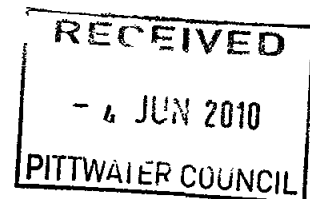


-2 JUN 2010

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/ Madam



Development Consent No N0172/09
Construction Certificate No 2009/3353

For Council's information, please find enclosed the following

- 1 Occupation Certificate No 2009/3353
- 2 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

A handwritten signature in black ink, appearing to read "Tom Bowden".

Tom Bowden
Insight Building Certifiers Pty Ltd

PRVC \$30 REC 281297
4/6/10

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 2009/3353

Land to which this certificate applies

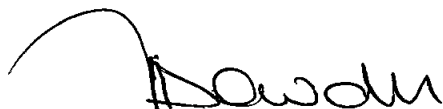
Address 4 Yachtsmans Paradise, Newport

Lot No 28 DP No 233779

I approve the issuing of this Final Occupation Certificate and certify that

- **I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979**
- **Current Development Consent No N0172/09 is in force for this development**
- **Construction Certificate No 2009/3353 has been issued with respect to the plans and specifications for alterations & additions to an existing dwelling**
- **The building is completed in accordance with its classification under the Building Code of Australia**
- **A BASIX completion receipt has been issued for this development**
- **Refer to the attached Schedule of all critical stage inspections**

Determination date -2 JUN 2010



Tom Bowden

Accredited Certifier – Accreditation No BPB0042

**Schedule of critical stage inspections carried out or missed by the Principal
Certifying Authority** (Clause 151 162A, 162B & 162C of the Environmental Planning & Assessment Regulations
1994)

Critical Stage Inspections	Inspected or Missed	Date Inspected
Prior to issue of a Construction Certificate	Inspected	26/06/2009
Excavation for footings	Inspected	3/07/2009
Prior to pouring of any in-situ reinforced concrete	n/a	n/a
Prior to the covering of any framework	Inspected	26/08/2009
Prior to covering waterproofing in any wet area	Inspected	2/10/2009
Prior to covering any stormwater drainage connections	Inspected	19/03/2010
Other required inspections	n/a	n/a
Final Inspection	Inspected	19/03/2010

Schedule of Compliance Certificates or other documentary evidence relied upon to issue the Final Occupation Certificate

Smoke Alarms	Certificate of installation issued by Kerday Lighting & Electrical dated 4 March 2010
BASIX Compliance Statement	Issued by Cutting Edge Building dated 4 May 2010
Survey Report	Prepared by CMS Surveyors Pty Ltd dated 22 April 2010
Hydraulic Engineers Certificate	Issued by N Koloff & Associates dated 20 February 2010
Structural Engineers Certificate	Issued by N Koloff & Associates dated 20 February 2010
Termite Protection	Issued by Amalgamated Pest Control dated 14 September 2009

CUTTING EDGE BUILDING
6 HALLSTROM PL
MONA VALE NSW 2103

Re:
4 Yachtsmans Paradise
Newport NSW 2106

4/03/2010

I Micheal Hagen being a licensed electrical contractor, License number 146580C, hereby certify that the installation of hard wired smoke alarms at the above address have been done in accordance with Australian Standard 3786.

Regards



Micheal Hagen
Keiday Lighting and Electrical

ABN 98 691 096 449 • PO BOX 864 NEWPORT NSW 2106 • P 04 5 856 074 • E michael@keiday.com.au

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area

Pittwater

Date of Inspection

21/10/03

Address

11 York St, North Sydney

DA No

CC No

21/255

CDC No

Requested by

John

Ph No

Critical Stage Inspections

- | | | |
|--|--|---|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input type="checkbox"/> Footings and Excavation | <input checked="" type="checkbox"/> Waterproofing |
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) | | |

☒ An inspection of *11 York St, North Sydney* has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate

☐ Complete the work detailed hereunder

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection NB A re-inspection fee of \$_____ will be charged which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT**

11 York St, North Sydney

Signed

11/10
Accredited Building Surveyor

Accreditation No

BPCC

Date

21/10/03

BASIX Completion Receipt

Receipt no CR-1275517370680-A57461

This receipt is confirmation that the certifying authority identified below has satisfied the requirements of clause 154C of the Environmental Planning and Assessment Regulation 2000 for the development described in the 'BASIX Certificate details' section below

