

Peter J Boyce & Associates

Ph 0412 928 500

P.O. Box 375. Strathfield 2135

Ph 9868 2855

Level 2, 41 Rawson Street, Epping 2121

Building Surveyor Acc. No 6395

Fax 9868 2655

D/A 514/02

BP3026

19th February 2007

The General Manager

Dear Sir,

Re: Submission of Occupation Certificate
163 McCarrs Creek Road Church Point

Please find enclosed:

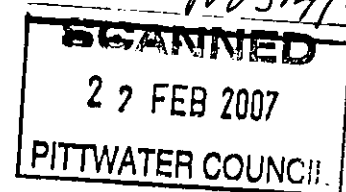
1. Occupation Certificate
2. Final Inspection Certificate
3. Frame Inspection
4. Survey
5. Stability Report
6. Glazing Details
7. Smoke Alarm Certificate
8. Plumber's Cert of Compliance
9. Builders Declaration re various conditions

Should any of the above documents not be received please advise me immediately.

Many thanks.



Peter Boyce



Peter Boyce BSAP Acc No 6395 ----- Ph 0412 928 500

R# 210621
\$30
MP
20.2.06

Peter J Boyce & Associates

Ph 0412 928 500

P.O. Box 375. Strathfield 2135
Level 2, 41 Rawson Street, Epping 2121
Building Surveyor Acc. No 6395

Ph 9868 2855

Fax 9868 2655

Your Ref: D/A 514/02

15th February 2007

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

Dear Sir,

Re: Final Inspection and Occupation Certificates
163 McCarrs Creek Road Church Point

Please find enclosed copy of Occupation Certificate and Final Inspection Certificate for the above property approved under D/A 514/02.

Enclosed please find a cheque for \$30.00 for registration of the Occupation Certificate.

Yours faithfully,



Peter Boyce

Form 12

Occupation Certificate

issued under the Environmental Planning and Assessment Act 1979
Section 109C (1) and 109H

Application

type of certificate sought F I N A L

applicant
Name Ms. N.J. Evans
address 163 McCarrs Creek Road
 Church Point

contact no (telephone)

owner of building
(if not applicant) as above

development consent
or complying
development
certificate no D/A 514/02
date of determination: 28th November 2002
see note 1

construction certificate BP3026
construction certificate no and
date of issue 13th February 2003

subject land
address 163 McCarrs Creek Road Church Point

building details

Residential

Classification 1a

in the development consent
or complying development
certificate.

date of receipt15th February 2007

date received (to be completed
by certifying authority)

Determination

type of certificate

Final Certificate

Approved/refused

Approved

Date of determination

19 FEB 2007

Certificate

Certificate F I N A L

- I Peter Boyce certify that :
- I have been appointed as the principal certifying authority under s 109E
- a development consent is in force with respect to the building.
- a construction certificate has been issued with respect to 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 (see note 2)
- where required, a report from the Commissioner of Fire Brigades has been considered

Certificate no PB04/62

Principal certifying authority

Peter Boyce
Planning NSW Blding Surveyor No 6395
P.O. Box 375. Strathfield 2135
Mob. Ph 0412 928 500
Ph 9868 2855

-
- 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 plan and specifications for the building.
- Note 2 A final fire safety certificate or interim fire safety certificate is not required for a class 1a, class 10 building or building exempt under clause 80I EP&A Regulation 1994
- 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 the form, including all attachments to the relevant council where they have not been previously forwarded to the Council.

Accredited Certifier



Peter Boyce
Planning NSW Accreditation No 6395

Date

19 FEB 2007

Peter J Boyce & Associates

Planning NSW accreditation No 6395

Ph 0412 928 500

P.O. Box 375. Strathfield 2135

Ph 9868 2855

Fax 9868 2655

Insp cert no.PB070

15th February 2007

Inspection Certificate

Development Consent No. D/A 514/02

Construction Certificate No. BP3026

Council Area: Pittwater Council

Property Address: 163 McCarrs Creek Road Church Point

Owners Name: Ms. N.J. Evans

Address: 163 McCarrs Creek Road Church Point

Final Inspection: A final inspection of the building work at the above property has revealed that the work has been completed generally in accordance with the approved plans, conditions of the development approval, and the requirements of the Building Code of Australia.

