

20th January 2005

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

Dear Sir/Madam

1148-1152 BARRENJOEY ROAD, PALM BEACH
DEVELOPMENT APPLICATION NO. N 1233/00
CONSTRUCTION CERTIFICATE NO. 24582/1

City Plan Services have issued a Construction Certificate under Part 4A of the Environmental Planning and Assessment Act 1979 for the above premises.

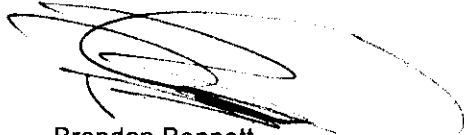
Please find enclosed the following documentation:

- Construction Certificate No. CC 24582/1
- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the certificate.
- Notice of Appointment of Principal Certifying Authority.
- Cheque for Council's registration fee.

Our client has been advised of the necessity to submit to Council the notice of commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Project Building Surveyor Brendan Bennett on 8270-3500.

Yours Sincerely



Brendan Bennett
Managing Director
encl

Pittwater Council

ABN: 61340837871

**TAX INVOICE
OFFICIAL RECEIPT**

28/01/2005 Receipt No: 160714

To CITY PLAN SERVICES

LEVEL 1 364 KENT ST
SYDNEY 2000

Qty/ Applic	Reference	Amount
1	RMIC-Rords Sc	\$27.27
GL Receipt	1 X N1233/00	
	GST	\$2.73
GL Receipt		
To GL Receipt:		

Total Amount: \$30.00
Includes GST of: \$2.73

Amounts Tendered

Cheque	\$30.00
Total	\$30.00
Rounding	\$0.00
Change	\$0.00
Nett	\$30.00

Printed 28/01/2005 3:15:17 PM

Cashier: RLindsay1

PLANNING
BUILDING
HERITAGE
LANDSCAPE
CREATION DESIGN

CITY PLAN SERVICES

1148-1152 Barrenjoey Road, Palm Beach
Construction Certificate No. 24582/1

CONSTRUCTION CERTIFICATE NO. 24582/1

Issued under Section 81A(5) and Part 4A Sections 109C of the Environmental Planning and Assessment Act 1979

APPLICANT

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

OWNER

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

DEVELOPMENT CONSENT

Consent Authority/Local Government Area: **Pittwater Council**
Development Consent No: **N 1233/00**
Date of Development Consent: **24.01.02**

PROPOSAL

Address of land on which the work is to be carried out: **1148-1152 Barrenjoey Road, Palm Beach**
House 3
Class 1a
N/A
Construction of House 3
\$715,000.00
Schedule 1
N/A
Fire Safety Schedule: **N/A**
Critical stage inspections; **See attached Notice**
Exclusions: **Nil**
Conditions (Clause 187 or 188 of the Environmental Planning & Assessment Regulation 2000): **Nil**

PROJECT BUILDING SURVEYOR

Please contact **Brendan Bennett** for any inquiries

CERTIFYING AUTHORITY

Brendan Bennett for and on behalf of
City Plan Services Pty Ltd

ACCREDITATION BODY

Planning Institute Australia NSW Accreditation Scheme
Registration No. 3004

That I, Brendan Bennett, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979.

DATED THIS 20th day of January 2005


Brendan Bennett
Managing Director

NB: Prior to the commencement of work S81A(2)(b)(i) and (ii) and (b2)(i) and (ii) and (iii) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied.

**SCHEDULE 1
 APPROVED PLANS AND SPECIFICATIONS**

1. Endorsed architectural plans prepared by Crone Associates

Plan Title	Drawing No	Revision	Date
Site Plan	20006/ADA3 0100	C	29.06.01
Floor Plans Sheet 1	20006/ADA3 1001	C	29.06.01
Floor Plans Sheet 2	20006/ADA3 1002	B	28.11.00
Floor Plans Sheet 3	20006/ADA3 1003	B	28.11.00
Site Coverage	20006/ADA3 1701	D	05.10.01
Elevations	20006/ADA3 2001	B	28.11.00
Sections	20006/ADA3 3001	B	28.11.00