Director General
Date of issue Thursday 03/06/2010



Principal certifying authority

Name	Tom Bowden
Accreditation scheme	BPB
Accreditation number	0042

Final Occupation Certificate

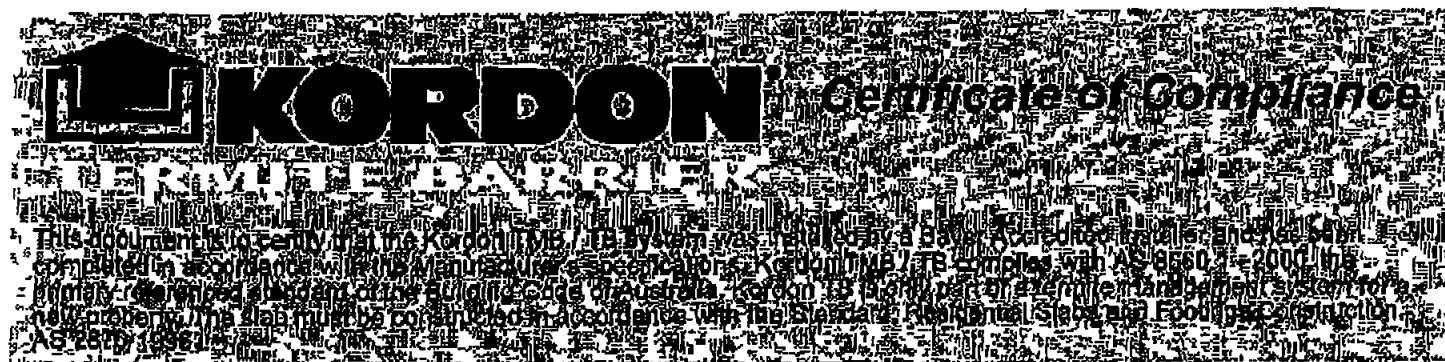
Date of determination	Wednesday, 02/06/2010
-----------------------	-----------------------

BASIX Certificate details

BASIX Certificate no	A57461
Project name	Horton Residence
Street address	4 Yachtsmans OTHER
Suburb	Newport
Postcode	2106
Local Government Area	Pittwater Council

+61299791555

Bayer Environmental Science



NOTE This document is to be attached to Warranty Document Number

2009-9 1644

Date of Installation 27/07/2009

Job Type

Small Job - Miscellaneous

Installation Address 4 Yachmans Paradise
Newport
NSW, 2106

Product used

Linear Metres (m)	Product Width (mm)	Total SQM
13	300	3.90

Builder Cutting Edge Building
Phone number 0405 330745
Owner Unknown

Service Penetrations

Kordon Collars	0	0.00
Manual Collars	0	0.00
Total Kordon installed.		3.9

Phone number
Local Council Pittwater Council
Phone number 02 99701111
Company Contact Mark Burke
Installer's Name Frank Mesiti
Company Name Amalgamated Pest ControlAddress 1/15-17 Halstrom Place
Wetherill Park
NSW, 2154Phone Number 02 8787 1111
Fax Number 02 8787 1100
Accreditation Number n105

Date

14/9/2009

Authorised Signature

Comments The builder has been advised to maintain a 75mm or hard surface inspection zone around the building perimeter

Kordon will only protect areas where the product is installed

Regular termite inspections as per the Australian Standard are recommended

No pre installation site inspection report as recommended by AS3660 1 was carried out

Installed 13 linear meters of perimeter protection

N.KOLOFF & ASSOCIATES

N.KOLOFF B E (Hon) M Eng., L.G.E. M I.E. Aust.
CIVIL & STRUCTURAL ENGINEER
LICENSED BUILDER LICENCE No. 08600
ASSOCIATES
K.FRANCIS B Town Planning.
L.CONTIGIANI B Arch
A.W MUNDINE O B.E. - Building Supervisor

CIVIL & STRUCTURAL ENGINEERS TOWN
PLANNERS, ARCHITECTS, SURVEYORS

Postal Address: P O Box 99
Annandale NSW 2038
Sydney Australia

Telephone: +61 2 9580 0064
Facsimile +61 2 9580 0065
Mobile 0417 485 481
Email nkoloff@bigpond.net.au

FINAL HYDRAULIC CERTIFICATE

20 02.2010

RE. ALTERATIONS AND ADDITIONS TO AN EXISTING HOUSE AT No 4 YACHTSMANS PARADISE, NEWPORT NSW 2106

Further to my site inspections and site supervision during the construction period as from June 2009 until January 2010 at the above location in a capacity of civil & structural engineer it is my opinion to certify, that

- The newly erected stormwater drainage system was constructed in accordance with my previously approved stormwater plan Index 1018A/2009

Furthermore, I certify that all the works were completed and carried out in accordance with the following Australian Standards and Local Government regulations

- BUILDING CODE OF AUSTRALIA
- AS 3500 - 2001 - STORMWATER DRAINAGE CODE
- AR & R - 1997
- PITTWATER COUNCIL'S STORMWATER CODE

I am an appropriately qualified and competent person in this area and as such can certify that the design and performance of the design systems comply with the above