Certifier



date: 15th February 2007

Peter J Boyce & Associates

Planning NSW accreditation No 6395

Ph 0412 928 500

P.O. Box 375. Strathfield 2135

Ph 9868 2855

Fax 9868 2655

Insp cert no.PB070

13th October 2004

Inspection Certificate

Development Consent No. DA 514/02

Construction Certificate No. BP3026

Council Area: Pittwater Council

Property Address: 163 McCarrs Creek Road Church Point

Owners Name: Ms. N.J. Evans

Address: 163 McCarrs Creek Road Church Point

Phone:

Frame Inspection: A frame inspection was found to be generally in accordance with the approved plans and the Building Code of Australia. Work can proceed.

Certifier



date: 13th October 2004

SOUTER & ASSOCIATES



Consulting Surveyors and Planners

Suite 6,
Heron Cove Marina
Queens Pde (West)
NEWPORT NSW 2106
Ph: (02) 9979 5709
Fax: (02) 9979 9489
Email: souter@bigpond.net.au
ABN 48 304 348 042

OUR REF : 97-66

5 February 2003

MR J EVANS
163 MCCARRS CREEK ROAD
CHURCH POINT
2105

Dear John

163 MCCARRS CREEK ROAD, CHURCH POINT

With reference to the above, we have pleasure in advising that the survey has been completed. We enclose herewith a sketch showing the positions of the marks required to be identified on site.

We thank you for entrusting us with the survey and enclose our statement of fee for your kind attention.

