

- 5 FEB 2007

General Manager  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1660

Dear Sir

**Re: Development Consent No. NO 887/03  
Construction Certificate No. 2005/795**

For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2005/795
2. Various Building Inspection Reports & certifications.
3. Building Certificate NO: BC0073/06 dated 17 July 2006
4. A cheque for \$30.00 being Council's administration fee to accept the above. **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660.**

Yours faithfully



**Stephen Pinn  
Insight Building Certifiers Pty Ltd**

Rec # 209763

## **Determination of a Final Occupation Certificate Application**

Made under Sections 109C(1)(c) and 109H of the environmental Planning and Assessment Act 1979

### **Final Occupation Certificate No: 2005/795**

**Land to which this certificate applies:**

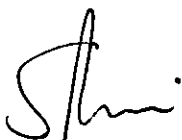
**Address: 6 Monterey Road, Bilgola Plateau**

**Lot No: 55          DP No: 28862**

**I certify that:**

- **I have been appointed as the Principal Certifying Authority under Section 109E.**
- **A current Development Consent is in force for the building.**
- **Construction Certificate No. 2005/795 has been issued with respect to the plans and specifications for the building.**
- **The building is completed in accordance with its classification under the Building Code of Australia.**
- **NOTE: This Certificate excludes works as described in Building Certificate No. BC0073/06, as issued by Pittwater Council, dated 17 July 2006**

**DATED: - 5 FEB 2007**



**Stephen Pinn**  
**Accredited Certifier - Registration No. POO40**



# **BUILDING CERTIFICATE NO: BC0073/06**

**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: **6 MONTEREY ROAD BILGOLA PLATEAU NSW 2107**

Nearest Cross Street: **Kanimbla Crescent** Side of Street: **North**

Classification of Building: **1a, 10b** Whole/Part: **Part of Building**

Description: **Windows in the first floor northern and western elevations and retaining walls and fill in the rear yard area**

Date of Inspection: **13/07/2006** Owner: **E M RYAN**

Legal Description of Land: **Lot 55 DP 28862**

## **SCHEDULE**

The following written information was used by the Council in deciding to issue this certificate:  
**Survey report prepared by John Richards Surveyor, dated 5/05/2006, Ref No 6 Monterey Road.**

Dated **17/07/2006**

**Mark Ferguson**  
**GENERAL MANAGER**

per: 

Applicant's Name: **ELLIOTT MARTIN RYAN, 6 MONTEREY ROAD BILGOLA PLATEAU NSW 2107**

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.



# Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VQ 22850B.  
31<sup>st</sup> October, 2006.  
Page 1.

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

Dear Sir,

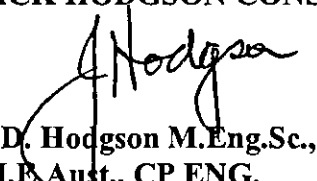
**6 MONTEREY ROAD, BILGOLA PLATEAU**  
**Development Application No. N0887/03.**

On the 9<sup>th</sup> February, 2006 we inspected the beams which had been installed at the subject address for the proposed additions & alterations.

At the time of our inspection the beams had been installed in accordance with our Drawing No 22850-S1 which was submitted to Council, AS 4100, AS 1684.2 and AS 1720.1.

We have also inspected the reinforcement for the proposed garage footings, slab & block retaining wall, which were in accordance with our Drawing No 22850-S1 which was submitted to Council and AS 3600 and AS 3700.

**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 6926

# V. & N. GLASS PTY. LTD.

Incorporated in New South Wales,

**AUSTRALIA**

ABN 49 066 111 260

22-24 Newton Road

WETHERILL PARK, NSW 2164

Ph: 02 9756 3188 Fax: 02 9756 5360

## “ CERTIFICATE OF CONFORMANCE ”

To whom it may concern: 6 MONTEKEY ST, BILGOLA

PLATAGE

This is to certify that all our tempered glass products comply with the Australian standards AS 2208-1978, with reference to thickness limits and fragmentation, safety glazing materials for use in buildings (human impact considerations.)

*V. & N. Glass Pty. Limited*



**Elliot Ryan**

Fax 9918 5777  
Date 12/10/2005  
Job Address 6 Monteray Rd, Bilgola Plateau  
Order No: 1123269AA

**Trend Windows & Doors Pty Limited**  
ABN 96 000 433 492

3/384 Eastern Valley Way  
Chatswood NSW 2067

Telephone: (02) 9882 1155  
Facsimile: (02) 9882 1566

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This letter is to certify that at the time of delivery, the windows and/or doors supplied by Trend Windows & Doors Pty Ltd to the above site, were manufactured and glazed in accordance with Australian Standard 2047.1 & 1288-1994, to suit the nominated designed wind pressure of 700pa W33 as per details supplied to Trend Windows & Doors Pty Ltd at the time of order.

Trend Windows & Doors Pty Ltd accepts no responsibility for the installation of windows/& or doors.

Please note, windows and/or doors must be installed in the nominated locations for which they are designed, in accordance with the window industry and manufacturer's guidelines and recognized building practices. The installation of the windows shall be carried out so that the requirement of AS 2047.1 is satisfied.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Anthony Perrett".

**ANTHONY PERRETT**  
**SALES EXECUTIVE**



## BEYOND BALCONIES P/L

Ph: 02 9972 2058 Fax: 02 9972 1690

Mob: 0414 512 642

19 Middleton Road Cromer NSW 2099

Email: [info@beyondbalconies.com.au](mailto:info@beyondbalconies.com.au)

Website: [www.beyondbalconies.com.au](http://www.beyondbalconies.com.au)

Beyond Balconies Pty Ltd ABN 68 003 668 168

### COMPLIANCE CERTIFICATE

Date: 25 October 2006  
To:  
Attention: Elliot Ryan  
Fax: 9918 5777  
Email:  
Phone: 0419 239 624  
Project: 6 Monterey Road - BILGOLA PLATEAU

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This compliance certificate confirms that all external glazing, which has been supplied and installed by Beyond Balconies Pty. Ltd., is manufactured and installed in accordance with AS 1288 1994, amendment 2 (2000).

