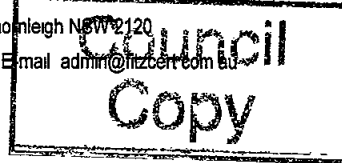


# FITZGERALD BUILDING CERTIFIERS PTY. LTD.

ABN 63 119 997 590

3/2A Pioneer Ave Thornleigh NSW 2120  
ph 9980 2155 fax 9980 2166 Email admin@fitzbert.com.au



## FINAL OCCUPATION CERTIFICATE

**Occupation Certificate Number** OC 2008/370 **Approval Date** 27 05 08  
Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 109C(1)(b) and 109F  
**Construction Certificate Number** CC 2007/338 **Approval Date** 10 07 07

**Council** Pittwater

**DEVELOPMENT CONSENT NO** N0619/06 **APPROVAL DATE** 18 01 07  
**Name of Certifying Authority** Fitzgerald Building Certifiers Pty Ltd  
**Name of Accredited Certifier** Paul Fitzgerald - No BPB0119  
**Accreditation Body** DIPNR, 20 Lee Street, Sydney 2000

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**Applicant** Mr John Paterson  
**Address** 20 Cabanta Rd Avalon NSW 2107

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**Owner** As Applicant  
**Address** As Applicant

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**Subject Land Lot** 7 **DP** 17704 **No** 20 **Cabanta Rd Avalon**

**Description of Development –** Alterations & additions to existing dwelling

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**Building Code of Australia - Classification** 1a **Value Of Work** \$ 201,400 00

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**The building is suitable for occupation**

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**Attachments**      Pest certificate, Waterproofing certificate, Smoke alarm certificate, Engineers certificate

**Record of Inspections,**

- |   |              |
|---|--------------|
| 1) Commencement of Building Work                      | Satisfactory |
| 2) Piers prior to pour                                | Satisfactory |
| 3) Footings prior to pouring of reinforced concrete   | Satisfactory |
| 4) Timber frame prior to lining                       | Not Required |
| 5) Waterproofing of wet areas                         | Not Required |
| 6) Stormwater pipes prior to backfilling              | Not Required |
| 7) Pool Steel prior to pouring of reinforced concrete | Not Required |
| 8) Pool Fence prior to water in the pool              | Not Required |
| 9) Final Inspection - issue of Occupation Certificate | Satisfactory |

**CERTIFICATION**

I Paul Fitzgerald as the certifying authority am satisfied that

the building will not constitute a hazard to the health or safety of the occupants of the building  
a current development application is in force for the building  
a current complying development consent construction certificate has been issued for the building  
in respect to the plans and specifications for the building  
the building is suitable for its use under the Building Code of Australia and,  
all the pre-conditions of development consent have been satisfied

**PCA Accreditation No BPB 0119**  
**Accreditation Body Building Professionals Board**

SIGNATURE OF PCA



DATE

27 05 08



Warranty No 2007-10-1704

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 14/09/2007  
 Installation Address 20 Cabarita Road  
Avalon  
NSW, 2107

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



NOTE This document is to be attached to Warranty Document Number 2007-10-1704

Date of Installation 14/09/2007  
 Installation Address 20 Cabarita Road  
Avalon  
NSW, 2107

Job Type Large Job - Miscellaneous

**Product used**

Linear Metres (m)	Product Width (mm)	Total SQM
4.8	1000	4.80

Builder Mr John Paterson  
 Phone number 02 99184646  
 Owner Mr John Paterson  
 Phone number 02 99184646  
 Local Council Pittwater Council  
 Phone number 02 99701111  
 Company Contact Barry Slattery  
 Installer's Name Andy Juggiah  
 Company Name Orange Protector Pty Ltd

**Service Penetrations**

Kordon Kollars	0	0.00
Manual Collars	0	0.00
<b>Total Kordon Installed</b>		<b>4.8</b>

Address PO Box 90  
MacArthur Square  
NSW, 2560

Phone Number 1300 888 638  
 Fax Number 1300 888 639  
 Accreditation Number N119

Authorised Signature  Date 15/10/2007

Comments Kordon will only protect areas where the product is installed  
 Regular termite inspections as per the Australian Standard are recommended  
 Extention to front of existing dwelling 4.8 X TMB full under treatment installed

**BARRENJOEY WATERPROOFING SERVICES**

Office, 02 99400147 Mobile, 0401 032 084

DA No

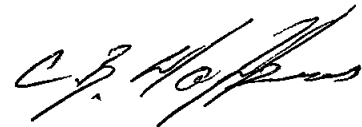
CC No

**WA-1  
COMPONENT CERTIFICATE  
FOR  
COMPLETION OF WET AREAS**

Property 20 Cabarita Road Avalon 2107  
DA No

**I Christopher Hopkins of Barrenjoey Waterproofing Services Being a qualified waterproofer, my qualifications being License No 128851c, hereby certify that the works have been inspected and have been completed in accordance with the appropriate standards and conditions of Development Consent. Australian Standards 3740-2004**

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



**March 5 2008**

**One external wet area. Deck. Three internal wet areas. Bathrooms.**  
.....

**Council use only**

**Records Officer: Received by.....Date.....**  
And placed on file

A B N 21 379040926 Lic No 128851c  
e-mail barrenjoeywp@optusnet com au



Attn Craig Formosa  
Fitzgerald Building Certifiers  
22/05/08  
Re 20 Cabarita Rd Avalon

To Whom It May Concern,

Smoke alarms complying with Australian Standards 3786-1993 have been installed at the above address

Yours Sincerely



Todd Richardson

PO Box 1098 Newport 2106

m 0433 249 705 f 9971 5456 e toddricho@hotmail.com lic no 122164C a b n 19 219 224 817



**Jack Hodgson Consultants Pty Limited**

CONSULTING CIVIL GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN 94 053 405 011

VS 24260  
20<sup>th</sup> June, 2007  
Page 1

The General Manager  
Pittwater Council  
P O Box 882  
MONA VALE NSW 1660

Dear Sir,

**20 CABARITA ROAD, AVALON**  
**Development Application No - N0619/06**

On the 13<sup>th</sup> June, 2007 we inspected the pier holes for the proposed extension at the subject address

The 6 pier holes inspected for extension had been taken to material of suitable bearing capacity

At the time of the inspection some of the holes were filled with water at the base. We are of the understanding the water will be pumped from the holes and they will be cleaned out before concrete is poured.