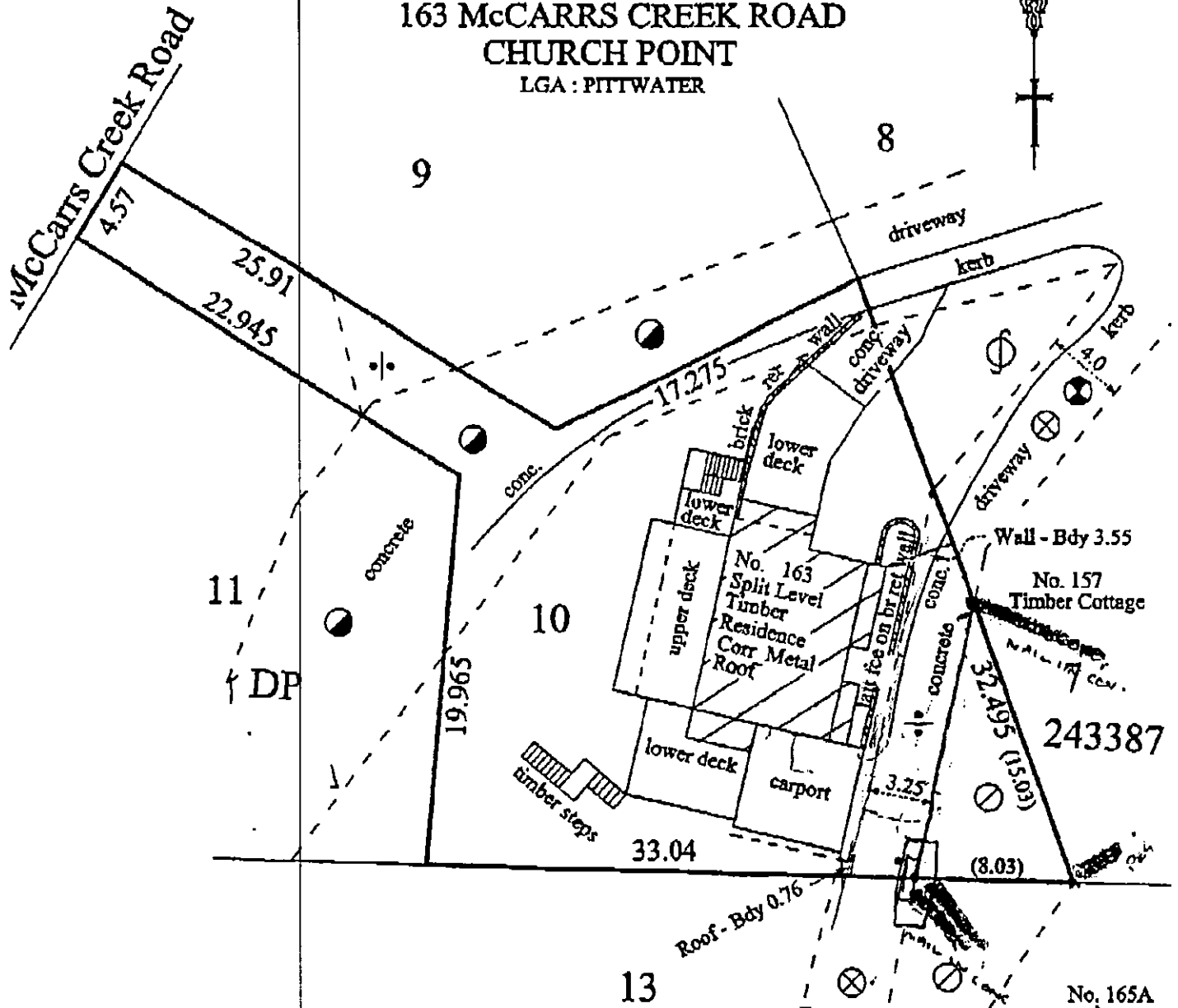
Yours faithfully

IAN SOUTER B. Surv M.I.S. (Aust)
Registered Surveyor

Consultants in Surveying, Planning and Land Management

SKETCH

163 McCARRS CREEK ROAD
 CHURCH POINT
 LGA : PITTWATER



- ⊙ denotes Right of Carriageway 6.095 wide & variable width in favour of Lots 1-16 (DP 243387).
- ⊙ denotes Right of Carriageway 4.0 wide & variable width in favour of Lots 10, 13 & 14 (DP 625722).
- ⊙ denotes Easement for Services 4.0 wide in favour of Lots 10 & 13 (DP 625722).
- ⊙ denotes Right of Carriageway variable width in favour of Lot 7 (DP 625722).
- ⊙ denotes Right of Carriageway variable width in favour of Lot 10 (DP 625722).
- + denotes Right of Carriageway 3.25 wide in favour of Lots 13 & 14 (W 260923 & W 260922). & Easement for Services 3.25 wide in favour of Lot 13 (W 260926).
- + denotes Right of Carriageway variable width in favour of Lot 9 (V 272566). Restriction as to user applies to land (DP 243387 & DP 625722).

DATE OF SURVEY : 24-04-2002
 REF : 97-66

L. Souter
 L.I. SOUTER
 REGISTERED SURVEYOR



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VN 20095.
13th June, 2002.
Page 1.

STABILITY REPORT PROPOSED ADDITIONS 163 McCARRS CREEK ROAD, CHURCH POINT

This Report is based on a surface inspection of the subject property. It did not include any excavation or opening up of the site or of any existing development on the site. The inspection was directed at observing any cracks or other signs of movement in the land or any structures on it which would indicate land instability. It is not intended to be a complete assessment of the structure with regard to structural adequacy.

Due to small-scale natural processes and the possible effects of minor subsurface changes on and around the subject property the report is valid for only one year. This report may not be assumed to be or used as a reflection of the stability of the subject property after this period.

If this report is based on plans for a proposed development then any later changes not reflected in the report may require the alteration of the report and the reassessment of the property by a further site investigation and processing, with additional costs charged at the discretion of Jack Hodgson Consultants Pty Limited.

Experience over a period of some twenty five years in the Pittwater and Warringah areas and inspection of some 10,000 slopes in that period form the back ground to this Report. This assessment of the risk of instability regarding landslides is according to the latest guidelines issued by the Australian Geomechanics Society.

1. SITE DESCRIPTION.

This battleaxe type property is on the southern side of the road and access is from a concrete paved Right of Carriageway. The ROW runs across the down hill side of the block to the east and then turns back to the south up a steep incline. The ROW levels out as it reaches the house and a double carport is located on the southern side of the house. The ROW continues to the south to service other properties. The surface slopes down steeply to the north west between the two arms of the ROW. This part of the block is being terraced and landscaped with native shrubs and trees.

The split level, three storey, timber house is supported on brick walls, brick piers, steel columns and timber posts. The footings for these columns are embedded in the weathered rock that is close to the surface. The house is in good condition with no signs of movement.

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788
11 Bungan Street, Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone: 9979 6733 facsimile: 9979 6926



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

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13th June, 2002.

Page 2.