2. Endorsed structural plans prepared by Northern Beaches Consulting Engineers P/L
 Note: Structural plans submitted with CC 24582

Plan Title	Drawing No	Revision	Date
General Notes & Drawing Index	S01	A	14.09.04
Level 1 – Footing, Slab Plan & Details	S02	A	14.09.04
Level 1 – Detail Sheet	S03	A	14.09.04
Level 2 – Floor Framing Plan & Details	S04	A	14.09.04
Level 3 – Floor Framing Plan & Details	S05	A	14.09.04
Miscellaneous Detail Sheet	S06	A	14.09.04
Roof Framing Plan Sections & Details	S07	A	14.09.04
Roof Framing Detail Sheet	S08	A	14.09.04
Shoring Sections	S09	-	-

3. Other documents relied upon

Title	Prepared By	Reference	Date
CC Application form	Darren Leete		10.12.04
Home Owners Warranty	HOW	349717	
Construction Certificate	City Plan services	24582	22.10.04

NOTICE TO APPLICANT OF CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(ii)

PROPOSAL

Address of land on which the work is to be carried out: **1148-1152 Barrenjoey Road,
Palm Beach (Site 3)**

Description of building works covered by this Notice: **Construction of House 3**

APPLICANT

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

RELEVANT CONSENTS

Development Consent No: **N 1233/00**
Date of Development Consent: **24.01.02**
Construction Certificate No: **CC 24582/1**
Date of Construction Certificate: **20.01.05**

INSPECTION TELEPHONE NUMBER

Please telephone the following number to book a critical stage inspection: **Ph8270 3500**
A minimum period of 48 hours is to be provided

CERTIFYING AUTHORITY

Brendan Bennett for and on behalf of CPS

ACCREDITATION BODY

**Planning Institute Australia NSW
Accreditation Scheme
Registration No. 3004**

MANDATORY CRITICAL STAGE INSPECTIONS

That I, Brendan Bennett, of City Plan Services located at Level 1, 364 Kent Street, Sydney acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.

The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(iii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.

DATED THIS **20th** day of **January** **2005**


Brendan Bennett
Managing Director

**SCHEDULE 1
 MANDATORY CRITICAL STAGE INSPECTIONS**

NO. CRITICAL STAGE INSPECTION	INSPECTOR
1. At commencement of building work	Certifying Authority
2. After Excavation for, and prior to the placement of any footings	Certifying Authority
3. Prior to pouring any in-situ reinforced concrete building element	Certifying Authority
4. Prior to covering of the framework for any floor, wall, roof or other building element	Certifying Authority
5. Prior to covering waterproofing in any wet areas	Certifying Authority
6. Prior to covering any stormwater drainage connections	Certifying Authority
7. After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Certifying Authority

**SCHEDULE 2
 OTHER MANDATORY INSPECTION SPECIFIED BY THE PRINCIPAL CERTIFYING AUTHORITY**

NO. OTHER CRITICAL STAGE INSPECTIONS	INSPECTOR
None have been specified in this instance	N/A

CONSTRUCTION CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979*
Sections 81A(2), 109C(1)(b)

IDENTIFICATION OF BUILDING

Address 1148 - 1152 BARRENJOEY Rd
Lot, DP/MPS etc Site 3
Suburb or town Palm Beach Post Code _____

DESCRIPTION OF DEVELOPMENT

Detailed Description:

~~Excavation/ Stabilisation Works~~
Construction of House 3.

APPLICANT

Name Raymond P/L Company _____
Address PO Box 1346
Suburb or town Dee Why Post Code 2099
Phone B/H _____ Fax No 9444 0316
Mobile 042226044 Email _____

As the applicant, I/we hereby submit this Construction Certificate Application under the Environmental Planning & Assessment Act 1979, with City Plan Services Pty Ltd.