N Koloff - Structural & Civil Engineer
B E (Hon), M Eng., L G E, M I E Aust. C P Eng
Registration No 616868

N.KOLOFF & ASSOCIATES

N.KOLOFF B.E.(Hon) M.Eng, L.G.E., M.I.E. Aust.
CIVIL & STRUCTURAL ENGINEER
LICENSED BUILDER LICENCE No 88600
ASSOCIATES
K.FRANCIS B Town Planning,
L.CONTIGIANI B.Arch
A.W.MUNDINE O.B.E. - Building Supervisor

CIVIL & STRUCTURAL ENGINEERS TOWN
PLANNERS ARCHITECTS SURVEYORS

Postal Address P.O.Box 99
Annandale NSW 2038
Sydney Australia

Telephone +61 2 9560 0064
Facsimile +61 2 9560 0065
Mobile 0417 485 481
Email nkoloff@bigpond.net.au

FINAL STRUCTURAL CERTIFICATE

20.02.2010

RE ALTERATIONS AND ADDITIONS TO AN EXISTING HOUSE AT No 4 YACHTSMANS PARADISE, NEWPORT NSW 2106

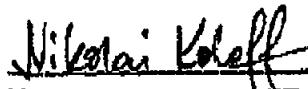
Further to my site inspections and site supervision during the construction period as from June 2009 until January 2010 at the above location in a capacity of civil & structural engineer, it is my opinion to certify, that

All structural members were erected in accordance with my previously approved plans Index 1018/2009

Furthermore, I certify that all the works were carried out in accordance with the following current Australian Standards

- BUILDING CODE OF AUSTRALIA
- AS 3600 - 2001 - CONCRETE STRUCTURES CODE
- AS 2870, 1 & 2 - 1998 - RESIDENTIAL SLABS AND FOOTINGS (Amendment 1-Jan 1977 & Amendment-2 June 1999)
- AS 1170 1 & 2 - 1989 - DEAD, LIVE AND WIND LOADS
- AS 4100 - 1998 - STEEL STRUCTURES CODE
- AS 1684 - 1999, Parts 2,3 & 4 - RESIDENTIAL TIMBER FRAMES CONSTRUCTION
- AS 3700 - 2001 - MASONRY STRUCTURES

I am an appropriately qualified and competent person in this area and as such can certify that the design and performance of the design systems comply with the above



N Koloff - Structural Engineer
B.E (Hon), M.Eng L.G.E., M.I.E. Aust., C.P. Eng
Registration No 616868



4 Yachtsmans Paradise
Newport 2106
ABN 79778335671

Ph - 0405 330 745
Fax - 9997-1735

Lic 147071C

lance@cuttingedgebuilding.com.au
www.cuttingedgebuilding.com.au

04/05/10

I Lance Horton representing Cutting Edge Building and principal contractor for works at 4 Yachtsmans Paradise Newport, certify that the building complies with the requirements under the basix certificate applicable to the development.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Lance Horton', with a long, sweeping horizontal line extending to the right.

Lance Horton

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area

Pittwater

Date of Inspection

3 7. 09

Address

4 Yachtman Parade Newport

DA No

NC 12/09

CC No

2009/335

CDC No

Requested by

Lance

Ph No

0455 330 745

Critical Stage Inspections

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input type="checkbox"/> Other (specify) |
| <input checked="" type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing | <input checked="" type="checkbox"/> Photographic record |

☒ An inspection of *foot.* has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate

☐ Complete the work detailed hereunder

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection NB A re-inspection fee of \$_____ will be charged which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT**

Footings are all in place and ready for inspection

Signed

A. Barker

Accredited Building Surveyor

Accreditation No

2140010

Date

3 7 09

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies

Council Area *Pittwater* Date of Inspection *26/8/06*
 Address *4 Maclesters Parade Pittwater*
 DA No _____ CC No *40-335* CDC No _____
 Requested by *John* Ph No *0405 330745*

Critical Stage Inspections

- | | | |
|--|--|---|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input type="checkbox"/> Footings and Excavation | <input type="checkbox"/> Waterproofing |
| <input type="checkbox"/> PCA Signage | <input type="checkbox"/> Steel Placement | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Sediment Controls | <input type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence |
| <input type="checkbox"/> Tree Protection Measures | <input type="checkbox"/> Wall Framing | <input type="checkbox"/> Final Inspection |
| <input type="checkbox"/> Building Commencement | <input type="checkbox"/> Roof Framing | <input checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) | | |

- ☒ An inspection of *26/8/06* has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate
- ☐ Complete the work detailed hereunder
- ☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection NB A re-inspection fee of \$ _____ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT**

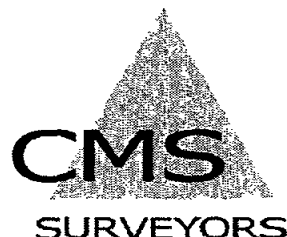
John

Signed *[Signature]* Accreditation No *17781* Date *26/8/06*
 Accredited Building Surveyor

CMS Surveyors Pty Limited

A B N 79 096 240 201

LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Mr Lance Horton
Cutting Edge Building
4 Yachtsmans Paradise
NEWPORT NSW 2106

Our Ref 6614
Date 22 April 2010
Page 1 of 2

Dear Mr Horton

Re Building Compliance Survey Property 4 Yachtsmans Paradise, Newport.

