

Mr R Morton
17 David St
MOSMAN NSW 2088

29 March 2004

Dear Sir,

RE: PROPERTY. 1041 Barrenjoey Road, Palm Beach.

Land in the Local Government Area of Pittwater Parish of Narrabeen and County of Cumberland having a frontage of 12.19 metres to Barrenjoey Road and 12.68 metres to Iluka Road at Palm Beach, being Lot 89 in Deposited Plan 14682 and being the whole of the land comprised in Certificate of Title Folio Identifier 69/14682

In accordance with your instructions we have surveyed the above described land which is further shown on the accompanying sketch and edged in red.

On the land and wholly within its boundaries there is erected:

1. a one and two storey weathertex clad and stone residence with a metal roof,
2. a weathertex clad garage with a metal roof and
3. a weathertex clad studio with a metal roof.

The property is known as N° 1041 Barrenjoey Road, Palm Beach also known as N° 7A Iluka Road, Palm Beach.

Offsets of walls and overhangs from the boundaries are as shown on the sketch.

The land is almost wholly enclosed by walls and fencing, and the relationship of the improvements to the boundaries of the land are as shown on the accompanying sketch.

As built levels have been observed on features with the results as follows:

• Garage floor	2.65 metres
• Garage roof	6.70 metres
• Ground floor house	2.99 metres
• First floor house	6.07 metres
• Roof house	9.95 metres

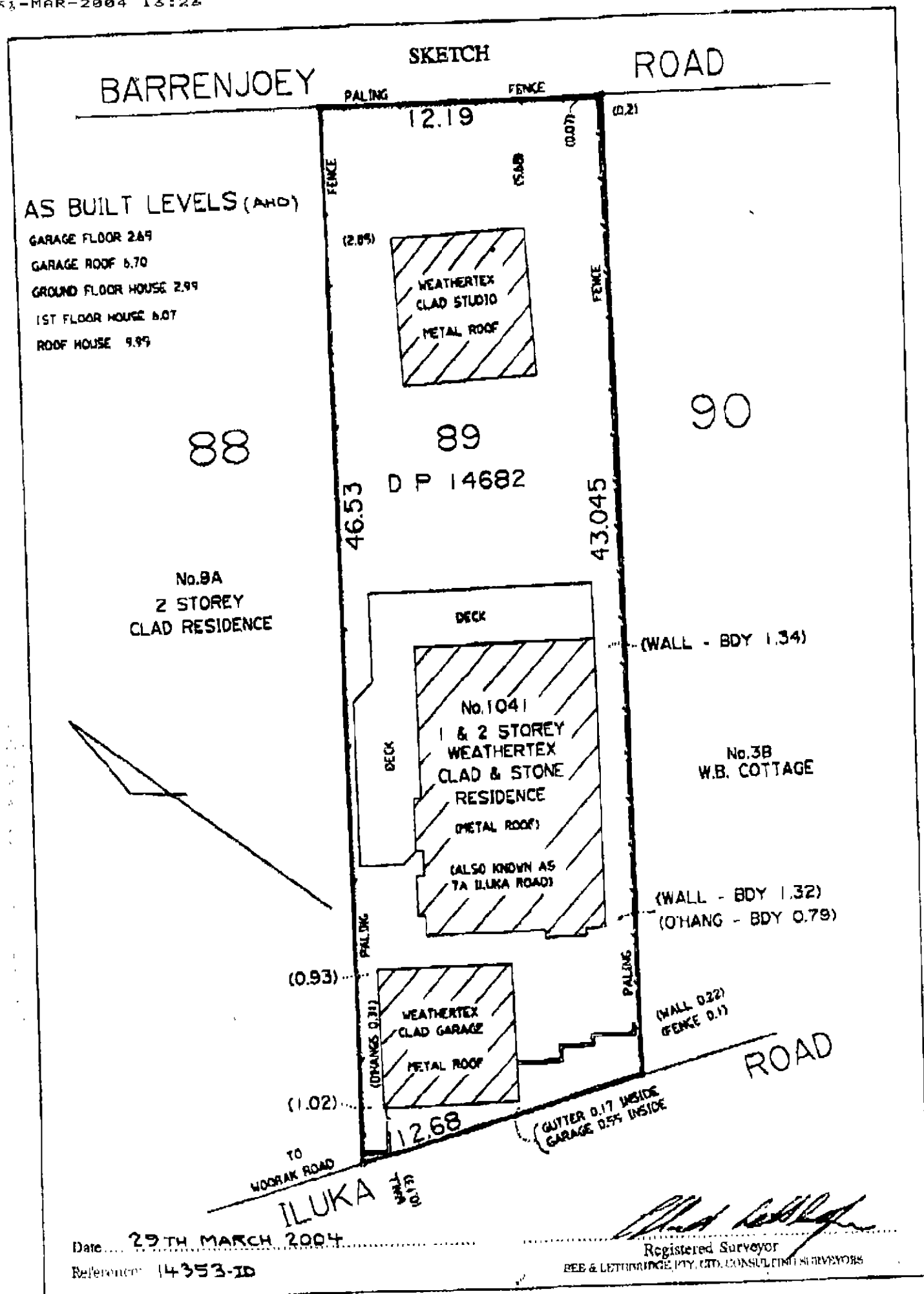
All levels are related to Australian Height Datum.