**JACK HODGSON CONSULTANTS PTY LIMITED**

**J. D. Hodgson M Eng.Sc.,  
F.I.E. Aust., CP ENG  
Civil & Structural Engineer  
Nper3, Struct Civil. No 149788  
Director**

DIRECTOR J D HODGSON M Eng Sc F I E Aust Nper3 Struc Civil 149788  
67 Darley Street Mona Vale NSW 2103  
PO Box 389 Mona Vale NSW 1660  
Telephone 9979 6733 Facsimile 9979 6025



**Bruce Delprado** B Sc., B E , M Eng Sc., MIEAust, NPER  
Structural Consulting Engineer  
ABN 17 658 258 654  
3 Maytone Avenue, Killara 2071

9418 1373 Tel  
9418 1135 Fax  
0428 181 373  
bdelprado@optusnet.com.au

2 March 2008

S Crosby  
Stephen Crosby & Associates Pty Ltd  
PO Box 23  
Church Point 2105

Dear Steve,

**Alterations & Additions at  
20 Cabarita Road, Clareville**

**Structural Engineering Inspection Certificate**

**A. Framing to the Main Residence**

On 20 December 2007 I inspected the framing for the main residence (except for Bedroom 3 which was previously inspected by others) Most of the framing had been satisfactorily installed but a few items needed to be completed I was subsequently provided with photos of the finalisation of these outstanding items and they showed that they had all been satisfactorily completed with one exception This related to the upper weld of TR1 to C2 as shown on Section 11 I was able to inspect this item on 29 February 2008 and it had been satisfactorily completed

Based on the above, I certify that the framing to the main residence (except Bedroom 3) has been satisfactorily completed structurally

**B. Reinforcement to the Carport Slab**

On 29 February 2008 I inspected the reinforcement for the new carport slab I certify that the work was structurally satisfactory with the following comment A reinspection was not required

- 1 The top reinforcement needed to be cut back in places to maintain the required side cover Also the bottom fabric reinforcement needed to be cut back to maintain clearance from the drip grooves

Yours faithfully,

Bruce Delprado



**GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER**  
**FORM NO 3 - Post Construction Geotechnical Certificate**

Development Application for	<u>JOHN PATTERSON</u>
	Name of Applicant
Address of site	<u>20 CABARITA RD, CLAREVILLE</u>

**Declaration made by geotechnical engineer on completion of the Development**

I DR DANIEL MARTENS on behalf of MARTENS & ASSOCIATES  
 (Insert Name) (Trading or Company Name)

on this the 14th MARCH, 2008

certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I prepared and/or verified the Geotechnical Report as per Form 1 dated \_\_\_\_\_ referred to below

**Geotechnical Report Details.**

Report Title	<u>GEOTECHNICAL ASSESSMENT, 20 CABARITA RD, AWALON, NSW</u>
Report Date	<u>JANUARY 2006</u>
Author	<u>J FULTON</u>

I reviewed the original structural design and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project

I have inspected and/or am satisfied that the foundation materials upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected comply with the requirements specified in the Geotechnical Report.

I have inspected the site during construction and to the best of my knowledge I am satisfied that the development referred to in the development consent D.A. NO 619/07 dated 18/01/07  
 (D.A.No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report, and the requirements of the conditions of Development Consent relating to the geotechnical issues (including any treatment and/or maintenance plan that may be required to remove risk where reasonable and practical).

I am aware that Pittwater Council require this certificate prior to issuing an occupancy certificate for the development identified above and will rely on this certificate in regard to the development having achieved the "Acceptable Risk Management" criterion defined in the Policy and that reasonable and practical measures have been taken to remove foreseeable risk

**List of all work as executed drawings and Ongoing Maintenance plans relevant to geotechnical risk management.**

<u>Industrial Road Details</u>	<u>24260-1A</u>
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Signature

Name

Chartered Professional Status

Membership No

Company



DR DANIEL MARTENS

CPENG, NAER, MIEAUST

218 5379

MARTENS & ASSOCIATES



**Jack Hodgson Consultants Pty Limited**

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN 94 053 405 011

VS 24260A  
7<sup>th</sup> June 2007  
Page 1

The General Manager  
Pittwater Council  
P O Box 882  
MONA VALE NSW 1660

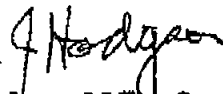
Dear Sir,

**20 CABARITA ROAD, AVALON**  
**Development Application No N0619/06**

On the 1<sup>st</sup> June, 2007 we inspected the foundation material for the proposed inclinor at the subject address

At the time of our inspection the piers had been taken to material of adequate bearing capacity and stability for the loads likely to be imposed on it

**JACK HODGSON CONSULTANTS PTY LIMITED**

  
**J D Hodgson M Eng Sc.,  
F.I.E Aust., CP ENG  
Civil & Structural Engineer  
Nper3, Struct. Civil No. 149788.  
Director**

DIRECTOR J D HODGSON, M Eng Sc F I E Aust , Nper3 Struc Civil 149788  
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