In accordance with your instructions we have made a survey of the land comprised in Folio Identifier 28/233779 being Lot 28 in Deposited Plan 233779 in the Local Government Area of Pittwater, Parish of Narrabeen, County of Cumberland having a frontage to Yachtsmans Paradise, and is shown edged red on the attached sketch

The survey is for Building Compliance purposes This report must not be used for any other matter, purpose or construction set out The date of the survey was 6 April 2010 and this report is based upon Folio Identifier search issued by the LPI NSW, dated 29 March 2010

We have attended site and located the newly constructed one and two storey cement rendered and timber clad residence roofed in metal The property is known as number 4 Yachtsmans Paradise, Newport **And in my opinion**

The position of the building main walls in relation to the boundaries of the subject land is shown on the attached sketch

Ground floor and Ridge roof height reduced Levels as surveyed are shown on the accompanying sketch

Our search indicates that

- (1) The subject land is affected by an Easement to Drain Water 1.83 metres wide, vide DP 233779, shown on the attached sketch
- (2) The subject land is benefitted by a Right of Carriageway Vide DP 233778 (not investigated)
- (3) The subject land is benefitted by an Easement to Drain Water Vide DP 233779 (not investigated)
- (4) The subject land is benefitted by an Easement to Drain Water Vide DP 233778 (not investigated)
- (5) The subject land is benefitted by an Easement for Services Vide DP 233471 (not investigated)

It should be noted that no attempt has been made to locate boundary fencing on or adjacent to boundaries or other existing structures located on or adjacent to the subject land

Title dimensions are indicated on the sketch

This report has been prepared for the exclusive use Lance Horton only No liability for loss howsoever arising can be accepted from other persons seeking to rely upon the information contained herein

Yours faithfully,
CMS Surveyors Pty Limited

Stephen R Emery
Registered Land Surveyor



HEAD OFFICE
1/32 Campbell Avenue, DEE WHY NSW 2099
PO Box 463 DEE WHY NSW 2099
Ph 02 9971 4802 Fax 02 9971 4822
Email info@cmsurveyors.com.au

Incorporating
A C GILBERT & Co
PO Box 265
ROSEVILLE NSW 2069
Ph 02 9416 6176 Fax 02 9416 8060

GUNDAGAI
210 Sheridan Street GUNDAGAI NSW 2722
PO Box 32 GUNDAGAI NSW 2722
Ph 02 6944 2043 Fax 02 6944 2883
Email gundagai@cmsurveyors.com.au



A4

37B
DP.25280

37C
DP.25280

37D
DP.25280



18 595 (A)

29
DP.233779

No 2
RENDERED HOUSE
TILE ROOF

27
DP.233779

No 6
BRICK HOUSE
TILE ROOF

WALL-BDY
(1 2)

TIMBER DECK

0.63 EAVE & GUTTER

1 STOREY
GROUND FLOOR RL 5.47

TERRACE

No 4
1 & 2 STOREY
RENDERED & CLAD
RESIDENCE
METAL ROOF
2 STOREY

WALL-BDY
(2 43)

30.5

1 STOREY
GARAGE

RIDGE
RL 13
TIMBER
PERGOLA

28
DP.233779

WALL-BDY
(1 16)

WALL-ALIGN
6.57

ARC 24.435

PARADISE

ORIGIN OF LEVELS
DATUM DETAIL LEVEL
SURVEY BY BYRNE AND
ASSOCIATES PTY LTD
IN CONCRETE LAY BACK
BM ADOPTED DRILL HOLE
& WING
RL 5.59m

(A) EASEMENT TO DRAIN WATER
183 WIDE VIDE DP233779

YACHTSMANS

CMS
SURVEYORS
C M S Surveyors Pty Ltd
A.C.N. 096 240 201
PO Box 463 Dee Why NSW 2099
1/32 Campbell Avenue Dee Why NSW 2099
Telephone (02) 9971 4802
Fax (02) 9971 4822
E-mail info@cmssurveyors.com.au

SURVEY SKETCH

REGISTERED SURVEYOR

THIS IS PAGE 2 OF MY REPORT

SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
6614	NOT TO SCALE	06/04/10
DRAWING NAME	ISSUE	
6614ident	1	
CAD FILE		
6614ident.Ldwg		