This survey is for identification purposes only. Should any development or construction be planned on or near the boundaries, the corners of the land and boundaries should be clearly marked.

Other than as shown and minor irregularities in fencing, there are no visible encroachments upon this land and none by this property on the adjoining lands and street.

Yours faithfully,
BEE AND LETHBRIDGE PTY LTD

REGISTERED SURVEYOR





Pittwater Council
Component Certificate

DA No: N0188/03

CC No: CC0098/03

Property: 1041 BARRENJOEY ROAD PALM BEACH NSW 2108

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

BJ-1

I ERIC WINN
(Name)

of J.C. CRAIG CONSTRUCTIONS P/L
(Business)

at

(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

Lic # 122562 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

Date

16/6/04



Pittwater Council
Component Certificate

DA No: N0188/03

CC No: CC0098/03

Property: 1041 BARRENJOEY ROAD PALM BEACH NSW 2108

Wall, Roof Frames and Window Location
FM-1

I ERIC WINN of J.C. CLARK CONSTRUCTIONS P/L
(Name) (Business)

at _____
(Mailing Address)

being an:

- ☐ accredited certifier
☒ licensed builder

my qualifications being:

LC # 122562 C

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 [Signature]

Date 16/6/04



Pittwater Council
Component Certificate

DA No: N0188/03

CC No: CC0098/03

Property: 1041 BARRENJOEY ROAD PALM BEACH NSW 2108

Wet Areas

WA-1

I ERIC WINN of J. C. CHAM CONSTRUCTIONS P/L
(Name) (Business)

at _____
(Mailing Address)

being an:

- ☐ accredited certifier
☒ licensed builder

my qualifications being:

Lic # 122562 C

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

16/6/04



A.B.N. 85 001 592 196

WATERPROOFING SYSTEMS

Trafficable Membranes
Torch on Membranes
Tanking

Protective Coatings
Bathrooms
Balconies

All Damp Work
All Remedial Works
Concrete Cancer

CERTIFICATE



Licenced Waterproofing

TO: J C Constructions
Fax no: 9489-3152

JOB SITE: 7a Iluka Road
Palm Beach

DATE OF COMPLETION: 11/2/04

Public Liability and
Workcover Insurance

DESCRIPTION: Waterproof two bathroom wet areas to
AS3740 Standards

Waterproof two balcony areas to
AS3740 Standards



Director

Date

17/2/04

37 Adams Street, Frenchs Forest NSW 2086
Email: aacwaterproofing@bigpond.com

Tel: 02 9975 5120
Mobile: 0417 288 974
Fax: 02 9451 3880

Received Time 27-Jan-12:00



Pittwater Council
Component Certificate

DA No: N0188/03

CC No: CC0098/03

Property: 1041 BARRENJOEY ROAD PALM BEACH NSW 2108

**Masonry Construction, Accessories &
Weatherproofing**

MC-1

ERIC WINN
(Name)

of J.C. CLARK CONSTRUCTIONS P/L
(Business)

at

(Mailing Address)

being an:

☐ accredited certifier

☒ licensed builder

my qualifications being:

LIC # 122562 C

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

Date

16/6/04



Pittwater Council

Component Certificate

DA No: N0188/03

CC No: CC0098/03

Property: 1041 BARRENJOEY ROAD PALM BEACH NSW 2108

Stair Construction

ST-1

I, Eric Winn of J. C. CLARK CONSTRUCTIONS P/L
(Name) (Business)

at _____
(Mailing Address)

being an:

- ☐ accredited certifier
☒ licensed builder

my qualifications being:

LC # 122562 C

hereby certify that the stairs have been designed and constructed in accordance with Part 3.9.1 "Stair Construction" of the Building Code of Australia Housing Provisions, AS 1657-1992 "Fixed platforms, walkways, stairways and ladders", and the relevant conditions of Development Consent.

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

Signature

Date

16/6/04



Pittwater Council
Component Certificate

DA No: N0188/03

CC No: CC0098/03

Property: 1041 BARRENJOEY ROAD PALM BEACH NSW 2108

Balustrading Adequacy

BA-1

I, ERIC WINN of J.C. CHALC. CONSTRUCTION
(Name) (Business)

at 7 THE CASSIN RD TULLAMORE
(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:

BURROUGHS Lic 122562

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

16/6/04



Pittwater Council
Component Certificate

DA No: N0188/03

CC No: CC0098/03

Property: 1041 BARRENJOEY ROAD PALM BEACH NSW 2108

Glazing

GL-1

I, BOL WINN of J.C. CUMM CONSTRUCTIONS P/L
(Name) (Business)

at _____
(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:

Lic # 122562 C

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

Date

**Pittwater Council**

Component Certificate

DA No: N0188/03

CC No: CC0098/03

Property: 1041 BARRENJOEY ROAD PALM BEACH NSW 2108

Roof Cladding

RC-1

I, ERIC WIAN of J.C. CHALK CONSTRUCTIONS P/L
(Name) (Business)

at

(Mailing Address)

being an:

- ☐ accredited certifier
☒ licensed builder
☐ licensed roofer

my qualifications being:

LC # 122562 C

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

16/6/04



Plittwater Council
Component Certificate

DA No: N0168/03

CC No: CC0098/03

Property: 1041 BARRENJOEY ROAD PALM BEACH NSW 2108

Roof Ridge Levels

RL-1

COPLAND C. LETHBRIDGE of BEE & LETHBRIDGE Pty Ltd.
(Name) (Business)

at P.O. Box 330 FORESTVILLE, 2087.
(Mailing Address)

being a qualified surveyor, my qualifications being:

BACHELOR OF SURVEYING UNSW (Hons)
REGISTERED SURVEYOR (NSW)

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

29/03/04



Pittwater Council
Component Certificate

DA No: N0188/03

CC No: CC0098/03

Property: 1041 BARRENJOEY ROAD PALM BEACH NSW 2108

Smoke Alarms

SA-1

I, LEIGH HODGKINSON of PACIFIC COAST DATA & ELECTRICAL P/L
(Name) (Business)

at PO BOX 3293 ASQUITH NSW 2077
(Mailing Address)

being a qualified electrician, my qualifications being:

ELECTRICAL CONTRACTOR LICENCE No. 90973C

A GRADE ELECTRICAL MECHANIC No. EA50080

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

18/1/05



Jimeni Gardens

27 February, 2005

Re: The planting at 1041 Barrenjoey Road Palm Beach.

To whom it may concern.

I wish to confirm that the planting was carried out by myself and my staff according to the councils plan (DA) 188/03.

All the species of plants that were recommended were planted in the location instructed within the plan.

If any further information is required please don't hesitate to call.

Principal
James Stampfli Jimeni Gardens

Qualified Horticulturist
Qualified Landscaper

BN:97752598

ABN 15 495 188 360

James Stampfli 62 Bantry Bay Road Frenchs Forest NSW 2086
TEL 8901 0093 MOB 0402 138 742