2. GEOLOGY OF THE SITE.

The site is underlain by interbedded sandstones, siltstones and shales of the Narrabeen Group with siltstones and shales predominating over the lower part and resistant sandstones near the ROW. These rocks outcrop on the site. The Narrabeen Group Rocks are Late Permian to Middle Triassic in age with the early rocks not outcropping in the area under discussion. The materials from which the rocks were formed consist of gravels, coarse to fine sands, silts and clays. They were deposited in a riverine type environment with larger floods causing fans of finer materials. The direction of deposition changed during the period of formation. The lower beds are very variable with the variations decreasing as the junction with the Hawkesbury Sandstones is approached. This is marked by the highest of persistent shale beds over thicker sandstone beds which are similar in composition to the Hawkesbury Sandstones.

The slope materials are colluvial at the surface and residual at depth. They consist of sandy loam topsoil over sandy clays and clays with rock fragments and some floaters through out the profile. The sandy clays and clays merge into the weathered zone of the under lying rocks at depths expected to be in the range 0.6 to 2 metres.

3. SURROUNDING AREA.

Observation of the adjacent properties indicates that they do not present a risk of instability to the subject property.

4. SUBSURFACE INVESTIGATION.

The surface features described in this Report are considered to be adequate for the proposed development, therefore no subsurface investigation is required.

5. DRAINAGE OF THE SITE.

The site has adequate drainage with no natural water courses.

6. PROPOSED DEVELOPMENT.

It is proposed to enclose and slightly extend a deck located on the north west corner of the site. Details of the proposed development are shown on six drawings numbered 655/1 to 6 prepared by Planatec and dated May 02.

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

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Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VN 20095.
13th June, 2002.
Page 3.

7. STABILITY OF THE SITE.

No alterations are to be made to the existing footings or the supporting members by the proposed development. The property has been inspected on a number of occasions since it was constructed and no signs of movement or excess water flows detected at those times.

It is our opinion that the land and the existing house present a very low to low risk of instability with regard to landslides in their present state and that construction of the proposed development, in accordance with the requirements of this Report and good engineering and building practice, will not increase the risk of instability.

In the AGS guidelines the terms used above have the following meanings:-

| | |
|---------------|---|
| Very low risk | Acceptable. Manage by normal slope maintenance procedures. |
| Low risk | Usually accepted. Treatment requirements and responsibility to be defined to maintain or reduce risk. |

8. EXCAVATIONS AND FILLS.

No excavations are included in the proposed development.

No fills are included in the proposed development.

9. FOUNDATION MATERIALS AND FOOTINGS.

No new footings are required.

10. REMEDIAL WORKS.

No remedial works are required.

11. STORM WATER AND EFFLUENT.

All storm water from the proposed development is to be collected and discharged into the existing storm water system through any On Site Detention System that may be required by Council.

The existing house is connected to the main sewer.

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788
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ABN: 94 053 405 011

VN 20095,
13th June, 2002.
Page 4.

12. INSPECTIONS.

No special geotechnical inspections are required.

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 Struct. Civil 149788
11 Bungah Street, Mona Vale NSW 2103
PO Box 389 Mona Vale NSW 1660
Telephone: 9979 6733 Facsimile. 9979 6926**



Stegbar Pty. Limited

A.C.N. 007 090 280
A.B.N. 52 007 090 280

DELIVERY DOCKET

| | |
|---------------------|-------------|
| DATE | 14/05/03 |
| DELIVERY DOCKET No. | 128 |
| CUSTOMER ORDER No | 10-202238 |
| JOB NUMBER | 526 |
| REPRESENTATIVE | 06805 |
| CUSTOMER CODE | 1 |
| PAGE | Supply & De |
| SHIP VIA | |

PO BOX 2003
LANSVALE, NSW 2166
PHONE: 02 9794 5200
FAX: 02 9794 5208

BARNABAS, T. *CWO*
163 MCCARRS CREEK RD
.....
CHURCH POINT, NSW 2106

| ITEM | PRODUCT CODE | DESCRIPTION | QUANTITY ORDERED | QUAN DELIVE |
|------|--------------|--|------------------|-------------|
| 10 | 018632 | Aluminium Sliding Door. Standard 2090 mm X 1810 mm. Frame colour - Mist green low sheen. Glass - UnGlazed(Glass not supplied). Aluminium fly door. | 1 | |
| 12 | *FSA | FLY SCREEN Aluminium | 1 | |