Signature of applicant:

Sign _____ Date _____

CONSENT TO ALL OWNER(S)

Name Raymond Company PTL LTD
Address PO Box 1346
Suburb or town Dee Why Post Code 2099
Phone B/H _____ Fax No _____
Mobile AS ABOVE Email _____

As the owner of the above property:

- 1. I/we consent to this application; and*
- 2. I/we appoint Brendan Bennett of City Plan Services Pty Ltd as the Principal Certifying Authority for the building work identified in this application.*

Signature of Owner

Sign [Signature] Date 10/12/04

VALUE OF WORK

Estimated Cost of work:

\$ 715,000.00

GST:

\$

For developments over \$5 million, a Quantity Surveyors Certificate verifying the cost must be submitted on lodgement of the application.

DEVELOPMENT CONSENT

Development Consent No

No. N1233/00

Date of Determination

Date 24.01.02

**BUILDING CODE OF AUSTRALIA
BUILDING CLASSIFICATION**

Nominated on the Development Consent

Class 1a

RESIDENTIAL BUILDING WORK

Relevant only to residential building work

Owner-builder Permit No. _____

or

Name of Builder _____

Address _____

Telephone _____

Fax _____

Contractor License No. _____

REQUIRED ATTACHMENTS

- Note 1 details the information that must be submitted with an application for a construction certificate for proposed building works
- Note 2 details the additional information that may be submitted with an application for a construction certificate for proposed residential building work.

Schedule 1 information to be
Collected for ABS Particulars of the proposal

DESCRIPTION

What is the area of the land (m²)

Gross floor area of existing building (m²)
What are the current uses of all or parts of the
building(s)/land?

(If vacant state vacant)

Location Use

Does the site contain a dual occupancy?
What is the gross floor area of the proposed addition or
new building (m²)
What are the proposed uses of all parts of the building(s)/land?

Location Use

Number of pre-existing dwellings

Number of dwellings to be demolished

How many dwellings are proposed?

How many storeys will the building consist
of?

MATERIALS TO BE USED

Walls	Code	Roof	Code
Brick veneer	12	Aluminium	70
Full brick	11	Concrete	20
Single brick	11	Concrete tile	10
Concrete block	11	Fibrous cement	30
Concrete/ masonry	20	fibreglass	80
Concrete	20	Masonry/terracott a shingle tiles	10
Steel	60	Slate	20
Fibrous cement	30	Steel	60
Hardiplank	30	Terracotta tile	10
Timber/weatherboard	40	Other	80
Cladding aluminium	70	Unknown	90
Curtain glass	50		
Other			
Unknown	90		
Floor	Code	Frame	Code
Concrete	20	Timber	40
Timber	10	Steel	60
Other	80	Other	80
Unknown	90	Unknown	90

Schedule 2 – Existing Essential Fire Safety Measures
Part 1 of 2

Item No.	Existing Measure	Is this measure Installed in the Building? Yes / No	If yes, enter the current standard of performance (eg: ORD 70 Clause 19.2 or BCA Clause E1.5 & AS 2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrant systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		
18	Light weight construction		
19	Mechanical air handling systems		
20	Paths of travel stairways passageways or ramps		
21	Perimeter vehicle access for emergency vehicles		
22	Portable fire extinguishers		
23	Pressurising system		
24	Required (automatic) exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and Heat Vents		
27	Smoke Control System		
28	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify		

This is an accurate statement of all existing Fire Safety Measures implemented in the whole building.

Signed (Owner/ Agent) Name Date

Schedule 3 – Proposed Essential Fire Safety Measures
Part 2 of 2

Item No.	Proposed New Measure	Is this measure Installed in the Building? Yes or No	If yes, enter the current standard of performance (eg: BCA Clause E1.5 & AS2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrant systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
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26	Smoke and Heat Vents		
27	Smoke Control System		
28	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify		

This is an accurate statement of all proposed Fire Safety Measures to be installed/ modified in the whole building.

Signed (Owner/ Agent) Name Date

NOTES For Completing Construction Certificate Application

Note 1

The following information must accompany applications for a construction certificate for building and subdivision work.