All balustrades/handrails, which has been supplied and installed by Beyond Balconies Pty. Ltd., is manufactured and installed in accordance with AS 2047 Part 1 and BCA 2005 Part D2. 16 - Balustrades or other barriers.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kirk Johnson'.

Kirk Johnson  
Managing Director  
Beyond Balconies Pty. Ltd.

**6/11/06**

# ***Northern Beaches Constructions***

**Builders lic no 106302c**

**Elliot Ryan  
6 Monterey Rd  
Bilgola Plateau  
2107**

**I Elliot Ryan of Northern Beaches Constructions and the owner of 6 Monterey Road Bilgola Plateau wish to clarify all water proofing on top and bottom baloneys and all bath rooms and laundry complies with B.C.A and relevant Australian standards.**

**Yours sincerely**

**Elliot Ryan**

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**6/11/06**

# ***Northern Beaches Constructions***

**Builders lic no 106302c**

**Elliot Ryan  
6 Monterey Rd  
Bilgola Plateau  
2107**

**I Elliot Ryan of Northern Beaches Constructions and the owner of 6 Monterey Road Bilgola Plateau wish to clarify that the stainless steel hand rail at the back of the property on the lower deck complies with B.C.A and relevant Australian standards.**

**Yours sincerely**

**Elliot Ryan**

## PITTWATER COUNCIL

FL-1

Component Certificate  
For  
Ground Floor Levels

E 10 A

Property 6 Monterey Road Billbolla pleaseD/A No 887/03 CC No 2005/793I JOHN RICHARDS of   
(Name) (Business)at 4 HENDY AVE COLLAROY  
(Mailing Address)

being a qualified surveyor, my qualifications being:

REGISTERED SURVEYORhereby certify that the ground floor levels comply with the levels nominated  
on the approved plans or by any condition of Development Consent.No change to original ground floor height = RL 114.35,  
Further, I am appropriately qualified and experienced to provide the  
certification for this component of the project.Signature J. Richards Date 30.10.06

## PITTWATER COUNCIL

= (E 10 B)

FL - 2  
Building Component Certificate  
For  
Establishment of Second Floor Levels

= RL 117.39 p.d.

Property 6 Monterey Road Billahs placeD/A No 887/03 CC No 2005/795I John Richards of +  
(Name) (Company name)being a qualified Surveyor my qualifications being Registered  
Surveyorhereby certify that the works have been inspected and have been completed in  
accordance with the appropriate standards and conditions of Development Consent.second floor height = RL 117.39.  
Further, I am appropriately qualified and experienced to provide the certification for this  
project.J. Richards 30/10/06

Council Use Only

Records Officer: Received by ..... Date 30,10,06

And placed on file.

## PITTWATER COUNCIL

E 10 D

RL-1  
Component CertificateFor  
Roof Ridge Levels = RL 120.90 po.Property 6 Monterey Road Billbuck placeD/A No 887/03 CC No 2005/795I John Richards of 4  
(Name) (Business)at 4 Hendy Ave collaroy  
(Mailing Address)

being a qualified surveyor, my qualifications being:

Registered Surveyorhereby 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 J. B. Richards Date 30.10.06

Roof Ridge: RL 120.90 and RL 120.76 (East end)



# CERTIFICATE

## Environmental Planning and Assessment Regulation 1994

### FINAL / INTERIM FIRE SAFETY CERTIFICATE

FORM 15

Issued under the Environmental Planning and Assessment Regulation 1994 Clauses 80E and 80F

1.	Type of Certificate <b>Note 1</b>	Interim <input type="checkbox"/>	Final <input checked="" type="checkbox"/>
2.	Certificate  <b>Note 2</b> Assessment Requirements  <b>Note 3</b> Relevant Fire Safety Schedule	Name of Owner/Name of Agent <b>MARSTON ELECTRICAL PT</b> Address <b>22 STEPHENSON ST</b> <b>WINSTON HILLS</b> Code <b>2153</b> I/Owner/Director/Agent/ Certify that: (a) Each of the essential fire measures listed in section 7 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 (copy attached) for the building for which the certificate was issued. (b) The information contained in this certificate is, to the best of my knowledge and belief, true and accurate.	
3.	Identification of Building. • Location	Street Side of Street Nearest Cross Street	House No Unit No Building Name
4.	Particulars of Building	Whole <input checked="" type="checkbox"/> Part <input type="checkbox"/> Description of Part	
5.	Date of Assessment	Day <b>10th</b> Month <b>OCTOBER</b> Year <b>2006</b>	
6.	Owner's Details	Name: <b>MR ELLIOT RIAN</b> Address: <b>6 MONTEREY RD</b> <b>RILGOLAH PLATEAU</b> Code	
7.	Essential Fire Safety Measures  <b>See Note 3</b>	Measure <b>SMOKE ALARM</b>	Standard of Performance <b>AS 3786-1993</b>
8.	Date of Certificate	Day <b>10th</b> Month <b>OCTOBER</b> Year <b>2006</b>	
9.	Signature		Agent/Owner <b>R. CORVERA</b> Print Name
A copy of the certificate together with the relevant fire safety schedule must be: <ul style="list-style-type: none"> <li>• Forwarded to Local Council; and</li> <li>• Commissioner of NSW Fire Brigades</li> <li>• Prominently displayed in the building</li> </ul>			

This form has been designed to assist NECA members.