| | | |
|--------------------|--|--------|
| BARNABAS, T. *CWO* | | CLIENT |
|--------------------|--|--------|

PART DELIVERY WILL BE SUBJECT TO EXTRA CARTAGE CHARGES AND WILL APPEAR ON THE FINAL INVOICE

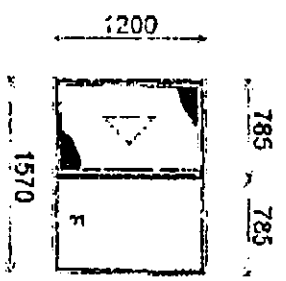
| ITEMS | TIMBER | ALUM. | ITEMS | TIMBER | ALUM. | ITEMS | TIMBER | ALUM. |
|----------------|--------|-------|--------------|--------|-------|-----------|--------|-------|
| FRAMES | | | SCREENS | | | PARCEL | | |
| BAY/HOOD | | | SCREEN DOORS | | | LUGS | | |
| ASD/CSD SASHES | | | STORM MOULD | | | | | |
| DOORS | | | BOXES | | | WARDROBES | | |
| WINDOW SASHES | | | BUNDLES | | | | | |
| | | | | | | TOTAL | | |

Received in GOOD ORDER AND CONDITION
Goods as set out on DELIVERY DOCKET

Signature

Date

| Item | Window Description | Quantity | Room |
|------|---|----------|------|
| 1 | ASW1215 Aluminium Sliding Window Extrusion Color : Mist Green Low Sheen Hardware Color : Custom Black - Alumin Reveals : 100X18 Meranti Reveals Glass : 4mm Toughened Clear Handles : Key Lock Handing : Open Fixed Flashing : Required Bars : Not Required Screens : FS - Alumin Mesh SumpSill : Not Required MeshVent : Not Required HandpankMould : Not Required | 4 | |



| | |
|---------------------|---------|
| Total Window Price | 1290.00 |
| Total Excluding GST | 1290.00 |
| 10% GST Price | 129.00 |
| Total Quotation | 1419.00 |

NOTE - ALL WINDOWS ARE VIEWED FROM THE OUTSIDE Drawings not to scale

Situation: McCarrs Creek Rd, Churchs Point

Stegbar Pty Limited, 127-126 WILSONS AVENUE, CHATSWOOD, Phone 02 9419 8033, Fax 02 9410 5830



SPZ ELECTRICAL SERVICES

ABN 77 677 580 766
4 GULIA STREET
MONA VALE NSW 2103
Ph: 0418 201 929
Fax: 02 9999

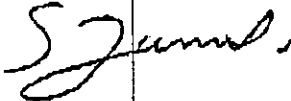
12/02/07

To whom it may concern

This letter is to certify that smoke alarms have been installed in accordance with AS 3786 at 163 Mc Carrs creek rd Church Point NSW 2015.

Regards

Samuel Zanr is



SPZ Electrical Services

31 Jan 07 04:03p

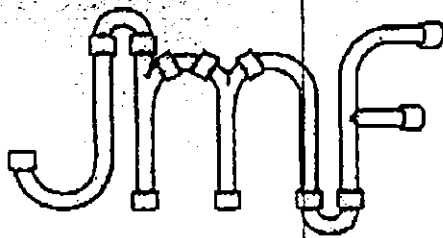
JMF Plumbing

0299707351

P.1

Jon Freeman
Mobile: 0402 686 653

UC. No. 158160C
ABN. 46 587 232 590



PLUMBING & DRAINING

28.1.07

Certificate of Compliance.

*This is to certify that the sprinkler service at 163 Mc Carrs
Creek Rd, Church Point complies with all rules &
regulations.*

Jon Freeman

PLUMBER | DRAINER | GAS FITTER

T & G Barnabas (Builders)

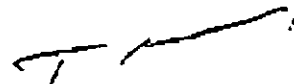
Unit 2, 54 Lauderdale Ave, Fairlight NSW 2094
Phone 0400470060 Fax (02) 9949-9354 Home (02) 9949-9357
Lic No 129946C
ABN: 42 680 102 279

7th February, 2007

TO WHOM IT MAY CONCERN

This letter is to certify the building works undertaken by T and G Barnabas at 163 McCarrs Creek Road, Church Point for Mr and Mrs J Evans, have been carried out generally in accordance with the Building Code of Australia and items 1,2,3,4,5 and 7 of the recommendations made by Fred Huschke letter dated 24th October, 2002.

Yours sincerely,



TREVOR BARNABAS.