Building Work

In the case of an application for a construction certificate for **building work**:

- a) Copies of compliance certificates relied upon
- b) Four (4) copies of detailed plans and specifications

The plan for the building must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- show a plan of each floor section
- show a plan of each elevation of the building
- show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground
- indicate the height, design, construction and provision for fire safety and fire resistance (if any).

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building the general plan is to be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the proposed alteration, addition or rebuilding.

Where the proposed building work involves a modification to previously approved plans and specification the general plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply
 - state whether the materials proposed to be used are new or second hand and give particulars of any second-hand and give particulars of any second-hand materials to be used.
- c) Where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by:
 - details of the performance requirements that the alternative solution is intended to meet, and
 - details of the assessment methods used to establish compliance with those performance requirements.
 - d) Evidence of any accredited component, process or design sought to be relied upon.
 - e) Except in the case of an application for, or in respect of, a class 1a or class 10 building:
 - a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated; and
 - if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capacity and basis of design of each of the measures concerned.

Note 2

Home Building Act Requirements

In the case of an application for a construction certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

- a) In the case of work by a licensee under that Act:
 - (i) a statement detailing the licensee's name and contractor licence number, and
 - (ii) documentary evidence that the licensee has complied with the applicable requirements of that Act*,
or
- b) In the case of work done by any other person:
 - (i) a statement detailing the person's name and owner-builder permit number, or
 - (ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in section 29 of that Act.
 - (iii)

*A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

Home Owners Warranty

certificate

of Insurance

M C Donaghey & B A Moss
Po. Box 831
DEE WHY NSW 2099

FORM 1

HOME BUILDING ACT 1989

Section 92

Certificate in respect of Insurance

CONTRACT WORK

A contract of Insurance complying with Section 92 of the Home Building Act 1989
has been issued by: Vero Insurance Limited ABN 48 005 297 807

HIA INSURANCE SERVICES P/L
ABN 84 078 480 987
An associated company of
Aon Risk Services Australia Ltd
PO Box 241
Ryde NSW 2112
Telephone (02) 9808 7222
Facsimile (02) 9808 7233
CLAIMS ENQUIRY LINE
1800 584 255

Certificate No: 349717
Local Authority Copy
Issue Date 20/01/2008

Aon Risk Services Australia Ltd
ABN 17 000 434 720 act as Broker
for the Builder. A Tax Invoice has
been issued by
HIA Insurance Services Pty Ltd
ABN 84 078 480 987,
as authorised representative of
Aon Risk Services.

In Respect Of: Single Dwelling

At: Lot No: 3 Unit No: House No: 56
Palm Beach Rd
Palm Beach NSW 4221

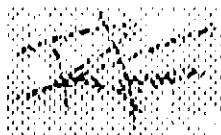
Carried Out By: M C Donaghey & B A Moss
Licence No: 147340C
ABN: 98821532084

Subject to the Act and the Home Building Regulation 1987 and the
conditions of the insurance contract, cover will be provided to a
beneficiary described in the contract and successors in title to the
beneficiary.

Insurer:

Issued by Vero Insurance Limited:

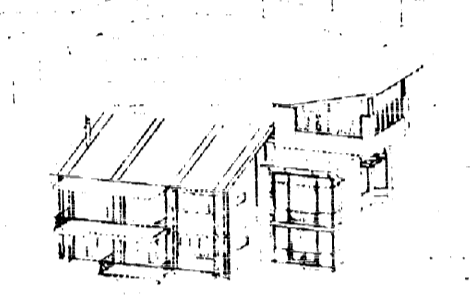
- Vero Insurance Limited
ABN 48 005 297 807





THE COUNCIL OF PITTSBURGH
APPROVED
 DEVELOPMENT CONSENT PLAN

ARCHITECT	CRONE ASSOCIATES Architects - Planning Consultants - Interior Designers
CLIENT	RAYPOND DEVELOPMENT
PROJECT	1148 1152 BARRENJOEY ROAD 58 PALM BEACH ROAD, PALM BEACH
SCALE	1:400 @ A3
STATUS	DEVELOPMENT APPLICATION
DRAWING	20006 / ADA3 0100
REVISION	C
DATE	29 SEP 2000
TITLE	HOUSE 3 SITE PLAN

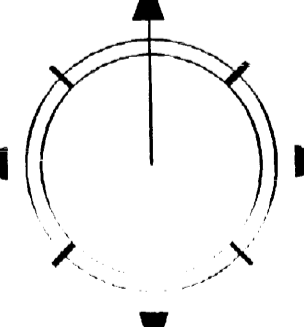


- NOTES**
1. EACH HOUSE IS THE SUBJECT OF A SEPARATE DA
 2. REFER TO ARBORIST REPORT FOR FULL TREE REPORT
 3. ALL SERVICES TO BE PROVIDED UNDERGROUND ALONG ACCESS DRIVE FASEMENT
 4. REFER TO DRAWING 6/27-C1 PREPARED BY 'TIERNEY CONSULTING ENGINEERS' FOR STORMWATER MANAGEMENT PROPOSAL

- LEGEND**
- EXISTING CONTOUR TO BE ALTERED
 - FINISHED CONTOUR
 - SIGNIFICANT TREES IDENTIFIED BY SURVEYOR TO BE RETAINED
 - TREES TO BE REMOVED
 - TREES CLASSIFIED AS NOXIOUS WEED TO BE REMOVED
 - LOCATION OF EROSION & SEDIMENTATION CONTROL DEVICES DURING CONSTRUCTION DETAIL TO BE SUBMITTED FOR CONSTRUCTION CERTIFICATE.
 - STORMWATER DETENTION TANK
 - AREA PROPOSED BUSHLAND REGENERATION
 - AREA PROPOSED REVEGETATION

REV	DATE	BY	DESCRIPTION
A	17/11/00	ST	ISSUE TO CONSULTANTS
B	28/11/00	ST	DEVELOPMENT APPLICATION
C	29/09/01	ST	DEVELOPMENT APPLICATION CO-ORDINATED WITH LANDSCAPING PLAN TREES CO-ORDINATED WITH TREE REPORT

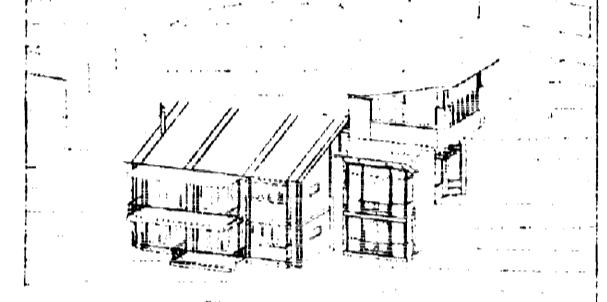
CITY PLANNING SERVICES
 Construction Cert. No. Approved 0100
 24 3 R 47 20 JAN 2005
 Certifying Authority: Brenden Smith
 Application No: PIP/3004



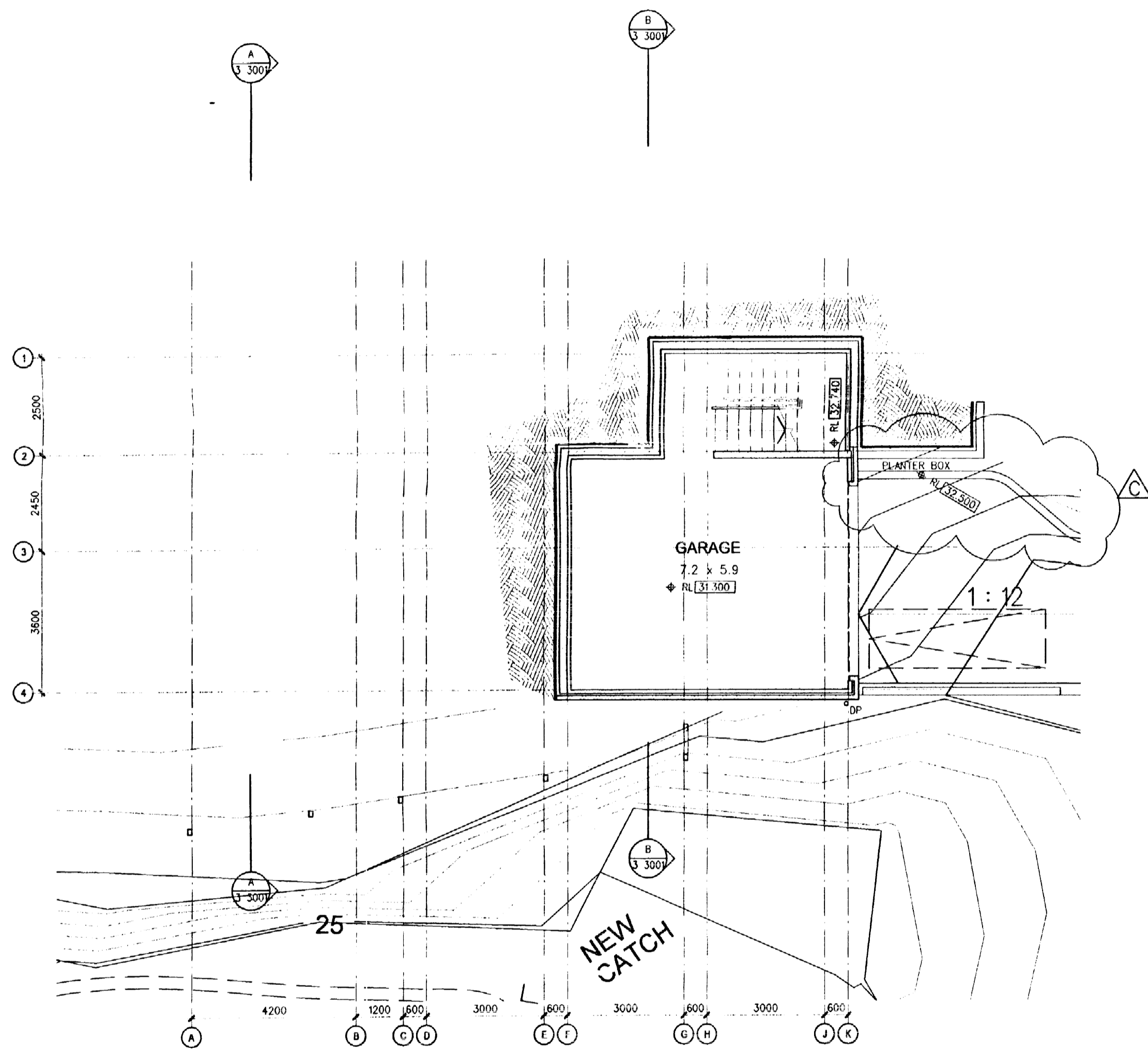
O B S E R V A T I O N P O I N T

THE COUNCIL OF PITTSBURGH
APPROVED
 DEVELOPMENT CONSENT PLAN

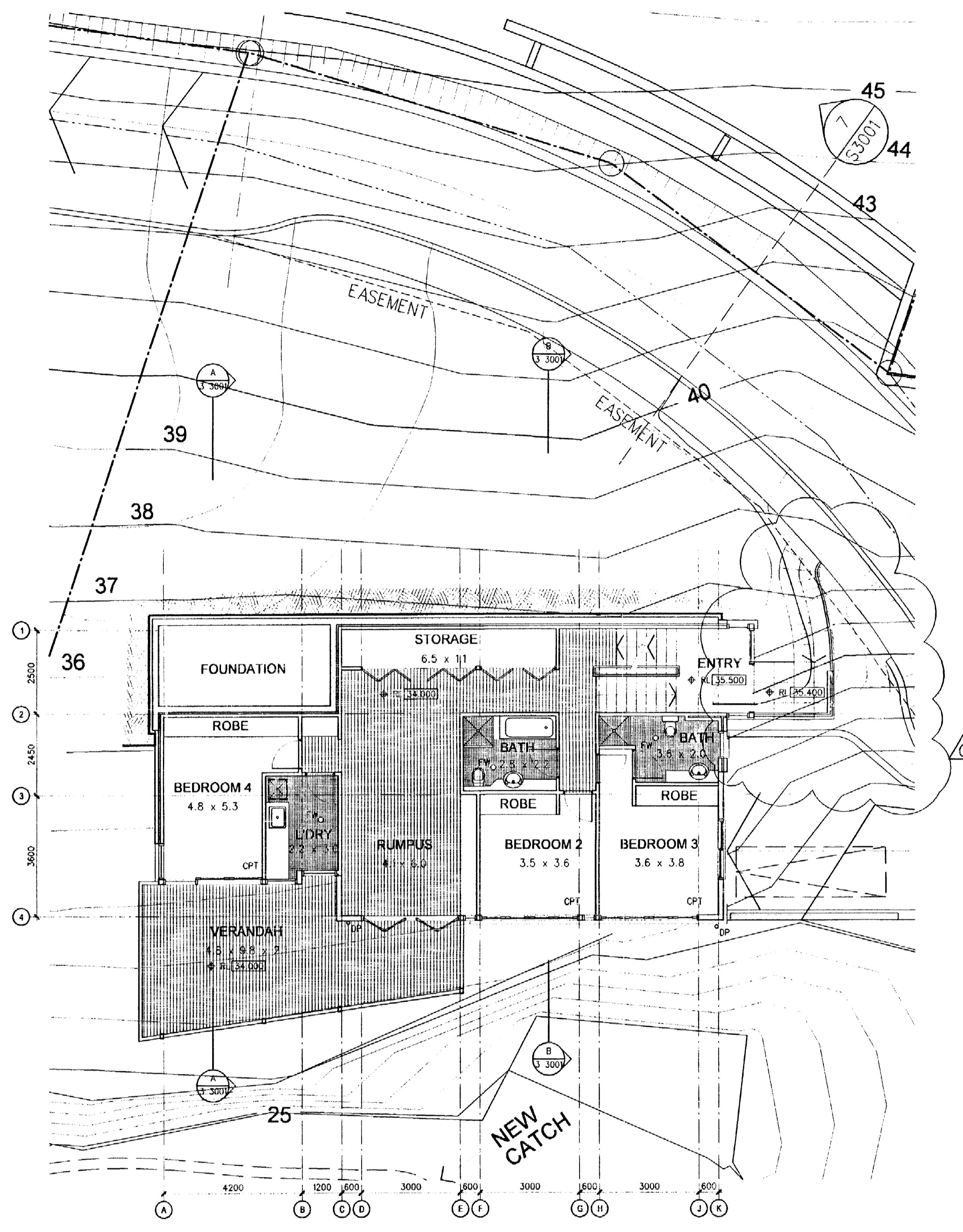
ARCHITECT	CRONE ASSOCIATES Architects - Planning Consultants - Interior Designers
CLIENT	RAYPOND DEVELOPMENT
PROJECT	1148 1152 BARRENJOEY ROAD 56 PALM BEACH ROAD, PALM BEACH
SCALE	1:100 @ A1 1:200 @ A3
STATUS	DEVELOPMENT APPLICATION
DRAWING	20006 / ADA3 1001
REVISION	C
DATE	29 SEP 2000
FILE NAME	22070202 P:\2000\Raypond\House3\1001.dwg
TITLE	HOUSE 3 FLOOR PLANS SHEET 1



REV. DATE	BY	DESCRIPTION
A 17/11/00	ST	ISSUE TO CONSULTANTS
B 28/11/00	ST	DEVELOPMENT APPLICATION
C 29/09/01	ST	REV. FINISHES WALLS, PARTITIONS CO-ORDINATED WITH LANDSCAPING PLAN



LOWER LEVEL PLAN
RL 31 000



MID LEVEL PLAN
RL 34 000

OBSERVATION POINT

CITY PLAN SERVICES
 Construction Cons. No. Approved For:
 2408/01 2 P. JEN 7/05
 Issuing Authority: Principal Engineer
 Accreditation No: FIA3204

